



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

www.ramsey.gov.im

10th June, 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, 16th June, 2010**, at 7.00 p.m.

BUSINESS

1. Apologies for Absence:

2. Minutes for Adoption:

pages: 1 - 9

- Minutes of the Board Meeting held 19th May, 2010.
- Minutes of the Special Board Meeting held on 26th May, 2010.

3. Chairman's Report:

pages: 10 - 11

- Civic Duties
- Forthcoming Events

4. Town Clerk's Reports:

pages: 12 - 18

- 18, Albion Terrace (FGP/WD)
- Bowring Road Reconstruction (WD)
- Lezayre Estate Redevelopment Phase 5 (FGP)
- Department of Infrastructure – Local Authorities (FGP)
- Street Cleaning (WD)

6. Finance Officer's Report:

(FGP) pages: 19 - 22

- Revenue Accounts
- Capital Account

7. Chief Technical Officer's Reports:

(WD) pages: 23 - 32

- Planning Applications
- Appendices
- Bleak House
- General Report
 - Lezayre Housing Estate - Progress Report
 - Department of Environment, Food and Agriculture – Designation of Ramsey Estuary as an area of Special Scientific Interest
 - Staffing Matters – T.T. Period

8. Public Correspondence:

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- Provision of a Hand Plough (PL)
- Fellowship of Northern Churches (PL)
- Children's Week (PL)
- Public Sector Housing (HP)
- Isle of Man Armed Forces Day – 27th June, 2010 (FGP)

9. Any other Business:

(By permission of Chairman)

Town Clerk & Chief Executive

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

Fellow Members,

Civic Duties:

I take the opportunity to thank Mrs. Beattie, Deputy Chairman, for attending the service of commemoration hosted by the Ramsey Branch Royal Naval Association for the Battle of the Atlantic held on 30th May, 2010.

Mrs. Beattie also kindly attended the Ramsey Youth Centre and Old Boys Football Club Dinner and it was my pleasure to attend that of Ramsey AFC.

I have also attended the Ramsey Grammar School Art Exhibition and Civic Sunday at Port St. Mary.

Forthcoming Events:

Invitations have been received in respect of the following:

“We’re One in the Park” – The Island’s Churches are holding a special service in the Bay Festival Tent at Noble’s Park on ***Sunday, 20th June, 2010***, at 9.30 a.m. During the service an new Covenant for Mission on the Isle of Man will be signed.

Concern for the Haiti Children – with the Salvation Army and the Summer Singers to be held at St. Paul’s Church on ***Friday, 25th June, 2010***, at 7.30 p.m. The concert will include items by Cleveland Medallist 2010 Mr. Andrew Williamson and Guild Winners Marlene Hendy and Dilys Sowry, and The Quane Family.

Peel Civic Sunday – 11th July, 2010, at St. German’s Cathedral at 12 noon. A procession will form at the Town Hall, Derby Road, at 11.45 a.m. and refreshments will be served in the Corrin Hall after the service.

Advance notice has also been received that ***Civic Sunday in Onchan*** will be held on Sunday, ***18th July, 2010***, at 3.0 p.m.

Ramsey Horticultural Society – Summer Show – Saturday, 28th August, 2010, at the Methodist Centre, Waterloo Road, Ramsey. The Show opens to the public at 1.30 p.m.

Chairman's Report – June, 2010, Continued:

Charitable Collections:

SSAFA Forces Help have thanked the Commissioners for having permitted a street collection to be taken in Ramsey on 22nd May, 2010, as a result of which £537.82 was raised. The Charity has also been permitted to make a collection on 21st May, 2011.

The Royal British Legion Poppy Appeal has been permitted to make street collections in 2010 and has advised of the dates of their House to House Collections for 2010 as being 30th October, to 13th November.

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10th June, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
18 ALBION TERRACE
JUNE, 2010 – PUBLIC**

Mr. Chairman and Members,

Members will recall that the Commission has previously taken action against the owner of 18 Albion Terrace and that emergency works have been undertaken on a number of occasions, both in default of the owner, and more recently whilst the property was vested in HM Attorney General pending identification of persons entitled to the owners estate following his death.

The Commission has now been advised that a benefactor to the estate was found and that arrangements were made for the sale of the property, by public auction, at which the property was sold for £99,000.00.

In April 1997 the Commission lodged a Memorial of Arrest against the property in favour of an execution for debt for a fine and costs imposed against the owner following prosecution. Advocates dealing with the estate have now sought details of any outstanding costs incurred by the Commission in relation to this property and the Commissions agreement to the removal of the Memorial of Arrest. The Chief Technical Officer has provided details of costs sought to be recovered.

Once the details of the purchaser are available Officers will seek an early meeting to establish their intention for the property and agree any immediate works which might be needed to protect the fabric and improve the appearance of the property.

Recommendation: that subject to the payment of all costs incurred the Memorial of Arrest against 18 Albion Terrace is released.

T. P. Whiteway
Town Clerk and Chief Executive

9th June, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BOWRING ROAD RECONSTRUCTION
JUNE, 2010 – PUBLIC**

Mr. Chairman and Members,

The Commission will be aware of discussions between officers and representatives of the Design Division, DoI [formerly DoT], and the Northern Neighbourhood Policing Team, which took place in November and December 2009, with regard to a scheme to reconstruct the section of Bowring Road between its junctions with North Shore Road and Jurby Road. The road is a major arterial route connecting the Town with the northern parishes and villages, as well as carrying heavy goods traffic from the aggregate and landfill sites in Bride, and is acknowledged as being in poor condition. The proposal is for a full width reconstruction including the carriageway and footpaths.

The original intention was that the project would be undertaken over a period of approximately 12 weeks with works being phased in three sections so as to minimise the inevitable disruption to traffic. More recently, as reported at the May meeting, the Director of Works notified the Chamber of Commerce that a 25 week contract period is now envisaged.

The revised contract period has been necessitated by the wish of the public and private utility providers to upgrade their own services during the course of the contract thereby extending the contract period. The initial contract period, commencing 14th June for 2 weeks, will be undertaken by the Manx Gas upgrading the existing gas mains. During this initial period traffic speed restrictions and controls will be in place but the road will remain open.

A media release was issued by the Department on 9th June 2010 as follows:-

Work to upgrade old water and gas mains and improve the telecoms infrastructure will take place during the reconstruction of Bowring Road. The scheme timescale has been extended from 12 to 25 weeks, starting 14th June, to accommodate this positive decision by Utility providers to improve their apparatus. Bowring Road will be closed to traffic for the majority of the works, with a diversion route past the site of the former Grand Island Hotel via North Shore and Mooragh Promenade.

Minister for Infrastructure, Phil Gawne MHK explained: 'Members of the public are rightly annoyed when roads are renewed and then dug up again soon after, so I am pleased that the Utility companies and the Department of Infrastructure have co-ordinated their activities to stop this happening in Bowring Road. I am of course aware that the closure will cause inconvenience but I am confident that the additional work is the right decision for the residents, the people of Ramsey and the travelling public.'

**Town Clerk's Report – Bowring Road Reconstruction
June, 2010 - Public Continued:**

'The revised schedule allows us time to work with other areas of Government and outside agencies to complete several necessary jobs at once. Gas main sleeving works, individual gas connections, a water main and telephone ducting will all be installed, and electricity cables will be buried deeper during this period.'

Tests show both the foundation and the surface of the highway have no structural life left; this led to increased patching and a bumpy and badly-shaped road that needs reconstructing. The works will take in the length of Bowring Road from North Shore Road junction to its junction with Jurby Road in three phases; North Shore Road to Windsor Road, Windsor Road to Coburg Road and Coburg Road to Jurby Road.

The Minister said: 'For the first two weeks during the gas main sleeving, traffic lights will be in place. After that, the road will be closed to traffic as it will become too narrow during works to continue to allow through traffic using signals. However, we will maintain pedestrian access for residents on Bowring Road, and vehicular access restrictions for residents will only be during the phase directly outside their property. The Emergency Services will have 24-hour access to properties for the duration of the closure.'

The diversion routes for through traffic are:

- Northbound – right into North Shore Road, left along Mooragh Promenade, along Vollan Crescent, left onto Bride Road, left onto Andreas Road, along Bowring Road, and then right into Jurby Road.*
- Southbound – left into Bowring Road, along Andreas Road, right into Bride Road, right onto Vollan Crescent, along Mooragh Promenade, right into North Shore Road, left onto Bowring Road.*

Reconstruction will take place on one side of the road at a time in each phase. This will involve removing existing road surface; excavating material underneath down to the required level; digging trenches for utilities to install/move their services; backfilling trenches, renewing/installing surface water drainage pipes and gullies; putting in a 225mm stone foundation; renewing kerbing and footway, plus new telecom ducting in southbound footway; laying three layers of tarmac, total thickness 240mm; painting white lines.

During the scheme, temporary 7.5-tonne weight limit orders will be in place on Clifton Road and Ash Grove to prevent large vehicles travelling through these residential streets. A temporary off-road parking area will be installed near Ramsey Football Club on North Shore Road, to allow on-street parking to be suspended on North Shore Road and assist traffic flow along that road. The reserved parking place on North Shore Road for the RNLi crew will be relocated to the temporary parking area.

Town Clerk's Report – Bowring Road Reconstruction
June, 2010 - Public Continued:

Minister Gawne added: 'We have held discussions with the residents of Bowring Road and other stakeholders and kept them informed. We realise the works will cause inconvenience, both for the residents and other motorists who use the road regularly, but I'm sure the public will realise the necessity of the works and I thank them in advance for their understanding. A separate leaflet will be distributed to residents shortly.'

'The speed of the programme is mainly determined by the time it takes to do the utility renewal work; however, our Works Division Team is endeavouring to find ways to shorten the programme and if it is possible they will.'

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive

9th June, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LEZAYRE ESTATE REDEVELOPMENT PHASE 5
JUNE, 2010 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has formally approved the application from the Commission, under Section 51 of the Local Government Act 1985, to borrow £4,062,129 repayable over 30 years for the purpose of construction of 27 new homes and post tender fees associated Phase 5 of the redevelopment of the Lezayre Estate, Ramsey.

Notification has also been received from the Planning Supervisor, that the Construction Phase Health and Safety Plan for the project has been sufficiently developed in accordance with Regulation 15 (4) of the Isle of Man Construction (Design & Management) Regulations 2003, to allow a start on site.

Contract documents are presently being prepared in preparation for a projected start on site for this final phase of the Lezayre Estate Redevelopment which is projected to commence on site on 6th July 2010. The contract period for the works is 60 weeks with overall completion projected to be achieved on 2nd September 2011.

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive

8th June, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
DEPARTMENT OF INFRASTRUCTURE - LOCAL AUTHORITIES
JUNE, 2010 – PUBLIC**

Mr. Chairman and Members,

Mr. Graham Cregeen, M.H.K., Member with responsibility for Local Authorities has written with regard to the transfer of function of Local Authorities to the Department of Infrastructure.

Following the announcement of the political membership of the new Department, Minister Gawne, MHK, has appointed Mr. Cregeen as Political Member with responsibility for Local Authorities as well as Works Division. The Department has given a commitment to engage with Local Authorities to gain a better understanding of the functions and services provided by local government and the support needed from the Department in relation to this.

To this end, Mr. Cregeen has written to seek views on the best way to start this process. He is conscious that to meet with individual Boards may take some time, but if that is determined as the best way forward then he is happy to do so. He is also aware that the Isle of Man Municipal Association is a forum attended by a large number of the Island's Local Authorities and is willing to meet with the Association.

The agenda for discussions may cover a variety of topics, from the challenges faced in providing services to local communities, for example waste collection; the recent change in audit fees; the increasing need to look at ways in which Local Authorities can enforce byelaws more effectively; and also to gain views on what support or advice is required from the Department to enable authorities to carry out their duties.

To take this forward and have a meaningful working relationship between the Department and Local Authorities Mr. Cregeen has requested that representatives from the Commission attend a seminar/meeting to be arranged shortly as a means of beginning this dialogue.

Mr. Cregeen has asked authorities to provide an indication of the key priorities authorities would like to discuss and has asked that suggestions be forwarded to Mrs. Carole Sutherland, Manager of the Local Government Unit, Department of Infrastructure, no later than Friday 25th June 2010.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive

9th June, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
STREET CLEANING
JUNE, 2010 – PUBLIC**

Mr. Chairman and Members,

The Town Clerk and Chief Technical Officer have met with Mr. John Wrigley, Waste Management Unit, Department of Infrastructure, who is undertaking a review of street cleaning responsibilities, services and standards, with a view to identifying options for the continued and future provision of street cleaning services and to consider how and by whom the service may best be delivered.

At present the Department undertakes street cleaning within Ramsey utilising a Scarab Mistral cleaning wagon, plus driver, and a twin-bin and operative. It is understood that the vehicle is also used for some rural highway cleaning. Although the Commission does not undertake any general street cleaning it does provide approximately 150 litter bins which are emptied at least 5 times each week, and will deal with fly-tipped material not on private land.

Within other local authority areas the Department has in place a funded agency agreement with the service provided and managed by the respective local authority, this arrangement provides those authorities with the ability to supplement the funded service to meet community demand. With the increased pressure upon budgets the Department is reviewing all options which may include, inter alia, continuation of existing arrangements, local authority service provision either through agency or rate funding, and regional or single contract supply. It is suggested that street cleaning provision is a service which is most suited to local management so that it can respond to community needs and priorities.

Mr. Wrigley has requested information on certain cost centres, including the costs of highway verge maintenance presently recharged to the Department of Infrastructure, and further meetings are likely.

Recommendation: to be noted and further report.

T. P. Whiteway
Town Clerk and Chief Executive

9th June, 2010.

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

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £256,621.42 were made in May, 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 May, 2010, totalling:-
£ 362,515.66

9th June, 2010.

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

FINANCE OFFICER REPORT

**ACCOUNTS PAID TO 31st
May 2010**

Supplier	Total
A.E. Corkill (Removals) Ltd	£ 40.25
AB Photography Ltd	£ 822.50
ACC Services Ltd	£ 823.20
Ashcrofts (1997) Ltd	£ 184.54
Ayre Mowers Ltd	£ 117.50
Ball Colegrave Ltd	£ 158.22
Bertram Library Services	£ 1,152.38
Bridson & Horrox Ltd	£ 1,204.61
BT Global Services	£ 22.03
Castletown Metro Silver Band	£ 150.00
Chas E Richmond Ltd	£ 4,289.70
Cleervu Aerial Specialists Ltd	£ 61.92
Dalrymple Associates	£ 9,771.19
Data Processing Network (1989) Ltd	£ 40,143.88
Dave Perry	£ 7,656.98
Dickinson Cruickshank	£ 1,128.75
Farmers' Combine Ltd	£ 11.63
Feltons Ironmongers	£ 84.45
G4S Security Services (Isle of Man) Ltd	£ 2,813.92
Haldane Fisher (IOM) Ltd	£ 676.18
Holmes Grace	£ 174.56
Island Fixings & Fittings Ltd	£ 517.49
Island Tree & Landscaping Services	£ 646.25
Isle of Man Government	£ 24,418.23
Isle of Man Library Services	£ 221.67
Isle of Man Newspapers Ltd	£ 254.65
Liftmann	£ 152.75
Manx Business Solutions Ltd	£ 106.17
Manx Control Systems Ltd	£ 58.75
Manx Electricity	£ 1,198.97
Manx Telecom Ltd	£ 1,133.73
Manx Waste Solutions Ltd	£ 176.25
MMP International	£ 528.75
Mr B Beattie	£ 60.00
Mr Jonathan Grace	£ 245.00
Mr K A Crowe	£ 30.00
Mrs E Carlile	£ 60.00
Mrs K J Gibson	£ 357.00
Mrs. E M Bruce	£ 90.00
National Westminster Bank	£ 170.00
Northern Tile Centre Ltd	£ 85.75
Office Equipment Centre (1978) Ltd	£ 248.09
P & M Window Cleaners	£ 304.89
Palintest Ltd	£ 131.19
Paul Collins Training	£ 360.00
Paul Wheeler Ltd	£ 5,945.03
Phoenix Windows	£ 76.27
Pickwicks	£ 51.00
Ramsey & District Angling Club	£ 300.00
Ramsey Association Football Club	£ 75.00

FINANCE OFFICER REPORT

**ACCOUNTS PAID TO 31st
May 2010**

| Ramsey R.U. Football Club

| £

50.00 |

FINANCE OFFICER REPORT**ACCOUNTS PAID TO 31st
May 2010**

Ramsey Skips	£	82.25
Raymotors Ltd	£	481.01
Redtree Ltd	£	2,331.20
Royal Navy Asssocation	£	500.00
Sadler Agricultural Supplies Ltd	£	197.22
Screwfix Direct	£	245.14
St. Paul's Bookshop	£	441.04
T&GWU	£	116.07
The Jessop Group Ltd	£	40.00
The Ramsey Warehouse	£	16.00
The Works Ramsey Ltd	£	4,025.68
Tip Top Cleaners (2006) Ltd	£	3,870.23
Total (IOM) Ltd	£	10,734.10
TV Licensing	£	145.50
Ulverscroft Large Print Books	£	723.60
Unique Fire Protection (IOM)	£	479.25
W G Young	£	200.00
W.D.S. Ltd	£	145.28
Wolseley UK Ltd	£	1,215.02
Grand Total	£	135,529.86

CAPITAL ACCOUNTS PAID TO 31st MAY, 2010

Acc. No.	Payee	Description	Amount	Total
3	Dalrymple Associates	L.H.E. Phases 3 - 4		4,777.75
4	Holmes Grace	Brookhill / Seamount Road		997.50
5	Auldyn Construction	L.H.E. Phases 3 - 4		356,450.41
6	A E Corkill (Removals) Ltd	L.H.E. Further Fees		230.00
7	Miss K Kinrade	L.H.E. Further Fees		60.00
TOTAL				£ 362,515.66

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – JUNE, 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: 2742
P.A. NO.: 10/00660/A
APPLICANT: Farmers Combine Limited
PROPOSED: Approval in principle to demolish existing warehouse buildings and erection of a building to provide seven apartments with associated parking
NOTES: Approval in Principle
SITE: **33, West Quay, Ramsey**

REF NO: 2743
P.A. NO.: 10/00661/B
APPLICANT: Libran Developments Limited
PROPOSED: Erection of two dwellings
NOTES: P.A. in Detail
SITE: **Plots 5 & 6, Parsonage Road, Ramsey**

REF NO: 2744
P.A. NO.: 10/00642/B
APPLICANT: Barngate Limited
PROPOSED: Erection of a 34 room nursing home with associated landscaping and car parking (comprising amendments to P.A. 09/01092/B)
NOTES: P.A. in Detail
SITE: **Site comprising Beaconsfield Towers & Cronk Ghennie &, Jurby Road, Ramsey**

REF NO: 2745
P.A. NO.: 10/00643/B
APPLICANT: Hadron Limited
PROPOSED: Alterations, erection of a two storey extension to provide a therapy room with staff training facility above and creation of additional parking
NOTES: P.A. in Detail
SITE: **Brookfield Residential & Nursing Home, Ballastowell Gardens, Ramsey**

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

REF NO: 2746
P.A. NO.: 10/00645/D
APPLICANT: AAH Plc
PROPOSED: Erection of illuminated signage
NOTES: P.A. in Detail
SITE: **Lloyds Pharmacy, Units 5 - 6, St Pauls Square, Ramsey**

REF NO: 2747
P.A. NO.: 10/00740/B
APPLICANT: Mr. P. Newman
PROPOSED: Conversion of single apartment into two apartments
NOTES: P.A. in Detail
SITE: **Flat 3, Iris House, North Shore Road, Ramsey**

REF NO: 2748
P.A. NO.: 10/00672/B
APPLICANT: Mr. J. M. Christian
PROPOSED: Extension to existing porch
NOTES: P.A. in Detail
SITE: **Beaconsfield Cottage, Bowring Road, Ramsey**

REF NO: 2749
P.A. NO.: 10/00717/B
APPLICANT: Mr. M. Bell
PROPOSED: Erection of conservatory to south elevation
NOTES: P.A. in Detail
SITE: **Lytchett, Mount Auldyn, Ramsey**

REF NO: 2750
P.A. NO.: 10/00748/B
APPLICANT: Miss J Gibbons
PROPOSED: Demolish existing front porch
NOTES: P.A. in Detail
SITE: **4, Waterloo Road, Ramsey**

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

REF NO: 2751
P.A. NO.: 10/00749/B
APPLICANT: Mr. P. Mihailovits
PROPOSED: Erection of a sun room extension to rear elevation
NOTES: P.A. in Detail
SITE: **14, Fairway Drive, Ramsey**

REF NO: 2752
P.A. NO.: 10/00810/A
APPLICANT: Positive Youth c/o Mr. P. Quayle
PROPOSED: Approval in principle to combine shop units and adjacent mall arcade to form a youth club activities centre
NOTES: Approval in Principle
SITE: **Units I to U, Victoria Mall, Parliament Street, Ramsey**

P. S. Harrison,
Chief Technical Officer

9th June, 2010

**RAMSEY TOWN COMMISSIONERS - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I
SUMMARY OF PLANNING APPLICATIONS – JUNE, 2010**

<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.L.G.E Correspondence</i>	<i>Appendix II</i>
09/01533/B R.T.C. 2647	Mr. D. Maddrell	Erection of a detached dwelling and creation of a vehicular access	Land adjacent to Maughold Lodge, Cloughbane Walk	Meeting held: 21/09/10 Objection	04/05/10 Application APPROVED 28/05/10 Request for APPEAL	
09/01672/B R.T.C. 2659	Mrs. S. McMahon	Alterations and erection of a two storey extension to dwelling	40, Clifton Drive	Meeting held: 18/11/09 Objection	27/01/10 Application REFUSED	1
10/00275/B R.T.C. 2714	Ms. L. Gregory	Refurbishment of existing garage and erection of two pairs of two lock up garages	Grays Gardens, rear of May Hill	Meeting held: 21/04//10 Objection	25/05/10 Application APPROVED 07/06/10 RTC requested APPEAL	
10/00320/B R.T.C. 2716	Mr. & Mrs. M. Crutchley	Erection of a porch to front elevation of dwelling house	Glen Hazel, Crescent Road	Meeting held: 21/04/10 No Objection	25/05/10 Request for APPEAL	
10/00355/B R.T.C. 2719	Heritage Homes Limited	Erection of six dwellings (to replace four previously approved under P.A. 03/01846/B)	Plots 11 to 14 (including 11a & 13a), Auldyn Walk, Gardeners Lane	Meeting held: 21/04/10 Objection	25/05/10 Application APPROVED 07/06/10 RTC requested APPEAL	
10/00453/B R.T.C. 2726	Mr. M. Tramontana	Installation of replacement windows	2, Market Hill	Meeting held: 21/04/10 No Objection	18/05/10 Application REFUSED 08/06/10 Request for APPEAL	

RAMSEY TOWN COMMISSIONERS - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II
SUMMARY OF PLANNING APPLICATIONS – JUNE, 2010

No.	P A No.	Applicant / Site / Description	Details
1	09/01672/B R.T.C. 2659	Mrs. S. McMahon, 40, Clifton Drive, Alterations and erection of a two storey extension to dwelling	<p>Inspector's Assessment and Conclusion:</p> <p>The appeal site is located in a recently developed area that has been designed and laid out in a way that creates a sense of spaciousness. A significant contributory factor is the handling of the junctions. By bringing the gable of No. 40, Clifton Drive close to the footway on Close Oard, this spaciousness would be eroded and would make it difficult to reject similar proposals elsewhere that cumulatively would have particularly serious consequences. Furthermore, the revised arrangement with a gable with no less than six windows would result in an unfortunate contrast with the solid gable of the house set well back on the other side of the junction. The proposal would in my opinion have a damaging effect of the character and appearance of the estate.</p> <p>In addition, the extension would have an unbalancing effect on the frontage of the pair of semi-detached houses (Nos. 40 & 38) when viewed from Clifton Drive. I consider that this would add to the harm that the proposal would cause to the streetscene and to the character and appearance of the estate.</p> <p>I appreciate that extensions have taken place at No. 34, Clifton Drive and No. 3, Reayrt Ny Sleityn which also have an unbalancing effect on pairs of semi-detached houses. I do not consider that a parallel can be drawn between these properties and the appeal premises as the latter is prominently located on a corner site.</p> <p>I consider that the extension would have a detrimental effect on the streetscene and on the character and appearance of the estate. As Such, the proposal would be contrary to General Policy2 of the Isle of Man Strategic Plan 2007 which among other things requires development to respect the site and surroundings in terms of the siting, layout, scale, form, design and landscaping of buildings and the spaces between them.</p> <p>I have taken account of all the other matters raised in the material before me but these do not alter my conclusion that the appeal should be dismissed and the decision of the Planning Authority upheld.</p>

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
BLEAK HOUSE
JUNE, 2010 - PUBLIC**

Mr. Chairman and Members,

A meeting was held in the Board Room of Ramsey Town Commissioners on Tuesday 1st June, 2010 at 2 p.m.

In attendance were:

Mr K. B. Mayne; Lead Member for Works and Development,
Mr P. S. Harrison; Chief Technical Officer,
Mr. M. Morris and Ms J. Rushbrook, Owners of Bleak House

The meeting was held at the request of Mr Morris in order that both parties may be in a position to better understand one another's position in respect of the ongoing actions in respect of the condition of Bleak House, Mooragh Promenade.

It was stated that, in order for any progression in this matter, various options previously discussed in respect of legal issues between the Owners and Leaseholders of Bleak House should be pursued, Mr Morris contended that all options had been explored and no agreement could be reached.

Mr Morris enquired of the Commission as to their desires for the future of Bleak House, either have the property restored to a habitable condition or alternatively to have the building demolished, with all the attendant problems that such action would cause, particularly to the adjoining property.

Mr Mayne responded that the Commission would consider either option, however there is a point at which it becomes financially unviable to carry out works to restore the building to a habitable condition, at which point demolition would be seen to be the only option.

Mr Morris indicated that he would wish to see the building restored to a habitable condition, stating that Ramsey Town Commissioners should be looking after the fabric of the Town, including the property Bleak House and that, at a cost of approximately £500,000, the Commission, with Central Government funding, could carry out works to the property to bring it back to habitable condition.

In response, Mr Mayne stated that Ramsey Town Commissioners would not spend monies on private property. Discussion took place in respect of the possibility of Mr Morris finding investors who may be in a position to assist in the restoration of Bleak House to a habitable condition.

**Chief Technical Office's Report – Bleak House
June, 2010, Public Continued:**

Mr Morris stated that he was aware when he obtained the Freehold to the property that no Management Company was in place, however he was promised by a local MHK at that time that a Management Company would be put in place, however this has never happened.

Further discussion took place in respect of the re-housing of the leaseholders and the de-registration of the flats which has resulted in the property not being monitored as had previously been the case.

Finally, Mr Morris stated that all that could be done is to keep a holding position until monies are available to restore Bleak House.

The meeting concluded at 2:55pm.

P. S. Harrison,
Chief Technical Officer

4th June, 2010.

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
JUNE, 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 - This block is now complete and was handed over to RTC on 4th June, 2010.

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 wall plate level.

General

The last remaining occupants of the former Lezayre Housing Estate have now been relocated and therefore the remaining original LHE properties are now in the course of demolition.

Recommendation For information only.

Department of Environment, Food and Agriculture
Designation of Ramsey Estuary as an Area of Special Scientific Interest

Notification has been received from DEFA that the Ramsey Estuary is now designated as an Area of Special Scientific Interest (ASSI) under Section 27 of the Wildlife Act 1990, in recognition of its special value. The area as designated on the plan is designated ASSI from 26th May, 2010 and the Designation Notice.

In December 2009, DAFF met with Harbours Division to discuss the interests of the departments with regard to Ramsey harbour. The whole area meets the ASSI criteria and DAFF were appraised of the interest in a marina development. The area now being designated as ASSI acknowledges that there is likely to be a planning application in the near future and all parties will then advise Council of Ministers of our various interests so that a balanced view can be taken regarding the future of the harbour.

Whilst the designation applies with immediate effect, the boundary shown is not necessarily the final decision: as part of the designation process prescribed in the Wildlife Act, owners, occupiers and other statutory consultees have a period of 'at least 3 months' within which to comment on the accuracy and scientific relevance of the area chosen. The consultation end date will be 25th October, 2010 by which date all comments must be received by DEFA.

Following this date, the ASSI will be formally confirmed, varied or rescinded by 25th December, 2010 depending on relevant information DEFA has received from consultees.

Reasons for notification

The site includes the largest area of estuarine inter-tidal habitat on the Isle of Man and the second largest area of saltmarsh (both very restricted habitats). It is an important Manx locality for waders and wildfowl which feed in the intertidal zone and the upper shore. The intertidal mud and sand is host to a diverse range of polychaete and oligochaete worms, molluscs and crustacean and other benthic fauna. The Sulby River is an important Manx locality for migratory fish. A full description and reasons for notification are set down within the Designation Notice.

Protected site requirements under the Wildlife Act 1990

The list of operations and activities which could damage the flora or fauna or geological features of the ASSI are listed within the Designation Notice, it is a requirement under the Wildlife Act that, if any new activity is proposed by the owners or occupiers and listed, then consent must first be sought from the Department. This allows time for discussion of the possible impact of the proposed activity and how to avoid causing any damage to the special features of the site.

Designation of Ramsey Estuary as an Area of Special Scientific Interest Continued

Any activities that are currently being carried out on site and are listed will also require consent from the Directorate, although it is stated that it is rare to be refused although some restrictions may apply. The designation should not deleteriously affect any existing land use unless that use can be shown to, or is likely to affect the special scientific interest of the site. Activities regularly carried out as part of conservation management on the site may be consented in advance for the sake of convenience.

The conservation of national wildlife assets such as Ramsey Estuary can only be achieved through a partnership between DEFA and the owners, occupiers and neighbours involved. The Department seeks to progress nature conservation through consultation and co-operation.

Following the final date for submission of comments, the ASSI will be formally confirmed, varied or rescinded depending on relevant information DEFA has received from consultees. All comments must be received in writing by the consultation date of 25th October, 2010.

Recommendation: For discussion.

Staffing Matters, TT Period

As has been the case in previous years, additional resources have been provided to ensure the smooth running of the Town over the TT period. Additional bins have been placed in strategic locations which require regular emptying, the Sprints have been set up and litter collections carried out. The benches have been removed on the Queen's Promenade to accommodate the relocation of the buses and the site of the helicopter landing area within the Coronation Park has been cleared.

Additional refuse crews have been provided to carry out collections inside the course before the roads are closed and the volume of traffic on the roads has resulted in longer travelling times to deliver to the Energy from Waste plant in Braddan.

Recommendation: For information only

P. S. Harrison, Chief Technical Officer

9th June, 2010.

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

Provision of a Hand Plough

(PL)

The 3rd Ramsey Brownies would like to locate and decorate a hand plough in the Mooragh Park or at the MER Station in Ramsey as part of the Centenary of Girl Guiding.

The Head Gardener has advised that fitting the plough into a flower bed at this time of the year will not be possible and may not be a practical idea for the future; however it may be an idea to locate the plough in the small lawned garden at the entrance/egress at the Manx Electric Railway.

The plough would need to be fixed to a concrete slab which we could be laid into the lawn. The plough would be relatively safe behind the wall, yet the information about it would be easily viewed if a plaque was located on the surrounding wall.

The plough will be bright yellow with brown writing incorporating the girls' names who assisted in the work and stating 2010 as Girl Guiding Year. The plough is 3.5 metres in length, 0.6metres in width and 1 metre in height, the blade is

Recommendation: For discussion

Fellowship of Northern Churches

(PL)

The Fellowship of Northern Churches seeks permission to hold a service in Mooragh Park immediately following the band concert to be given by the Ramsey Town Band on Sunday 8th August 2010.

Recommendation: To approve.

Children's Week

(PL)

Permission is requested from Chrissy Cannell, Children's Week coordinator to hold a water fight in the Mooragh Park on Saturday 17th July from 4 p.m.

The event will be monitored and is fully risk assessed. Volunteers will assist and should provide a great day out for the family.

Recommendation: to be approved

Public Correspondence – June, 2010 Continued:

Public Sector Housing :

(HP/FGP)

The Minister for Social Care, the Hon. M. Quayle, M.H.K., has responded to the Town Clerk in respect of the Commission's letter regarding public sector rentals on the Island.

Minister Quayle states that *“the availability of housing across the Island is key for Government and the Department continues to work with Local Authorities in the provision of good quality Public Sector homes to meet housing need. There have been positive discussions between Ramsey Commissioners and the Housing Division of my Department on a variety of Housing matters including improving the current stock, common allocation criteria, rent levels, etc.*

I welcome the Commissioners contribution to the debate on Public Sector rental charges and suggestions as to how this could be altered in future to potentially address some of the difficulties you describe.

The Housing Division meet on a regular basis with Local Authority Housing Managers to review housing matters, performance monitoring and discuss related issues. This feedback is essential for the Division to inform any policy proposals and operational reviews within the Department. I have asked for your correspondence to be discussed at the next Local Housing Authority meeting in order to obtain the views of your cohorts on the matters raised. This information will be used in the forthcoming months to inform the review which is to be carried out across Department of Social Care to identify the efficiencies needed to deliver quality services in future years.

May I take this opportunity to thank you again for your contribution to date and may the positive work you do with the Department's officers continue.”

At a recent meeting of Housing Managers the subject of rents was discussed and officers from Ramsey agreed to participate in further discussions with DSC officers with a view to making further recommendations to the Minister.

Recommendation: to be noted and further report.

Isle of Man Armed Forces Day – Sunday, 27th June, 2010:

(FGP)

Brigadier N. A. Butler, C.B.E., has written in his capacity as Chairman of the Armed Forces Committee advising that Central Government and Douglas Corporation have agreed to fly the Armed Forces Day Flag from 21st June to 28th June, 2010, to mark the Isle of Man National Armed Forces Day, being observed on Sunday, 27th June, in support of past, present and future serving British Armed Forces Personnel.

Brigadier Butler invites the Commissioners to purchase a flag, at a cost of £10 and to fly it from the flagstaff at the Town Hall.

Recommendation: That a flag be ordered and flown.

9th June, 2010.