

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, 16th February, 2022, at 7.00 p.m.

Present: Mr. F. B. R. Williams, Ms L. L. Craine, Messrs' A. R. Beighton, G. S. Court, Revd Canon N. D. Greenwood, S. R. Kelly, J. McGuinness, L. Parker and W. G. Young.

Apologies: Messrs A. J. Oldham, R. D. Cowell and L. I. Singer.

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

In the absence of the Mr. Oldham Mr. Williams, Deputy Chairman, chaired the meeting.

(2021/22:317) Minutes:

Resolved: That the Minutes of the Board Meeting held on 17th January, 2022, be confirmed and signed by the Chairman.

(2021/22:318) Matters Arising:

No matters were raised.

Matters for Information:

(2021/22:319) Action Tracker February, 2022:

Resolved: To note the "Action Tracker" to 10th February, 2022, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Mooragh Promenade Shelter Public Art – Ms. Craine asked if publicity could be given to the painting of the third shelter as it progresses.

3 Legs – North Barrule – the Town Clerk advised members that of his discussions with the Planning Office – issues have arisen because the stone have been painted – if they are left in situ there is no problem but if they are to be removed an ecological impact study will be required. The Commission's interested party status in this application was explained and also that the matter had been referred to the Planning Enforcement Officer because the actions, in placing and painting the stones, had been taken without the requisite planning permission. Ms Craine queried if all art installations required planning approval and was informed not necessarily.

Empty Pubs – in response to a query from Mr. Court, the Deputy Town Clerk informed members of his understanding that the Brewery has a project for one public house, details for which will be received in due course.

(2021/22:319) Action Tracker February 2022 Continued:

Bicycle Shelters – Members were informed that the shelters would be located at the Town Hall, the Mooragh Park (in the vicinity of the skatepark) and near the Bus Station.

War Memorial – Mr. Beighton asked if the works undertaken at the War Memorial could be documented and publicised, possibly by way of “before” and after” photographs. Members were informed that the Technical Services Manager has recently met a representative of the War Memorials Committee.

Finance and General Purposes:

(2021/22:320) Town Clerk’s Report – Mountain Road Closure:

Resolved: To note the Town Clerk’s report dated 7th February, 2022, advising of the arrangements being made to facilitate use of the Town’s Library during the closure of the Mountain Road should commuters wish to work in Ramsey.

The Deputy Town Clerk informed members that Manx Telecom has confirmed that installation work they are undertaking will be completed and have indicated that there will be no charge made for such work.

(2021/22:321) Deputy Town Clerk’s Report – Register of Members’ Interests – Standing Orders:

Members considered the Deputy Town Clerk’s report dated 9th February, 2022, concerning the wish of the Commission to vary the way in which declarations of interest are recorded implementation of which will require an amendment to Standing Orders.

Mr. Williams referred to the Operation of the Register which refers only to the Town Clerk and proposed that this should be expanded to include the Deputy Town Clerk. Mr. McGuinness agreed and stated this should be throughout Standing Orders.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed by 8 votes to 1, Mr. Young voting against, that Standing Orders be suitably amended with regard to Register of Members’ Interests.

(2021/22:322) Deputy Town Clerk’s Report – Street Trader’s Licence – Manx Whippy:

Members considered the Deputy Town Clerk’s report dated 8th February, 2022, concerning the application of Manx Whippy for a street trader’s licence to operate Ice Cream Van within the town’s residential areas or at special events by invitation.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Parker and agreed that a licence be granted for two vehicles.

(2021/22:323) Finance Officer's General Report:

Resolved: To note and approved the Finance Officer's general report dated 9th February, 2022.

Mr. McGuinness took the opportunity to thank the Finance Officer and staff for the hard work undertaken in the budget / rate setting process which was beneficial to the Commission in making difficult decisions.

Works and Development:

(2021/22:324) Technical Services Manager's Report - Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 7th February, 2022, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted subject to the following:-

REF NO: 3953
P.A. NO.: 21/01569/B
PROPOSED: Erection of a care home and day care centre with associated parking and both hard and soft landscaping
NOTES: P.A. in Detail
SITE: **Cooil-Ny-Marrey, Waterloo Road, Ramsey.**

Members were informed that 6 objections have been made to the proposals siting light pollution, loss of view, loss of privacy and visual impact.

Having been informed that in terms of the Strategic Plan there are no grounds upon which the Commission should object to the application Mr. Kelly proposed that the Commission make no objection. The proposal was seconded by Mr. Beighton and carried by 7 votes to 1. Mr. Young voted against.

Revd Canon Greenwood declared an interest due to residential proximity and did not vote.

Housing and Property:

(2021/22:325) Housing and Property Manager's Report – Housing Performance and Statistics 2021/22:

Resolved: To note the Housing and Property Manager's report dated 4th February, 2022, advising of the submission to Government of the required quarterly Housing Performance and Statistics to 31st December, 2021, a copy of which was appended to the report.

(2021/22:325) Housing and Property Manager's Report – Housing Performance and Statistics 2021/22 Continued:

The Housing and Property Manager responded to various queries raised as follows:-

1A – Numbers on Housing Waiting Lists – the Housing and Property Manager indicated he could include details of “new” applicants within the notes.

2G – the Housing and Property Manager explained emergency callouts and confirmed that reimbursement of costs, where appropriate, were sought from tenants.

3B – the Housing and Property Manager confirmed that property inspections were being carried out despite no figures being recorded in this section.

Parks and Leisure:

(2021/22:326) Deputy Town Clerk's Report – Sand Racing 10th April, 2022:

Members considered the Deputy Town Clerk's report dated 5th February, 2022, conveying the request made by the Manx Grass and Sand Racing Club to stage a sand racing event on the south foreshore on Sunday, 10th April, 2022.

Resolved: Following a proposal by Mr. Court, seconded by Mr. Parker and agreed to approve the request. Members requested that the organisers be asked to ensure they liaise with other users of the foreshore.

Any Other Business:

(2021/22:327) Finance Officer's Report – Bank Account Signatories:

Members considered the Finance Officer's tabled report dated 16th February, 2022, concerning the need to update bank account signatories with HSBC.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. G. Court and agreed Mr. T. P. Whiteway be removed as a signatory to the Commission's bank account with HSBC and he be replaced by Mr. T. R. K. Cowin with immediate effect.

(2021/22:328) HM The Queen Platinum Jubilee Celebrations:

Mr. Court referred to conversations with Mr. Kelly concerning celebrating HM The Queen's Platinum Jubilee and a suggestion that a street party event be held during the week leading up to “Sprint Fest”. It was suggested that the Commission could liaise with the Chamber of Commerce and hold a street party along Parliament Street (a different section representing a differing decade of Her Majesty's reign; have live music at the Courthouse, etc. Ms Criane queried if the timing of the event, immediately prior to Sprint Fest was best suited; Mr. McGuinness also expressed concern at the timing but with regard to impact on the Commission's resources which would require careful management.

Resolved: That following a proposal by Mr. Kelly seconded by Mr. Court and agreed that the Commission agree in principle to holding an event and the note that Mr. Kelly and Mr. Court will liaise with Deputy Town Clerk to progress the matter and determine whether any backing can be found for this event.

(2021/22:329) Vehicle Parking / Chewing Gum:

Mr. Kelly drew attention to complaints he had received with regard to vehicles parking on land in the Commission's ownership, namely the Peveril Plot and to incidents of discarded chewing gum

The Deputy Town Clerk advised that the matters are contrary to the Town's byelaws and encouraged any incidents to be reported which would enable action to be taken.

(2021/22:330) Representative Reports:

Mr. McGuinness verbally presented reports on recent meetings of the Chamber of Commerce and the Northern Local Authorities Swimming Pool Board; viz:-

Chamber of Commerce – the Chamber had met for the first time under its new set-up; it will form a sub-committee to discuss Festival Lighting; will investigate its future role within the town. Mr. McGuinness stated that he had explained the budget, ruinous buildings and street-cleaning to the meeting. Noted that "Shop-Watch" had fallen-off because of data-protection. The Chamber will meet again in May, at which the Town Clerk and Deputy Town Clerk will be attendees.

Northern Local Authorities Swimming Pool Board – Mr. McGuinness advised that the authorities comprising the Board were all unhappy with the lack of support by way of funding from the Department of Education; expressed concern at the impact of increasing gas costs for which the Board pay a higher tariff than that for domestic gas supplies.

The Deputy Chairman thanked the public and media for attending and closed the public session at 7.47 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.

(2021/22:331) Minutes:

Resolved: To note, for record purposes, that no minutes from the Board meeting held on 19th January, 2022, were recorded in private.

It was further resolved that the minutes of the Special Meetings held on 24th and 26th January, 2022, recorded in private, be confirmed and signed by the Deputy Chairman.

A further proposal was put by Mr. Williams, seconded by Mr. McGuinness and agreed that the minutes of the budgetary meetings be brought into the public sector.

A proposal was put by Mr. Williams, seconded by Ms Craine and agreed, that subject to confirmation from the Members of the House of Keys, the minutes of the meeting with them be brought into the public sector.

Matters for Information:

(2021/22:332) Housing Committee:

Members were advised that the meeting of the Housing Committee held on 1st February, 2022, be confirmed subject to the following:-

Clause 92b) Cronk Elfin Refurbishment – the Housing and Property Manager informed members that a compound has been established by the developers and work is scheduled to commence very shortly.

(2021/22:333) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 10th February, 2022, , subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

- **Town Branding** – the Deputy Town Clerk informed members that he will be meeting the designer and the Chamber of Commerce to progress the matter.
- **Ramsey Courthouse** – the Deputy Town Clerk informed members that he is aware that arrangements are ongoing with the Attorney General’s Chambers by the persons involved to establish the required “Trust” and that those involved are fully aware of the time constraints set by the Commission in progressing their application to operate the Courthouse.

Finance and General Purposes:

(2021/22:334) Town Clerk’s Report – Lease – Mooragh Rugby Pitch and Pavilion:

Members considered the Town Clerk’s report dated 7th February, 2022, advising that the lease of the Mooragh Rugby Pitch and Pavilion will expire on 30th June, 2023. The Club is now seeking to vary the terms of the lease and thereby enter into a new lease for a period of 20 years, from 1st April, 2022 until 31st March, 2043.

Resolved: That following a proposal by Mr. Williams seconded by Ms Craine and agreed that the lease be renewed, subject to the approval of the Department of Infrastructure and Treasury, required because of the length of the lease and on the terms included within the report.

Mr. McGuinness declared a non-pecuniary interest owing to membership of the Rugby Club.



(2021/22:335) Deputy Town Clerk's Report – Conrods ATBH:

Members considered the Deputy Town Clerk's report dated 9th February, 2022, concerning the correspondence received from "Conrods ATBH" concerning their tenancy of the "Boathouse Café" in the Mooragh Park.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Williams and agreed, the company be informed that the Commission cannot meet the requests made within their correspondence but authorise officers to meet with them to find solutions to the issues raised.

(2021/22:336) Deputy Town Clerk's Report – Mooragh Hall:

Members considered the Deputy Town Clerk's report dated 10th February, 2022, concerning the renewal of the former Mooragh Hall, used now as a Children's Nursery.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Beighton and agreed, that the lease be renewed from 1st April, 2022, at the rental terms suggested, subject to advice from the Government Valuer, in the name of Hopes and Dreams Limited, rather than Parklands Private Nursery Limited., following streamlining of the company.

(2021/22:337) Finance Officer's Report:

Resolved: To note and approved the Finance Officer's Report dated 9th February, 2022, subject to the following:-

Estimates and Revenue Expenditure – in response to a query, members were informed that lack of income when compared to the estimate was due to timing of receipt of income.

Aged Debtors – the Finance Officer informed members that he hopes to present details of debts to be recommended for writing-off for accounting purposes to the next Board meeting. Mr. Beighton asked if notes on some of the larger debts could be included within the report.

Rate Statement: The Finance Officer undertook to provide members with the draft Rate Statement, members were requested to submit any comments / amendments by Wednesday, 23rd February, 2022, to enable the matter to be further considered at the Special Board Meeting schedule for that evening.

Works and Development:

(2021/22:338) Technical Services Manager's Report – Litter Bin Replacements:

Resolved: To note the Technical Services Manager's report dated 3rd February, 2022, advising of savings to be made in the replacement of litter bins around the Town.

(2021/22:339) Technical Services Manager's Report – Mooragh Car Park Resurfacing:

Members considered the Technical Services Manager's report dated 3rd February, 2022, advising that the extent of resurfacing works at the Mooragh Park, in the vicinity of the skatepark / Rugby Club was greater than originally reported.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Williams and agreed that resurfacing be extended to the whole car park. Members noted that the budgetary costs would be off set from the savings made in the purchases of replacement litter bins (Clause 338 refers).

(2021/22:340) Technical Services Manager's Report – Refuse Wagon Replacement:

Members considered the Technical Services Manager's report dated 3rd February, 2022, concerning the proposed purchase of a replacement refuse wagon.

Resolved: That following a proposal by Mr. Kelly seconded by Ms Craine and agreed to permit the vehicle to be sourced from a single supplier, such action being contrary to Standing Order 3, on the Making of Contracts.

(2021/22:341) Technical Services Manager's Report – Ruinous Property...

Members considered the Technical Services Manager's report dated 3rd February, 2022, concerning on-going problems with a particular property and difficulties in communicating with the owner thereof.

A proposal by Ms Craine that the Commission proceed to undertake works on the property did not receive a seconder. Mr. McGuinness expressed concern at costs implications and queried that unsightliness was subjective. Members queried if the premises presented a danger to the public.

Resolved: That following a proposal by Mr. Williams seconded by Mr. Kelly and agreed by 7 votes to 2, Messrs. McGuinness and Young voting against, that consideration of the matter be deferred and reconsidered after the presentation to be made to the board on 23rd February on Ruinous Buildings, which will enable them to make a more informed decision.



Housing and Property:

(2021/22:342) Housing and Property Manager's Report – Close Woirrey:

Members considered the Housing and Property Manager's report dated 9th February, 2022, and options available with regard to the future of the Close Woirrey site, which members noted were dependent on the acquisition, or otherwise, of the former Albert Road School site. Discussion ensued with regard to the housing waiting lists, the time schedules, the need to make allowance for flood defences, ongoing development around the town that could result in the provision of affordable housing being built and/or being made available at lesser cost to the Commissioners.

A proposal was put by Mr. McGuinness, seconded by Ms Craine that the Commission proceeds with the demolition of Close Woirrey. The Housing and Property Manager advised that it would be more difficult to obtain planning permission if a demolished site were left for some time.

An amendment was put by Mr. Williams, seconded by Mr. Kelly and agreed by 8 votes to 1, Mr. Parker voting against, that the Commission give the owners of the Albert Road School site until 1st April to accept or formally decline the Commissioners submitted final offer, after which demolition of the Close Woirrey site be progressed.

(2021/22:343) Housing and Property Manager's Report – Toilet Cleaning Contract:

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Kelly and agreed to accept the quotation submitted by "2Clean" for a 5-year term commencing on 1st April, 2022, for the fixed tender sum included within the report, which is subject to an annual increase based on CPI each April.

Parks and Leisure:

(2021/22:344) Deputy Town Clerk's Report – Beach Designations / Beach Amenities:

Members considered the Deputy Town Clerk's report dated 9th February, 2022, concerning the Town's beaches.

Resolved: To note that part of the report advising that water quality testing for the North Beach is on-going and will not be designated as suitable for bathing until consideration of data being collected in 2022. Members also noted the South Beach has been designated as "good" for the years 2019, 2020 and 2021.

It was further resolved, following a proposal by Mr. Court seconded by Mr. Williams and agreed that the Commission investigate the viability and feasibility of providing changing hut facilities for user by bathers at the South Beach.



(2021/22:345) Deputy Town Clerk's Report – Ramsey Promenade Kiosk:

Members considered the Deputy Town Clerk's report dated 8th February, 2022, concerning a request to site a trading kiosk on the North Promenade.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Court and agreed to support the principle of the request and authorise further discussions with the applicant as to the location of the kiosk. Members queried whether or not planning approval would be required.

(2021/22:345) Deputy Town Clerk's Report – "Yellow Helicopters":

Members considered the Deputy Town Clerk's report dated 5th February, 2022, concerning a request to land a helicopter on land on the Mooragh Estate between the Ramsey Park Hotel and Ramsey Rugby Club on 7th July, 2022.

Resolved: That following a proposal by Mr. Court seconded by Mr. Williams and agreed that permission be granted.

An amendment by Mr. Beighton that such permission be subject to any damage to the ground being made good was withdrawn.

Any Other Business:

(2021/22:346) Extinguishing of Highway Stanley Mount East:

The Town Clerk drew attention to the proposals of the Department of Infrastructure to extinguish part of the highway at Stanley Mount East adjacent to the Queen's Pier and for which the Department is proposing to make an Order.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Court and agreed that other than requesting the Department to be proactive in communicating with residents in the vicinity, the Commission make no comment on the proposal.

Members were informed that notices advertising the proposals were affixed to the fencing surrounding the Queen's Pier.

Matters of Establishment:

(2021/22:347) Minutes Meeting of Establishment Committee:

Resolved: To note and approve the minutes of the meeting of the Establishment Committee held on 2nd February, 2022, subject to the following:-

Annual Leave and Absences - Mr. Kelly queried if the Commission adopted the “Bradford Factor” with regard to absences – the Town Clerk advised not at the present time.

Health and Safety – Members queried if staff were offered free vaccinations – and were informed that this had been considered some years ago. Full PPE is provided.

Town Warden – members queried if services should again be sought from specialist companies, or whether the job-title and description should be revised.

The matters raised will be considered at a future meeting of the Establishment Committee.

The meeting closed at 9.42 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

