



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

www.ramsey.gov.im

16th September,
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, 21st September, 2011**, at 7.00 p.m.

BUSINESS:

Mr. John Edward (Jack) Turner

1. Apologies for Absence:

Mrs. S. P. Beattie.

2. Minutes for Adoption:

pages: 1 - 7

- Minutes of the Board Meeting held on 17th August, 2011.

3. Chairman's Report:

page: 8

- Mr. J. E. Turner
- Civic Sunday in Ramsey
- Civic Duties

4. Town Clerk's Reports:

pages: 9 - 13

- Action Pending
- Public Sector Rent Increases

(Multi)

5. Finance Officer's Report:

(FGP)pages: 14 - 17

- Revenue Accounts
- Capital Account

6. Chief Technical Officer's Reports:

(WD) pages: 18 - 26

- 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” (formerly Peveril Court) Mooragh Promenade
 - Station Road Car Park – Remedial Works

7. Public Correspondence:

pages: 27 - 30

- Disability Awareness Week
- Save a Life
- Civic Sunday - Jurby
- Civic Sunday - Maughold
- Northern Neighbourhood Policing Team
- Scam Awareness Week
- Consultation – Payment of Personal Allowance Credit and Tax Relief for letting a room in your home
- Remembrance Sunday – Provoking behaviour offence
- Isle of Man College – Field Work
- Regeneration Proposals

10. Any other Business:

(By permission of Chairman)

Town Clerk & Chief Executive

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

Fellow Members,

Mr Jack Turner:

We were saddened to learn of the death of former Chairman of the Commission - Mr. John Edward (Jack) Turner.

Jack sought election four times and was elected each time – twice after contest and twice unopposed. He served on most of the Board's Committees but had a special interest in Health and Works serving as Chairman of that Committee for 6 years. He was elected as Chairman twice in 1976 and again in 1985.

We record our deepest sympathy to Freida, Orry and Joy and their families in their sad loss.

Civic Sunday in Ramsey:

Civic Sunday will be observed in Ramsey on Sunday, 16th October, 2011. A service will be held at Trinity United Reformed Church, Waterloo Road, at 10.30 a.m.

The procession will form at the Town Hall at 10.00 a.m. and, led by Ramsey Town Band, proceed to Church.

Civic Duties:

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

- Ballaugh Civic Service
- Laxey Civic Service

Finally I wish to record my thanks to Mrs. Beattie, Deputy Chairman, for Chairing the August meeting.

15th September, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
SEPTEMBER, 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
Administration Officer	Town Byelaws	Submitted to DoI for review	Pending DoI
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	Britain in Bloom	Initiatives to continue Island competition	Pending
Chief Technical Officer	Land at Poyll Dooley	Meeting with Heritage Homes and Planners	Pending

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

15th September, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
PUBLIC SECTOR RENT INCREASES
SEPTEMBER, 2011 – PUBLIC**

Mr. Chairman and Members,

The Department of Social Care has sought local authority views on the levels of rental increases, and allowances for maintenance and administration, to be considered for the forthcoming financial year [2012/13]

A paper will be submitted to the new political administration with regard to the annual public sector rent increase for 2012/13. Views and recommendations of local authorities are sought for the annual percentage increase for next April. Local Authorities are also asked to give consideration to potential ways in which the housing deficiency liability (which is set to increase year on year) could be reduced or mitigated.

A response has been requested by 7th October 2011 together with any feedback on the question of the housing deficiency. In particular the Department has sought an indication of the level of proposed rent increase Members would support as well as any comments/recommendations associated with administration, maintenance, & community allowances.

Members will recall that in recent years the Department [then DLGE] advised that the question of public sector rent levels was an area that Council of Ministers was looking at with regard to the Island's financial position, but that it was not clear whether rents will be increased or whether any increase would be introduced over a phased period. Members will also be aware that the Department of Social Care more recently announced a proposal to undertake a fundamental housing policy review, which process is ongoing.

Ramsey Commissioners, along with other public sector housing authorities, receive Tynwald support, through the Department of Social Care, towards the annual deficit, where such exists, on the operation of its public sector housing. In simple terms the deficit is the shortfall of rent income to annual expenditure where the level of rent charged is determined by Government and expenditure is contained within certain parameters, at present those parameters are that 7.5% of rent receivable may be used towards the cost of administration of the housing stock, and 30% of rent receivable may be expended on maintenance of the housing stock (reduced from 33.33% in the previous year).

For the financial year 2011/2012 the projected deficit on the Commissions housing stock was £1,591,159.87, this included a rent increase of 5%, and continuation of the 7.5% and 30% allowances for administration and maintenance. The deficit is detailed in the following table:-

**Town Clerk's Report – Public Sector Rent Increases
September, 2011, Public Continued:**

Ramsey Commissioners 2011/12 Rent Year

Rent receivable	£1,717,533.48
less allowance for void property @ 2.5%	<u>£42,938.34</u>
Rent income	£1,760,471.82
less	
Administration allowance 7.5% of rent receivable	£128,815.01
Maintenance allowance 30% of rent receivable	<u>£515,260.04</u>
	£1,116,396.77
Less	
Borrowing on capital schemes	<u>£2,707,556.63</u>
Projected deficit for year	<u><u>£1,591,159.87</u></u>

At the time of estimate the Commission had 525 public sector houses so that the estimated deficit can be expressed as £3,030.78 per house for the year or £58.28 per house per week.

The Commission has previously sought the introduction of realistic rent levels for public sector housing, either through the introduction of a means tested rent system, which would involve greater administration, or a general rent increase with families seeking any assistance towards costs through the existing benefits or tax credit systems. The Commission has also suggested that existing rents be supplemented by the introduction of a lodger charge applied to all persons outside full time education who reside in a public sector house, other than the tenant.

A number of options for reducing deficits are listed below [this list is not conclusive and is presented as options not recommendations]

- Restrict capital programme – in simple terms capital investment increases loan charges on property and results in deficit increase. Without loan debt all housing accounts would run in surplus, therefore if new capital expenditure was balanced against available funds it would be possible to limit increases in deficits. The down side to such is that this would entail a reduction in investment in the housing asset and could result in reduction in conditions and asset values. As an alternative investment in new build only could be considered however this would require a fundamental review of the occupancy of existing property to ensure that occupation was justified by need;
- Fund future borrowing from government reserves at 0% interest. At present borrowing is funded through the Local Authority Funding Agreement, interest rates of around 5% - 6% are applied, whereas Government's own capital repayments are understood presently to have no interest charges applied against them. The impact of interest on borrowing is considerable, for example a

**Town Clerk's Report – Public Sector Rent Increases
September, 2011, Public Continued:**

£1,000,000.00 loan at 5% over 30 years repayment will result in a total repayment of £1,936,020.00, any mechanism to reduce interest charges will therefore have a dramatic impact on costs. The following table presents comparisons for interest rates on a borrowing of £150,000 being an assumed cost of a new 3 bed property;

Capital Sum	£150,000	£150,000	£150,000
Interest Rate	6.00%	3.50%	0.00%
Repayment Period (Years)	30	30	30
Quarterly Payment	£2,702.78	£2,024.02	£1,250.00
Annual Payments	£10,811.12	£8,096.08	£5,000.00
Total repayment	£324,333.60	£242,882.40	£150,000.00
Total Interest Charges	£174,333.60	£92,882.40	£ -
Weekly payment	£207.91	£155.69	£96.15

The table clearly demonstrates the effect of interest charges on borrowings and the removal or reduction of interest charges would therefore have a considerable impact upon the implications of loan charges on housing costs.

- Increase rent levels – means tested/economic rents. Previously suggested and much debated a mechanism which increased rent levels whilst ensuring that support is available for those in genuine need could aim to maximise the rental return on existing housing stock. The introduction of market rental would also encourage those who could afford private rental or purchase to consider other options to public sector housing;
- Reduce number of housing authorities; creating regional authorities would create economies of scale whilst retaining high levels of customer contact. Department of Social Care property in the north could be maintained regional by a northern body reducing travel and transport costs and creating regional employment;
- Review purchasing agreements to obtain best prices for the supply of commonly used materials across authorities;
- Reduce maintenance allowances – a reduction in allowance would reduce deficits, however it would also restrict funding for proactive and reactive repairs with the potential of impacting on property conditions. Members will recall that the allowance was in fact reduced from 33.33% to 30% for the 2011/12 financial year;
- Reduce maintenance burden by reviewing tenant obligations. The introduction of a full repairing lease type tenancy could reduce local authority maintenance costs;

**Town Clerk's Report – Public Sector Rent Increases
September, 2011, Public Continued:**

- Transfer percentage of deficit burden to local authority rates. In 1976 Tynwald elected to meet 100% of the deficit on public sector housing, prior to this 25% fell to rate funds, when much of the towns housing was provided (before the Housing Act 1955) any housing deficit was funded by rates.

Other options may exist however these might be considered as part of Governments ongoing housing review.

Using the abovementioned assumed property value (£150,000) and rent levels for an existing new 3 bed property (excluding rates) the following table shows a single property rent income and allowances, and the deficit resulting from loan charge repayments.

Annual cost calculation

Rent income			£3,590.08
less			
Admin allowance @	5%	£179.50	
Maintenance allowance @	30%	£1,077.02	£1,256.52
Gross income			£2,333.56
less loan charges (30 years @ 6%)			£10,811.12
Annual deficit for unit			£8,477.56
weekly equivalent			£163.03

The annual deficit on the whole housing stock is of course discounted by the historic cost of property, older property will have comparably lower loan charges however these may increase when capital funded refurbishment takes place.

It should of course be noted that the Commission as owner will retain the capital value. The annual maintenance allowance is used to meet all annual and cyclical servicing costs (boiler, electrical installation etc), property insurance, reactive and proactive maintenance including painting etc.

Recommendation: for discussion as to proposed rent increase percentage for the forthcoming year and levels of administration and maintenance allowances

T.P. Whiteway
Town Clerk & Chief Executive

15th September, 2011.

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

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £ 265,420.20 were made in August, 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 August, 2011, totalling:-

£ 334,317.09

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

13th September, 2011.

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

Supplier	Total
2e2 (IOM) Ltd	£ 174.90
AB Photography Ltd	£ 420.00
Agora Business Publications LLP	£ 162.90
Appleby	£ 293.50
Bertram Library Services	£ 1,503.30
Bre	£ 564.53
Bridson & Horrox Ltd	£ 668.33
BT Global Services	£ 22.50
Castletown Metro Silver Band	£ 143.00
Chas E Richmond Ltd	£ 4,760.61
Colas (IOM) Ltd	£ 399.66
Crosby & District Silver Band	£ 143.00
Dalrymple Associates	£ 1,267.42
Dave Perry	£ 5,416.98
Dennis Barnfield Ltd	£ 565.09
DMS Autocentre Ltd	£ 54.70
Douglas Corporation	£ 824.22
Douglas Town Band	£ 143.00
Eden Park Garden Centre	£ 45.04
Farmers' Combine Ltd	£ 19.90
Feltons Ironmongers	£ 1,249.66
G4S Secure Solutions (Isle of Man) Ltd	£ 2,732.22
Go Marketing Ltd	£ 1,227.42
Greeba Plant Centre Ltd	£ 483.12
Haldane Fisher (IOM) Ltd	£ 762.45
Howards Flooring Ltd	£ 30.19
Isle of Man Government	£ 29,431.94
Isle of Man Library Services	£ 200.43
Isle of Man Newspapers Ltd	£ 749.28
Kerroe Glass R.A.F.	£ 100.00
Mandoor Services	£ 689.40
MannVend Ltd	£ 57.60
Manx Control Systems Ltd	£ 748.80
Manx Electricity	£ 3,595.34
Manx Fork Trucks Ltd	£ 56.31
Manx Gas Ltd	£ 9.60
Manx Glass & Glazing Ltd	£ 11,930.64
Manx Telecom Ltd	£ 1,232.03
Manx Workshop for the Disabled	£ 94.80
MC Locksmith Services Ltd	£ 41.66
McGarrigle & Jackson	£ 823.51
Mr A D Saltwell	£ 113.95
National Westminster Bank	£ 10.37
NK Joinery Limited Group	£ 16,434.23
P & M Window Cleaners	£ 311.38

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

P.G. Allom & Co. Ltd.	£	84.00
Paul Jensen Associates	£	494.80
Paul Wheeler Ltd	£	9,096.14
Phoenix Windows	£	120.68
Pickwicks	£	79.70
Ramsey Press	£	186.00
Ramsey Town Band	£	143.00
Ramsey Town Commissioners	£	179.95
Ringlink Services Ltd	£	30.00
Smith of Derby Ltd	£	514.80
St. Paul's Bookshop	£	580.46
T&GWU	£	165.30
The Ramsey Steamship Co. Ltd	£	862.16
Tip Top Cleaners (2006) Ltd	£	3,256.95
Total (IOM) Ltd	£	12,044.84
Trade UK	£	200.00
Ulverscroft Large Print Books	£	361.36
Vishay PM Onboard Ltd	£	6,815.00
W.D.S. Ltd	£	658.45
W.F. Howes Ltd	£	356.11
Whittaker Trading Ltd	£	324.00
Wolseley UK Ltd	£	373.12
Wurth UK Ltd	£	362.54
Grand Total	£	127,998.27

CAPITAL ACCOUNTS PAID TO 31st AUGUST, 2011
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Acc. No.	Payee	Description	Amount	Total
46	Paul Jensen Associates	L.H.E. Phase 1		2,474.01
47	Dalrymple Associates	L.H.E. Phase 5	2,142.85	
		Brookhill Seamount Rd Refurb	2,736.02	
		Fascias Soffitts Rainwater Goods	1,458.24	6,337.11
48	Manx Glass & Glazing	Fascias Soffitts Rainwater Goods		59,653.19
49	BRE	L.H.E. Phase 1		2,822.66
50	Auldyn Construction Ltd	L.H.E. Phase 5		176,677.19
51	McGarrigle & Jackson	L.H.E. Phase 5		4,117.56
52	Transfer to General Revenue	Fascias Soffitts Rainwater Goods		64.26
53	NK Joinery Ltd	Brookhill Seamount Rd Refurb		1,386.08
54	NK Joinery Ltd	Brookhill Seamount Rd Refurb		80,785.03
TOTAL				£ 334,317.09

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – SEPTEMBER, 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: 2866 AMENDED PLANS
P.A. NO.: 11/00748/CON
APPLICANT: Mr. Kevin Starkey
PROPOSED: Registered Building Consent to replace fireplaces and re-line stacks.
Registered Building No. 212.
NOTES: P.A. in Detail – Registered Building
SITE: **Ballure Cottage, Ballure Road, Ramsey.**

REF NO: 2886 AMENDED PLANS
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: 2892 AMENDED PLANS
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**

REF NO: 2887 AMENDED PLANS
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: 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: 2893
P.A. NO.: 11/01112/B
APPLICANT: Ms. T. Westcott
PROPOSED: Installation of replacement windows and door to front elevation
NOTES: P.A. in Detail
SITE: **5, Marsden Terrace, Ramsey**

REF NO: 2894
P.A. NO.: 11/01133/CON
APPLICANT: Fr Brian O Hahoney, Cssp
PROPOSED: Registered Building consent for the installation of electrically
operated chime of bells and supporting steelwork within existing
bell tower (Registered Building No. 80)
NOTES: Registered Building
SITE: **Our Lady Star of the Sea and St Maughold, Queens Promenade,
Ramsey**

REF NO: 2895
P.A. NO.: 11/01138/B
APPLICANT: Mrs. S. McMahan
PROPOSED: Extension to rear elevation
NOTES: P.A. in Detail
SITE: **40, Clifton Drive, Ramsey**

REF NO: 2896
P.A. NO.: 11/01141/B
APPLICANT: Mr. A. Compton
PROPOSED: Alterations to rear store to create studio
NOTES: P.A. in Detail
SITE: **Store, rear of 68a, Parliament Street, Ramsey**

REF NO: 2897
P.A. NO.: 11/01160/B
APPLICANT: D.C.C.L. Public Transport Dept.
PROPOSED: Replace and re-site bulk fuel tanks
NOTES: P.A. in Detail
SITE: **Bus Station, Westbourne Road, Ramsey**

REF NO: 2898
P.A. NO.: 11/01216/D
APPLICANT: Britannia International
PROPOSED: Installation of signage
NOTES: P.A. - Advertising
SITE: **Britannia International, Unit 1, 87, Parliament Street, Ramsey**

REF NO: 2899
P.A. NO.: 11/01220/B
APPLICANT: Mr. A. R. Price
PROPOSED: Formation of door opening to provide fire escape (retrospective)
NOTES: P.A. in Detail
SITE: **Sure Strike Bowling and Leisure Centre, Queens Promenade, Ramsey**

REF NO: 2900
P.A. NO.: 00/01239/B
APPLICANT: Mrs. S. C. Cushen
PROPOSED: Erection of replacement conservatory to side elevation
NOTES: P.A. in Detail
SITE: **10, Marlborough Crescent, Ramsey**

REF NO: 2901
P.A. NO.: 11/01243/B
APPLICANT: Mr. Howard Eggerton & Mrs. Nancy Eggerton
PROPOSED: Erection of an extension and conversion of bedroom to provide tourist accommodation (partial retrospective)
NOTES: P.A. in Detail
SITE: **12, Barrule Park, Ramsey**

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – SEPTEMBER, 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>
10/01550/B R.T.C. 2792	Mr. D. Maddrell	Creation of temporary vehicular entrance	Plot adjacent to Maughold Lodge, Cloughbane Walk	Meeting held: 17/11/10 Objection	15/03/11 Application APPROVED 04/04/11 Request for APPEAL 17/05/11 Appeal Hearing – 16/06/11	1
10/01832/B R.T.C. 2810	Mr. D. Maddrell	Erection of a dwelling and creation of new vehicular access	Plot adjacent to Maughold Lodge, Cloughbane Walk	Meeting held: 19/01/11 Observation	15/03/11 Application APPROVED 04/04/11 Request for APPEAL 17/05/11 Appeal Hearing – 16/06/11	2
11/00079/B R.T.C. 2822	Raven Construction Limited	First floor extension over existing garage to provide roof space storage	Land at rear of Lock up Garages, Ballure Road	Meeting held: 16/02/11 Observation	01/04/11 Application REFUSED 19/04/11 Request for APPEAL	3
11/00491/B R.T.C. 2852	Mr. Arthur Lloyd Gough	Installation of replacement windows	409, Admirals Court, Mooragh Promenade	Meeting held: 18/05/11 No Objection	07/06/11 Application REFUSED 14/06/11 Request for APPEAL 09/09/11 Application REFUSED	4
11/01040/C R.T.C. 2884	Raymotors Limited	Variation of condition 4 to PA 10/01348/C to allow members of the public / customers to visit the approved offices	1, Brookfield Crescent	Meeting held: 17/08/11 No Objection	05/09/11 Application REFUSED	5

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	10/01550/B R.T.C. 2792	Mr. D. Maddrell, Plot adjacent to Maughold Lodge, Claughbane Walk Creation of temporary vehicular entrance	<p>This approval relates to the creation of a temporary vehicular access, as shown in the 1:4000 location plan, the 1:500 site plan (Ref SP1), drawing Section 1 (Ref ENT1), drawing Section 2 (Ref Section), photograph of the external view (Ref EXT VW) and photograph of the internal view (Ref INT VW), all date stamped 20th October 2010).</p> <p>On the completion of the planting scheme or the expiry of one year from the date of this permission becoming final, whichever is the sooner, the temporary access hereby approved shall be closed up and the roadside boundary wall shall be restored to its former height, unless planning approval is granted to retain the access for a longer period.</p>
2	10/01832/B R.T.C. 2810	Mr. D. Maddrell, Plot adjacent to Maughold Lodge, Claughbane Walk Erection of a dwelling and creation of new vehicular access	<p>Drawing from section 10(4) of the Town and Country Planning Act 1999 General Policy 1 of the Strategic Plan requires the planning authority to have regard to the provisions of the development plan and all other material considerations. The development plan for the area is comprised of the IoM Strategic Plan 2007 and the Ramsey Local Plan 1999.</p> <p>The proposal accords with the primarily residential designation of the site in the local plan and the approval of application PA 06/02255/A established the principle of a dwelling on this site. Although that approval has since lapsed, there has been no significant change of policy or circumstance that would warrant refusal in principle. Therefore the key issues in this appeal are whether the proposed development accords with General Policy 2 of the Strategic Plan and whether it adequately addresses the concerns that led to the Minister's decision to refuse approval following the appeal inquiry into application PA 09/0 1 5 3 3/B. The key differences in the current scheme from PA 09/01533/B are summarised in paragraph 14 above.</p> <p>Turning to the first reason for the Minister's decision, I agree with the planning officer's assessment set out in more detail at paragraph 17 that, given the distance from the boundary, the relatively low height of the retaining wall, the reinforcement of the landscaping and the stone facing of the retaining wall, the proposed driveway would not have an overbearing impact on neighbouring properties. The driveway is also sufficiently far away from the eastern boundary to remove the perception of overlooking and the additional tree and shrub planting will further help to safeguard the privacy of the adjoining Queens Valley properties.</p> <p>Turning to the Minister's second reason I agree that the adjustments made to ridge height, ground level and footprint together with the omission of the dormer windows has significantly reduced the mass of the proposed dwelling both as perceived from the properties in Queens Valley and from the appellant's site for seven dwellings. The reduced profile would address overbearing dominance and the distance and oblique angles of aspect would prevent unacceptable intrusion into the privacy of properties in Queens Valley and appellant's housing scheme to the north. The additional tree and shrub planting proposed would further assimilate the dwelling and safeguard the privacy of adjoining properties.</p> <p>In response to criticism of the amenity space for the proposed dwelling and its visual impact on an artificially created platform, the submitted cross-sections indicate that the slopes down to the site boundaries would not be excessive and that the amenity space would be adequate. The reduction in accommodation addresses a concern that the six bedroom dwelling could give rise to additional traffic leading to aggravated levels of noise and disturbance. A condition removing permitted development rights so as to require approval to convert the roof space was canvassed as an additional safeguard. However, this issue was not identified as a concern in the previous decision notice and in my opinion the noise and disturbance generated by vehicular activity at the property is likely to have only a marginal impact on adjacent properties.</p>

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

No.	P A No.	Applicant / Site / Description	Details
	10/01832/B R.T.C. 2810	Mr. D. Maddrell, Plot adjacent to Maughold Lodge, Claughbane Walk Erection of a dwelling and creation of new vehicular access	<p>I agree with Highways Division that by improving visibility for the occupants of Maughold Lodge and providing a passing place the new combined entrance will improve highway safety on Claughbane Walk. Surface water ponding is a building control matter and the Water and Sewerage Authority has no objection to the proposal.</p> <p>Conclusion and Recommendation I conclude that the proposed development adequately addresses the concerns that led to the Minister's decision to refuse application PA 09/01533/6 and that it meets all the relevant criteria in General Policy 2.</p> <p>Having taken account of all of the relevant matters, I conclude that the appeal proposal conforms to the development plan and that there are no material considerations that would justify the refusal of planning permission. Consequently, I recommend that the appeal be dismissed and that the decision to grant conditional planning approval should be upheld.</p>
3	11/00079/B R.T.C. 2822	Raven Construction Limited, Land at rear of Lock up Garages, Ballure Road First floor extension over existing garage to provide roof space storage	<p>The main issues are whether the scheme refused by the Department would be of satisfactory appearance and whether it would harm the living conditions of local residents with respect to noise, disturbance or congestion. The existing garage blocks are unprepossessing; they have no particular architectural merit but equally they are not any sense an eyesore. They are doubtless a familiar and accepted part of this backland parking area, barely noticed by anyone. The scheme has been skillfully drawn up, but even so I consider that the resulting enlarged building would look distinctly odd and contrived. The third and higher ridgeline would stand out, drawing attention not just to the enlargement but to the utilitarian garage blocks as a whole. The overall effect would visually degrade somewhat an already less than attractive location, contrary to General Policy 2 (b). There would be no practical means to control the level of usage of the enlarged premises for commercial storage. The coming and going of commercial vehicles and their loading and unloading could well cause an unreasonable level of disturbance for residents whose homes back onto this location. Because the upper floor would be largely in the roof space, the Velux windows would be at eye height, causing an undue reduction in the feeling of privacy at homes within the fields of view. The proposals conflict also with General Policy 2 (g). I saw for myself just how congested this backland area can be. Most of the dwellings on Ballure Road and Walpole Drive are in early terraced houses (some appear converted into flats) and there is also a recent block of apartments wrapping around the two roads. In all, there is clearly a high density of occupation and, unsurprisingly, pressure on parking space to the rear. Commercial vehicles threading their way to and from the converted building risks making a difficult situation worse, contrary to General Policy 2 (h).</p> <p>In all, both in its form and usage the development is not suitable for this residential backland location. I shall recommend accordingly. The revised basis of the appeal would overcome the overlooking, disturbance and access issues, at least while Mr. Wood continued to use the upper floor, but not the visual impact.</p> <p>It should be for the Department to consider any such future application, at least in the first instance.</p> <p>Recommendations I recommend that the Minister dismisses the appeal as made. The effect of this would be to uphold the decision of the Department to refuse the application as it stood at the time of that decision. In the event that the Minister reaches a different conclusion, then I recommend that any approval given should be subject to the following conditions. The development hereby permitted shall commence before the expiration of four years from the date of this notice. This permission relates to drawings 10 0683/1, 10 0603/2 and 10 0603/3.</p>

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

No.	P A No.	Applicant / Site / Description	Details
4	11/00491/B R.T.C. 2852	Mr. Arthur Lloyd Gough, 409, Admirals Court, Mooragh Promenade. Installation of replacement windows	<p>Inspector's Assessment and Conclusions</p> <p>There are already variations in design details on the extensive front elevation of Admirals Court. These include in particular the absence of bay windows at 4th and 5th floor levels on phases 1-3, whereas phases 4 and 5 have bay windows at those levels. However, save for windows on the upper floor of phases 1-3, there is a relative uniformity to the proportions of the window frames. Characteristically these are split by horizontal dividing bars half way up the frames. The absence of such dividing bars in the case of the windows on the top floor of phases 1-3 does not appear as a discordant or jarring feature within the overall composition of the building. That is because those windows are located together, such that they form a distinct group on one part of the elevation which is already different from the adjacent elevation at the same level of phases 4 and 5 in that it lacks bay windows. By contrast, the appeal proposal would create a marked visual discontinuity in the appearance of the elevation, given that the pattern of the dividing bars of the casements of these 4 windows would differ significantly in appearance from those of the apartments on the floors immediately above and below, and also from those of the immediately adjacent apartments to each side. Whilst it must be acknowledged that there are other differences of design elements along the front elevation of Admirals Court, including with respect to decorative casts incorporated into some of the phases but not into others, that cannot in my view justify the introduction of the further difference that would arise from the appeal proposal. Although it is the case that each planning application must be treated on its own merits, a decision to approve the current appeal scheme would alter the material considerations that would apply should further applications be made to change the pattern of the window frames in this apartment building. A decision to allow this appeal would undoubtedly make it more difficult for the Planning Authority to resist further applications that might be made to change the appearance of windows in the same building. I have found that the proposal would be out of keeping with the character and appearance of the existing front elevation of Admirals Court, and would as a consequence be harmful to the appearance and visual amenity of the street scene and of the general locality. The impact of the proposal itself in those respects would be sufficient for me to conclude that the development is unacceptable in planning terms. The potential that a decision to allow this appeal would have to undermine the Planning Authority's ability to resist other similar proposals, which could cumulatively cause greater visual harm, adds some further weight to the considerations against allowing this development to take place. Although the Planning Authority has not indicated in detail which parts of Strategic Plan General Policy 2 it considers would be offended by the proposal, based on my reasoning above I consider that the proposal would conflict with the intentions of part (b) of General Policy 2, as the form of the proposed windows would not respect the site and its surroundings in terms of form or design. In addition, the proposal would adversely affect the character of the surrounding townscape, contrary to part (c) of the same Policy.</p> <p>I have concluded that the Planning Authority's decision to refuse planning approval should be upheld and that the appeal should be dismissed.</p>
5	11/01040/C R.T.C. 2884	Raymotors Limited, 1, Brookfield Crescent Variation of condition 4 to PA 10/01348/C to allow members of the public / customers to visit the approved offices	The widening of the use of the building to include customers as proposed would have a detrimental impact on the amenities of local residents through the increase in demand for parking spaces which cannot all be satisfied on site.

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

Mr. Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 5

Block 32 Internal works are now substantially complete and the contractor is dealing with the identified snagging works prior to final handover of the block to the Commission.

Externally, works are well advanced with all paths and landscaping works ongoing. The installation of the play equipment and surrounding safety surfacing is almost complete.

Recommendation: For information only.

Refurbishment of Properties, Brookhill and Seamount Road

The final phase of the works which consists of No's 17, 18, 19, and 20, Brookhill Road has now been completed and the properties have now been handed back to the Commission.

At the official handing over of the keys at the completion of the final phase of the contract, the Lead Member for Housing, Mrs. Mary Bruce gave thanks to the Design Team, the Main Contractor and the Sub – Contractors for the delivery of the refurbished properties within the contract budget, the refurbishment scheme has made a substantial difference to the external appearance together with improved kitchen and bathroom facilities within these 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 and the scaffolding has now been removed.

Works to replace the fascias, soffits and rainwater goods to the properties on Albert Terrace is almost complete whilst similar works to the front elevation of the properties in Westbourne Road is progressing well. Works to the rear elevations is being carried out once the Manx Electricity Authority has removed the existing overhead power supplies which are presently attached to the fascias of these properties.

Works are progressing well on the properties in Grays Gardens which includes the installation of new fascias, soffits and rainwater goods and replacement windows .

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

Works have now commenced on the replacement of fascias, soffits and rainwater goods to the properties on Seamount Road.

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.

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 have now been completed on this contract by Manx Demolition Ltd.

Some areas of loose render to window heads and reveals on the front elevation of the property were removed as the works to remove the scaffolding were undertaken.

The temporary pedestrian diversion barriers have now been removed and the pavement area tidied up.

Recommendation For information only.

Station Road Car Park – Remedial Works

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 £155,364.00 repayable within 10 years to defray the cost of remedial works to Station Road car park, Ramsey.

The Department requested that the application be advertised in the usual manner and one submission was received objecting to the Petition. The comments received were received and noted.

A pre-contract meeting is to be held on Friday 16th September, 2011 with the Design Team consisting of Holmes Grace Consulting Engineers and SafetyNet Ltd as Planning Supervisors. The Principle Contractor is Island Drainage and Groundworks Ltd.

A verbal report will be made following the pre-contract meeting.

P. S. Harrison,
Chief Technical Officer

15th September, 2011.

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

Disability Awareness Week:

(WD)

The Manx Foundation for the Physically Disabled is leading a Disability Awareness Week commencing 31st October until 5th November, 2011.

One of the events organized involves various organisations manning the mobile ambulance from which the Foundation can help the wider community of the Isle of Man understand more fully the difficulties disabled people may face during their day to day lives, particularly when trying to access facilities, goods and services which non - disabled people enjoy. Raising awareness and helping people to recognise the physical and attitudinal barriers that exclude disabled people from society will help to make access more equitable for everyone.

Permission has been granted for Station Road Car Park to be used for this purpose on Tuesday 1st November during the hours of 10 a.m. till 3 p.m.

Recommendation: To be noted.

Save a Life

St John Ambulance is launching Save a Life September as part of a campaign to equip as many people as possible with vital first aid skills.

Throughout September, the charity will be giving free demonstrations at locations across the British Isles, including the Isle of Man. The public will learn how to save a life using five easy to follow techniques and will receive a free pocket-sized first aid guide to carry in case of emergency.

In Ramsey this will take place on Saturday 24th September between 10am and 4pm at Ramsey Town Hall Foyer.

Recommendation: to be noted

Civic Sunday - Jurby

The Annual Civic Service at Jurby will take place on Sunday, 25th September, 2011, in Jurby Parish Church at 11.00 a.m. The Chairman, Mr. T Brampton, J.P., extends an invitation to attend.

The Chairman will be pleased to welcome guests to the Jurby Parish Hall for refreshments after the Service.

Civic Sunday Maughold

An invitation has been received Mrs. Gillian Stephens, Chairman, Maughold Parish Commissioners to attend Maughold Civic Service on Sunday, 25th September, 2011, at 3.00 p.m. in Maughold Parish Church.

Members are invited to take afternoon tea in the Parish Hall after the Service.

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

Northern Neighbourhood Policing Team – Police Inspector

Inspector Richard Power has written to inform that Inspector Juan Kinley will take over the Inspectors role in Ramsey and the north from the 12th September. Inspector Power hopes that Inspector Kinley will receive the full support of the various agencies in the north.

Inspector Power states that “One cannot under-estimate the contribution which the continuing goodwill and respect of the local community towards the Constabulary makes to our enjoyment of a safe civic society and the good order of our neighbourhood. It has been my privilege to Chair our Community Partnership meetings and work in co-operation with you to achieve this. I [Inspector Power] have thoroughly enjoyed my time in the North and am really pleased with the improvements that have been made.”

Recommendation: To be noted

Scam Awareness Week

The Office of Fair Trading is running a Scams Awareness Week during the week of 3 October 2011. This will include a series of talks with the aim of increasing awareness and understanding about potential scams and advising consumers about how to protect themselves.

Following on these talks, the OFT would like to gain as much information as possible from residents across the island about the type of scam mail they are receiving, to that end it has been agreed that they may place a collection box in the public area within the Town Hall. The box will be clearly labelled and designed so that residents can simply post the information into the box, the box will be delivered on or shortly before 10 October and would be collected again after 1 week.

Recommendation: To be noted

**Consultation - Payment of Personal Allowance Credit and
- Tax Relief for letting a Room in your Home**

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 is enclosed for Members information.

Recommendation: for discussion at October meeting, Members are request to submit any views in advance in writing for circulation with the Agenda.

Remembrance Sunday – provoking behaviour offence

The Northern Neighbourhood Policing Team has reported that a 37 year old local male arrested in Ramsey on Remembrance Sunday, 2010, had pleaded not guilty to a charge of provoking behaviour. After a trial before the magistrates on the 10th August 2011, he was convicted and sentenced to 60 days imprisonment.

Recommendation: to be noted

Isle of Man College – Field Work

Permission has been granted for land at the corner of North Shore Road and Mooragh Promenade to be used by students within the HNC Building Construction course at Isle of Man College.

It is the intention to base students assignment work on the design of a boat house on this site. The use will involve approx 2-3 site visits of approx. 10 students accompanied by one lecturer during the next academic year where measurement and site recording work would take place. The College has requested access as work on actual sites, rather than fictional sites, as a learning experience for students is more realistic and memorable.

Recommendation: to be noted

Regeneration proposals

The design team working on the town centre regeneration scheme are presently preparing proposals for lighting in the town centre area and have requested the opportunity to make a presentation to the Commission on their initial designs.

Recommendation: a special meeting be held to receive a presentation.

16th September, 2011.