

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 19th October, 2022, at 7.00 p.m.

Present: Mr. F. B. R. Williams, Miss L. L. Craine, Messrs. A. R. Beighton, G. S. Court, Rev Canon N. D. Greenwood (remotely), S. R. Kelly, J. McGuinness, A. J. Oldham, L. Parker and W. G. Young.

Apologies for absence were received from Messrs. R. D. Cowell and L. I. Singer.

The Town Clerk, Deputy Town Clerk, Finance Officer, Technical Services Manager, Housing and Property Manager, and Minute Clerk were in attendance.

(2022/23:193) Minutes:

Resolved: That the Minutes of the Board Meeting held on 21st September, 2022, be confirmed and signed by the Chairman.

(2022/23:194) Matters Arising:

Seagull Nuisance – Mr. Beighton asked if this matter could be added to the “Action Tracker” and a report presented in November on progress.

Jurby Road Access – Mr. Beighton asked if any update was available. The Town Clerk replied that he has been informed that the Department of Infrastructure will be looking at access in the vicinity of the Cottage Hospital and Jurby Road access it is hoped will be included.

Matters for Information:

(2022/23:195) Action Tracker October, 2022:

Resolved: To note the “Action Tracker” to 13th October, 2022, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Mr. McGuinness requested that the “expired” completion dates be updated and that the matter raised by the member of the public in September, about which further report is pending, be included on the Action Tracker.

Planning Enforcement – Mr. Kelly asked if any progress has been made. The Town Clerk informed members of his understanding that Planning Enforcement have many cases pending but he will again bring the matter to their attention.

War Memorial – Mr. Oldham asked if the War Memorial would be cleaned prior to Remembrance Day and Remembrance Sunday. The Technical Services Manager confirmed this would be done as a matter of routine.



(2022/23:196) Action Tracker Budget Approved Projects:

Resolved: To note the Action Tracker of Budget Approved projects at 13th October, 2022.

Finance and General Purposes:

(2022/23:197) Town Clerk's Report – Deputy Returning Officer:

Members considered the Town Clerk's report dated 13th October, 2022, advising of the directive from Cabinet Office to nominate a Deputy Returning Officer in accordance with the Election (Keys and Local Authorities) Act 2020.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Beighton and agreed the Town Clerk be nominated. It was not possible to determine Canon Greenwood's vote at the time of voting.

(2022/23:198) Deputy Town Clerk's Report – Cost of Living Support:

Members considered the Deputy Town Clerk's report dated 12th October, 2022, advising of the request made by the Northern Wellbeing Partnership to use "front of house" to provide advice to the public during current difficult times.

Resolved: That following a proposal by Mr. McGuinness, seconded by Miss Craine and agreed that the Northern Wellbeing Partnership be permitted to use space within the Town Hall with access to an interview room if required. It was not possible to determine Canon Greenwood's vote at the time of voting.

(2022/23:199) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's general report dated 12th October, 2022.

Mr. McGuinness took the opportunity to draw attention to the increasing bank interest rates that will affect the Commission's expenditure this year and going forward and reiterated that the Commission has difficult months and year(s) ahead and that the budget process will be difficult.



Works and Development:

(2022/23:200) Town Clerk's Report – Isle of Man Post Office – Parcel Box:

Members considered the Town Clerk's report dated 13th October, 2022, advising of the request made by Isle of Man Post Office to site a Parcel Box on land in the Commission's ownership, either at the Millenium Garden or at Station Road Car Park.

A proposal was put by Mr. McGuinness seconded by Mr. Williams that permission be granted to site the parcel box at the Millennium Garden. Mr. Parker commented that the Millennium Garden is being investigate as site for public conveniences and so proposed an amendment that permission be granted to site the box on Station Road Car Park. Mr. Court seconded the amendment.

The amendment was put to the vote and carried. Mr. Parker asked if the parcel box could also receive standard mail? The question will be put to the Isle of Man Post. [Post meeting note – the parcel box can receive standard mail.]

(2022/23:201) Technical Services Manager's Report - Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 12th October, 2022, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted.

Appendix:

Reference was made to 3992 Erection of Dwelling Land to the West of 17 Royal Park, members noted that they had objected to the application as it was not compliant with the Strategic Plan, but which had been approved by the Planning Committee. Members were informed that they had 21 days in which to appeal the cost of which is £400 (refundable if the appeal is successful).

It was proposed by Mr. Beighton seconded by Mr. Young that no appeal be submitted.

Mr. Parker expressed the view that it was prudent to appeal as not doing so could create a precedent and proposed an amendment that the Commission appeal on the grounds first cited. The amendment was seconded by Mr. Oldham, put to the vote and carried by 8 votes to 2, Messrs. Beighton and Young voting against

Reference was also made to 2808 Residential Development Land at Lower Milntown members noted that the hearing was held on 18th October and asked if the outcome was known. The Technical Services Manager informed members that the decision has not yet been made known. The decision will be conveyed to the Commissioners in due course.



Parks and Leisure:

(2022/23:202) Deputy Town Clerk's Report – Event Support:

Members considered the Deputy Town Clerk's report dated 12th October, 2022, advising of requests for support made by Shennaghys Jiu and the Manx Tri Club.

Resolved: That, following a proposal by Mr. Court, seconded by Mr. Williams and carried that both events be supported.

Mr. Beighton queried how the road closure sought by Shennaghys Jiu would affect local businesses and was advised that the event has been held successfully for many years and is considered to be beneficial to the Farmers' Market and local businesses in the vicinity of the Courthouse.

Any Other Business:

(2022/23:203) Sundry Matters:

Shelter for Sea Swimmers – Mr. Kelly referred to recent meetings held to identify the most suitable shelter for sea-swimmers. Further report will be submitted by the Deputy Town Clerk when costs are available. Mr. Young suggested that a redundant caravan, provided by the Department of Infrastructure, might be the best option.

Main Drive Mooragh Park -Mr. Beighton referred to the number of vehicles driving through the Mooragh Park and queried if it was sufficiently clear that permits are needed.. Members were informed that the Town Warden is vigilant in stopping vehicles and ensuring that they have the necessary permits. The signage at the entrance to the park will be checked.

Art Work Public Conveniences – Mr. Young queried the design of the art work on the public conveniences at the Market Place. He was informed that the art work was not finished and the design would become more evident as it progressed. He felt that the art work should be cleared but was advised that the Board had agreed to the project and that art is objective and cannot please everyone.

Event Reminders– Mr. Court took the opportunity to remind everyone about the 5th November fireworks display with a "60's" theme and the "Ramsey in Bling" Christmas competition / events.

Invitation / Forthcoming Meetings – the Town Clerk drew attention to the following:-

26th October 2022 – Special Board Presentation Hartford Homes Development
30th October 2022 – Invitation Civic Sunday Andreas Parish Church
8th November 2022 – Special Board Presentation Recycling Douglas Corporation
24th November 2022 – Department of Infrastructure Presentation Highways Charter



The Chairman thanked those watching via the streaming service and closed the public session at 7.30 p.m.

The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

(2022/23:204) Minutes:

It was noted, for record purposes, that no matters from the Board Meeting held on 21st September, 2022, were recorded in private.

Matters for Information:

(2022/23:205) Housing Committee:

Resolved: To approve the minutes of the meeting of the Housing Committee held on 4th October, 2022, subject to the following:-

Clause 32b) Cronk Elfin External Refurbishment – Mr. Parker took the opportunity to present, out of agenda order, the Housing and Property Manager's report dated 10th October, 2022, advising of progress on the Cronk Elfin Refurbishment project, which was noted.

Clause 32c) Albert Street Flats – Mr. Parker again took the opportunity to present, out of agenda order, the Housing and Property Manager's report dated 10th October, 2022, advising of offers made via Chrystals Estate Agents, for the purchase of Albert Street Flats. The Town Clerk temporarily withdrew from the meeting.

The Housing and Property Manager updated members on his report, in that since the premises were fully vacated further viewings had taken place and new offers submitted; two of the existing offers had been withdrawn.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Beighton and agreed, the highest offer, a cash offer in the sum of £294,000 be accepted. Mr. Beighton queried due diligence and was advised that the Housing and Property Manager was not aware of any particularly requiring to be undertaken on the Commission's part.

It was confirmed that the Commission was aware of the requirement that we may be directed to use the proceeds of the sale to repay housing deficiency.

The Town Clerk returned to the meeting.

Albert Road Site – the Housing and Property Manager informed members that it is hoped to finalise acquisition of the former Albert Road School site at the end of the week.



(2022/23:206) On-Going Matters “Action Tracker” :

Resolved: To note the “Action Tracker” to 13th October, 2022. Mr. McGuinness asked that target completion dates be updated.

(2022/23:207) On-Going Matters - Register of Ruinous Property, Unsightly Land and Buildings:

Resolved: To note the “Register of Ruinous Property ..” to 13th October, 2022, subject to the following and accepting that matters may be referred to within other Clauses of these minutes:-

Victoria Mall – Mr. Beighton asked if any progress has been made – the Technical Services Manager informed members that a meeting with the owner is awaited.

Mr. Beighton drew attention to the sites of the MUA sub-station at Tower Road and the former Barry Curran Motors site on West Quay both of which are becoming unsightly. Contact will be made with the respective owners drawing attention to the situation.

Finance and General Purposes:

(2022/23:208) Deputy Town Clerk’s Report – North Ramsey Bowling Club:

Members considered the Deputy Town Clerk’s dated 12th October, 2022, concerning the request made by North Ramsey Bowling Club to renew the agreement with the Commission to enable Lottery Grant Application to be made towards bowling equipment.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. Oldham and agreed that the matter be deferred until the formal lease agreement is in place.

Mr. Kelly declared an interest, due to membership of the Club and did not vote.

(2022/23:209) Finance Officer’s General Report:

Resolved: To note and approve the Finance Officer’s general report dated 12th October, 2022, subject to the following:-

Provision of Insurance Services – the Finance Officer informed members that there was no update since his report with Appendix was prepared; he will make further contact with the insurance brokers and contact members to update them of the outcome of discussions. The Finance Officer confirmed that vehicle and engineering premiums have been paid and that other insurances have an extended renewal date of 26th October.



Works and Development:

(2022/23:210) Technical Services Manager's Report – Car Park Surface Treatment:

Resolved: To note the Technical Services Manager's report dated 4th October, 2022, advising of the meeting held with the Car Park contractor, the Lead Member for Works and Development.

Mr. Kelly commented that the car park surfaces are beginning to bed-in and are looking better.

Further discussion on this clause was recorded in private.

(2022/23:211) Technical Assistant's Report – Road Markings – Double Yellow Lines Old River Road:

Discussion ensued with regard to the Technical Assistant's report dated 7th October, 2022, concerning the approach made by the Department of Infrastructure with regard to a plan to place double yellow lines along Old River Road and allowing for three passing places.

A proposal was put by Mr. Williams, seconded by Mr. Beighton that a one-way system be adopted from the swimming pool to North Shore Road. This was put to the vote and failed by 7 votes to 3, Mr. Oldham voting with the proposer and seconder.

A proposal by Mr. Young that double-yellow lines be placed on both sides of the road did not receive a seconder.

A further proposal was put by Mr. Parker that the Department investigate time-limited parking provision with the inclusion of passing places. This was seconded by Miss Craine; put to the vote and carried by 8 votes to 2, Messrs. Oldham and Young voting against.



Housing and Property:

(2022/23:212) Housing and Property Manager's Report Replacement of Footpaths – 53 – 62 Vernon Road:

Members considered the Housing and Property Manager's report dated 28th September, 2022, concerning the proposal to replace footpaths at properties in the Commission's ownership, 53 – 62, Vernon Road.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Williams, and agreed, permission be sought to borrow sufficient funds to enable the works to progress in conjunction with borrowing powers required for works to replace windows in other properties [Clause 213 refers.]

It was further resolved that the tender submitted by TCQ Ltd., for the footpath replacement be accepted subject to permission of the petition for borrowing powers.

(2022/23:213) Housing and Property Manager's Report Replacement of Windows Gladstone Avenue and Vernon Road:

Members considered the Housing and Property Manager's tabled report dated 19th October, 2022, concerning the tenders received for window replacements at 2 – 32 Gladstone Avenue and 53 – 62 Vernon Road.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. McGuinness, and agreed, a Petition for borrowing powers, in conjunction with that for footpath replacement [Clause 212 refers] be submitted to the Department of Infrastructure and the tender submitted by Manx Glass and Glazing be accepted subject to receipt of such approval.

Parks and Leisure:

(2022/23:214) Conrods ATBH:

Members considered the Deputy Town Clerk's tabled report dated 19th October, 2022, concerning on-going discussions held between "Conrods" and officers.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Beighton and agreed "Conrods" be informed that the Commission is not willing to alter the terms of the lease agreement at the present time, but will be willing to have further discussions when appropriate to do so and further information is able to be made available to the Commission.



Any Other Business:

(2022/23:215) Sundry Matters:

- **“Warm Space” Courthouse:** Mr. Oldham informed members that “The Hub” would be offering “Warm Space” facilities at the Ramsey Courthouse during the Winter months.
- **Christmas “Bling” Event** – Mr. Beighton referred to this event and asked if all businesses, including those not members of the Chamber of Commerce could be informed of the events taking place and especially the “Ramsey in Bling” competition. The Deputy Town Clerk confirmed that a “mail-shot” can be undertaken.
- **DATA Protection** – Mr. Young referred to an incident whereby he was not permitted to look at CCTV. Mr. Young was advised that CCTV was subject to data protection and because he was not directly an interested party for the matter he was wishing to view he could not be permitted under GDPR. Mr. Young was informed that the interested party could access the data subject to formal request. [Post meeting note – the question of a third-party viewing information was further queried following the meeting by Mr. McGuinness. Upon checking with the Isle of Man Data Commissioner it was confirmed that third-parties may assist an interested party and view information on their behalf.]
- **Former Railway Line** – Mr. Beighton queried if there was a deadline for transfer of the former railway line or sections of land thereon. The Technical Services Manager advised there was no update available and details of advocates’ fees are awaited for the sale of sections of the land.
- **Raft Marker** – Mr. Beighton referred to the lifebuoy being used as a marker for the raft in Ramsey Bay which was considered inappropriate. Mr. Beighton was informed that use of the lifebuoy was being used as a temporary marker for the location of the raft’s anchor.
- **Fireworks Display Charitable “Bucket” Collection** – the Town Clerk drew attention to a request received from a local charity to take a “Bucket” Collection at the fireworks display on 5th November. It was proposed by Mr. McGuinness, seconded by Mr. Kelly and agreed that the request be declined as the Commission wish the event to be “free” to spectators and they do not wish to create a precedent.

Matters of Establishment:

(2022/23:216) Minutes Establishment Committee:

Resolved: To note and approve the minutes of a meeting of the Establishment Committee held on 12th September, 2022.

Mr. Kelly queried costs of overtime for events and was informed that these costs were included in the relevant budget estimates.

The meeting closed at 8.40 p.m. giving a time of 2 hours for the payment of attendance allowances.