

# RAMSEY TOWN COMMISSIONERS

[ PUBLIC ]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 20<sup>th</sup> January, 2010, at 7.00 p.m.

**Present:** Mrs. S. P. Beattie, Mesdames E. M. Bruce and E. Carlile and Messrs. Dr. 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, Finance Officer, Chief Technical Officer and Minute Clerk were in attendance.

**(2010/337) Minutes – Board Meeting:**

Resolved: That the Minutes of the monthly meeting of the Board held on 16<sup>th</sup> December, 2009, be confirmed and signed by the Chairman, subject to the following:

***Clause 2009/311 – Town Clerk’s Report Public Sector Pensions Bill Consultation:***  
The comments attributed to Cpt. Malpass were amended to reflect that pension fund payments had been deferred. The wording in the second paragraph to the clause now being “... payments due to the funds having been deferred.”

**(2010/338) Town Clerk’s Report – Framework for Communications Regulations:**

Members considered the Town Clerk’s Report dated 7<sup>th</sup> January, 2010, advising of receipt of the Consultation paper on Proposals for a new Framework for Communications Regulations, a copy of which had been supplied to members.

Resolved: To indicate general support to the proposals. Mr. Radcliffe commented that that a framework to suit the requirements of the Island would be welcomed. Mr. Beattie expressed concern that the exercise would be futile if Whitehall ultimately vetoed an legislation.

**(2010/339) Town Clerk’s Report – Consultation Financial Provisions Bill:**

Members considered the Town Clerk’s Report dated 7<sup>th</sup> January, 2010, advising of receipt of the consultation paper on the proposed Financial Provisions Bill, 2010, a copy of which had been supplied to Members.

Resolved: that Treasury be advised of the Commission’s general support of the Bill.

**(2010/340) Town Clerk's Report - Consultation support for Students in Higher Education:**

Members considered the Town Clerk's Report dated 7<sup>th</sup> January, 2010, concerning the consultation papers on Support for Students in Higher Education, copies of which had been provided to members. Discussion ensued.

Resolved: that the Department of Education be informed that the Commission:

- Believes Health and Education to be of paramount priority
- Government must be selective in the courses they support
- Supported courses must be advantageous to students and the Island
- University entrance levels must be maintained at high standards
- University entrances should not be offered to those unlikely to complete or thought unlikely to pass courses
- Support to post-graduate students should only be made for courses worthwhile to students and the economy
- The Consultation document focused on post-graduate students – the youth must be cherished;
- Access to higher education must not be compromised
- Government must be wary of "eternal students"

Members expressed concern that they had not been requested to comment on pre-school provisions.

Mr. L. I. Singer declared an interest. Dr. A. J. Allinson arrived during discussion on this Clause.

**(2010/341) Town Clerk's Report – Housing (Flats) Regulations 1982:**

Resolved: To note and approve the Town Clerk's Report dated 7<sup>th</sup> January, 2010, advising of the Deputy High Bailiff's directive with regard to the proposal to cancel the registration of Flats 3 and 6, Bleak House (formerly known as Peveril Court) Mooragh Promenade, Ramsey.

**(2010/342) Town Clerk's Report – Housing Rent Comparison:**

Members considered the Town Clerk's Report dated 14<sup>th</sup> January, 2010, providing information on the comparison between public and private sector rental levels and the current housing deficit. Members also considered the Town Clerk's Supplemental Report dated 20<sup>th</sup> January, 2010, detailing mortgage taxation benefit. Discussion ensued.

Resolved: It was proposed by Mr. B. Beattie, seconded by Mr. L. I. Singer and agreed that the Minister for Local Government be invited to meet the Commissioners.

**(2010/342) Town Clerk's Report – Housing Rent Comparison Continued:**

It was agreed that a copy of the Town Clerk's Reports be forwarded to the Minister and the following points be included within discussions:

- Government must review public housing rent levels
- The needs of tenants for housing needs to be able to be reviewed
- First time buyer qualifications could be reviewed to encourage applications from public housing tenants
- Consideration should be given to introducing a charge, for example £15 per week, for all members of a household, other than the tenant, in full time employment, thereby reducing deficiency;
- Government must have the initiative to act.
- Housing subsidies cannot be justified if education budgets are being cut

**(2010/343) Town Clerk's Report – Housing Rents Annual Increase:**

Members discussed the Town Clerk's Report dated 7<sup>th</sup> January, 2010, concerning the request from the Department of Local Government and the Environment for views on the level of housing rent increase to be applied to public sector housing for the coming financial year. Mrs. E. M. Bruce expressed concern that despite being asked to comment on rent levels for many years, Government appeared to have little or no regard of the Commissioners' views.

Members agreed that an urgent review of public sector housing rents is required but noted, with concern, that if any increase above inflation rates was applied it could have adverse affect on the administration and maintenance allowances.

Resolved: That a copy of the Town Clerk's Report be sent to other housing authorities and their support invited that realistic rents be sought. It was also agreed that the housing authorities be invited submit their views on the current situation with regard to public sector rents.

**(2010/345) Town Clerk's Report – Isle of Man Friends of the Earth 10:10 Challenge:**

Members considered the Town Clerk's report dated 7<sup>th</sup> January, 2010, advising of the challenge issued by the Isle of Man Friends of the Earth to cut levels of CO2 emissions by 10% in 2010. General discussion ensued during which Mr. R. Radcliffe made a statement detailing perceived history of global warming and Cycladic weather patterns. Dr. Allinson referred to the need to Government seeking fuel independence.

Resolved: It was proposed by Mr. R. Radcliffe, seconded by Cpt. N. H. Malpass and agreed that Friends of the Earth be informed that the Commission is prepared to accept the 10:10 Challenge to cut carbon emission, but will do so in an effort to improve efficiency and reduce costs. Members were not satisfied that the case stated by various parties with regard to global warming was proven.

**(2010/344) Finance Officer’s Report:**

Resolved: To note and approve the Finance Officer’s Report dated 11<sup>th</sup> January, 2010.

**(2010/345) Chief Technical Officer’s Report – Planning Applications:**

Resolved: That Report prepared on behalf of the Chief Technical Officer dated 10<sup>th</sup> January, 2010, detailing planning applications received from the Department of Local Government and the Environment under the planning consultation procedures, be noted and approved, and that submissions of “no objection” be made, subject to the following:

REF NO:	2636	<b>Amended Plans</b>
P.A. NO.:	09/01400/B	
APPLICANT:	Seymar Developments Limited	
PROPOSED:	Construction of a 30 bed hotel development with a retail unit and 45 cover restaurant and bar with associated parking provision	
NOTES:	P.A. in Detail	
SITE:	<b>Land Bounded By Park Road, Premier Road and Mooragh Promenade, Ramsey.</b>	

Mr. R. Radcliffe declared an interest.

Discussion ensued in that the proposal now referred to the stand alone development of the hotel. Members agreed to submit an observation that the refuse collection access remains of concern and to ascertain at what stage the applicant would be permitted to commence demolition of the Grand Island Hotel.

REF NO:	2665	<b>Additional Information</b>
P.A. NO.:	09/01757/B	
APPLICANT:	Mr. & Mrs. M. Walmsley	
PROPOSED:	Conversion and extension to existing detached garage to form additional ancilliary living accommodation with garage	
NOTES:	P.A. in Detail	
SITE:	<b>1, Lheaney Grove, Ramsey.</b>	

The Chief Technical Officer read a letter from the applicants explaining the circumstances of the applications and asking that it be reconsidered. Members had certain sympathies but felt that the ground on which they had objected had not changed and agreed to again object.

**(2010/345) Chief Technical Officer’s Report – Planning Applications Continued:**

REF NO: 2675  
P.A. NO.: 09/01982/B  
APPLICANT: Barry Logan Esq.  
PROPOSED: Conversion of existing dwelling into three apartments  
NOTES: P.A. in Detail  
SITE: **16, North Shore Road, Ramsey.**

Members welcomed this development proposal.

REF NO: 2680  
P.A. NO.: 09/02070/B  
APPLICANT: Mr. & Mrs. M. Shute  
PROPOSED: Alterations and erection of an extension  
NOTES: P.A. in Detail  
SITE: **The Old Coastguard Station, Queen’s Promenade, Ramsey.**

It was agreed to submit an observation with regard to the possible encroachment of steps onto land within the ownership of the Department of Transport.

REF NO: 2682  
P.A. NO.: 09/02079/D  
APPLICANT: Hartford Homes  
PROPOSED: Erection of two advertising signs  
NOTES: P.A. - Advertising  
SITE: **The Pavillions, Fairway Drive, Ramsey.**

Members noted the size of the advertising signs as being 4’5” x 20’ and agreed to object as the signs are considered unsightly and not in keeping.

REF NO: 2687  
P.A. NO.: 09/02121/B  
APPLICANT: John Richmond Esq.  
PROPOSED: Demolition of existing storage buildings, erection of a replacement storage building and roofing over existing flat roof garages  
NOTES: P.A. in Detail  
SITE: **5, Mona Street, Ramsey.**

Members noted that the application is in the Conservation Area. Mr. Radcliffe declared an interest.

*Appendices:* Members expressed their delight in that there had been concurrence between the Board and the Planning Committee with regard to several recent applications having been refused.

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**(2010/346) Chief Technical Officer's General Report:**

Resolved: To note and approve the Chief Technical Officer's General Report dated 11<sup>th</sup> January, 2010, subject to the following:

**Works Carried out ... during adverse weather conditions:** Mr. L. I. Singer asked that the Board's thanks be recorded and conveyed to the members of staff concerned.

**Draft Planning Policy Statements:** Members made no further comment.

**Tesco Store Extension – Lake Road, Douglas:** Discussion ensued with regard to this applicant, during which it was noted that local authorities would not be granted party status. It was understood they would be able to attend the two week hearing but would not be permitted to speak. Members expressed concern that it was their understanding that Tesco, as a UK Company, did not make VAT or Tax contributions to the Manx economy. Members continued to express concern of the detrimental consequences should this application be approved with the threat to other trades in Douglas and throughout the Island.

**(2010/347) Proposed Gas Pipeline:**

Resolved: To note that a presentation will be held at the Manx Electricity Authority Office at Ballacottier Business Park on Thursday, 21<sup>st</sup> January, 2010, at which details of the extension of the natural mains gas network in Ramsey, Kirk Michael, Ballaugh, Peel, etc., will be given.

Members noted that it was the intention of the Town Clerk to attend after which he might be able to address concerns raised by members as to conversion of gas appliances and the question of who pays therefor.

Members felt that Government money would be better spent on schemes that were more likely to come to fruition.

**(2010/348) Disasters Emergency Committee – Earthquake in Haiti:**

Resolved: To note that permission has been granted to the Disasters Emergency Committee, working through the Isle of Man One World Centre, to make street collections in Ramsey on 21<sup>st</sup> and 22<sup>nd</sup> January, 2010, in response to the appeal launch for the earthquake victims in Haiti.

**Any Other Business:**

**(2010/349) Adoption of Sewers former Lezayre Housing Estate:**

Resolved: That the Department of Transport be informed that the Commissioners have noted the requirement and agreed to the formal adoption by the Department of Transport, of the identified sewers, as public sewers on the formerly Lezayre Housing Estate, with effect from 15<sup>th</sup> March, 2010.

**(2010/350) Former Ballure Church – Record of Gravestones:**

Resolved: To note that Mr. J. D. R. Kewley, Diocesan Registrar, has confirmed that a record of the gravestones from the former Ballure Church has been deposited in the Manx Museum. Mr. Kewley has expressed his opinion that it is unlikely that any further copies of the record will be forthcoming and that certain artefacts have been placed in St. Paul's Church.

It was agreed to ask Mr. Kewley if the Commission can be provided with a copy of the record now held at the Manx Museum.

The Chairman thanked the public for their interest and attendance and closed the public session at 8.50 p.m.



Chairman.