



Town Hall,
Parliament Square,
Ramsey,
Isle of Man.

www.ramsey.gov.im

14th May, 2010.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held in the Boardroom of the Town Hall, Parliament Square, Ramsey, on **Wednesday, 19th May, 2010**, at 7.00 p.m.

BUSINESS

1. Apologies for Absence:

2. Minutes for Adoption:

pages: 1 - 11

- Minutes of the Board Meeting held 21st April, 2010.
- Minutes of the Annual Board Meeting held on 4th May, 2010.

4. Chairman's Report :

page: 12

- HMS Ramsey
- Ramsey Town Band
- Civic Sunday Port St. Mary
- Royal Naval Association – Battle of the Atlantic

5. Town Clerk's Reports:

pages: 13 - 20

- Amendment to Election Rules (FGP)
- Bleak House - Mooragh Promenade
- Code of Practice for Public Authorities – Race Relations (FGP)
- Combination Authorities (FGP)
- Review of Business Taxation System (FGP)

6. Finance Officer's Report:

(FGP) pages: 21 - 24

- Revenue Accounts
- Capital Account
- Rates

7. Chief Technical Officer's Reports:

(WD) pages: 25 - 30

- Planning Applications
- General Report
 - Lezayre Housing Estate - Progress Report
 - Building Control Act 1991 – Demolition of Sunnybank and Greenbank, Park Road
 - Station Road Car Park
 - Reconstruction of Bowring Road
 - Capital Schemes – Housing
 - Brookhill / Seamount Road Refurbishment
 - Fascias, Soffits and Rainwater Goods
 - Replacement Windows

8. Public Correspondence:

pages: 31 - 33

- Damage to Upland Tracks (WD)
- Provision of Web-cams for Ramsey (PL/HP)
- Island in Bloom Competitions (PL)
- Isle of Man Municipal Association (FGP)
- Classic Mini Rally (PL)
- Nominated Charity – Ramsey Sprint (PL)
- Crossroads Community Venture Fun Day (PL)
- Fun Day – Mooragh Park (PL)
- Rotary Events – 11th July, 2010. (PL)

9. Any other Business:

(By permission of Chairman)

Town Clerk & Chief Executive

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Annual General Meeting of the Ramsey Town Commissioners was held in the Town Hall, Ramsey, on Tuesday, 4th May, 2010, at 7.00 p.m.

Present: Mesdames. S.P. Beattie, E.M. Bruce and E. Carlile. Messrs. A.J. Allinson, B. Beattie, K.A. Crowe, N.H. Malpass, K.B. Mayne, G.K. Quayle, R. Radcliffe, L.I. Singer and W.G. Young.

The Town Clerk and Chief Executive was in attendance.

The Town Clerk occupied the Chair to conduct the procedure for electing the Chairman of the Board for the ensuing year, and welcomed the Members and public to the Annual General Meeting.

(2010/11:001) Election of Chairman

It was proposed by Mrs. E. Carlile seconded by Mr. B. Beattie that Mr. L. I. Singer be elected Chairman of the Board.

It was proposed by Mr. W.G. Young seconded by Mr. R. Radcliffe that Capt. N. H. Malpass be elected Chairman of the Board.

A ballot was held Capt. N. H. Malpass being elected by 8 votes to 4.

Capt. Malpass was presented with the Chain of Office, occupied the Chair and thanked the members for the honour of being elected as Chairman of Ramsey Town Commissioners for the 2010/2011 Municipal Year.

(2010/11:002) Election of Deputy Chairman

It was proposed by Mr. W. G. Young, seconded by Dr. A. J. Allinson that Mrs. S. P. Beattie be elected Deputy Chairman of the Board.

It was proposed by Mrs. E. Carlile, seconded by Mr. G. K. Quayle that Mrs. E. M. Bruce be elected Deputy Chairman of the Board.

A ballot was held which resulted in equality of voting. Mrs. E.M. Bruce withdrew her nomination and Mrs. S. P. Beattie was elected Deputy Chairman.

Mrs. Beattie was presented with the Deputy Chairman's Chain of Office and thanked the members for the honour of being elected as Deputy Chairman for the 2010/2011 Municipal Year.

Representative on the Committee of the Manx Museum and National Trust:

Mr. B. Beattie (Mr. B. Beattie previously elected to serve 5 years to November, 2011.)

The meeting closed at 7:35 p.m.

Chairman.

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
MAY, 2010.**

Fellow Members,

HMS Ramsey:

What a wonderful occasion for Ramsey – the Granting of the Freedom to Enter the Town to the Commanding Officer and Crew of HMS Ramsey on 24th April. There was an evident sense of pride in the Town that was also evident in the Officer Commanding and Crew of HMS Ramsey.

I take the opportunity to record the Board's indebtedness to the sub-Committee set up to co-ordinate the ceremony – Mrs. Sylvia Beattie, Mrs. Mary Bruce, Mrs. Edna Clarke, Mrs. Una Johnson, Brig. N. A. Butler, Mr. Stephen Ritch, Sgt. J. Clague, Mr. Kevin Williams (Police Operations Support Group). I record our thanks also to our Administration Officer, Mr. John Donnelly, to the ladies of the Cushag Choir, members of the Coastguard and the Lifeboat Crew, Castletown Metropolitan Silver Band, Ramsey Branch of the Royal Naval Association and all members of staff who helped in so many ways. On behalf of the Board I especially thank everyone who lined Parliament Street and Parliament Square and embellished the sense of pride on this historic occasion. Thank you all.

Ramsey Town Band:

Congratulation to the members for Ramsey Town Band for their success in the 2010 Manx Music Festival – the success ranged from the Neptune Nippers, soloists, ensembles, quartets to full band performances.

Civic Sunday Port St. Mary:

An invitation has been received from the Chairman and Members of Port St. Mary Commissioners to attend Divine Service at the Methodist Church, Port St. Mary, on Sunday, 23rd May, 2010, at 3.00 p.m.

Royal Naval Association – Battle of the Atlantic:

An invitation has been received from Ramsey Branch of the Royal Naval Association to attend a Service of Commemoration of the Battle of the Atlantic to be held at the Cenotaph on Sunday, 30th May, 2010, at 10.45 a.m., and at which the Town is invited to lay a wreath.

Following the service members are invited to the Masonic Hall, Lezayre Road, where a buffet will be served.

14th May, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
AMENDMENT TO ELECTION RULES
MAY, 2010 – PUBLIC**

Mr. Chairman and Members,

The Chief Secretary's Office is seeking views on a proposed amendment to the Representation of the People Act 1995, Schedule 2 -Election Rules.

The amendment that is being proposed follows a recommendation from His Honour the First Deemster Kerruish, Clerk of the Rolls, that consideration should be given in respect of Election Rules 50 - 52. These Rules deal with the delivery of documents to the Clerk of the Rolls, orders for production of documents and retention and public inspection of documents. At present the Rules provide very little detail concerning public inspection of documents other than that the Clerk of the Rolls must retain all documents relating to an election that are forwarded to him for one year and then, unless otherwise directed by order of the Keys or the High Court, ensure that they are destroyed and that these documents, except ballot papers and counterfoils, should be open to public inspection at such time and subject to such conditions as the Clerk of the Rolls decides.

The Governance Committee of the Council of Ministers considered proposals put forward in relation to public inspection of documents and has agreed that more detailed provisions concerning access to documents, broadly in line with UK legislation, should be recommended to Council, for introduction into the Election Rules.

The Chief Secretary's Office in consultation with the Attorney General's Chambers, is proposing the following section, to be included in the Rules under 'Retention and public inspection of documents' as Rule 52 (3). This new section would provide more specific guidance on retention and inspection of documents, as suggested by the Clerk of the Rolls;

'Any person wishing to make such an inspection must make their request in writing to the relevant officer and must:-

- *specify which register or document they wish to inspect*
- *where the request is to inspect the marked register of lists, state any reason why inspecting the full register or unmarked lists would not be sufficient to achieve that purpose*
- *state whether they wish to inspect a printed or electronic data copy (where appropriate)*
- *state the purposes for which the information will be used (information can only be for research purposes or for electoral purposes)*
- *state who will be inspecting the documents, and*
- *state the date on which they wish to make the inspection*

**Town Clerk's Report – Consultation on Amendment to Election Rules
May, 2010, Public Continued:**

The relevant officer must then make the relevant documents available for inspection under supervision within 10 working days of the date of receipt of the request. However, where a request has been made for the inspection of the marked register of electors or the marked absent voting lists and the relevant officer determines that the person's purposes for making the request can be met by the inspection of the full register or the absent voting lists, they should advise the person making the request of that fact and instead inform the person making the request where the full register or the absent voting lists are available for inspection under supervision.

The documents that are open to inspection should be kept in adequately secure storage at any place where the relevant documents can be retrieved and made available for inspection within the 10 working day time limit for inspection.'

Recommendation: the proposals provide more specific instruction as to inspection of election documents, following the recommendation of the Clerk of the Rolls, and are recommended for support.

T. P. Whiteway
Town Clerk and Chief Executive.

4th May, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BLEAK HOUSE – MOORAGH PROMENADE
MAY, 2010 – PUBLIC**

Mr. Chairman and Members,

A meeting was held on 11th May 2010 which was attended by representatives of the property owner, Pygott-White Limited, and the leaseholders of Bleak House. The meeting was also attended by the Lead Member for Works & development, the Town Clerk, Chief Technical Officer and Senior Environmental Health Inspector.

At the meeting the position of the Commission was reiterated, that being:-

- The Ramsey Town Commissioners consider that primary responsibility for the building Bleak House [aka Peveril Court] as resting with those parties with a financial stake in the property i.e. a freehold or leasehold interest.
- The Commission will be looking to those parties to come together in some way to manage the future of the property
- The Commission do not intend becoming involved in the refurbishment of the property - this would set an untenable precedent and detract from the responsibility of other property owners to look after their own properties within the town.
- If any works are undertaken by the Commission RTC they will be limited to securing the safety of the building, and costs incurred will be sought to be recovered in accordance with statutory provision
- The Commission will review the position at the expiry of the current Court Order which will expire on 15 August 2010 and provides that:-

the Respondent [Pygott-White Ltd] shall by 15th August 2010 either:-

- execute such work as is necessary to obviate the dangerous condition of the building (as identified in paragraph numbered '3.' in the report dated 6th October 2009 of MacOwan Collett Consulting Engineers); or

- if the Respondent so elects, demolish the building or any dangerous part of it and remove any rubbish resulting from the demolition;

- So far as future options exist they are seen as being entirely in the hands of the freehold and leasehold owners, and include:-
 - the Freeholder obtain on whatever terms are agreed the remaining leasehold interests
 - The leaseholder obtain on whatever terms the freehold and leasehold interests held by Pygott-White Limited

**Town Clerk's Report – Bleak House, Mooragh Promenade
May, 2010 – Public Continued:**

- Agreement is reached between the freeholder and leaseholders as to the refurbishment of the premises and bringing into occupation or sale on whatever terms can be agreed
 - Agreement is reached between the freeholder and leaseholders to the
 - sale of the property and distribution of proceeds
 - Do nothing
-
- Whatever works are undertaken there is a requirement to comply with the Court Order in place. Thereafter the Commission will be seeking to enforce the provisions of the Building Control Act and the Local Government (Miscellaneous Provisions) Act 1984 in so far as they relate to dangerous and unsightly buildings.
-
- In the event that the do nothing option occurs then the Commission will take further court action and will review all its options under the Building Control Act and in the light of the case law precedents provided by the High Bailiff. If demolition is seen as the most cost effective option then this route may be progressed, in which event the Commission would seek to recover all costs.

The meeting did not conclude with any meaningful agreement. Whilst there is a willingness on the part of some parties to negotiate the freeholder has not presented any options which the leaseholder considers acceptable, and continues to argue that the refurbishment of the building should be undertaken by the local authority.

All parties have been provided with the opportunity to convene further meetings should they so wish. In the interim the Commission must now await the response to the Court Order, or expiry thereof, before further action can be taken.

Recommendation: for noting and further report.

T. P. Whiteway
Town Clerk and Chief Executive.

11th May, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
COMBINATION AUTHORITIES
MAY, 2010 - PUBLIC**

Mr. Chairman and Members,

Omitted from the Annual Meeting was the election of representatives to the Ramsey and Northern Districts Housing Committee and the Northern Local Authorities Swimming Pool Board.

The items were included within the Agenda, but because the terms of office to these autonomous authorities and the date of the election of Commissioners in 2008 do not co-incide it was incorrectly assumed that the three years was until 30th April, 2011.

The May 2008 Minutes of the Annual Meeting confirm the appointment of Mrs. Carlile, who was replaced by Mrs. Bruce, until 30th April, 2010; and Dr. Allinson was elected to serve the remainder of the term again until 30th April, 2010.

Recommendation: That the Board elect representatives to serve on the Ramsey and Northern Districts Housing Committee and the Northern Local Authorities Swimming Pool Board for the three year terms to 30th April, 2013. It should be noted of course that any appointment for the 3 year term would rely on the appointees maintaining their seats at the forthcoming 2012 local authority elections.

T. P. Whiteway
Town Clerk and Chief Executive.

6th May, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
RACE RELATIONS ACT 2004
CODE OF PRACTICE FOR PUBLIC AUTHORITIES – RACE RELATIONS
MAY, 2010 – PUBLIC**

Mr. Chairman and Members,

The Race Relations Act 2004 (“the Act”) received Royal Assent on 15 June 2004 and was enacted in order to meet the requirements of the United Nations International Convention on the Elimination of all forms of Racial Discrimination. The purpose of the Act is to promote equal treatment in the provision of goods and services by requiring all Isle of Man Public Authorities, including for example Departments and Local Authorities, to exercise their functions in a way that eliminates unlawful racial discrimination and promotes equality of opportunity and good relations between people of different racial groups.

Although the power to bring the Act into operation rests with the Council of Ministers, the sponsor of the Act, the power to make codes of practice under section 16 of the Act rests with the Department of Home Affairs. In this connection the Department is required to consult such persons and organisations as appear to it to be appropriate and to take account of any views submitted prior to the Code being laid before Tynwald and then made and issued, and it has issued a draft Public Sector Code for consultation a copy of which, has previously been provided for Members’ information, The consultation document has also been lodged in the public reference library and is available on the IOM Government website.

The Department has requested responses to the consultation by Friday 21st May 2010.

The purpose of the Public Sector Code is to offer practical guidance and assist Public Authorities on the implementation of the Act. It is very important to note any function, such as waste collection or the provision of children’s services, which a Public Authority may contract out remains the legal responsibility of the relevant Department or Authority. Authorities should therefore ensure that the body or contractor who is performing any function is aware of the legal obligations to promote good race relations and equality in the delivery of public services to the community. Public Authorities must also consider what reasonable steps they may take for the purpose of assisting their employees (and the employees of those bodies contracted to provide public services on their behalf) to avoid acting in a manner prohibited by the Act.

The Code offers guidance on the steps to be taken by Public Authorities. These include ensuring services are properly targeted, encouraging greater openness about policy making and increasing confidence in the provision of services, not least among minority communities. There are four guiding principles which the Department states Public Authorities should bear in mind:-

**Town Clerk's Report – Race Relations Act 2004 – Consultation on Code of Practice for
Public Authorities - May, 2010 – Public Continued:**

- the obligation to promote race equality in the exercise of its functions;
- the need to meet the general duty (described fully in paragraph 1.2 of the draft Code) in all of its relevant functions;
- the weight given to race equality should be proportionate to its relevance to the exercise of the relevant Public Authority's functions; and
- the elements of the general duty are complementary and so they are all necessary to meet the whole duty. Failure to meet one element of the general duty means all elements are breached equally.

Public Authorities do not have to follow the guidance in the draft Code of Practice. However, the Code of Practice, when issued, will be admissible in evidence in court. The court would be expected to take the Code of Practice into account if it seems relevant to any matter the court is ruling on.

Whilst the Code has been carefully drafted to offer guidance on the requirements of the Act, the Department would welcome any suggestions as to how to refine the draft Code further so that it is both legally sound and yet also easy to understand. If an authority identifies aspects of the draft code which are unclear, or could be put a different way, the Department would be pleased to receive views and suggestions for revision. The Department acknowledges that some consultees may identify aspects of the draft code which seem excessive or unnecessary and they have invited consultees to point those aspects out and suggest refinements.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive.

7th May, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
REVIEW OF BUSINESS TAXATION SYSTEM
MAY, 2010 – PUBLIC**

Mr. Chairman and Members,

The Treasury has issued consultation documents in respect of a review of the Isle of Man's business taxation system.

Papers in respect of the consultation were circulated with the April Agenda and it was agreed that the matter should be placed on the agenda for the May meeting for consideration; a copy is lodged in the public reference library and is available on the Government Website at

<http://www.gov.im/treasury/incometax/ConsultationDetail.gov?id=143>

The consultation period runs from 25th February to the 28th May 2010.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive.

11th May, 2010.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S REPORT
MAY, 2010, - PUBLIC**

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £279,883.48 were made in April, 2010. Details of the net invoices paid during the period are attached as Appendix 1.

I recommend that the Board grant approval for payment of the Revenue Accounts.

- **Capital Accounts:**

Attached as Appendix 2 are details of accounts for the month of April, 2010, totalling:-
£ 448,952.28 .

- **Rates:**

We have received from Treasury a final rates payment of £41,701.55 for 2009-10, which brings the total for the year to £2,004,941.55

We have also received the Rates Statement for 2009-10, which is detailed below and compared to that of 2008-09:

	2009 – 2010		2008 - 2009	
Rates Due	2,18,796.40		2,147,825.16	
	<u>40,642.58</u>	2,193,438.98	<u>27,216.82</u>	2,175,041.98
Less:				
Allowances/ Exemptions	33,064.27		27,898.45	
Discounts Allowed	75,248.28		76,614.99	
Defaults	<u>58,280.91</u>	(166,593.46)	<u>69,325.11</u>	(173,838.55)
Total Collectable		2,026,845.52		2,001,203.43
Collection Charge		(20,868.46)		(20,606.02)
Refunds		(1,055.51)		(967.70)
Paid to Authority		<u>£2,004,921.55</u>		<u>£1,979,629.71</u>

**J. M. O. Bird,
Finance Officer.**

12th May, 2010.

FINANCE OFFICER REPORT

**ACCOUNTS PAID TO
30th April 2010**

Ace Hire & Sales Ltd	£	16.22
Advanced Flooring	£	569.88
Aig Ltd	£	60.00
Bertram Library Services	£	1,362.55
Brierley Packaging 2007 Ltd	£	23.03
C.T.C. Printers Ltd	£	198.42
Cemex Island Aggregates Ltd	£	31.43
Chas E Richmond Ltd	£	1,247.75
Dave Perry	£	6,811.68
Dennis Barnfield Ltd	£	245.88
Dickinson Cruickshank	£	4,393.27
Edmundson Electrical Ltd	£	471.30
Farmers' Combine Ltd	£	151.83
Feltons Ironmongers	£	3,416.66
Forward Chemicals Ltd	£	1,169.60
Freeport Freight Services Ltd	£	18.81
G4S Security Services (Isle of Man) Ltd	£	2,093.52
Go Plastic Ltd	£	1,428.80
Gresswell	£	615.52
Haldane Fisher (IOM) Ltd	£	403.55
Haydn Minay Ltd	£	296.10
Isle of Man Bank Ltd	£	32.31
Isle of Man Government	£	36,853.75
Isle of Man Library Services	£	19.53
Isle of Man Newspapers Ltd	£	575.28
Lagan Construction (IOM) Ltd	£	50,300.29
Lexicon Bookshop	£	4.24
Maintenance Free Building Products	£	424.69
Manx Control Systems Ltd	£	58.75
Manx Drain Surveys Ltd	£	317.25
Manx Electricity	£	2,683.36
Manx Marine Ltd	£	161.21
Manx Telecom Ltd	£	1,227.93
McGarrigle & Jackson	£	750.59
Miss A L Kennish	£	35.00
Mrs Judy Kelly	£	75.00
National Westminster Bank	£	10.00
NLASPB	£	3,582.81
Northern Tile Centre Ltd	£	27.00
Otis Ltd	£	1,563.88
P & M Window Cleaners	£	304.89
Paul Wheeler Ltd	£	2,559.93
Phoenix Windows	£	100.39
Pickwicks	£	74.60
Ramsey & Northern Districts Housing Committee	£	671.07
Ramsey Art Gallery	£	145.00
Ramsey Press	£	170.38
Ramsey Town Commissioners	£	341.83
Raymotors Ltd	£	337.23
Sadler Agricultural Supplies Ltd	£	426.76
Shoprte (Isle of Man) Ltd	£	194.94

FINANCE OFFICER REPORT

**ACCOUNTS PAID TO
30th April 2010**

| St. Paul's Bookshop

| £

654.18 |

FINANCE OFFICER REPORT**ACCOUNTS PAID TO
30th April 2010**

St. Paul's Church	£	100.00
Star Services Ltd	£	135.13
Sun Safe Play Systems Ltd	£	513.47
The Post Office	£	500.00
The Ramsey Steamship Co. Ltd	£	581.37
The Ramsey Warehouse	£	16.00
The Works Ramsey Ltd	£	963.01
Tip Top Cleaners (2006) Ltd	£	3,912.01
Total (IOM) Ltd	£	19,681.16
Ulverscroft Large Print Books	£	244.10
Unique Fire Protection (IOM)	£	165.10
Viking Direct	£	742.45
W.F. Howes Ltd	£	169.06
Whittaker Trading Ltd	£	82.77
Wolseley UK Ltd	£	133.56
Grand Total	£	157,649.06

CAPITAL ACCOUNTS PAID TO 30th APRIL, 2010

Acc. No.	Payee	Description	Amount	Total
1	Auldyn Construction	L.H.E. Phases 3 - 4		444,663.18
2	McGarrigle & Jackson	L.H.E. Phases 3 - 4		4,289.10
TOTAL				£ 448,952.28

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – MAY, 2010**

Mr. Chairman and Members,

Copies of the following applications have been received from the Department of Local Government and the Environment under the planning consultation procedures. The applications are listed for consideration subject to comments where appended.

REF NO: 2649 **AMENDED PLANS**
P.A. NO.: 09/01554/B
APPLICANT: Mr. & Mrs. A. Desmond
PROPOSED: Demolition of existing garage and erection of a detached dwelling
NOTES: P.A. in Detail
SITE: **Land adjacent to Okara, Crescent Road, Ramsey**

REF NO: 2728
P.A. NO.: 10/00503/B
APPLICANT: Greenside Apartments Limited
PROPOSED: External alterations and erection of an entrance porch
NOTES: P.A. in Detail
SITE: **Greenside Court, Brookfield Avenue, Ramsey**

REF NO: 2729
P.A. NO.: 10/00510/B
APPLICANT: Mr. & Mrs. D. Lacey
PROPOSED: Extension and alterations to existing dwelling
NOTES: P.A. in Detail
SITE: **Mandalay, Lezayre Road, Ramsey**

REF NO: 2730
P.A. NO.: 10/00519/B
APPLICANT: Mr. M. Cannan
PROPOSED: Alterations and installation of roof dormers to rear elevation
NOTES: P.A. in Detail
SITE: **29, Lezayre Park, Ramsey**

REF NO: 2731
P.A. NO.: 10/00527/B
APPLICANT: Mrs. M. Lombard-Chibnall
PROPOSED: Demolition of existing garages and erection of a replacement garage with storage/workshop at first floor and link extension to existing dwelling including removal of three trees
NOTES: P.A. in Detail
SITE: **Poyll Shellee, Cloughbane Road, Ramsey**

Chief Technical Officer's Report
Planning Applications – May, 2010 – Public Continued:

REF NO: 2732
P.A. NO.: 10/00547/B
APPLICANT: Mr. A. Kinrade
PROPOSED: Alterations, extension and dormer to rear elevation of dwelling house
NOTES: P.A. in Detail
SITE: **26, Ormly Avenue, Ramsey**

REF NO: 2733
P.A. NO.: 10/00557/B
APPLICANT: Mr. C. Cole
PROPOSED: Installation of replacement windows
NOTES: P.A. in Detail
SITE: **Flat 2, Oban House, Ballure Road, Ramsey**

REF NO: 2734
P.A. NO.: 10/00575/B
APPLICANT: Katherine Radcliffe
PROPOSED: Installation of six roof lights to front elevation
NOTES: P.A. in Detail
SITE: **35, Parliament Street, Ramsey**

REF NO: 2735
P.A. NO.: 10/00576/B
APPLICANT: Mr. J. Bell & Mrs. J. Bell
PROPOSED: Alterations and extensions to dwelling
NOTES: P.A. in Detail
SITE: **135, Greenlands Avenue, Ramsey**

REF NO: 2736
P.A. NO.: 10/00581/B
APPLICANT: Mr. J. C. Walsh & Mrs M. A. Walsh
PROPOSED: Installation of replacement windows to front elevation
NOTES: P.A. in Detail
SITE: **3, Hanley Villas, North Shore Road, Ramsey**

Chief Technical Officer's Report
Planning Applications – May, 2010 – Public Continued:

REF NO: 2737
P.A. NO.: 10/00585/A
APPLICANT: Ramsey Rowing Club
PROPOSED: Approval in principle for the erection of a two storey watersports centre and boat store
NOTES: Approval in Principle
SITE: **Corner of North Shore Road &, Land adjacent to Laureston & Ferncliffe Mooragh Promenade, Ramsey**

REF NO: 2738
P.A. NO.: 10/00608/D
APPLICANT: Cowley Groves
PROPOSED: Erection of Advertsising Signage (retrspective)
NOTES: Advertsing
SITE: **9, Parliament Street**

REF NO: 2739
P.A. NO.: 10/006078/C
APPLICANT: Cowley Groves
PROPOSED: Additional use of retail premises to estate agency (Retrospective))
NOTES: Change of Use
SITE: **9, Parliament Street**

REF NO: 2740
P.A. NO.: 10/00606/B
APPLICANT: Mr & Mrs W.P. Holland
PROPOSED: Erections of extensions to dwelling house and creation of additional off road parking
NOTES: PA in Detail
SITE: **71, Greenlands Avenue**

REF NO: 2741
P.A. NO.: 10/00602/R
APPLICANT: The Milntown Trust
PROPOSED: Erection of signage (retrspective)
NOTES: Advertsing
SITE: **Stella Maris, Moubntain Road.**

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
MAY, 2010 – PUBLIC**

Mr. Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 3

Block 20 Now complete and handed to Ramsey Town Commissioners

Block 21 First fix joinery is almost complete, plumbing works first fix is ongoing and the fixing of the plasterboard ceilings to the Type A and B houses is now complete. External render to the first floor areas is complete whilst internal works are ongoing. Electrical first fix works is complete to the Type A and B houses and ongoing to the remaining properties

Block 22 Works in the Type D houses is now almost complete, internal plastering is complete to the Type C properties and internal joinery is ongoing.

Block 23 Internal works to the Type D houses are substantially complete with tiling and decoration ongoing, internal rendering works to the Type C houses is complete. Second fix joinery and mechanical/electrical works have now commenced. External works are progressing steadily.

Phase 4

Block 24 Superstructure masonry works to wallplate level are now complete and works to install the roof trusses is ongoing.

Block 25 Superstructure masonry works are now progressing satisfactorily.

Block 26 Superstructure masonry works are now complete to first floor level and the first floor floor-joists have been installed.

Block 27 Superstructure masonry works are now complete to first floor level and works continue to wallplate level.

Recommendation For information only.

Building Control Act 1991

Demolition of Sunnybank and Greenbank, Park Road

The Department of Infrastructure has received an application to demolish the properties Sunnybank and Greenbank, Park Road as required under Section 27 of the Building Control Act 1991. The applicant for these works is Seymar Developments Ltd.

Recommendation: For information only

Station Road Car Park

I am awaiting a response to a request for a meeting with a representative from Department of Infrastructure, Highways Division. I have discussed the problem at length with Hazel Fletcher at DOI in respect of the possibility of moving or extending the existing Station Road entrance Eastwards towards Bowring Road. Ms Fletcher is to discuss this proposal with Kevin Almond, Strategic Planning Officer before meeting on site.

I will report further once some feedback has been received from the Highways Division officer.

Recommendation: For further reporting.

Reconstruction of Bowring Road

A meeting was held with representatives from Department of Infrastructure, Highways Division to discuss the implications when major engineering works to Bowring Road are to be carried out.

Discussions included the possibility of reversing the one-way system on the Swing Bridge during morning peak flows as Bowring Road will operate under single file traffic conditions controlled by traffic lights. It was brought to DOI attention that notification had been received that essential works were to be carried out to the bridge which should be taken into consideration when planning their traffic management systems.

It is the intention of DOI Transport to seek the views of those residents adjacent to the works as to the possibility of extending the working hours using work teams in shifts to accelerate the work programme. This has recently been carried out on similar schemes on the Island including Johnny Wattersons Lane. Whilst there may be a desire on behalf of the DOI Highways Management to work extended hours using several teams, there may be a reluctance on behalf of the statutory undertakers who are carrying infrastructure improvements as part of the road reconstruction.

A further walkabout meeting is to be held on Thursday 13th May to discuss issues which include parking and refuse collection to Bowring Road and linked roads which may be problematical.

Recommendation: For further reporting.

Capital Schemes – Housing

Brookhill/Seamount Road Refurbishment

This scheme is to commence just after TT Week with a Pre- Commencement meeting to be held on 14th June, 2010.

A series of meetings with representatives from the Design Team, Main Contractors (N Joinery Ltd) and the tenants was held to ensure that any potential difficulties were recognised and solutions sought.

A programme of decanting tenants is being provided by NK Joinery together with input from RTC Housing Officer, Marlene Hendy.

Recommendation: For information only and further reporting.

Fascias, soffits and rainwater goods

A draft stage 4/5 report has been prepared for comment before final issue to The Commission and the Department of Infrastructure.

Replacement Windows

Discussion has taken place with Dalrymple Associates Ltd in respect of the possibility of combining both the window contract and the fascias, soffits and rainwater goods contracts as one scheme. It was agreed to advertise for separate schemes but with an option to combine both schemes with a discounted contract sum.

It is proposed to commence these schemes in September 2010 with a one year contract period.

Recommendation: For information only and further reporting.

P. S. Harrison, Chief Technical Officer

13th May, 2010

**RAMSEY TOWN COMMISSIONERS
PUBLIC CORRESPONDENCE
MAY, 2010.**

Damage to Upland Tracks

(WD)

The Commission has received correspondence from the Clerk to Lezayre Parish Commissioners requesting support for the concerns of Maughold Commissioners about damage to upland tracks within their parish.

Lezayre Commissioners have given their full support on this matter as they feel that the damage caused is having a negative effect on the beautiful landscape, and have written to all authorities seeking support in this matter.

Recommendation: for discussion

Provision of Web-cams for Ramsey

(PL/HP)

Agreement has been given to the location of a web-cam (4 inches square by 1.3 inches) in the upstairs library window adjacent to the Age Concern Computer stations.

The web-cam will be linked to a new website www.ramseycam.com operated by local company Cop-y-cat. The webcam will communicate wirelessly through the existing Age Concern broadband connection and will operate 24/7 looking down on Parliament Square.

Health and safety issues have been considered and Age Concern have no objections to the proposal. Links to the Age Concern and RTC websites will be included on the RamseyCam.com site, similarly a link to the *RamseyCam.com* website will be incorporated on the Commissioners website.

A number of cameras around the town are currently in operation looking over the town to Snaefell, Queen's Promenade and Mooragh Park. The views over Parliament Square during TT and MGP should be of interest to many world wide fans.

Recommendation: to be noted

Island in Bloom Competitions

(PL)

Rachele Quayle, Island in Bloom Co-ordinator has written advising that Isle of Man Tourism will no longer be holding and co-ordinating the annual Island in Bloom Competition due to budget restraints.

This information was provided after our advertising and poster campaign for Ramsey in Bloom 2010 was initiated.

Recommendation: To be noted.

Public Correspondence – May, 2010, Continued:

Isle of Man Municipal Association:

(FGP)

An invitation has been received to attend the Annual Meeting of the Isle of Man Municipal Association to be held at the Station Hotel and Dining Pub, Station Road, Port St. Mary, on Thursday, 27th May, 2010, at 7.30 p.m. The guest speaker will be Mr. Pat Collett, MacOwan Collett Consulting Engineers and Mr. Phil. Gawne, M.H.K., will be in attendance.

The cost for a buffet supper, with rib of beef, salads etc., a dessert and coffee is £15 per person.

Recommendation: To be noted.

Classic Mini Rally

(PL)

Approval has been given to the use of the parking area in the Mooragh Park for a visit of Classic Mini's on Saturday the 26th June 2010.

The vehicles are touring the island and will be visiting the Lakeside Café for refreshments between 11am and 1pm. There are no other events on the day and the concourse will provide an interesting display.

Recommendation: To be noted.

Nominated Charity – Ramsey Sprint

(PL)

A request has been received from Claire Teare on behalf of the Friends of the Hyperbaric Chamber to make a charitable collection on Sprint Day, June 8th this year.

The Organiser of the Sprint events has no objection.

Recommendation: for approval.

Crossroads Community Venture Fun Day

(PL)

Permission is requested for the holding of a charity fund raising day in the Mooragh Park on 19th June 2010. This event will mark the beginning of Crossroads Manx family Week.

The event will include a treasure hunt for children, stalls; face painting, puppet and collage making, charity shop stall, lucky dip, raffle and an information stand with a message Board so that people can write down on thing that is special about their family.

Recommendation: To grant permission.

Public Correspondence – May, 2010, Continued:

Fun Day Mooragh Park

(PL)

Permission is requested from Mrs Sylvia Hepburn of the Lakeside centre to hold a Fun Day in the Mooragh Park on 18th July. The event will include a host of activities for all members of the family including stalls, raffles, face painting, bouncy castles, fortune teller, candy floss and a number of bands

A donation will be made to the Manx Foundation for the Physically Disabled.

Recommendation: To grant permission

Rotary Events – 11th July 2010

(PL)

The Rotary Club of Ramsey is sponsoring a junior tennis competition at the Mooragh Park on 11th July 2010, and has requested approval to also run a duck dash type event on the same day on the Mooragh Lake.

The park is being used for the Yn Chruinnaght event from 3pm, the duck dash would be completed before this time and would not interfere therewith.

Recommendation: To grant permission

14th May, 2010.