



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

[www.ramsey.gov.im](http://www.ramsey.gov.im)

11<sup>th</sup> November, 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, 16<sup>th</sup> November, 2011**, at 7.00 p.m.

### **BUSINESS:**

- 1. Apologies for Absence:** Mr. G. K. Quayle
- 2. Minutes for Adoption:** pages: 1 – 8
  - Minutes of the Board Meeting held on 19<sup>th</sup> October, 2011.
  - Minutes Special Board Meeting held on 9<sup>th</sup> November, 2011.
- 3. Chairman's Report:** pages: 9 - 10
  - Bye-Election – 10<sup>th</sup> November, 2011 – South Ward
  - Meeting with Local Businesses
  - Mrs. Una Johnson
  - Mr. Ken Barnes – Head Gardener
  - Civic Duties
- 4. Town Clerk's Reports:** pages: 11 - 16
  - Action Pending **(Multi)**
  - Bleak House **(FGP/WD)**
  - Licensing Act – Drinking in Public Places **(FGP)**
  - Off-Licence Applications **(FGP)**
- 5. Finance Officer's Report:** **(FGP)** pages: 17 - 20
  - Revenue Accounts
  - Capital Account

- 6. Chief Technical Officer's Reports:** (WD) pages: 21 - 26
- Planning Applications
  - Appendices
  - General Report
    - Combined Windows and Rainwater Scheme Refurbishment
    - Station Road Car Park – Remedial Works
    - Development at the Junction of Claugbane Avenue and Fairway Drive
    - The Pavillions PA 01/00884
    - Mooragh Park Main Drive – Reconstruction Scheme
- 7. Housing & Property Manager’s Report:** page: 27 - 28
- Kitchen Framework Agreement (HP)
- 8. Public Correspondence:** page: 29
- Petition Deed of Easement – (FGP)
    - GRP Kiosk on land at Bircham Avenue Close
  - SS Ellan Vannin – Service of Remembrance (FGP)
  - Petition Kitchen Framework Agreement – 62 Dwellings (FGP)
- 9. Notices of Motion:** pages: 30 - 31
- Notice of Motion dated 19<sup>th</sup> October, 2011, standing in the name of Mr. R. Radcliffe – “ Election of Deputy Lead Member For Works and Development and Member of the Commission’s Regeneration Committee.
  - Notice of Motion dated 25<sup>th</sup> October, 2011, standing in the name Of Mr. R. Radcliffe – “Invitation to Meeting Planning Enforcement Officer... Gardeners Lane .. removal of trees / hedgerows.”
- 10. Any other Business:**  
(By permission of Chairman)

Town Clerk & Chief Executive

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

Fellow Members,

**Bye-Election 10<sup>th</sup> November 2011 – South Ward**

On Thursday 10<sup>th</sup> November a bye-election was held to the vacancy in South ward created as a consequence of Mr. L. I. Singer's election to the House of Keys.

I am pleased to report that the contest for the vacancy was conducted both fairly and in good spirit by the candidates Steven Bevan and Stephen Rand, and that Steven Bevan was duly elected to serve as a Commissioner for South Ward on the Board of Ramsey Town Commissioners until 30<sup>th</sup> April, 2012.

May I take this opportunity to congratulate Mr. Bevan on his election and to welcome him as a Member of the Board.

**Meeting with Local Businesses**

Members will recall the very successful event where local business proprietors were invited to meet the Commissioners and senior staff. It is my intention to hold a similar event on Monday 12<sup>th</sup> December between 6 p.m. and 8 p.m. to which local business people will be invited.

**Mrs. Una Johnson:**

I have to advise Members that, after 33 years of service as the Honorary Naval Liaison Officer for the Isle of Man, Mrs. Una Johnson, M.B.E., has with regret resigned from that post.

Awarded the honour of an M.B.E., in 2006 in recognition of her services Una has worked tirelessly over the years and particularly with the Town of Ramsey since the Royal Navy commissioned HMS Ramsey.

I am sure members will wish to join with me in recording our sincere thanks to Una for the invaluable service she has provide to the Town of Ramsey and to the Island.

**Mr. Ken Barnes – Head Gardener:**

I record our appreciation to our Head Gardener, Mr. Ken Barnes, who has retired from the post of Head Gardener after 10 years of service. Ken has spearheaded our success in the Island and Britain in Bloom Competitions and has maintained the wonderful reputation for floral excellence that the Mooragh Park has had for so many years.

We wish Ken a long, healthy and happy retirement.

**Civic Duties:**

In the past month I have had the pleasure of representing the Commission at the following function:-

- Lezayre Civic Sunday

It will be my honour to attend Services of Remembrance on 13<sup>th</sup> November, 2011, and I take the opportunity to record our appreciation to the members of Ramsey Branch Royal British Legion, led by Mrs. Hazel Fergusson, for all they do in co-ordinating the Poppy Appeal in Ramsey.

10<sup>th</sup> November, 2011.

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

Mr. Chairman and Members,

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

	<b>Topic</b>	<b>Action</b>	<b>Notes</b>
Public Correspondence	Control of Injurious Weeds	Further Report	Pending
Chief Technical Officer	Britain in Bloom	Initiatives to continue Island competition	Letter sent to incoming Minister for Community Culture and Leisure
Chief Technical Officer	Land at Poyll Dooley	Meeting with Heritage Homes and Planners	Pending
Regeneration Committee	Street lighting proposals	Presentation by design team	Pending – date to be agreed
Town Clerk	Town Byelaws	Draft model Byelaws received for officer review and comment	For report December 2011

**Recommendation:** to be noted

*T. P. Whiteway*  
Town Clerk and Chief Executive

11<sup>th</sup> November, 2011.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
BLEAK HOUSE  
NOVEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

Further to the report to the October meeting the Town Clerk has now received more detailed information from the Clerk of Tynwald as to the manner in which a Bill should be progressed in relation to Bleak House.

Members will recall that at the August public meeting the Commission determined that it would wish to progress legislation which would provide that:-

- the unencumbered freehold and leasehold interests be passed into the ownership of the Ramsey Town Commissioners absolutely the property to be sold on the open market as an unencumbered freehold without leases or tenancies;
- the proceeds of the sale to be used in the first instance to reimburse the costs incurred by the Ramsey Town Commissioners in taking action to remove the danger;
- surplus monies would then be distributed between the leaseholders using a formula to be agreed;
- the existing freeholder having the right to then purchase the property and have total control over it and carry out the required refurbishment

As a consequence the Town Clerk produced a draft Bill which was passed to the Clerk of Tynwald by Mr L I Singer, MHK. The Clerk of Tynwald has discussed this matter with the Town Clerk and has drawn attention to the following House of Keys Standing Orders (which are obtainable from the Tynwald website): 4.2(2), 4.34, and 4.35 (introduction); 7.1 and 7.7-7.10 (petitions); and 4.37 and 4.38 (notice).

The Clerk of Tynwald advises that the matter will be required to be progressed as a private bill, the first step towards which is to present a Petition for the Bill, examples of previous Petitions have been provided from which a draft petition will be prepared.

It is likely that the House of Keys will wish to refer the Petition to a Committee under Standing Order 4.34(3). This may be a Joint Committee with the Legislative Council. One advantage of this is that if either branch is unhappy with the Bill the Petitioners and the Opponents of the Bill (if there are any) will know at an early stage. This will save expense on advocates etc. It should be noted that the Bill will take over private rights and the Clerk of Tynwald has said that in his view the two branches will consider that a Committee will be the best forum to explore this. If the branches are content once the Committee has reported, then the Bill's should be able to progress without much delay or obstacle.

**Town Clerk's Report – Bleak House – November, 2011,  
Public Continued:**

Tynwald Standing Orders provide that certain costs associated with the progress of a private bill are to be met by the petitioners, including the cost of printing and the expenses of any committee including attendance, travel and any specialist advice sought.

At the present the Chief Technical Officer has written to the Freehold and Leasehold interested parties seeking additional work to be undertaken within a specified time period which will expire on 4<sup>th</sup> December 2011, thereafter a decision will require to be taken as to the issue of a formal Notice under the Building Control Act 1991 and the parties upon whom such should be served.

**Recommendation: to be noted and further report.**

***T. P. Whiteway,***  
**Town Clerk and Chief Executive.**

11<sup>th</sup> November, 2011.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
LICENSING ACT — DRINKING IN PUBLIC PLACES  
NOVEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

Legislation to address the issue of drinking in public places was proposed within the Criminal Justice (Miscellaneous Provisions) Bill 2010.

This Bill passed its Second Reading in the House of Keys in October 2010 but was subsequently referred to a Committee of the House. That Committee reported back to the House in June 2011. However, as the Bill did not clear the House of Keys before the General Election, it has now lapsed.

The Town Clerk has made enquiries of the Department of Home Affairs which has advised that it is working with representatives of the licensing industry on proposals for a Bill to deal with a variety of licensing issues with a view to introducing such a Bill during the life of the current House of Keys.

**Recommendation: to be noted and raised with Members of the House of Keys.**

**T P Whiteway  
Town Clerk & Chief Executive.**

4<sup>th</sup> November, 2011.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
NORTHERN LIGHTS COMMUNITY CENTRE  
9<sup>th</sup> NOVEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

**NOTE - THIS MATTER WAS CONSIDERED AT A  
SPECIAL MEETING HELD ON 9 NOVEMBER 2011**

The Northern Lights Community Centre is an initiative lead by local residents Sam and Natalie Jenkins which aims to provide a centre of activity, a centre of learning, growth & hospitality focusing primarily of aspects of music and creative arts.

The venture has a website <http://www.northernlightscommunitycentre.co.uk> which indicates that the centre hopes to provide:-

- *A 'plug & play' rehearsal room where you only pay for the time you rehearse.*
- *A recording studio for you to record your music to bring home to rehearse for performances or to send to record labels.*
- *We will have workshop space for workshops covering all aspects of music and creative arts.*
- *We will have gallery space available for exhibitions.*
- *There will be a cafe/meeting area welcoming all ages and members of our community. This will open in the morning for families with space for little people, and open into the evening for the bigger.*
- *A safe creative environment for everyone to fulfil their potential from small children, teenagers, young adults through to the fully grown - everybody will be made welcome.*
- *There will be musicians, artists and artisans in residence.*
- *You will have a supportive venue and base from which you can raise funds to develop your projects and realise your dreams.*
- *Most importantly of all there will be you flourishing, with the help from your community.*

A planning application has been submitted for the centre, located at 4 Forest View, Bowing Road, which is on the agenda for the November meeting, and the applicants have requested a meeting to outline their proposals and seek the Commission's support.

The Chairman has agreed that a special meeting to enable a presentation should take place at 7:00 p.m. on Wednesday, 9<sup>th</sup> November, 2011, at the Town Hall.

**T P Whiteway  
Town Clerk & Chief Executive.**

4<sup>th</sup> November, 2011.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
OFF-LICENCE APPLICATIONS  
NOVEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

**Ellan Vannin Fuels Limited – former Total Garage Lezayre Road.**

On the instruction of the Commission the Town Clerk submitted an objection to the application for an off-licence in respect of the Total Garage, Lezayre Road, Ramsey. The matter was adjourned at the October sitting of the licensing court for a date to be set at the Sitting of the Licensing Court held on 10<sup>th</sup> November 2011.

The Town Clerk attended the Licensing Court on 10<sup>th</sup> November at which a date for Hearing was set for the 30<sup>th</sup> January 2012, at 10 a.m. The Court was also advised that the application will now be progressed in the name of Ellan Vannin Fuels Limited, the business having been sold by Total (IOM) Limited.

Court instructions were given that the applicant should submit and serve their statement of case and evidence before 4 p.m. on the 9<sup>th</sup> December 2011; that the objectors should similarly serve papers by 4 p.m. on 30<sup>th</sup> December 2011; and that the police should issue their report, including the statement of the Northern Divisional Inspector by 4 p.m. on the 20<sup>th</sup> January 2012.

The Town Clerk will attend to the service of papers and attend the hearing unless the Commission wishes to appoint Advocates to act on its behalf.

**CI Newsagents (Isle of Man) Limited – 19 Parliament Street**

The Town Clerk also attended the Licensing Court in relation to an application by CI Newsagents Limited for an off-license in respect of 19 Parliament Street, the Pickwicks store which is shortly to be closed and refurbished with the intention of reopening as a Spar convenience store. Members will recall that CI Newsagents had previously obtained a provisional off-license despite the Commission's opposition.

Advocates for the applicant sought an adjournment to a date to be set administratively, with a fall-back date of 26<sup>th</sup> January 2012, which was granted. The Town Clerk will notify the court of availability to attend on a date to be set. The Advocate also indicated that the applicant would wish to meet with the objectors to the application, and to a similar application in respect of the Market Garage Peel which has been opposed by the Peel Town Commissioners, to discuss their proposals.

The Town Clerk will attend the hearing unless the Commission wishes to appoint Advocates to act on its behalf.

**Town Clerk's Report – Off-Licence Applications –  
November, 2011 – Public Continued:**

The Town Clerk has undertaken research into the subject of off-license facilities and the impact of such and will prepare a document summarizing the findings for the Commission's consideration.

The Town Clerk has been contacted by Mr. Peter Whittaker of CI Newsagents who has requested a meeting to outline the application. Mr Whittaker advises that the licensed area is now proposed to be considerably reduced with tighter controls also being put in place.

**Recommendation: for consideration.**

**T P Whiteway  
Town Clerk & Chief Executive.**

10<sup>th</sup> November, 2011.

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

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £288,700.12 were made in October, 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 October, 2011, totalling:-

£ 243,005.09

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

9<sup>th</sup> November, 2011.

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

Supplier	Total
1st Galaxy Fireworks Ltd	£ 5,062.20
2e2 (IOM) Ltd	£ 1,698.63
A.E. Corkill (Removals) Ltd	£ 465.00
AB Photography Ltd	£ 420.00
Agrimark Ltd	£ 47.88
Ashcrofts (1997) Ltd	£ 121.17
Bertram Library Services	£ 1,285.03
Brew & Corkill Ltd	£ 4,032.25
Bridson & Horrox Ltd	£ 1,581.84
Chas E Richmond Ltd	£ 7,168.41
Cleervu Aerial Specialists Ltd	£ 104.40
Colas (IOM) Ltd	£ 137.22
Colin Skillicorn	£ 240.00
Dalrymple Associates	£ 1,276.42
Dave Perry	£ 4,631.10
Dickinson Cruickshank	£ 890.00
DMS Autocentre Ltd	£ 44.26
Eden Park Garden Centre	£ 154.40
Edmundson Electrical Ltd	£ 144.00
Farmers' Combine Ltd	£ 75.00
Feedwater Ltd	£ 978.00
Feltons Ironmongers	£ 521.95
Freeport Freight Services Ltd	£ 34.33
G4S Secure Solutions (Isle of Man) Ltd	£ 2,628.14
Go Marketing Ltd	£ 42.91
Haldane Fisher (IOM) Ltd	£ 652.31
Hon A R Bell M.H.K.	£ 31.80
Isle of Man Government	£ 53,098.61
Isle of Man Library Services	£ 254.05
Isle of Man Newspapers Ltd	£ 921.61
J Parker Dutch Bulbs (W'sale) Ltd	£ 288.72
Kennaugh & Allison (Builders) Ltd	£ 2,377.19
Lexicon Bookshop	£ 80.59
Lite Ltd	£ 2,029.20
MacOwan Collett Consulting Eng Ltd	£ 9,015.90
Manx Business Solutions Ltd	£ 27.65
Manx Electricity	£ 13,095.71
Manx Gas Ltd	£ 18.77
Manx Telecom Ltd	£ 1,564.78
Mr R Lawley	£ 8.00
Mr William Buck	£ 40.00
Mrs M Forgie	£ 10.00
N J Dernie	£ 341.00
National Westminster Bank	£ 10.00
Neopost Ltd	£ 1,000.00

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

NK Joinery Limited Group	£	8,359.20
Office Equipment Centre (1978) Ltd	£	138.60
Outdoor Power & Plant Ltd	£	5,781.40
Outlook Window Systems Ltd	£	1,140.00
P & M Window Cleaners	£	311.38
Paul Jensen Associates	£	145.00
Paul Wheeler Ltd	£	1,955.01
Phinik I.O.M. Ltd	£	132.00
Phoenix Windows	£	40.80
Pickwicks	£	60.05
Quiggin & Cubbon Ltd	£	83.56
Ramsey Town Band	£	50.00
Ramsey Town Commissioners	£	49.99
read - The Reading Agency Ltd	£	24.00
Sadler Agricultural Supplies Ltd	£	1,800.00
Sarah's	£	50.00
St. Paul's Bookshop	£	904.67
T&GWU	£	109.02
The British Library	£	22.30
The Jessop Group Ltd	£	90.17
The Post Office	£	182.00
The Ramsey Steamship Co. Ltd	£	1,063.68
Tip Top Cleaners (2006) Ltd	£	3,216.06
Total (IOM) Ltd	£	14,408.21
UAC Limited	£	25.80
Ulverscroft Large Print Books	£	845.68
Unique Fire Protection (IOM)	£	110.99
Viking Direct	£	186.97
W.D.S. Ltd	£	258.12
W.F. Howes Ltd	£	188.86
W.H. Looney (Ramsey) Ltd	£	164.33
Whittaker Trading Ltd	£	1,549.41
Wolseley UK Ltd	£	29.77
<b>Grand Total</b>	<b>£</b>	<b>162,127.46</b>

CAPITAL ACCOUNTS PAID TO 30th NOVEMBER, 2011
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Acc. No.	Payee	Description	Amount	Total
93	A.I.G. Ltd	Remedial Works L.H.E.		80.00
94	A E Corkill (Removals) Ltd	Remedial Works L.H.E.		55.00
95	Dave Perry	Remedial Works L.H.E.		112.50
96	Mrs M Forgie	Remedial Works L.H.E.		60.40
97	Outlook Window Systems	Remedial Works L.H.E.		70.00
98	C E Richmond Ltd	Remedial Works L.H.E.		119.30
99	Manx Glass & Glazing	Fascias Soffits, Rainwater Goods		50,585.54
100	Dalrymple Associates	Remedial Works L.H.E.	1,250.00	
		Fascias Soffits, Rainwater Goods	<u>1,713.24</u>	2,963.24
101	BRE	L.H.E. Phase 1		2,500.00
102	Island Drainage & Groundworks	Station Road Car Park		26,988.10
103	Isle of Man Government	Remedial Works L.H.E.		1,210.00
104	Manx Gas Ltd	Remedial Works L.H.E.		136.94
105	Transfer to General Revenue	Remedial Works L.H.E.		1,426.47
106	Silva Consulting Ltd	Kitchen Framework Agreement		11,439.00
107	Holmes Grace	Kitchen Framework Agreement		1,116.00
108	McGarrigle Architects Ltd	Remedial Works L.H.E.		3,066.00
109	Mrs E Perry	Remedial Works L.H.E.		83.00
110	Transfer to General Revenue	Remedial Works L.H.E.		138.37
111				
112				
113				
114				
115				
116				
117				
118				
<b>TOTAL</b>				<b>£ 102,149.86</b>

**RAMSEY TOWN COMMISSIONERS  
CHIEF TECHNICAL OFFICER'S REPORT  
PLANNING APPLICATIONS – NOVEMBER, 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: 2868 **AMENDED PLANS**  
P.A. NO.: 11/00791/B  
APPLICANT: Department of Infrastructure, Highways Division  
PROPOSED: Alterations and amendments to highways, installation of new street furniture, lighting plus hard and soft landscaping  
NOTES: P.A. in Detail  
SITE: **Water Street, Peel Street, Bourne Place, Parliament Street & Courthouse Gardens, Ramsey**

REF NO: 2890 **AMENDED PLANS**  
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: 2911 **AMENDED PLANS**  
P.A. NO.: 11/01375/B  
APPLICANT: Summerland House Limited  
PROPOSED: Alterations, including the installation of a balcony and replacement windows and doors, and erection of an extension to a dwelling  
NOTES: P.A. in Detail  
SITE: **1, Summerland, Ramsey**

REF NO: 2913  
P.A. NO.: 11/01408/B  
APPLICANT: Graham Stowell  
PROPOSED: Installation of a replacement window and cellar door  
NOTES: P.A. in Detail  
SITE: **Gophers Coffee Shop, 2, West Quay, Ramsey**

REF NO: 2914  
P.A. NO.: 11/01424/B  
APPLICANT: Mr. & Mrs. D. Moore  
PROPOSED: Installation of replacement windows and door to front elevation  
NOTES: P.A. in Detail  
SITE: **45, Bowring Road, Ramsey**

REF NO: 2915  
P.A. NO.: 11/01426/B  
APPLICANT: Mr. M. Ellis  
PROPOSED: Installation of replacement windows and door to shopfront  
NOTES: P.A. in Detail  
SITE: **26, Parliament Street, Ramsey**

REF NO: 2916  
P.A. NO.: 11/01457/B  
APPLICANT: Mr. & Mrs. J. Crowe  
PROPOSED: Erection of an extension, creation of a patio terrace and installation of a flue  
NOTES: P.A. in Detail  
SITE: **Harbour Town House, 19, Bowring Road, Ramsey**

REF NO: 2917  
P.A. NO.: 11/01468/B  
APPLICANT: Mr. P. Carey  
PROPOSED: Installation of replacement porch windows and door  
NOTES: P.A. in Detail  
SITE: **9, Taubman Street, Ramsey**

REF NO: 2918  
P.A. NO.: 11/01470/C  
APPLICANT: Natalie Anne Jenkins, Northern Lights Community Centre  
PROPOSED: Change of use of existing office to a community centre  
NOTES: P.A. - Change of Use  
SITE: **4, Forest View, Bowring Road, Ramsey**

REF NO: 2919  
P.A. NO.: 11/01504/B  
APPLICANT: Hartford Homes Limited  
PROPOSED: Amendments to detached dwellings with integral garages on plots 1, 2 & 3 approved under PA 10/01320/B  
NOTES: P.A. in Detail  
SITE: **Plots 1 - 3, Palm Winds, The Vollan, Ramsey**

REF NO: 2920  
P.A. NO.: 11/01513/B  
APPLICANT: Northville Estates Limited  
PROPOSED: Installation of replacement windows  
NOTES: P.A. in Detail  
SITE: **29, Parliament Street/Tower Street, Ramsey**

REF NO: 2921  
P.A. NO.: 11/01537/B  
APPLICANT: Mr. B. Curran  
PROPOSED: Erection of extension above existing garage to create a dwelling  
NOTES: P.A. in Detail  
SITE: **Land adjacent to Woodbrae, The Crescent, Ramsey**

P. S. Harrison,  
Chief Technical Officer

7<sup>th</sup> November, 2011

**R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – NOVEMBER, 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>
11/01293/B R.T.C. 2904	Ramsey Town Commissioners	Extension to existing temporary car park to create an additional 31 spaces	Former Albert Road School Site	Meeting held: 19/10/11 No Objection	27/10/11 Application APPROVED	

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

<b>No.</b>	<b>P A No.</b>	<b>Applicant / Site / Description</b>	<b>Details</b>
	11/01293/B R.T.C. 2904	Ramsey Town Commissioners Former Albert Road School Site  Extension to existing temporary car park to create an additional 31 spaces	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.  This permission relates to the use of the area shown in drawings 10 and 11 received on 16 <sup>th</sup> September, 2011 for car parking.

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

Mr. Chairman and Members,

**Combined Windows and Rainwater Scheme Refurbishment**

Manx Glass and Glazing have completed the replacement of fascias, soffits and rainwater goods to the properties on Vernon Road, Grays Gardens, Seamount Road, Upper Queen's Pier Road and Albert Terrace.

Works to replace the soffits, fascias and rainwater goods to Seamount Road and Queens pier Road have been completed and the replacement of windows in these areas has now commenced.

This is a 58 week contract in total with the final stage being the replacement of windows, soffits, fascias and rainwater goods to all properties in Cronk Elfin which is due to commence on 28<sup>th</sup> November 2011, completion of the scheme is programmed to be the end of July 2012.

**Recommendation      For information only.**

**Station Road Car Park – Remedial Works**

Island Drainage and Groundworks as Principle Contractor for this contract have made steady progress and remain approximately 1 week ahead of programme with completion scheduled before the end of November.

Where possible, the excavated material which includes bricks and stone have been crushed on site for re-use, clay type material, metal and some timber which is unsuitable has been removed from site. Rejected materials from the excavation have included timber, metals and wagon tyres.

The Type 2 material which has been used for the infill, including the crushed material has been compacted in layers to prevent any settlement and the drainage channel and ducting and a final layer of Type 1 material is in the process of being laid and compacted prior to tarmacadam base and top coating. It is envisaged that the tarmacadam works will have commenced before 11<sup>th</sup> November.

Other minor areas of patching within the Station Road Car Park will be addressed when the macadam topping works are undertaken.

**Recommendation      For further reporting.**

**Development at the junction of Cloughbane Avenue and Fairway Drive – The Pavilions PA01/00884**

The Commission has received complaints regarding the deposit of materials, including concrete and other material, on the plot of land adjacent to the Pavilions, Fairway Drive, Ramsey.

The Commission is aware that the area has planning consent for use as a garden, this designation allowed the Pavilions development to proceed with the number of units it contains, and that a landscaping scheme exists which was provided under a condition under the planning consent for that development, which has not yet been completed.

The Town Clerk has drawn the matter to the attention of the Planning Enforcement Officer who has advised that a revised landscaping scheme has recently been approved for the site, as a condition of the existing planning consent.

A copy of the approved landscaping scheme has been received by this office. The contractor, Hartford Homes has been asked to supply a proposed programme for these works.

**Recommendation: to be noted and further report**

**Mooragh Park Main Drive – Reconstruction Scheme**

The Design Team is progressing detailed design on the scheme to reconstruct the Mooragh Park Main Drive. A Stage 4/5 report is awaited and it is hoped to bring this report to the Board in November in order that Expressions of Interest can be sought as report last month as the proposed programme.

- Expressions of interest – Mid November
- Tender – Mid Dec 2011 to mid January 2012
- Commence construction – 30th January 2012
- Completion (allow 10 weeks) – 6th April 2012

Practical completion and handover should be achieved before Easter 2012.

**Recommendation: for further reporting**

P. S. Harrison,  
Chief Technical Officer

10<sup>th</sup> November, 2011

**RAMSEY TOWN COMMISSIONERS  
HOUSING & PROPERTY MANAGER'S REPORT  
KITCHEN FRAMEWORK AGREEMENT  
NOVEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

**Kitchen Framework Agreement**

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 21<sup>st</sup> October 2009. The Business Case to replace kitchens, where deemed necessary and appropriate, in Local Authority Housing across the Island was drawn up by DoLGE (now Department of Social Care – DSC) and approved by Treasury in September 2009. At the said October meeting of 2009 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). In some contracts this work has involved structural alterations and improvements to kitchen layouts. In Phase 1 of Ramsey Town Commissioners properties, structural alterations will not be involved, however in later proposed replacements, some elements of structural alterations ( e.g. removal of internal walls to open up kitchens and provide improved family-sized Kitchen-Dining rooms), is likely to be involved.

As Members will be aware, some three years ago, the Properties Section, working with Mr Gerry McGarvey, Building Surveyor with the DSC, initiated a survey and reporting process (Housing Condition Report) embracing all housing owned by the Ramsey Town Commissioners. This process was aimed at identifying the condition of all of our housing stock and formulating a programme of future planned maintenance at intervals of 5yr, 15yr, and 25yrs. This document is updated annually; has proved to be invaluable and has been sited as 'best practice' by Central Government and recommended to be adopted by other Housing Authorities.

As part of the lead in to the works under the Kitchen Framework Agreement, our own Housing Condition Report has helped identify the properties requiring replacement kitchens, either immediately, or within the next five years, to take advantage of this opportunity. In addition to this, our own staff have carried out further surveys of every kitchen involved (August 2011) and ascertained that of 83 surveyed for Phase 1, 62 were deemed requiring replacement kitchens.

**Housing and Property Manager's Report – Kitchen Framework Agreement –  
November, 2011, Public Continued:**

We endeavour to upgrade/replace kitchens, as appropriate, when properties become void due to tenants moving on to other accommodation; however, such works have to be financed out of the limited Maintenance Budget (cut last year from 33 $\frac{1}{3}$  % to 30% of rents collected). Any major programme of kitchen replacement would have to be by way of a Capital Scheme, requiring the services of Contract Administrator; Planning Supervisor; Asbestos Specialist Surveys, as are involved in the Kitchen Framework Agreement.

The current scheme is managed by a professional team, approved by Treasury and having been progressed through the tender process which is always closely scrutinised by the Department of Social Care and Treasury; the tenders are deemed to represent value for money.

We are fortunate in that our current housing stock has been well managed in the past and considered to be generally in sound condition. The Housing Condition Report sets out the condition of individual areas of housing within the town and identifies future programmes and priorities for maintenance and renewals. The Properties Section continues to work with Mr Gerry McGarvey, government Surveyor, to identify the priorities for current and future schemes to safeguard the condition of our housing stock and the capital investment this represents.

Following the approval of the Board at the meeting of the 19<sup>th</sup> October 2011, a Petition, dated 26<sup>th</sup> October 2011, was submitted on behalf of the Ramsey Town Commissioners. By letter dated 4<sup>th</sup> November 2011, the Department of Social Care formally gave notification that the Petition to borrow from the Isle of Man Bank, a sum not exceeding £613,087.42 in relation to the Kitchen Framework Agreement, had been approved by the Department. We have also since heard that statutory checks on Messrs Tooms Bros(1994), have been completed and found to be in order, in which case the works under the said scheme are authorised to proceed.

**Recommended: For Noting**

**Marlene M Hendy,  
Housing & Property Manager.**

10<sup>th</sup> November, 2011.

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

**Petition Deed of Easement — GRP Kiosk on Land at Bircham Avenue Close (FGP)**

The Department of Infrastructure has approved the application from Ramsey Town Commissioners, under Section 25 of the Local Government Act 1985, to enter into a Deed of Easement with Manx Gas Limited to lay pipes and site a GRP kiosk on land at Bircham Avenue Close, for the purpose of siting a gas regulator in connection with the introduction of natural gas to Ramsey.

**Recommendation: to be noted**

**SS Ellan Vannin Service of Remembrance: (FGP)**

The Chairman and Commissioners have received an invitation to attend the Remembrance Service which is being held on Saturday 3rd December 2011 at 2pm at the site of the memorial plaque on the West Quay, and at which the Chief Minister will be present.

The service is being conducted by Rev B O'Mahony of Church of Our Lady, Star of the Sea and St Maughold. Following the service there will be a viewing of the plaque commemorating the stone masons who worked at the Church and who were lost in the tragedy. If wet the service will take place in the Church.

**Recommendation: to be noted and individual attendance**

**Petition —Kitchen Framework Agreement, 62 Dwellings, Ramsey. (FGP)**

The Department of Infrastructure has approved the application from Ramsey Town Commissioners, under Section 51 of the Local Government Act 1985, seeking approval to borrow a sum not exceeding £ 613,087.42 repayable within 15 years to defray contract costs and other associated project costs related to the Kitchen Framework Agreement programme B- Contract 8, 62 Dwellings, Ramsey.

**Recommendation: to be noted**

11th November, 2011.

**RAMSEY TOWN COMMISSIONERS  
NOTICE OF MOTION  
NOVEMBER, 2011.**

Mr. Chairman and Members:

The following notice of Motion, dated 25<sup>th</sup> October, 2011, is submitted in the name of Mr. R. Radcliffe:

“That the Ramsey Town Commissioners, as a matter of urgency, invite the Planning Enforcement Officer to visit Gardeners Lane to determine that all works being undertaken; especially the removal of trees / hedgerows; are in accordance with current planning consents and the conditions imposed by those consents. Should any works be found to be in breach of those consents; the Commission expects that suitable penalties will be imposed and remedial measures will be instigated as a matter of urgency.”

Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended to bring it forward.

Accordingly this matter is adjourned to the meeting of the Board to be held on 21<sup>st</sup> December, 2011.

7<sup>th</sup> November, 2011.

**RAMSEY TOWN COMMISSIONERS  
NOTICE OF MOTION  
NOVEMBER, 2011.**

Mr. Chairman and Members:

The following notice of Motion, dated 19<sup>th</sup> October, 2011, was submitted in the name of Mr. R. Radcliffe to the meeting of the Board held on 19<sup>th</sup> October, 2011:

“Following the election to the House of Keys, of Mr. L. I. Singer, the Board consider and elect :

- a) A Deputy Lead Member for Works and Development; and
- b) A Member of the Commission to serve on the Commission’s Ramsey Regeneration Committee.

In both cases the term of the election will be to 30<sup>th</sup> April, 2012.

Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended to bring it forward.

Accordingly this matter was adjourned to the meeting of the Board to be held on 16<sup>th</sup> November, 2011.

8<sup>th</sup> November, 2011.