



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

www.ramsey.gov.im

14th October, 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, 19th October, 2011**, at 7.00 p.m.

BUSINESS:

1. Apologies for Absence:

A Vacancy exists in South Ward.

2. Minutes for Adoption:

pages: 1 – 5

- Minutes of the Board Meeting held on 21st September, 2011.

3. Chairman's Report:

page: 6

- House of Keys Election
- Ramsey Town Band
- Civic Duties

4. Town Clerk's Reports:

pages: 7 - 14

- Action Pending **(Multi)**
- Consultation – Payment of Personal Allowance Credit and Tax Relief for Letting a Room in Your Home **(FGP)**
- Manx Museum and National Trust **(FGP)**
- Project Sponsorship of Capital Schemes **(FGP)**
- Ramsey Bay Marine Nature Reserve **(PL / WD)**
- Total Garage – Off Licence Application **(FGP)**
- Town Byelaws **(FGP)**

5. Finance Officer's Report:

(FGP) pages: 15 - 18

- Revenue Accounts
- Capital Account

6. Chief Technical Officer's Reports: (WD) pages: 19 - 26

- Planning Applications
- Appendices
- General Report
 - Lezayre Housing Estate – Progress Report
 - Combined Windows and Rainwater Scheme Refurbishment
 - “Bleak House” (foermly Peveril Court) Mooragh Promenade
 - Station Road Car Park – Remedial Works
 - Keep Mann Tidy – Word on the Street – Street Cleaning
 - Development at the Junction of Cloughbane Avenue and Fairway Drive
 - The Pavillions PA 01/00884
 - Mooragh Park Main Drive – Reconstruction Scheme

7. Housing & Property Manager’s Report: page: 27

- Ongoing / Recent Projects (HP)

8. Administration Officer’s Report: page: 28

- Enforcement Actions (FGP)

9. Public Correspondence: pages: 29 - 30

- Civic Sunday – Lezayre (FGP)
- HMS Ramsey – Dedication of HMS Ramsey Hat (FGP)
- Search Fees (FGP)

10. Any other Business:
(By permission of Chairman)

Town Clerk & Chief Executive

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

Fellow Members,

House of Keys Election

Members will be aware that at the general election held on 29th October, 2011, Allan Bell and Leonard Singer were successful in their campaigns for election to the House of Keys, and formally took office on 4th October 2011.

Our congratulations go to both candidates along with our sincere hope that they will be able to work together for the benefit of the people of Ramsey and the Island.

As a consequence of Mr. Singer's election a vacancy has occurred in South Ward on the Board of the Ramsey Town Commissioners, nominations for which closed at 5 p.m. on Monday 17th October, 2011. In the event that a poll is required this will take place between 8:00 a.m. and 8:00 p.m. on Thursday 10th November, 2011, the polling station for the election will be located at the Ramsey Town Hall.

Ramsey Town Band:

We record our pride in, and congratulations to, Ramsey Town Band who competed in the National Brass Band Championships in Cheltenham in September. The band qualified for the Championship as they achieved third place in the North West regional finals. In the Championship they achieved a magnificent 4th place and were the highest place band from the Region. Well done everyone.

The Town Band's 30th Anniversary Subscription Concert will be held in, we understand on 27th November, and we hope that it will be well supported.

Civic Duties:

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

- Andreas Civic Sunday
- Castletown Civic Sunday
- Lonan Parish Civic Sunday
- Maughold Parish Civic Sunday

14th October, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
OCTOBER, 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
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 Dooey	Meeting with Heritage Homes and Planners	Pending
Regeneration Committee	Street lighting proposals	Presentation by design team	Pending

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

14th October, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
TOTAL GARAGE – OFF LICENCE APPLICATION
OCTOBER, 2011 – PUBLIC**

Mr. Chairman and Members,

Public Notice was given on 27th September 2011, by Carters Advocates, that Total Isle of Man Limited have made application to the Licensing Court for the grant of a retail off-license in respect of the Total Service Station, Lezayre Road, Ramsey.

Members may recall that a similar application was made in 2004, when the Commission opposed the application due to the large number of young persons who frequented the store as a consequence of its locality to the local schools and the offer available in the store which was attractive to the school children both walking too and from school and at lunch times.

The Town Clerk obtained a site plan for the application from the Advocates for the applicant, who also advised that arrangements for the sale of cigarettes and alcohol have changed considerably, with cigarette sales banned to under 18's and alcohol sales subject to a voluntary policy introduced for alcohol sale to persons who appear to be under 25 years to require identification to be produced.

Due to the time restrictions associated with the application the Town Clerk sought to contact each individual Member to apprise them of the details of the application and seek their views. The majority of Members advised that they felt the application was inappropriate and an objection to the application was therefore submitted, on the following basis:-

- The garage /store is located on the primary pedestrian route between the town centre and the local infant, junior and grammar schools. It is frequented by unaccompanied young persons between the ages of 8 -18 years attending the local junior and grammar schools and the Commission believes that it is not appropriate to expose these age groups to the offer of alcohol within the general open environment of a convenience store;
- The Commission does not believe that alcohol should be offered for sale in a retail petrol station due to the inappropriate association of alcohol and driving;
- The Commission believes that there is already adequate provision of off – licence facilities within the Town to serve the needs of the local population;
- The alcohol offer is located on the opposite side of the store to the cashier positions, and obscured from view by 2 display units, customers would have their backs to the cashier, such that the risk of petty theft is increased;
- The cashier point is located away from the main entrance /exit door so that persons may enter and leave the premises, and have access to the alcohol offer areas, without passing the staffed area;
- There are no policies in place to restrict the number of unaccompanied under 18 years on the premises;

**Town Clerk's Report – Total Garage – Off Licence Application
October, 2011 – Public Continued:**

- Whilst it is accepted that CCTV cameras are in place the Commission does not believe that cashiers in an already busy retail environment will be able to perform cashier duties and monitor CCTV effectively to avoid alcohol theft.

The Town Clerk and Mr B Beattie TC, member of the Northern Neighbourhood Community Partnership Committee, attended the Licensing Court on 13th October when the matter was adjourned until 10th November at which Sitting a date will be set down for Hearing, and the Court will issue directions as to the submission and exchange of evidence.

In preparation for the hearing the Town Clerk has identified a recent report issued by Alcohol Concern which focuses specifically on the relationship between off-license density and alcohol harms in young people and concludes that “Off-license sales are the pre-dominant direct and indirect source of access to alcohol for young people under 18 years old and growing international evidence links off-license density with various negative alcohol related consequences.” [Source: Alcohol Concern report - One On Every Corner –July 2011].

Recommendation: to be noted and further report.

T.P. Whiteway
Town Clerk & Chief Executive

13th October, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
TOWN BYELAWS
OCTOBER, 2011 – PUBLIC**

Mr Chairman and Members

Members will be aware that draft Town Byelaws have been submitted to the Department of Infrastructure for comment. The Town Clerk has been contacted by the Legislative Draftsman, HM Attorney Generals Chambers, and a revised draft is being prepared, having regard to advice received.

Recommendation: To be noted and further report to be prepared for November meeting.

T. P. Whiteway
Town Clerk and Chief Executive

14th October, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
PROJECT SPONSORSHIP OF CAPITAL SCHEMES
OCTOBER, 2011 – PUBLIC**

Mr. Chairman and Members,

The Treasury Response to the PAC Report on the Renewal of the Island's Infrastructure for the Collection and Treatment of Sewage ("IRIS") 1991 to 2008 identified that there was a need to ensure competent project sponsorship of Capital Projects of £5 million or over. To enable Government Departments, Statutory Boards and Local Authorities to fulfill the role of Project Sponsor additional training has been recommended and should be given to potential Project Sponsors as a pre-requisite for managing all major schemes.

In partnership with the International Business School, Treasury is developing a specific workshop to describe the proposed objectives and responsibilities of the Sponsor's role. This workshop content will supplement the existing guidelines for Capital Projects, namely;

- Guidelines for the Construction of Business Cases for Capital Projects
- Procedure Notes for Capital Schemes (issued by Treasury, 1993)

The objectives of the workshop are stated as being:-

- Understand the application of IOM Government project management methodology and how it can be applied to Capital Projects.
- Understand the use of key documents required for instigating and managing project delivery.
- Understand the key areas of managing projects that will increase the probability of successfully meeting the project deliverables.
- Understand the responsibilities of sponsors and other Project Board roles, to ensure that projects can be completed successfully.

The workshop content will require at least three 1/2 day equivalents for delivery. Two half days will provide an overview of the key elements required of sponsors during the management of capital projects. A further half day will address how to integrate the Capital Projects Business Case document into the project management methodology and provide more detailed guidance on the expected Business Case contents. It is intended to roll out the training programme in February/March 2012.

Recommendation: the following officers be put forward for initial attendance – Town Clerk, Housing & Property Manager, Chief Technical Officer.

10th October, 2011

T. P. Whiteway
Town Clerk and Chief Executive

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION - PAYMENT OF PERSONAL ALLOWANCE CREDIT
AND
TAX RELIEF FOR LETTING A ROOM IN YOUR HOME
OCTOBER, 2011 – PUBLIC**

Mr. Chairman and Members,

In accordance with the Government Code of Practice on Consultation, copies of each of the above documents which have been issued by the Income Tax Division on behalf of Treasury have been provided to the Commission.

The purpose of the 'Payment of the Personal Allowance Credit' consultation is to:

- provide detail on the background and operation of the Personal Allowance Credit;
- propose a range of options for changing the current system; and
- seek views and comments on those options and on alternative approaches.

The purpose of the 'Tax Relief for Letting a Room in your Home' consultation is to outline a proposed scheme, and to seek views and comments on it.

Views on the consultation topics are invited by 31st October 2011. Copies of the documents can be obtained from the Government Website, and have been lodged in the Town Library, and copy has previously been provided to Members with the Agenda for the September meeting at which Members were requested to provide advance written comment, if any, for circulation prior to discussion at the October Board.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

10th October, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
MANX MUSEUM AND NATIONAL TRUST
OCTOBER, 2011 – PUBLIC**

Mr. Chairman and Members,

The Commission has elected a Representative on the Committee of the Manx Museum and National Trust, Mr. B. Beattie, to serve 5 years to November, 2011. The appointment expires at the end of November and in December nominations for appointment of Trustees to Manx National Heritage will be sought under changes effected by the Manx Museum and National Trust (Amendment) Bill 2011.

All but one of the trustees (including its chairperson) of Manx National Heritage are to be appointed by the Council of Ministers, but generally on the recommendation of the Appointments' Commission. The Appointments' Commission is expected to use a publicly transparent process to make its recommendation, including public advertisements for candidates for appointment.

Recommendation: to record the Commission's gratitude to Mr Beattie for his service as the Commission's representative.

T. P. Whiteway
Town Clerk and Chief Executive

10th October, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
RAMSEY BAY MARINE NATURE RESERVE
OCTOBER, 2011 – PUBLIC**

Mr. Chairman and Members,

The Department of Environment Food and Agriculture has confirmed the designation of Ramsey Bay as the Isle of Man's first Marine Nature Reserve. The designation has been effected by the making of Byelaws which came into effect on the 1st October 2011.

The Department states that the Marine Nature Reserve will protect marine life, safeguard local fisheries and provide opportunities for Ramsey to develop as a centre for marine tourism, research and education.

The Department also advises that Ramsey Bay designation is the result of a three year process to involve the Manx community in identifying possible sites for the Marine Nature Reserves and to work with users of the sea and the wider public to choose the best site to protect. Hundreds of people have attended workshops and presentations and responded to surveys and interviews, ensuring that the MNR is based on the best possible information.

The Department feels that Ramsey Bay provides the perfect combination of important marine habitats and potential for benefiting local fisheries. The Marine Nature Reserve is also well supported by marine users. Recent surveys carried out in Ramsey Bay have revealed an underwater world as diverse and complex as our landscapes on land. In July local Seasearch divers volunteered to participate in survey dives of the bay and photographed the lush eelgrass meadows and bright pink maerl beds. In August scientists from the Fisheries Directorate of DEFA carried out comprehensive surveys of Ramsey Bay using special seabed mapping equipment and a camera on an underwater sledge. This will enable scientists to produce detailed maps of the marine life of Ramsey Bay to assist in the monitoring of the Reserve.

More information on the zoning can be obtained on the DEFA website, information has also been posted on the Commissioners website [www.ramsey.gov.im].

A free public presentation is being given at Ramsey Town Hall at 7:30 p.m. on Tuesday, 25th October, 2011, regarding the designation and the sea life beneath the waves in Ramsey Bay.

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

10th October, 2011.

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

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £1,025,434.19 were made in September, 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 September, 2011, totalling:-

£ 347,748.61

**P. M. Bradford,
Deputy Finance Officer.**

14th October, 2011.

FINANCE OFFICER REPORT**ACCOUNTS
PAID TO
30 September
2011**

Supplier	Total
2e2 (IOM) Ltd	£ 166.14
A.E. Corkill (Removals) Ltd	£ 46.00
AB Photography Ltd	£ 420.00
Antelle IT Ltd	£ 276.00
Appleby	£ 1,274.20
Ashcrofts (1997) Ltd	£ 851.16
Barista Coffee House	£ 18.50
Bertram Library Services	£ 1,544.94
Brady Corp Ltd	£ 147.80
Bre	£ 600.00
Brew & Corkill Ltd	£ 2,963.53
Bridson & Horrox Ltd	£ 1,067.63
Cameron Hall	£ 510.70
Chas E Richmond Ltd	£ 4,132.96
Cleervu Aerial Specialists Ltd	£ 50.40
Colas (IOM) Ltd	£ 159.72
Colin Skillicorn	£ 200.00
Cuplas Callow (IOM) Ltd	£ 637.20
Dalrymple Associates	£ 1,279.42
Dave Perry	£ 3,614.16
Dickinson Cruickshank	£ 2,220.00
Edmundson Electrical Ltd	£ 1,176.71
Edwin Dennis Signs Ltd	£ 42.00
Feedwater Ltd	£ 169.20
Feltons Ironmongers	£ 3,727.29
Fenay Safety (IOM) Ltd	£ 903.00
Flowplant Group Ltd	£ 1,350.00
Freeport Freight Services Ltd	£ 44.41
Furnitureland	£ 279.72
G4S Secure Solutions (Isle of Man) Ltd	£ 1,870.80
Garden World	£ 279.50
Gresswell	£ 1,247.46
Haldane Fisher (IOM) Ltd	£ 355.56
Hollingworth & Moss Ltd	£ 220.11
Holmes Grace	£ 1,434.90
HSBC Invoice Finance (UK) Ltd	£ 2,065.20
Isle of Man Bank Ltd	£ 699,010.20
Isle of Man Government	£ 26,154.03
Isle of Man Library Services	£ 202.96
Isle of Man Newspapers Ltd	£ 265.60
Lombard Manx Leasing Ltd	£ 60.00
Mac's Builders Merchant	£ 916.39
Manx Business Solutions Ltd	£ 88.84
Manx Demolition Ltd	£ 32,818.21
Manx Electricity	£ 20,687.20
Manx Fork Trucks Ltd	£ 566.76

FINANCE OFFICER REPORT**ACCOUNTS
PAID TO
30 September
2011**

Manx Gas Ltd	£	150.49
Manx Glass & Glazing Ltd	£	22,980.18
Manx Telecom Ltd	£	1,216.44
MC Locksmith Services Ltd	£	822.44
McGarrigle & Jackson	£	1,647.04
Mr P S Harrison	£	85.75
Mrs. J M O Bird	£	85.75
National Westminster Bank	£	10.00
Neopost Ltd	£	160.50
NLASPB	£	12,000.00
Northern Tile Centre Ltd	£	120.73
Office of the Data Protection Supervisor	£	50.00
Outdoor Power & Plant Ltd	£	2,019.18
P & M Window Cleaners	£	138.00
P. Carey & Sons Ltd	£	1,110.00
Paul Wheeler Ltd	£	853.51
Phoenix Windows	£	76.84
Pickwicks	£	75.90
Quiggin & Cubbon Ltd	£	129.34
Ramsey Tennis Club	£	136.00
Ramsey Town Commissioners	£	316.20
Raymotors Ltd	£	6,415.04
read - The Reading Agency Ltd	£	24.00
SafetyNet Ltd	£	1,070.27
Shakti Man	£	25.00
Shennaghys Jiu	£	750.00
Shoprite (Isle of Man) Ltd	£	50.00
Splinters D.I.Y. Store	£	127.75
St. Paul's Bookshop	£	1,196.93
T&GWU	£	131.62
The Jessop Group Ltd	£	12.88
The Post Office	£	896.00
The Ramsey Steamship Co. Ltd	£	1,163.76
Tip Top Cleaners (2006) Ltd	£	3,270.58
Total (IOM) Ltd	£	8,683.48
Ulverscroft Large Print Books	£	739.66
Unique Fire Protection (IOM)	£	65.56
W G Young	£	200.00
W.D.S. Ltd	£	154.50
W.F. Howes Ltd	£	167.26
Whittaker Trading Ltd	£	2,512.03
Wolseley UK Ltd	£	98.50
Grand Total	£	890,055.62

CAPITAL ACCOUNTS PAID TO 30th SEPTEMBER, 2011

Acc. No.	Payee	Description	Amount	Total
55	Holmes Grace	Fascias Soffitts Rainwater Goods		1,102.50
56	Dalrymple Associates	L.H.E. Phase 5	2,142.85	
		Brookhill Seamount Rd Refurb	2,736.02	
		Fascias Soffitts Rainwater Goods	1,518.24	6,397.11
57	McGarrigle & Jackson	L.H.E. Phase 5		4,117.67
58	Transfer to General Revenue	L.H.E. Phase 5		495.29
59	Barista Coffee House	Brookhill Seamount Rd Refurb		92.50
60	Transfer to General Revenue	Brookhill Seamount Rd Refurb		38.38
61	McGarrigle & Jackson	L.H.E. Phase 5		4,117.56
62	Garden World	L.H.E. Phase 5		1,397.50
63	Transfer to General Revenue	L.H.E. Phase 5		1,558.48
64	Furnitureland	Remedial Works L.H.E.		1,398.28
65	Glenn Moore	Remedial Works L.H.E.		370.00
66	S Quirk	Remedial Works L.H.E.		370.00
67	RTC	Remedial Works L.H.E.		554.68
68	BRE	Remedial Works L.H.E.		3,000.00
69	Transfer to General Revenue	Remedial Works L.H.E.		313.09
70	Transfer to General Revenue	L.H.E. Phase 5		86.07
71	A E Corkill (Removals) Ltd	Remedial Works L.H.E.		230.00
72	Marianne's Flowers	Brookhill Seamount Rd Refurb		25.00
73	SafetyNet Ltd	L.H.E. Phase 2	632.23	
		L.H.E. Phases 3 - 4	898.05	
		L.H.E. Phase 5	3,821.11	5,351.39
74	Auldyn Construction Ltd	L.H.E. Phase 5		197,875.76
75	Holmes Grace	Brookhill Seamount Rd Refurb		1,122.00
76	Dave Perry Ltd	Remedial Works L.H.E.		280.94
77	Manx Glass & Glazing	Fascias Soffitts Rainwater Goods		114,900.90
78	Cameron Hall	L.H.E. Phase 5		2,553.51
TOTAL				£ 347,748.61

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – OCTOBER, 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: 2885 **ADDITIONAL INFO**
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: 2902
P.A. NO.: 11/01281/B
APPLICANT: Landis Limited
PROPOSED: Alterations and erection of an extension to dwelling
NOTES: P.A. in Detail
SITE: **7, Taubman Street, Ramsey**

REF NO: 2903
P.A. NO.: 11/01284/B
APPLICANT: Mr. M. B. Simpson
PROPOSED: Installation of replacement front door
NOTES: P.A. in Detail
SITE: **Lynwood, Ballure Road, Ramsey**

REF NO: 2904
P.A. NO.: 11/01293/B
APPLICANT: Ramsey Town Commissioners
PROPOSED: Extension to existing temporary cark park to create an additional 31 spaces
NOTES: P.A. in Detail
SITE: **Former Albert Road School Site, Albert Road, Ramsey**

REF NO: 2905
P.A. NO.: 11/01313/B
APPLICANT: Mr. A. Clayton
PROPOSED: Installation of french doors to replace existing rear elevation window
NOTES: P.A. in Detail
SITE: **3, Killeaba Mount, Ramsey**

REF NO: 2906
P.A. NO.: 11/01328/B
APPLICANT: Mr. & Mrs. D. Jones
PROPOSED: Widen existing driveway and vehicular access
NOTES: P.A. in Detail
SITE: **16, Lezayre Park, Ramsey**

REF NO: 2907
P.A. NO.: 11/01339/D
APPLICANT: HSBC
PROPOSED: Installation of advertising signage
NOTES: P.A. - Advertising
SITE: **HSBC Bank, St Pauls Square, Ramsey**

REF NO: 2908
P.A. NO.: 11/01348/B
APPLICANT: Mrs. A. Foster
PROPOSED: Installation of replacement windows to front and rear elevations
NOTES: P.A. in Detail
SITE: **4, Riverside, Ramsey**

REF NO: 2909
P.A. NO.: 11/01364/B
APPLICANT: Mr. & Ms. Herdman
PROPOSED: Alterations, erection of an extension extension and a dormer extension to dwelling
NOTES: P.A. in Detail
SITE: **3, Ormly Avenue, Ramsey**

REF NO: 2910
P.A. NO.: 11/01367/B
APPLICANT: Mr. C. Perry
PROPOSED: Installation of replacement first floor windows
NOTES: P.A. in Detail
SITE: **Feltons, Saddle Buildings, Parliament Street, Ramsey**

REF NO: 2911
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: 2912
P.A. NO.: 11/01391/C
APPLICANT: Laura Josephine Walkom (Studio L Limited)
PROPOSED: Change of use from consulting and storage to consulting, performing arts studio and treatment facility
NOTES: P.A. - Change of Use
SITE: **Stuart House, Union Lane, Market Place, Ramsey**

P. S. Harrison,
Chief Technical Officer

12th October, 2011

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – OCTOBER, 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>
11/00885/B R.T.C. 2875	Mr. D. M. Marchant	Erection of a summer house in rear garden	3, Seamount Road	Meeting held: 20/07/11 Objection	23/09/11 Application REFUSED	1

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

No.	P A No.	Applicant / Site / Description	Details
1	11/00885/B R.T.C. 2875	Mr. D. M. Marchant, 3, Seamount Road Erection of a summer house in rear garden	Due to its size and height above the rear gardens of numbers 3, 4 and 5, Summerland, the proposed shed would have a dominating and negative impact on the outlook from the rear of these properties and the enjoyment of the rear gardens and as such the proposal would be contrary to the provisions of General Policies 2b, 2g and 2k.

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

Mr. Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 5

Block 32 These works are now complete and the final handover of the block to the Commission has taken place. The flats have been inspected by the Environmental Health Officer and certificates have been issued under the provisions of the Housing (Flats) Regulations 1982.

Externally, works are well advanced with the installation of the play equipment and surrounding safety surfacing now complete.

Recommendation: For information only.

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 and Upper Queen's Pier Road.

Works to replace the fascias, soffits and rainwater goods to front elevations to the properties on Albert Terrace is complete whilst works to the rear elevations is now being progressed following the undergrounding of the electricity supplies to the properties.

Window installation has commenced to the properties on Seamount road and Upper Queen's Pier Road.

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, completion of the scheme is programmed to be the end of July 2012.

Recommendation For information only.

Bleak House (formerly Peveril Court), Mooragh Promenade

Following completion of the emergency works to remove dangerous parts of the building, I can advise that correspondence from this Office has been sent to the owners and other interested parties in respect of Bleak House scheduling works which should be carried out to visually improve the appearance of the building.

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

The letter provides a time period of 90 days from the date of issue, 5th October 2011 to carry out the scheduled works, failing which a formal notice may be served on such parties as are deemed relevant.

Subsequent to the issuing of the schedule of works, a meeting was held with Mr Morris and Ms Rushbrook at Mr Morris's request. As a result of the meeting, it was made clear that, whilst both parties would see the most favourable solution to this issue being the full restoration of the building to full beneficial use, the owners do not have the means to undertake these works whilst Ramsey Town Commissioners would not wish to engage in the restoration of a building which they consider to be the responsibility of the owners and possibly leaseholders of Bleak House.

It was agreed that The Town Clerk & Chief Executive write to the other interested parties seeking their intentions to instigate such works as scheduled, should it prove that they have no intent to progress such works, The Commission would be asked to consider the issuing of a formal Notice under Section 24 of The Building Control Act 1991 prior to the expiration of the 90 day period. Such a Notice is subject to a 21 day appeal period which is detailed within Section 58 of the Local Government Act 1985.

Recommendation For further reporting.

Station Road Car Park – Remedial Works

Works have now commenced on this contract with Island Drainage and Groundworks carrying out the works as Principle Contractor.

Site setup is complete and 6 No. trial holes have been excavated to determine the ground conditions and depth of dig. An excavation to formation level has been undertaken next to the boundary with the Fire Station and a geotextile grid has been laid prior to layered backfilling with approved material. The excavated material is being sieved to remove fine materials before the remainder of the material being selected and unsuitable matter removed. The brick and other suitable material is then crushed using the 'on-site' crusher with the resultant material being used as backfill.

The excavated material includes bricks and stone which are suitable for re-use, clay type material, metal and some timber which is unsuitable and will be removed from site.

The contractor is proposing to progress this contract more expediently by working on Saturdays and Sundays in addition to the normal working week, subject to there being no complaints from residents or local businesses and approval being granted from the Environmental Health Officer. Representatives from Shoprite Limited have already been advised of this proposal and have not expressed any concerns regarding these proposals.

Recommendation For further reporting.

Keep Mann Tidy - Word on the Street – Street Cleaning

The Director of Highways has written to advise that Department of Infrastructure has been working on a “Street Cleansing Performance Management Programme” which aims to provide independent data to support the street cleansing arrangements in order to make the service as effective and efficient as possible. This programme has so far included an on the ground survey of local environmental quality issues and an online survey to understand residents perceptions.

This work will help support prospective agency arrangements for local authorities to undertake street cleaning work and an invitation has been extended for Commissioners and the Clerk to attend a meeting at St Johns Mill beginning at 2pm on Tuesday 8 November where the results from both of these surveys will be presented.

An invite has also been extended for 2 representatives to attend a 'Strategy Planning Workshop' to take place at the same venue the following day, Wednesday 9 November, beginning at 9.30am. The workshop will build on the findings from the on the ground survey and the resident perceptions survey and the aim of this workshop is to understand the key issues, any opportunities and priorities that need to be considered when developing the framework.

Following these two days the findings from the survey, the results from the market research, the knowledge gained from the participants at the workshop and the expertise from the facilitators will all be used to produce a framework for the Isle of Man Government and to support the finalisation of the agency arrangements.

Recommendation: Members wishing to attend the presentation on 8 November to advise the Chief Technical Officer. The Chief Technical Officer and Works Supervisor to attend the meeting on 9 November.

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.

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.

The road is to be macadam and the team have completed the design of the levels along its 570m length to allow for drainage. This is particularly important along the very flat mid section of the road.

The scheme proposes to include for:-

- Construction of a rumble strip at the entrance and exit of the park
- Construction of 3 No 5m wide ramps in paviers where the vehicle rises onto the ramp with all 4 wheels and then drops down onto road level. The ramps to be located on the entrance side of the Café, between the Café and the Children's Nursery and then on the exit side of the Nursery.
- Construct bull nose kerbing on each side of the road with only a 25mm upstand. This will help with the grass cutting.
- Construct the road with a single cross fall towards the lake. This will simplify construction and assist drainage.
- The stone base of the existing road will be recovered for reuse where required as capping in any soft spots beneath the road construction.

It is preferable that road construction is not undertaken during the more difficult months of winter. Therefore the following programme is proposed:-

- 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: to be noted and further report

P. S. Harrison,
Chief Technical Officer.

14th October, 2011.

**RAMSEY TOWN COMMISSIONERS
HOUSING and PROPERTY MANAGER'S REPORT
OCTOBER, 2011 – PUBLIC
ONGOING/RECENT PROJECTS**

Mr. Chairman and Members,

Redevelopment of Lezayre Housing Estate

On Friday 23rd September 2011 the last remaining part of Phase 5 was Certified as Practically Completed: this comprised the external and environmental works and the children's play park or 'Tot Lot'. The area has remained enclosed and fenced off to prevent access, to enable the turfed grass areas to become established.

The eight flats at Pairk Ollay, were handed over to Ramsey Town Commissioners on 16th September 2011: they have now been assessed by the Rating Section of Treasury; rent pointing and rents calculated and the majority of flats now allocated.

It is anticipated that a formal 'Opening Ceremony/ Event' will be organised for say three or four weeks hence, when the grass will be well established and tenants will also be settled in to the flats. I am liaising with the Head Teacher of Auldyn Infants School to invite a group of children who are the individual 'Stars of the Week' for their respective classes, to also attend and be the first to be allowed to use the play equipment. Invitations will be sent out in the next week or so, once a date has been confirmed. A Press Release will also be scheduled to cover this event.

Recommendation: For noting

Combined Contract for Replacement of Windows and Rainwater Goods

No delays have been advised due to inclement weather and although there have been delays waiting for third parties (MEA) to carry out some agreed works: this has now been addressed and works are progressing steadily. The Contractor considers the works are ahead of programme and that the contract will be completed within the contract period. Project Managers for the scheme, Dalrymple Associates, concur with this view.

Recommendation: For noting

Marlene M Hendy, Housing & Property Manager.

14th October, 2011.

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

Mr. Chairman and Members,

Offences Against The Parking Order

At a Court Hearing on 7th September, 2011, Mr. Nicholas Turner was fined the sum of £50 plus costs of £75 for parking his vehicle in a space designated for the disabled at Station Road (Shoprite) Car Park. He admitted the offences via the Coroner.

Mr. Turner was given one month to pay or face 14 days imprisonment.

At a Court Hearing on 28th September, 2011, Mr. C. Cain and Mrs. H. Wareing were each fined the sum of £100 with costs of £75 respectively for parking their vehicles in spaces designated for the disabled at Station Road (Shoprite) Car Park. Both admitted the offences via the Coroner.

Both were given 28 days in which to pay failing which they will serve 14 days imprisonment in default of payment.

John Donnelly
Administration Officer

4th October 2011

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

Civic Sunday Lezayre

(FGP)

An invitation has been received from Mr. Chris Roberts, Chairman, Lezayre Parish Commissioners, to attend Civic Sunday at Lezayre, which will take the of a festivity of worship, song and music with refreshments. The event is to be held at Sulby Community Hall, Clenagh Road, on Sunday, 30th October, 2011, at 2.00 p.m. There will be a short service followed by live music by the Manx Jazz Cats, after which refreshments will be served.

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

HMS Ramsey – Dedication of HMS Ramsey Hat:

(FGP)

The gift of a hat from HMS Ramsey, presented to Mrs. S. P. Beattie, is to be dedicated during a service at Trinity United Reform Church on Sunday, 6th November, 2011, at 10.30 a.m. During the Service the Reverend Lionel Thomas, in his capacity as Chaplain to the Ramsey Branch Royal Naval Association, will dedicate the hat, which will then be displayed in the Church, and say a few words about the work of HMS Ramsey.

The Reverend Philip Smith has extended an invitation to the Chairman and Members and the Town Clerk to attend the service.

Recommended: To be noted and members able to do so attend.

Search Fees

(FGP)

The Department of Infrastructure has recently undertaken a review of the search fees charged by various authorities and has written to notify of the various levels of charges presently applied by the Island's authorities.

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|----------------------------|-----|
| • Andreas/Ballaugh/Jurby | £50 |
| • Arbory | £40 |
| • Braddan | £90 |
| • Bride | £50 |
| • Castletown | £70 |
| • Douglas(joint LA and BC) | £95 |
| • German | £25 |
| • Laxey | £35 |
| • Lezayre | £50 |
| • Lonan | £35 |
| • Malew | £50 |

Public Correspondence – October, 2011 – Continued:

Search Fees Continued:

• Marown	£35
• Maughold	£60
• Michael	£50
• Onchan(joint LA and BC)	£85
• Patrick	£45
• Peel	£85
• Port St Mary	£75
• Port Erin	£75
• Ramsey	£95
• Rushen	£30
• Santon	£50

Recommendation: to be noted

14th October, 2011.