



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

www.ramsey.gov.im

12th August, 2011.

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, 17th August, 2011**, at 7.00 p.m.

BUSINESS:

1. Apologies for Absence:

Messrs. The Chairman, Dr. A. J. Allinson and G. K. Quayle.

2. Minutes for Adoption:

pages: 1 - 9

- Minutes of the Board Meeting held on 20th July, 2011.
- Minutes of the Special Board Meeting held on 8th August, 2011.

3. Chairman's Report:

pages: 10 - 11

- General Election – Public Meeting
- Civic Duties
- Ramsey in Bloom

4. Town Clerk's Reports:

pages: 12 - 16

- Action Pending **(Multi)**
- Bleak House Restoration Proposals **(WD)**
- Northern Multi-Agency Team **(FGP)**

5. Finance Officer's Report:

(FGP) pages: 17 - 20

- Revenue Accounts
- Capital Account
- Legal Action – Rent Defaulters
- Rates

- 6. Chief Technical Officer's Reports:** (WD) pages 21 - 28
- Planning Applications
 - Appendices
 - General Report
 - Lezayre Housing Estate – Progress Report
 - Refurbishment of Properties Brookhill and Seamount Road
 - Combined Windows and Rainwater Scheme Refurbishment
 - Emergency Works “Bleak House” (foermly Peveril Court) Mooragh Promenade
 - Dog Fouling
- 7. Housing & Property Manager’s Report:** pages: 29 - 30
- Kitchen Framework Agreement (HP)
- 8. Administration Officer’s Report:** page: 31
- Offences Against the Parking Order (FGP)
- 9. Public Correspondence:** pages: 32 - 35
- Local Elections 2012 – Date Confirmation and Review Update (FGP)
 - Marine Nature Reserve – Ramsey Bay (WD)
 - Bus Services (WD)
 - Exhibition “Racing Through Time” (FGP)
 - St. John Ambulance – Street Collection (FGP)
- 10. Any other Business:**
(By permission of Chairman)

Town Clerk & Chief Executive

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
AUGUST, 2011.**

Fellow Members,

General Election 2011 – Public meeting

Arrangements have been made for a public meeting to be held on Wednesday September 14 in relation to the House of Keys election for the constituency of Ramsey.

The meeting, to which all candidates who come forward will be invited, will be held in the main hall of Ramsey Grammar School's West Building. Doors will open at 7 p.m. for a 7.30 p.m. prompt start.

Civic Duties:

On 22nd July I attended the final round of the Northern Athletic Club Park Mooragh Run Series and presented prizes. The event was very well attended and it was particularly pleasing to see so many young people taking part, along with some of the more senior members of our community. The members of the Northern Athletic Club work tirelessly to promote athletics in the north and are to be congratulated for their work in the community.

It was also a privilege to attend:-

Scoil Ree Gorree Prizegiving
Civic Sunday in Peel.

I record my thanks to Mrs. Beattie, Deputy Chairman, for attending the Ramsey Town Cup Golf Competitions and Mannin Art Exhibition on my behalf.

Ramsey in Bloom:

It was a pleasure to meet the competitors and present the wards for the 2011 Ramsey in Bloom Competition on 9th August, 2011, the results of which were as follows:-

1. Public Buildings Section:

- | | | |
|-----------------|---|---|
| 1 st | Kerroo Glass | Ramsey Town Commissioners Shield |
| 2 nd | Our Lady Star of the Sea and St. Maughold | |
| 3 rd | Brookfield Residential & Nursing Home | |

2A Commercial Premises Small:

- | | | |
|-----------------|---------------------------|-------------------------------------|
| 1 st | The Swan | Billy Walker Memorial Trophy |
| 2 nd | Ramsey Steam Ship Company | |
| 3 rd | Cains Gordon Bell | |

2B. Commercial Premises: Large:

1st Ramsey Bakery **The Manx Heritage Shield**
2nd Total Garage Ramsey

3. Private Gardens (Small)

1st Jane Kellett **Ramsey In Bloom Bowl**
2nd Miss E. O. Ridge
3rd Mrs. P. Johns and Mr. A. M Garrett

4. Private Garden: (Large)

1st Mrs Serena Buffine **Ramsey In Bloom Bowl**
2nd Mr. J. Green
3rd Mr & Mrs J. Dunwell

Mrs. Crellin Special Commendation Certificate

5. Community Project Winner –**The Residents of Cooyrt Balleigh**

6. SPECIAL PRIZES

The Maureen Ball Wildlife Trophy - Mr. and Mrs. Norman Wynne and residents of Kerroo Glass.

The Ken Barnes Cup – Mr. Colin Christory.

The Anne Skinner Memorial Trophy – Mr. and Mrs. J. Dunwell

The Ann Martin Memorial Shield – Our Lady Star of the Sea and St. Maughold Church.

The Richard Radcliffe Cup - Mrs. M. Crellin

The Booilushag Cup – Mr. Alan Giles

The Ramsey Town Cup - Miss E. O. Ridge

The Beryl Quine Memorial Rose Bowl - Jane Kellett

The Andy Moss Trophy – Mrs. C. Faid

I take the opportunity congratulate all the participants and the winners and record our thanks to the judges Mrs. Pat. Goodway and Mr. Ken Barnes, our Head Gardener.

10th August, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
AUGUST, 2011 – PUBLIC**

Mr. Chairman and Members,

As requested the table below details matters currently pending further action following consideration by the Commission.

	Topic	Action	Notes
Public Correspondence	Control of Injurious Weeds	Further Report	Pending
Finance Officer's Report	Housing rents and maintenance allowances	Analysis of costs	To be completed as part of year end accounts
Administration Officer	Town Byelaws	Submitted to DoI for review	Pending DoI
Chief Technical Officer	Station Road Car Park	Petition for borrowing powers	Submitted for consideration by Department of Infrastructure following 26 August 2011
Chief Technical Officer	Albert Road Car Park	Planning application for extended use	In progress
Chief Technical Officer	Mooragh Tennis Courts	Planning application for lighting	In progress
Chief Technical Officer	Heritage Homes	Presentation regarding planning application Poyll Dooley	To be arranged

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

11th August, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BLEAK HOUSE – RESTORATION PROPOSALS
AUGUST, 2011 – PUBLIC**

Mr. Chairman and Members,

The Commission's actions in relation to the dangerous condition of the property Bleak House, Mooragh Promenade, and works undertaken in accordance with Section 22 of the Building Control Act 1991, are the subject of a separate report by the Chief Technical Officer, however the Commission has received further correspondence from Mr. Michael Morris, on behalf of the freehold property owner Pygott-White Limited requesting consideration be given to restoration of the property.

Members will recall that Mr. Morris acquired and registered the freehold interest in Bleak House [formerly Peveril Court] in 2005, Mr. Morris subsequently registered the ownership of the property in the name of a private limited liability company Pygott-White Limited at which time the consideration and market value of the property was declared as being £5,000.00. Pygott-White Limited has a share capital of £2,000.00 of which two £1 shares have been issued which are held by Mr. Michael John Morris and by Ms Jane Elizabeth Rushbrook. The annual return of Pygott-White Limited records that the directors of the company are Mr. Michael John Morris, Miss Jane Elizabeth Rushbrook and Miss R. Morris, the Company Secretary is Mr. Giles Morris.

The freehold title to Bleak House has recorded against it two burdens being leases dated 2nd October 1978 and 28th December 1979, the joint owners of which are Mr. J. C. Carruthers and Mrs. S. R. Carruthers whose leasehold interests run until 1st October 2103 and 27th December 2104. It is understood that these lease refer to the former bar premises and a first floor flat, and that the leasehold interest covers the basement, ground and first floor accommodations.

By various correspondence Mr. Morris has continued to suggest that the Commission enter into discussion with him, on behalf of the owner Pygott-White Limited, towards what he describes as “a cost-effective, re-reimbursable” restoration of the building. Mr. Morris latest proposal is that Ramsey Town Commission should enter into a form of joint-venture with Pygott-White Limited towards the restoration of the property commencing with the employment, either directly or in partnership, of local architects.

Members will recall that in previously discussion Mr. Morris has suggested that the local authority should proceed with restorative works and that any local authority costs would be reimbursable against the property value. The Commission considered a similar proposal in May, 2010, and, as Mr. Morris was advised, determined that they had no intention of being a party to any restoration works to bring Bleak House back into habitable use, and in the event that the freeholder and leaseholders were not able to proceed the Commissioners would follow whichever course of action, available through law, which they consider to be in the best interest of the ratepayers.

**Town Clerk's Report – Bleak House Restoration Proposals
August, 2011 – Public Continued:**

The Commission has previously expressed the opinion that responsibility for the property vests in those parties with a freehold and leasehold title interest therein and that it is for those parties alone to reach mutual agreement as to how the property is to be maintained.

In the light of the advancement of default works the matter is presented to the Commission for consideration as to whether the Commission would wish to become a party to restoration works to Bleak House.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

11th August, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
NORTHERN MULTI-AGENCY TEAM
AUGUST, 2011 – PUBLIC**

Mr. Chairman and Members,

Members will be aware of the Isle of Man Children's Plan and of the establishment of Multi-Agency Teams which are tasked with the identification and monitoring of local need and key themes, and the subsequent prioritisation and delivery of local solutions in respect of services for children and young people against the five outcomes.

The objectives of the multi-agency teams are to:-

- Develop an understanding of locally based services for children and young people
- Prioritise delivery, co-ordinate and monitor local interventions for low level needs identified by the community, partner agencies or the Safeguarding Board QA Group
- Provide influence in the resolution of needs outside of the capacity of the local MAT
- Provide a signpost for additional services for children and young people to local professionals
- Influence the Children's Plan through the development of an understanding of local services and needs of children and young people

A Northern Multi-Agency Team has been re-established and is commencing the initial stage of identifying local needs and themes. The team has adopted a "problem tree model" which focuses on visible effects initially and then considers possible causes and solutions. The process relies on the presentation of effects, the team presently does not want to assume cause or solutions, as each effect will be reviewed to establish that they are real and not perceptible issues, following which effects will be traced to root causes and solutions sought. Examples which have been identified would include increases in petty vandalism in an area or evidence of drinking in specific places, similarly effects may be identified by other professional groups for instance a change in or unusual health profiles in a particular area.

Northern Local Authorities have been asked for their views on visible effects – local issues, things seen happening or matters authorities are aware of.

The Commission's comments on any particular "effects" which are occurring in Ramsey or within the North of the Island generally are invited. There is no requirement at this stage to attribute cause to effect, this process will follow, however it would assist if any statistical or other evidence to support each effect were made available.

**Town Clerk's Report – Northern Multi-Agency Team
August, 2011 – Public Continued:**

Issues which have been raised previously which the Commission may wish to comment on could include:-

- Damage to public toilets caused through petty vandalism – this often results in toilets being closed or being unavailable for use by legitimate users
- Graffiti to public shelters
- Littering, in particular drink related litter in the Coronation Park
- Littering in the vicinity of the Mooragh Estate Road
- Inconsiderate driving by young people in the area of Mooragh Promenade

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

10th August, 2011.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S REPORT
AUGUST, 2011, - PUBLIC**

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £ 269,118.00 were made in July, 2011. Details of the net invoices paid during the period are attached as Appendix 1.

Recommendation: 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 July, 2011, totalling:-
£ 393,432.79

- **Legal Action – Rent Defaulters:**

The Board's attention is drawn to a recent Court Action whereby a tenant of a Ramsey Town Commission house was taken to Court for being in arrears with rent. The outcome of the Hearing was that the Commissioners were granted possession of the property if the tenant did not immediately pay the rent. In this instance the rent arrears were paid but the High Bailiff made it clear that he would grant Possession if they were not.

Recommendation: to be noted

- **Rates:**

We have received from Treasury further payments of rates for the current year totalling £1,337,099.78, bringing the total to date to £1,792,799.70.

Treasury has also supplied the 2nd Supplemental Rating List for 2011, which indicates a slight increase in the gross and rateable values for the Town as follows:-

	Gross	Rateable	Gross	Rateable
	£	£	£	£
Existing List			772,729	674,101
Valuations Added	9,815	7,853		
Valuations Cancelled	<u>7,671</u>	<u>6,137</u>		
	2,144	1,716	<u>2,144</u>	<u>1,716</u>
Totals			<u>774,873</u>	<u>675,817</u>

10th August, 2011

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

FINANCE OFFICER REPORT**ACCOUNTS
PAID TO 31
July 2011**

Supplier	Total
2e2 (IOM) Ltd	£ 201.30
A Stoddart	£ 90.00
AB Photography Ltd	£ 420.00
Allan C Swales Ltd	£ 82.08
Ashcrofts (1997) Ltd	£ 446.02
Bertram Library Services	£ 1,868.42
Brew & Corkill Ltd	£ 64.88
Bridson & Horrox Ltd	£ 1,056.81
Cameron Hall	£ 802.53
Cemex Island Aggregates Ltd	£ 40.00
Chas E Richmond Ltd	£ 1,085.12
Cleervu Aerial Specialists Ltd	£ 3,570.01
Colas (IOM) Ltd	£ 588.84
Dalrymple Associates	£ 1,770.89
Dave Perry	£ 4,220.98
Dennis Barnfield Ltd	£ 760.43
Dickinson Cruickshank	£ 1,602.80
DMS Autocentre Ltd	£ 123.18
Douglas Town Band	£ 143.00
Eden Park Garden Centre	£ 930.13
Farmers' Combine Ltd	£ 208.99
Feltons Ironmongers	£ 1,383.76
Fire Security Limited	£ 422.10
G4S Secure Solutions (Isle of Man) Ltd	£ 2,096.53
Garden World	£ 65.00
Go Marketing Ltd	£ 323.58
Greg Broughton Aerials	£ 97.40
Haldane Fisher (IOM) Ltd	£ 501.40
Holmes Grace	£ 10,392.00
Isle of Man Government	£ 43,329.83
Isle of Man Library Services	£ 219.97
Isle of Man Newspapers Ltd	£ 991.84
J.D. Faulkner Ltd	£ 44.11
Lombard Manx Leasing Ltd	£ 120.00
MacOwan Collett Consulting Eng Ltd	£ 1,280.00
MannVend Ltd	£ 504.00
Manx Business Solutions Ltd	£ 138.24
Manx Demolition Ltd	£ 8,975.99
Manx Electricity	£ 1,860.64
Manx Gas Ltd	£ 35.73
Manx Glass & Glazing Ltd	£ 4,750.00
Manx Telecom Ltd	£ 1,151.12
Marsh (IOM) Ltd	£ 1,805.94
Martin & Watson Ltd	£ 12.00
MC Locksmith Services Ltd	£ 42.00
MMP International	£ 540.00

FINANCE OFFICER REPORT**ACCOUNTS
PAID TO 31
July 2011**

National Westminster Bank	£	10.05
Neopost Ltd	£	1,000.00
NK Joinery Limited Group	£	12,949.50
Northern Tile Centre Ltd	£	68.94
OCLC (UK) Ltd	£	242.00
Office Equipment Centre (1978) Ltd	£	273.33
Outdoor Power & Plant Ltd	£	2,760.54
P & M Window Cleaners	£	521.38
Paul Collins Training	£	720.00
Paul Wheeler Ltd	£	6,593.52
Peter Luis (Manx) Ltd	£	65.00
Phoenix Windows	£	45.18
Pickwicks	£	40.25
Promenade Shirts & Embroidery Ltd	£	651.84
Promotional Books	£	231.71
Ramsey Art Gallery	£	45.00
Ramsey Town Band	£	143.00
Ramsey Town Commissioners	£	307.69
Raymotors Ltd	£	1,184.01
read - The Reading Agency Ltd	£	257.52
Sadler Agricultural Supplies Ltd	£	50.40
SafetyNet Ltd	£	900.00
Shoprite (Isle of Man) Ltd	£	25.00
Splinters D.I.Y. Store	£	125.26
St. Paul's Bookshop	£	639.48
STM Polythene Ltd	£	229.68
T.H. Colebourn Ltd	£	1,473.85
The Post Office	£	763.00
Tip Top Cleaners (2006) Ltd	£	3,434.14
Total (IOM) Ltd	£	8,738.03
Ulverscroft Large Print Books	£	435.34
Unique Fire Protection (IOM)	£	132.46
Viking Direct	£	42.11
W G Young	£	200.00
W.D.S. Ltd	£	500.70
W.H. Looney (Ramsey) Ltd	£	37.90
Whittaker Trading Ltd	£	49.12
Wolseley UK Ltd	£	50.98
Grand Total	£	147,097.50

CAPITAL ACCOUNTS PAID TO 31st JULY, 2011
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Acc. No.	Payee	Description	Amount	Total
35	Mortgage Bond No. 3549	Bond Repaid		4,000.00
36	MacOwan Collett	Albert Road School Demolition		6,400.00
37	Manx Demolition Ltd	Albert Road School Demolition		44,879.94
38	SafetyNet Ltd	Albert Road School Demolition		4,500.00
39	Auldyn Construction Ltd	L.H.E. Phase 5		239,227.00
40	Cameron Hall	L.H.E. Phase 5		4,012.67
41	Transfer to General Revenue	L.H.E. Phase 5		537.44
42	Dalrymple Associates	Fascias Soffitts Rainwater Goods		1,053.24
43	Manx Glass & Glazing	Fascias Soffitts Rainwater Goods		23,750.00
44	Garden World	L.H.E. Phase 5		325.00
45	NK Joinery Ltd	Brookhill Seamount Rd Refurb		64,747.50
TOTAL				£ 393,432.79

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – AUGUST, 2011.**

Mr. Chairman and Members,

Copies of the following applications have been received from the Department of Infrastructure, Planning and Building Control Division under the planning consultation procedures. The applications are listed for consideration subject to comments where appended.

REF NO: 2879
P.A. NO.: 11/00979/B
APPLICANT: Total Media Limited
PROPOSED: Installation of a satellite dish
NOTES: P.A. in Detail
SITE: **Units 231 - 242, Viking Aparthotel, Second Floor, St Paul's Square, Ramsey**

REF NO: 2880
P.A. NO.: 11/00990/B
APPLICANT: Heritage Homes Limited
PROPOSED: Erection of 45 dwellings with associated highway and drainage infrastructure, public open space and landscaping
NOTES: P.A. in Detail
SITE: **Parts of fields 134273, 134274, 134275, 134276 and, north of former railway line and adj to EMI unit, adjacent highway, to the east of Gardeners Lane, Gardeners Lane, Ramsey**

REF NO: 2881
P.A. NO.: 11/01009/B
APPLICANT: Mr. R. Whittam
PROPOSED: Installation of replacement windows to rear elevation
NOTES: P.A. in Detail
SITE: **Gaiwill, 1, Bircham Avenue, Ramsey**

REF NO: 2882
P.A. NO.: 11/01022/B
APPLICANT: Kelly Moore
PROPOSED: Installation of replacement windows to front elevation and erection of single storey extension to rear elevation
NOTES: P.A. in Detail
SITE: **51, Bowring Road, Ramsey**

REF NO: 2883
P.A. NO.: 11/01026/B
APPLICANT: Mrs. Kerry Ashton
PROPOSED: Installation of window to replace existing garage door and additional door and window to side elevation
NOTES: P.A. in Detail
SITE: **12, Fairway Drive, Ramsey**

REF NO: 2884
P.A. NO.: 11/01040/C
APPLICANT: Raymotors Limited
PROPOSED: Variation of condition 4 to PA 10/01348/C to allow members of the public / customers to visit the approved offices
NOTES: P.A. - Change of Use
SITE: **1, Brookfield Crescent, Ramsey**

REF NO: 2885
P.A. NO.: 11/01054/B
APPLICANT: Mr. C. Hughes & Miss C Colvin
PROPOSED: Alterations and erection of a first floor extension to dwelling
NOTES: P.A. in Detail
SITE: **17, Cloughbane Avenue, Ramsey**

REF NO: 2886
P.A. NO.: 11/01066/B
APPLICANT: Mr. N. Boyes
PROPOSED: Erection of a conservatory to dwelling
NOTES: P.A. in Detail
SITE: **1, Reayrt ny Sleityn, Clifton Park, Ramsey**

REF NO: 2887
P.A. NO.: 11/01067/B
APPLICANT: Mr. S. Kelly & Mrs. E. Pressley
PROPOSED: Alterations, replace garage door with a window and erection of an extension to dwelling
NOTES: P.A. in Detail
SITE: **10, Killeaba Mount, Ramsey**

REF NO: 2888
P.A. NO.: 11/01069/B
APPLICANT: Ramsey Town Commissioners
PROPOSED: Installation of a flood lighting system
NOTES: P.A. in Detail
SITE: **Tennis Courts, Mooragh Park, Ramsey**

REF NO: 2889
P.A. NO.: 11/01071/B
APPLICANT: Thomas Allan Davies
PROPOSED: Installation of replacement windows and door to front elevation
NOTES: P.A. in Detail
SITE: **17, Waterloo Road, Ramsey**

REF NO: 2890
P.A. NO.: 11/01089/B
APPLICANT: Carlton Homes Limited
PROPOSED: Demolition of existing and erection of building to provide 19 apartments with associated parking (amendments to PA 09/00310/B)
NOTES: P.A. in Detail
SITE: **74 - 76, Waterloo Road, Ramsey**

REF NO: 2891
P.A. NO.: 11/01090/B
APPLICANT: Mr. Simon Slaytor
PROPOSED: Window and door alterations and removal of a chimney stack from dwelling
NOTES: P.A. in Detail
SITE: **Landfall, Mount Auldyn, Ramsey**

REF NO: 2892
P.A. NO.: 11/01093/B
APPLICANT: Mr. Craig Linden Sims
PROPOSED: Creation of a driveway and vehicular access
NOTES: P.A. in Detail
SITE: **Brendan, 13, Brookfield Avenue, Ramsey**

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – AUGUST, 2011

<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>	<i>Appendix II</i>
10/00660/A R.T.C. 2742	Farmers Combine Limited	Approval in principle to demolish existing warehouse buildings and erection of a building to provide seven apartments with associated parking	33, West Quay	Meeting held: 15/06/10 Fully Support	29/07/11 Application WITHDRAWN	
11/00761/B R.T.C. 2867	Ramsey Town Commissioners	Re-surfacing of road and construction of 48 car parking spaces and associated landscaping	Road and Verge adjacent to pitch at Ramsey Rugby Club pitch	Meeting held: 15/06/10 No Objection	10/08/11 Application APPROVED	1
11/00826/B R.T.C. 2873	Royal Bank of Scotland	Installation of replacement ground floor windows to rear elevation	Isle of Man Bank, Parliament Street	Meeting held: 20/07/11 No Objection	29/07/11 Application REFUSED	2
11/00888/C R.T.C. 2876	Evdokiya Ignatova	Change of use from retail to coffee shop/restaurant	34, Parliament Street	Meeting held: 20/07/11 Observation	03/08/11 Application APPROVED	3
11/00919/B R.T.C. 2878	Evdokiya Ignatova	Installation of extractor unit to premises	34, Parliament Street	Meeting held: 20/07/11 Observation	10/08/11 Application APPROVED	4

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – AUGUST, 2011

No.	P A No.	Applicant / Site / Description	Details
1	11/00761/B R.T.C. 2867	<p>Ramsey Town Commissioners, Road and Verge adjacent to pitch at Ramsey Rugby Club pitch.</p> <p>Re-surfacing of road and construction of 48 car parking spaces and associated landscaping</p>	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice.</p> <p>This approval relates to the re-surfacing of road and construction of 48 car parking spaces and associated landscaping as proposed in the submitted documents and drawing 601 REV C all received on 1st June 2011 and 4th August 2011.</p>
2	11/00826/B R.T.C. 2873	<p>Royal Bank of Scotland, Isle of Man Bank, Parliament Street</p> <p>Installation of replacement ground floor windows to rear elevation</p>	<p>The proposed windows within the rear elevation of the buildings do not have the same opening method and glazing pattern as the original windows. Furthermore no detail has been given why the existing windows cannot be repaired. Given that these windows are publicly viewable, the proposal fails to preserve or enhance the character or appearance of the Conservation Area detrimental to the visual amenities of the locality. As such the proposed development is contrary to the provisions of Environment Policy 35 of the Isle of Man Strategic Plan 2007 and Planning Circular 1/98.</p>
3	11/00888/C R.T.C. 2876	<p>Evdokiya Ignatova, 34, Parliament Street</p> <p>Change of use from retail to coffee shop/restaurant</p>	<p>The use must be taken up within four years of the date of this notice in order for this approval to remain valid after that time.</p> <p>This permission relates to the use of the ground floor of the premises as shown in the drawings and information received on 29th June, 2011, for the purposes of Class 3, Schedule 4 - Use Classes - of the Town and Country Planning (Permitted Development) Order 2005: that is, use for the sale of food or drink including hot food and drink, for consumption on the premises.</p> <p>The premises may be open only between 0830hrs and 1800hrs on any day.</p> <p>NOTE The applicant's attention is drawn to the provisions of the Sewerage Act 1999 in respect of the drainage of the site and any waste entering the drainage system. Also the internal layout as proposed may not comply with Food Hygiene, Building Regulations and Environmental Health regulations in respect of the location of the toilet facilities in relation to the kitchen.</p>
4	11/00919/B R.T.C. 2878	<p>Evdokiya Ignatova, 34, Parliament Street</p> <p>Installation of extractor unit to premises</p>	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice.</p> <p>This permission relates to the installation of a flue as shown in the drawings received on 4th July 2011.</p>

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
AUGUST, 2011 – PUBLIC**

Mr. Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 5

Block 31 These properties is now complete and has been handed to the Commission.

Block 32 Second fix joinery works is almost complete and second fix M & E works are ongoing. Internal decoration is complete and works to install the kitchens is complete and tiling works are ongoing. Works to install the fencing and footpaths is ongoing.

The site cabins and offices have been removed from the site in preparation for the establishment of the play area.

Recommendation: For information only.

Refurbishment of Properties, Brookhill and Seamount Road

The final phase of the works relates to No's 17, 18, 19, and 20, Brookhill Road. Electrical first fix is complete, second fix electrical works are ongoing, internal rendering works are ongoing and new kitchens are in the course of being assembled and fitted. Render and dashing works are ongoing to the external elevations all properties.

Recommendation For information only.

Combined Windows and Rainwater Scheme Refurbishment

Manx Glass and Glazing have now completed the replacement of fascias, soffits and rainwater goods to the properties on Vernon Road following a delay to the final properties due to the discovery of a birds nest. The scaffolding has now been removed.

Works are progressing well to the properties on Albert Terrace with works complete to the higher level and almost complete to the lower level.

Works are due to commence on the properties in Grays Gardens which will have new fascias, soffits and rainwater goods and replacement windows installed. The scaffolding is in place for this section of the works to be progressed.

Trenching works are being progressed to the rear of the properties on Westbourne Road in preparation for MEA cable undergrounding as part of the contract.

This is a 58 week contract in total will further works to be progressed on Queen's Pier Road and Cronk Elfin, completion of the scheme is programmed to be the end of July 2012.

Recommendation For information only.

Chief Technical Officer's Report – August, 2011, Public Continued:

Emergency Works, Bleak House (formerly Peveril Court), Mooragh Promenade

I can advise that works to make safe the building by removal of the unstable stone masonry dormer gables at third floor level on the front elevation of the building are programmed to be completed on this contract on Friday 12th August with Manx Demolition Limited carrying out the works.

The works were programmed to take no more than 6 weeks and, if the works are completed by the 12th August, the contract will have been completed 2 weeks ahead of schedule.

A further inspection of the property has taken place whilst the scaffolding is in position and it has been established that there are several areas of loose render which are deemed to be dangerous. Mr Morris and Pygott-White Limited have been contacted to allow them to remove these areas of defective render before the scaffolding is removed from the front of the building. Should the defective render not be removed by the owners or their agents, the Commission will arrange for such removal as set down under Section 23 of the Building Control Act 1991 before the taking down of the scaffolding.

Recommendation For information only.

Dog Fouling

A recent report from Mr Jason Roberts, Clerk to Port St. Mary Commissioners in respect of dog fouling has been forwarded for the Board's information and further comment.

Further investigations into DNA testing has taken place following Malew Commissioners initial comments several years ago and, according to Port St Mary's report, such testing is now a more realistic proposition. The initial DNA testing of dogs cost £18 and the DNA testing of 'samples' is approximately £35. providing that the licensing of dogs includes the requirement for a one off DNA test for each animal, a database of all dogs on the Island could be created which could result in dog fouling being traced back to a particular dog and owner, not the present situation of 'catching the offenders in the act'.

Port St Mary Commissioners consider that this could be a successful method of controlling this problem and generate positive publicity. After a few high profile cases, their view is that the problem would be reduced considerably. It is recognised that there are problems including working dogs and non-resident dogs

Mr Roberts has provided additional information in the form of an American website www.pooprints.com which explains the system of DNA databases for dogs.

Chief Technical Officer's Report – August, 2011, Public Continued:

Mr John Donnelly, Administrative Officer for the Commission has provided comment on the proposals as follows:-

1. DNA Testing

The premise of DNA testing is that you have two samples of DNA – one sample from the subject of offence and one comparable sample within a database. Testing will only work when the enforcing authority has both samples.

In order to have a workable system all dog dna would need to be within the Manx database. The expenditure of initially creating the database and having dna records created would be expensive for both the dog owner & tax payer. Testing could prove to be a costly and time consuming exercise. In the initial weeks of any system coming into operation the laboratories would be inundated for requests. Most samples would probably need to be analysed in the UK which would add to the cost and time taken for results to be provided.

The proposed costs to the dog owner and tax payer may be better spent in increased enforcement to deter offences against the local dog byelaws.

2 The Dogs Act

The Act does not include for the keeping of dogs on leads in designated areas. Amendments to the Act for the introduction of byelaws for the keeping of dogs on leads and for the provision for specified lengths of lead in designated areas (shopping streets or on highways for example) would go along way to improving the management and administration of the dogs byelaws. The foregoing proposed improvements will provide an agreeable conduct for dog walkers which can be seen by other responsible dog owners and the public at large and may in some areas be almost self policing.

Recommendation: For discussion

P. S. Harrison,
Chief Technical Officer

10th August, 2011.

**RAMSEY TOWN COMMISSIONERS
HOUSING & PROPERTY MANAGER'S REPORT
KITCHEN FRAME WORK AGREEMENT
AUGUST 2011 - PUBLIC**

Mr. Chairman and Members,

A detailed Business Case for the Kitchen Framework Agreement was presented to the Board by Mr. Ray Parry, former Property Manager, at the monthly meeting of the 21st October, 2009. The Business Case was drawn up by DoLGE (now Department of Social Care – DSC) and approved by Treasury in September, 2009. At the said October meeting the Members were in agreement to the principle and authorised discussion to progress.

Following a Tender process carried out by DSC on behalf of Local Authorities, Consultants and Contractors involved in the Kitchen Framework Agreement were approved by Treasury and have subsequently worked successfully on the early phases of the programme (including replacement kitchens at Kerroo Glass Sheltered Housing Complex). The team comprises:-

- Silva Consulting Ltd (Lincoln Forrest), Quantity Surveyors - Contract Administrator (CA) ;
- Holmes Grace Engineers – Planning Supervisor
- Clerk of Works - Mr John Leece from DSC
- Asbestos Surveyors - Mr Nick Dernie
- The DSC project manage the Kitchen Framework Agreement working closely with individual Housing Authorities as the programme moves forward.
- Messrs Tooms Bros Ltd and Cedar Developments Ltd, submitted the two lowest, compliant, tenders; with Tooms Bros Ltd being identified as most suitable to carry out contracts in the north and west; and Cedar Developments Ltd carrying out those in the south and east.

Early assessments of our housing stock have been carried out by our Properties and Maintenance staff to identify properties in need of replacement kitchens and to further enable an outline budget figure to be assessed: the current projected programme takes the draft outline as set out below. The Contractor will shortly carry out their own more detailed survey on the properties identified by us as needing new kitchens; following which they will submit their tender in accordance with rates set out under the Kitchen Framework Agreement agreed by Treasury: i.e. a Negotiated Tender under the umbrella of the Kitchen Framework Agreement.

Contract 1 (Nov 2011- March 2012 Approx)

<u>Estate</u>	<u>No. of Dwellings</u>	<u>Year built</u>
• Scheme 2 Albert Terrace	13	1929
• Scheme 3 Westbourne Road	6	1929
• Scheme 4 Princes Road	8	1932
• Scheme 4b Lower Queens Pier Road	16	1932
• Scheme 5 Upper Queens Pier Road	34	1936
• Scheme 10 Upper Queens Pier Rd 17-22	6	1958

Total : 83 to survey; 75 surveyed - 03/08/2011; resulting in provisional number of **53 to be replaced** (8 properties could not be accessed but may be added).

Contract 2 (Apr 2012 - June 2012 Approx)

• Scheme 7 Cronk Elfin	52	1952
• Scheme 13 Vernon Road	10	1964

Total : 62 to survey

Contract 3 (Feb 2014 – Sept 2014 Approx)

• Scheme 1 Gladstone Avenue	16	1927
• Scheme 11 Albert Street Flats	3	1959
• Scheme 15b Bircham Avenue Bungalows	3	1966
• Scheme 16 Bircham Avenue Close	64	1976
• Scheme 17 Close Caarjys	22	1979
• Scheme 18 Brookfield Court	12	1980
• Scheme 19 Close Ny Mooragh	32	1994

Total 152 to survey

The scheme will be subject to a formal petition for funding and a further report will be provided once the Stage 6 Tender report has been provided.

Recommendation: for information and further report.

**Marlene M Hendy
Housing & Property Manager**

5th August 2011

**RAMSEY TOWN COMMISSIONERS
ADMINISTRATION OFFICER'S REPORT
ENFORCEMENT ACTIONS
AUGUST 2011, - PUBLIC**

Mr. Chairman and Members,

Offences Against The Parking Order

At a Court Hearing on 27th July, 2011, Ms Carmencita Redon and Mr. Benedict Samuel Mitchell were each fined the sum of £75 plus with costs of £60 respectively for parking their vehicles in spaces designated for the disabled at Station Road Car Park. Both admitted the offences via the Coroner.

Both were given 1 month to pay failing which they will serve 10 days imprisonment in default of payment.

John Donnelly
Administration Officer

10 August 2011

**RAMSEY TOWN COMMISSIONERS
PUBLIC CORRESPONDENCE
AUGUST, 2011.**

Local Elections 2012 – Date confirmation and review update. (FGP)

The Department of Infrastructure has written to confirm that the Local Authority General Election will take place on Thursday 26th April 2012.

The Department will endeavour to assist local authorities in the carrying out of the election process and will be providing training for Clerks and Returning Officers. Training events will be provided in January and/or February 2012 and we will be seeking to confirm dates with attendees as soon as possible.

A review of the Local Authority Election process was carried out following the 2008 Election. The Department advises that a large number of responses were received from local authorities. Unfortunately the majority of proposed changes require changes to primary legislation which will not be completed before the elections in April 2012. However, the Department is committed to addressing key changes such as the possible introduction of proxy voting and the Introduction of Deputy Returning Officer as soon as the legislative programme allows following the election process next year.

The Local Government Unit is currently updating the Local Election Rules and other relevant legislation following changes made to the House of Keys Elections. Another possible change would be to reduce the period for objections to the same as the House of Keys Elections i.e. 2 hours rather than the current 3 days. This is currently being considered and more information will be forthcoming in due course.

Other possible amendments relate to the deadlines for printing of poll cards and changes to the nomination paper. As well as legislative changes the Local Government Unit will be looking to produce a Local Elections Guide for those who have a role in the Elections such as Returning officer, Clerk etc. This will be published in conjunction with the Workshops previously described.

The Department will be producing an election timetable and a general press notice on behalf of all Authorities and will require assistance with the provision of information closer to the time.

Recommendation: to be noted.

Marine Nature Reserve – Ramsey Bay:

(WD)

The Town Clerk has received a response to comments raised by the Commission at the July meeting.

Dr. Fiona Gell has advised that it is proposed that the protection of the Conservation Zone, Eelgrass Zone and Horse Mussel Zone from dredging and trawling will be a long term measure and that dredge fishing would not be permitted in these zones in the foreseeable future. The Fisheries Zone will be reopened to some dredging and trawling in the future but it is proposed that the fishing will be carefully managed based on good scientific information. A sustainable level of fishing using appropriate methods will be a condition of the seabed lease granted to the Manx Fish Producers' Organisation and will have to be licensed by DEFA.

The Department is still working on the details of the management of the Fisheries Zone but will keep the Commission informed on the development of the conditions for this seabed lease and how the area will be managed based on scientific information.

In terms of monitoring, the Department is currently collecting baseline information which will be used to develop a regular monitoring programme for the Bay. It has already carried out a series of Seasearch dives with volunteer divers will also be carrying out further survey work from the Barrule, additional scientific information is being gathered by Bangor University scientists from the survey vessel the Prince Madog.

The Department is keen to involve more local anglers, fishermen and other local groups in the monitoring so we will keep the Commissioners informed of how this community monitoring evolves.

Recommendation: to be noted and further report.

Bus Services:

(WD)

Mr. Ian Longworth has provided a further response to correspondence following consideration of the subject at the July meeting. Mr. Longworth has advised as follows:-

1. *The new buses are in fact longer than a double decker and therefore these do not assist us with the issue of serving Kerroo Glass. As indicated..... previously the Department is working on a policy to improve access for the mobility impaired and we expect to provide the first draft to the incoming administration and will then need to seek funding. I will keep you advised of progress.*

Bus Services Continued:

(WD)

2. *At the present time we have not proposed changing any school opening times and are seeking improved time keeping as a solution. I acknowledge that the Commission feel that the responsibility rests with this Department and with co-operation of other Departments such as Education and the opening times of St Ninian's school we were able to save 2 peak buses and £100,000. With our current budget we are not able to increase the size of the fleet and since the previous timetable arrangements we are carrying 3% more passengers with 12 less buses.*
3. *I am not able to comment further on the winter timetable at the present time as work is still ongoing but I do note the Commissioners comments.*
4. *We published in September last year the level of service we would operate on bank holidays over the next year and this was re-iterated in our summer timetable published on 1st May 2011. There were numerous changes in bank holiday service to reflect the changes in demand patterns on those days. The Department of Education and Children advised us there was no requirement to transport school children on Senior Race Day and nobody raised with the Department this issue of exams on that day. When late in the day we became aware we operated the appropriate school journeys.*
5. *The issue of overhanging trees is a difficult one for the Department as responsibility has been moved some time ago to the Department of Infrastructure where we frequently file reports of our difficulties.*

Finally, I expect to have some clear indication of the winter timetable in about a month's time and I will ensure that the principles of that are forwarded to you.

Recommendation: to be noted and further report.

Exhibition "Racing Through Time"

(FGP)

An exhibition showing the work of a yearlong artist residency funded by the Isle of Man Arts Council will be opened by Connor Cummins at Ramsey Town Hall on 19th August, 2011, to which the Chairman and Members have been invited.

'Racing Through Time' is an exhibition of twenty paintings by Manx artist Michael Starkey. The artwork was commissioned by the Isle of Man Arts Council to commemorate the centenary of the Mountain Course in 2011 and the first part of the exhibition was displayed in the Villa Marina during TT fortnight this year. The complete collection of paintings is now finished and will be on display in Ramsey Town Hall during Grand Prix fortnight and until at least 16th September 2011.

The paintings depict various points of the TT course throughout the decades since the TT began, showing how some of the course has changed considerably, while other sections of it remain the same as it always has done. Michael has undertaken extensive archive research to ensure the paintings are historically accurate.

Exhibition “Racing Through Time Continued:

(FGP)

Local TT competitor Connor Cummins, who currently holds the record for being the fastest Manxman round the TT course, will open the exhibition with Quintin Gill MHK, Chairman of the Arts Council.

The complete collection will now become part of the Arts Council’s contemporary art loan collection. The loan collection consists of 349 original pieces of art and prints and is displayed in public buildings and schools. Michael becomes one of many Manx artists whose work is included in the collection such as Michael Sandle, Norman Sayle, Chris Killip, Bryan Kneale, Peter Hearsay, Juan Moore and Adam Berry.

Also part of the exhibition will be an enlargement of Michael’s painting of Ramsey Town Hall in 1957 that people can have their photograph taken next to dressed as a marshal. On Monday 29th August visitors to the exhibition will have the chance to ‘Meet the Artist’ as Michael Starkey will be at the exhibition all day to talk to people and answer questions.

Books detailing the work behind the collection and postcards of the paintings will be available at various outlets on the Isle of Man or from the arts office of the Department of Community, Culture and Leisure Tel: (01624) 694598 or Email: iomartscouncil@gov.im . Books are priced at £7.99 and postcard sets are priced at £4.99. A £1.00 fee will be added for postage and packing.

For more information about the exhibition or the books and postcards please contact the arts office or visit the Arts Council’s website www.iomarts.com

Recommendation: To be noted and members advise the Town Clerk if they are able to attend.

St. John Ambulance – Street Collection:

(FGP)

Mrs. M. C. Bridson, County Staff Officer, St. John Ambulance, Isle of Man, has thank the Board for having permitted a street collection to be taken in Ramsey and has advised that the sum of £742.67 was raised in aid of the work of St. John Ambulance undertaken in the Isle of Man.

Recommendation: To be noted.

11th August, 2011.