

**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, 14<sup>th</sup> July, 2021, at 7.00 p.m.

**Present:** Mr. A. G. Cowie, Mesdames M. B. Quayle and J. Wedgwood, Messrs', Revd Canon N. D. Greenwood, N. P. Howard, J. McGuinness, A. J. Oldham, F. B. R. Williams and W. G. Young.

Apologies for absence were received from Mr. L. Parker.

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

**(2021/22:071) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 16th June, 2021, and those of the Special Meeting held 23<sup>rd</sup> June, 2021, be confirmed and signed by the Chairman.

**(2021/22:072) Matters Arising:**

No matters were formally raised.

**(2021/22:073) Chairman's Report:**

Resolved: To note the Chairman's report dated 8<sup>th</sup> July, 2021, subject to the following:-

**2021 AGM** – the Chairman advised members that there would be an informal briefing meeting on 21<sup>st</sup> July at which new members, and returning members, could be briefed on the work of and of the roles within the Commission.

**Closing Comments** – the Chairman reiterated his thanks to the retiring Board and staff.

**Finance and General Purposes:**

**(2021/22:074) Town Clerk's Report – Local Authority General Elections:**

Resolved: To note the Town Clerk's report dated 1<sup>st</sup> July, 2021, advising of the results of the Local Authority General Elections, which, in the case of both wards, were uncontested.

*AW*

**(2021/22:075) Town Clerk's Report – Local Authority General Elections:**

Members considered the Town Clerk's report dated 2<sup>nd</sup> July, 2021, and verbal update regarding the position related to vacancies whereby it had been established that vacancies occurring due to a lack of candidates may, as opposed to shall, be dealt with as casual vacancies.

Mr. McGuinness proposed that the next Chairman set a bye-election. The Town Clerk advised as no vacancies exist at the present time the decision was one which would fall to the Board in office at the time the vacancies occurred, that is on 1<sup>st</sup> August 2021.

Mr. McGuinness noted the advice and amended his proposal to reflect that a recommendation be made to the new board. The proposal was seconded by Mr. Cowie and carried.

Mrs. Wedgwood expressed the hope that some women would stand if a bye-election is held, as she considered an all-male board out of balance.

**(2021/22:076) Finance Officer General Report:**

Resolved: To note and approved the Finance Officer's general report dated 7<sup>th</sup> July, 2021.

Mr. McGuinness took the opportunity to convey the Board's appreciation and thanks to Mr. Cowie, as Retiring Chairman, for all he has done for the Town.

**Works and Development:**

**(2021/22:077) Town Clerk's Report – Area Plan for the North and West:**

Resolved: To note the Town Clerk's report dated 1<sup>st</sup> July, 2021, advising on the progress of the Area Plan for the North and West, in that the Preliminary Publicity consultation has been informed by the responses to the 'Call for Sites' which concluded in 2020; the Cabinet Office has conducted further research to identify additional sites for assessment and the Site Identification Report (PP2) can be referred to for further detail on such sites. The Commission's response to the Preliminary Publicity Consultation was considered at a special meeting held on 23<sup>rd</sup> June 2021, such response having been appended to the minutes of that meeting.

It was noted that the opportunity to comment on individual sites will be available at the next stage of the process when the draft proposal is issued for consultation.



**(2021/22:078) Town Clerk’s Report – Ramsey Swing Bridge:**

Members considered the Town Clerk’s report dated 1<sup>st</sup> July, 2021, which refers to the suggestion made by Mr. Cowie that a request be made to enable Ramsey Swing Bridge to be included on the Register of Protected Buildings.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham and agreed that a request to add the Ramsey Swing Bridge to the register of protect buildings be made.

**(2021/22:079) Technical Services Manager’s Report - Planning Applications:**

Members agreed that the Technical Services Manager’s Report dated 8<sup>th</sup> July, 2021, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and no objections be made to such applications, subject to the following:-

REF NO:	3808	<b>Amended Plans</b>
P.A. NO.:	<u>20/01080/B</u>	
PROPOSED:	Residential development of 181 dwellings with associated drainage, highway works and public open space	
NOTES:	P.A. in Detail	
SITE:	Land at Lower Milntown Farm (Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289) & a strip of land between Auldyn River and Auldyn Meadows, off Lezayre Road	

Members were informed that the amendments show the overall development remains unchanged. It was proposed by Mr. Williams, seconded by Mrs. Wedgwood and agreed to advise the Planning Committee that the Commission’s previous stance in objecting to the development remains unchanged.

REF NO:	3877	<b>Amended Plans</b>
P.A. NO.:	21/00251/CON	
PROPOSED:	Registered Building Consent for the conversion and erection of extension of existing offices to provide two residential apartments (class 3.4) in association with 21/00250/GB - Registered Building No. 152	
NOTES:	Registered Building	
SITE:	<b>9, Auckland Terrace, Parliament Street, Ramsey.</b>	

Mr. Cowie queried if the amendments addressed any of the Commission’s concerns about parking? The Town Clerk advised that the amendments referred to a staircase and rear entrance. It was proposed by Mr. McGuinness, seconded by Mr. Cowie and agreed that the Commission’s previously stated objection remain.

*AM*

**(2021/22:079) Technical Services Manager's Report - Planning Applications continued:**

REF NO: 3884 **Amended Plans**  
P.A. NO.: 21/00310/B  
PROPOSED: Creation of new door and window in side elevation  
NOTES: P.A. in Detail  
SITE: **6, Parliament Square, Ramsey.**

Mr. Williams advised that the amendments have no regard to the Commission's objections with regard to the door opening outwards. Mr. McGuinness informed members that he had visited the site and whilst the door does still open outwards it would create no more of an-obstruction than the wheelie-bins already situated in the lane and that in catering premises a means of fire-escape is desirable.

It was proposed by Mr. McGuinness, seconded by Mr. Howard and agreed, that no further comment be made and the observations withdrawn.

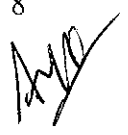
REF NO: 3902  
P.A. NO.: 21/00621/C  
PROPOSED: Change of use of vacant site to a temporary car park  
NOTES: P.A. – Change of Use  
SITE: **Land to the East of Co-op, Albert Road, Ramsey.**

Discussion took place with regard to the access from Albert Road and car parking spacing. Mr. Williams proposed that the application be approved subject to the submission of an observation that the Commission would wish to see fencing erected to the boundary with Albert Street and they seek clarification on the number of spaces and request that disabled parking bays be nearer the shop entrance.

The proposal was seconded by Mr McGuinness and agreed unanimously.

REF NO: 3903  
P.A. NO.: 21/00622/C  
PROPOSED: Change of use of vacant site to a temporary car park  
NOTES: P.A. – Change of Use  
SITE: **21 – 22, West Quay, Ramsey**

Members queried if the loading bay would be lost who would have use of the car parking facilities and it was noted that the proposed area is bounded by double yellow lines. It was proposed by Mr. McGuinness seconded by Mr. Cowie and agreed by 8 votes to 1 to approve the application. Mrs. Quayle voted against.



**(2021/22:079) Technical Services Manager’s Report - Planning Applications continued:**

REF NO: 3905  
P.A. NO.: 21/00646/C  
PROPOSED: Erection of building to provide ground floor retail use and first and second floor residential use  
NOTES: P.A. – Change of Use  
SITE: **Market Hill Plot, College Street, Ramsey.**

It was proposed by Mr. Williams, seconded by Mr. Howard and agreed by 6 votes to 2, to approve the application – Messrs. Cowie and McGuinness voted against.

REF NO: 3906  
P.A. NO.: 21/00659/B  
PROPOSED: Creation of painted mural on the side and front elevations of building  
NOTES: P.A. in Detail  
SITE: **73, Parliament Street, Ramsey**

It was proposed by Mr. Williams, seconded by Mr. McGuinness and agreed by 6 votes to 2, to approve the application. Mrs. Quayle and Mr. Cowie voted against.

REF NO: 3907  
P.A. NO.: 21/00683/B  
PROPOSED: Conversion of decommissioned generation station into storage building including re-roofing, installation of solar panels and air source heat pump  
NOTES: P.A. in Detail  
SITE: **Power Station, Gardeners Lane, Ramsey.**

It was proposed by Mr. Williams, seconded by Mrs. Wedgwood and agreed that the Commission approve the application but include an observation that the opportunity should be taken to reinstate the railway line from Ramsey to Sulby if the boundary could be adjusted to allow continuation of the railway line.

Mr. Young informed members that parts of the railway line had been sold into private ownership but he understood that Government has reserved the right to do works.

REF NO: 3908  
P.A. NO.: 21/00691/C  
PROPOSED: Change of use of ground floor office space to residential living space  
NOTES: P.A. – Change of Use  
SITE: **Brookdale, Parliament Square, Ramsey.**

It was proposed by Mr. Williams seconded by Mr. Howard and agreed by 8 votes to 1 to approve the application. Mrs. Quayle voted against.

**(2021/22:079) Technical Services Manager’s Report - Planning Applications continued:**

REF NO: 3909  
P.A. NO.: 21/00703/C  
PROPOSED: Change of use of domestic garages to individual garage units  
NOTES: P.A. – Change of Use  
SITE: **The Elms, Lezayre Road, Ramsey.**

Members were informed that the application would mean that use of the garages is no longer exclusive to residents of the apartments comprising “The Elms”.

**Appendix:**

*RTC Application 3819* – Mr. McGuinness commented on the Minister’s involvement in reversing the decision of the Planning Committee.

*RTC Application 3889* – reference was made to applicants not being to make improvements they wished to their own properties. Mr. McGuinness queried if the Commission wished to make an appeal or wait until / if the owners’ submitted an appeal. The Town Clerk reminded members that the Commission had no objection to the proposals.

It was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed that the Commission point out the anomaly to the Planning Committee.

Members felt that in removing chimneys, the owners were using alternative fuel which were of greater benefit to the environment and indicated that neighbouring properties had already removed chimneys.

**(2021/22:080) Technical Services Manager’s Report – Vehicle and Plant Sale:**

Resolved: To note the Technical Services Manager’s report dated 7<sup>th</sup> July, 2021, advising of the proceeds realised at recent auction sales of vehicles and plant which were no longer required, viable, or beyond economic repair.

**(2021/22:081) Technical Services Manager’s Report – Waste Bins on Public Rights of Way:**

Members considered the Technical Services Manager’s report dated 7<sup>th</sup> July, 2021, concerning the request received from the Department of Infrastructure that the Commission undertake additional duties of emptying waste bins if the Department supplies them on Public Rights of Way.

Resolved: That, following a proposal by Mr. Williams seconded by Mrs. Wedgwood that the Commission agree to the principle of the request, and a meeting be held at officer level to confirm the number and location of the bins, including who will provide the bins.

**Any Other Business:**

**(2021/22:082) HMS Ramsey:**

Mr. Cowie informed members of his sadness in learning that HMS Ramsey is to be de-commissioned. Members were informed that the Town has been advised of a potential loan of the Ship's Bell, which will remain the property of the Royal Navy, on permanent loan.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Oldham and agreed that the Commission seek to acquire the Bell for display.

**(2021/22:083) RBL Mosaic:**

Mr. Oldham took the opportunity to thank the retiring Board for all their support of the RBL Commemorative Mosaic. He reported receipt of lottery funding of £6,500 and of £1,500 by way of other fund raising.

It was noted that planning permission would be required for the base and the Board agreed that it would submit the prepared application to be provided by Royal British Legion.

**(2021/22:084) Foreshores:**

Mr. Young informed members that the anchor for the raft off the south beach has been installed but expressed concern that broken delivery pallets had been left on the beach. He also informed members that he has been in contact with the officer who is responsible for bathing water quality. He queried the circumstances should a claim be made in the case of effluent discharge and advised that the officer concerned would take the matter up with Manx Utilities.

Mr. Young expressed the wish to see the Commission's staff clear the south beach, particularly that area to the North of the Lifeboat slip.

**(2021/22:085) Representative Report(s):**

Mrs. Wedgwood presented a verbal report of the Police Level 1 meeting from which it was noted that Inspector Kemp and Sgt. Corlett are very interested in Community Policing and that public meetings are being arranged to enable the Police to explain their policy on this matter.

It was noted that the Inspector would be willing to come and speak to the Commissioners and agreed to commend this meeting to the new Board.

The Chairman closed the public session at 7.56 p.m. and, after thanking members elect and a member of the public for their attendance, moved to private business.

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.

**(2021/22:086) Minutes:**

It was noted, for record purposes that no matters from the Board Meeting held on 16<sup>th</sup> June or the Special Meeting held on 23<sup>rd</sup> June, 2021, were recorded in private.

The Town Clerk explained that authorisation to bring the Minutes of the Special Board Meeting held on 9<sup>th</sup> June, 2021, was still awaited.

**Matters for Information:**

**(2021/22:087) Housing Committee:**

Resolved: To note and approve the Minutes of the meeting of the Housing Committee held on 6<sup>th</sup> July, 2021, subject to the following:

*Clause 22* – members were informed that the completion date for sheltered housing at Mayfield is expected to be towards the end of September, 2021.

*Clause 25b* – the Housing and Property Manager informed members that funding may be available to facilitate appropriate garden fencing.

*Clauses 25c and 25e* – the Town Clerk expressed his understanding the matters were not permitted within tenancy agreements. The Housing and Property Manager explained the differing circumstances.

**(2021/22:088) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 14<sup>th</sup> July, 2021, and the following comments made thereon, accepting that some matters may be referred to within other Clauses of these minutes:-

- *Ramsey North Beach* – members were informed that the raft to be sited on the South beach has been well built and that enquiries are being made as to what “advisory” notices are required.
- *Vollan / Balladoole Odours* – reference was made to pipes that had been damaged but on noting the works have been completed agreed that the matter be removed from the “Action Tracker”.
- *Toilet Art* – it was noted that enquiry was being made to determine whether or not planning permission is needed.
- *Ramsey Road Map* – it was agreed to remove this matter from the “Tracker”.
- *Ramsey Quayside* – it was noted that a public presentation will be held before planning consent is sought by the Department and it was agreed to offer either the Town Hall or Ramsey Courthouse as a possible venue.





**(2021/22:088) On-Going Matters “Action Tracker”:**

- *Water Play Area* – Mr. Oldham queried the operating times for the feature and was advised that the “switch-off” was 7 p.m.
- *Bowling Green* – it was agreed that this matter be removed from the “Tracker”.
- *Rainbow Bench* - it was agreed that this matter be removed from the “Tracker”.
- *Ramsey Events* - it was noted that the Gran Fondo organisers have requested to start their event by the “Rugby Pitch” car park – the request was agreed.
- *Management Agreement Lambhill Bride* – the Housing and Property Manager advised members that works arising from the agreement will be strictly monitored.
- *Slappy Kerb* - it was agreed that this matter be removed from the “Tracker”.
- *Empty Pubs* – it was noted that the Brewery has been requested to advise of their proposals.
- *Close Woirrey / Off-Street Parking* – Mr. McGuinness requested that a paper be prepared, with expediency, for consideration by the new board.

The Technical Services Manager verbally updated Members on the Register of Ruinous Property and Unsightly Land and Buildings to 14<sup>th</sup> July, 2021, from which it was noted / agreed:

- *Seymour House* – the Notice expires on 22<sup>nd</sup> July 2021.
- *College Street* – a Time and Place Meeting, for which 7 days’ notice is required to be given to the owners, will be arranged.

**Finance and General Purposes:**

**(2021/22:089) Finance Officer’s Report:**

Resolved: To note and approved the Finance Officer’s Report dated 7<sup>th</sup> July, 2021, subject to the following:-

*Estimates and Revenue Expenditure* – in response to several queries members were informed:-

- i) Rate and Insurance in Housing and Property Expenditure reflected rates only at this stage;
- ii) Domestic Refuse Expenditure reflected different time periods than the previous year. The Finance Officer was requested to provide details of actual year-end figures as compared to budget figures.
- iii) Petty Cash – the principles of the Petty Cash account reflected as a cumulative figure for items of sundry petty expenditure was explained.

*Aged Debtors* –reference was made to two debtors in particular and members were informed that one had agreed to enter into a payment plan but had not yet commenced payments and the Finance Officer was “chasing” the other.

**(2021/22:090) Technical Assistant's Report – Fixed Penalty Appeals:**

Members considered and discussed the Technical Assistant's report dated 23<sup>rd</sup> June, 2021, detailing appeals submitted against fixed penalty notices issued in respect of offences in that Dogs had been brought into the Mooragh Park contrary to byelaws.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Williams and agreed that both appeals be rejected.

Mrs. Quayle and Mr. Howard voted against and Mr. McGuinness was permitted on this occasion to abstain from voting.

**Works and Development:**

**(2021/22:091) Technical Services Manager's Report – Discharge of Drainage on to Railway Line:**

Members considered the Technical Services Manager's report dated 6<sup>th</sup> July, 2021, advising of instances of dog faeces being washed from a private garden onto the former railway line and detailing options available to the Commission.

The Town Clerk advised that the former railway line, having been adopted, was covered by existing Dog Fouling Byelaws, the abutting verges however are not.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. Cowie and agreed that the Commission serve an Abatement Notice in terms of Section 2(1)(b) of the Public Health Act 1990.

**(2021/22:092) Technical Services Manager's Report – Railway Line Boundaries:**

Members considered the Technical Services Manager's report dated 6<sup>th</sup> July, 2021, advising of instances where property boundary fences abutting the former railway line have been extended to include land comprising the verges thereof.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. Cowie and agreed the opportunity be afforded to the owners of such properties to buy the land from the Commissioners.

The Town Clerk advised that the Commission would need the consent of the Department of Infrastructure to any sales of land and recommended that it be expected that the purchasers meet the Commission's legal costs.



**(2021/22:093) Technical Services Manager’s Report – NCAS – Increase in charges to Dispose of “WEEE” Items:**

Members considered the Technical Services Manager’s tabled report dated 13<sup>th</sup> July, 2021, advising of notification received from Department of Infrastructure of the charges to be applied for the disposal of “WEEE” items (fridges, freezers, T.V’s and monitors) at Civic Amenity Sites. Members expressed concern at the level of charges (doubling in most cases) which they considered unsustainable and which could lead to fly-tipping. Members queried if a collective response had been made by the operators of CA Sites and were advised not. Members also queried if the contract had been activated.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed, the Commission ask the Department to go back and reconsider the charges which they believe to be unsustainable and could lead to fly-tipping.

It was further resolved, following a proposal by Mr. McGuinness seconded by Mr. Cowie and agreed that the NCAS be approached to contact other CA Site operators to speak as one voice in opposition to the increased charges. Mr. Young voted against.

**Any Other Business:**

**(2021/22:094) Notices of Motion:**

Details of 3 separate Notices of Motion dated 9<sup>th</sup> July, 2021, standing in the name of Mr. F. B. R. Williams, were presented.

In terms of Standing Order 14 the matters are required to be submitted in writing at the ordinary meeting preceding the one at which it is intended to bring it forward. The matters will be brought forward therefore to the Board meeting to be held on 18<sup>th</sup> August, 2021.

**(2021/22:095) Hire of Barriers:**

Members were informed of a request made by the organisers of the Southern Agricultural Show to have use of 200 of the Commission’s barriers at no cost. The usual hire charge was noted as being £2.50 per barrier per day.

Resolved: That following a proposal by Mr. Cowie, seconded by Mr. McGuinness and agreed by 8 votes to 1 to permit use of the barriers at the set charge. Mrs. Quayle voted against.



**Ramsey Town Commissioners Board Meeting – 14<sup>th</sup> July, 2021, Continued:**

**Matters of Establishment:**

**(2021/22:096) Minutes Establishment Committee:**

Resolved: To approve the Minutes of the meeting of the Establishment Committee held on 7<sup>th</sup> July, 2021.

The meeting closed at 9.25 p.m. giving a time of 2 hours 30 minutes for the payment of attendance allowances.



Chairman.