



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

www.ramsey.gov.im

10th December, 2010.

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, 15th December, 2010**, at 7.00 p.m.

BUSINESS

1. Apologies for Absence:

2. Minutes for Adoption:

pages: 1 - 8

- Minutes of the Board Meeting held 17th November, 2010.

3. Chairman's Report:

pages: 9 - 10

- Lantern Parade
- HMS Ramsey
- Civic Duties
- Christmas in Ramsey

4. Town Clerk's Reports:

pages: 11 - 14

- Action Pending **(Multi)**
- Regeneration Scheme **(RRgen)**
- Road Traffic and Highways (Miscellaneous Amendments) Bill **(FGP)**

5. Finance Officer's Report:

(FGP) pages: 15 - 19

- Revenue Accounts
- Capital Account
- Rates
- Public Sector Rents

6. Chief Technical Officer's Reports:

(WD) pages: 20 - 28

- Planning Applications
- Appendices
- General Report
 - Lezayre Housing Estate - Progress Report
 - Refurbishment of Properties Brookhill and Seamount Roads
 - Christmas Tree Recycling
 - Refuse Collection Rounds, Christmas and New Year Periods
 - Staff Involvement – Adverse Weather Conditions

7. Public Correspondence: pages: 29 - 30

- Refuse Disposal Charges **(WD)**
- Manx Transport Trust – annual Report **(PL)**
- Local Authority Audit Fees **(FGP)**
- Holocaust Day – 23rd January, Methodist Church Castletown **(FGP)**
- P.A. 01/00884 Alleged non-implementation of landscaping scheme **(WD)**
1 – 3 Fairway Drive, Ramsey.
- Access to Planning Documents **(WD)**
- Malawi Mission Projects – Carol Singing **(FGP)**

8. Notice of Motion : pages: 31 - 32

Notice of Motion dated 17th November, 2010, standing in the name of Mr. R. Radcliffe:-

“That the Commissioners introduce certain amendments to their Standing Orders”.

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

Town Clerk & Chief Executive



**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
DECEMBER, 2010/**

Fellow Members,

Lantern Parade:

The opportunity is taken to remind everyone that the Lantern Parade in Ramsey is on Saturday, 18th December, 2010, and will assemble at the Town Hall car park at 5 p.m. At the end of the parade there will be community carol singing at the Courthouse Grounds.

HMS Ramsey:

Further to last month's report that HMS Ramsey, under the command of Lieutenant Commander Alex Bush RN, intends to visit the Isle of Man (and Ramsey in particular) in January, 2011, it is my pleasure to confirm that the Commission will host a reception for the Officers and Crew on the evening of Friday, 21st January.

This will be the final visit before a lengthy deployment to the Middle East in May.

Civic Duties:

It has been an extremely busy month and it has been my privilege to attend:

Ramsey Grammar School Prize Giving
Ellan Vannin Memorial Services

I take the opportunity to record congratulations to all those who won prizes at Ramsey Grammar School; to everyone who put in such hard work at Auldyn Infants' to ensure that the Christmas Activity was as always so special.

I thank Mrs. Beattie for deputising for me at the Auldyn School Christmas Activity.

I look forward to attending the Scoill Ree Gorree Nativity "Are We There Yet" and their Carol Service.

Christmas in Ramsey:

The illumination of the Christmas Lighting on a bitterly cold 3rd December, 2010, began with the lights on the tree, sponsored by Britannia International, being officially switched with assistance from representatives of Manx Mencap.

The Town Lights and the tree at the Courthouse were switched on by the Ramsey Branch Royal British Legion's Poppy Princess Emma Malpass assisted by Jasmine Quirk, who thoroughly enjoyed the occasion.

We record our grateful thanks to Britannia International for their continued kindness in sponsoring the provision of the Christmas Tree and also the members of the public who attend the switch on ceremonies.

We welcome the initiative of the Chamber of Commerce in their Santa Trail and hope it is well supported. Please support our local shops not only at Christmas but throughout the year.

I take the opportunity to wish everyone a happy Christmas and healthy New Year and in so doing record our appreciation to those who work at this time – staff in hospitals, residential and care homes, police and members of the emergency service.

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10th December, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
DECEMBER, 2010 – PUBLIC**

Mr. Chairman and Members,

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

	Topic	Action	Notes
Chief Technical Officer's Report	Appendix	Meeting with Chairman Planning Committee / Officers	Mr Quirk has contacted the Town Clerk and undertaken to arrange a suitable time to meet along with planning officers.
Public Correspondence	Control of Injurious Weeds	Further Report	Pending
Chairman's Report	Britain in Bloom	Enquiry from RHS and Mr. Lowey	Responses awaited
Town Clerk's Report	Bleak House	Special Meeting	To be arranged
Town Clerk's Report	New Bus Timetables	Pending Reviews	Meeting to be arranged

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

10th December, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
REGENERATION SCHEME
DECEMBER, 2010 – PUBLIC**

Mr. Chairman and Members,

The Chief Minister's Regeneration Steering Group has agreed the progression of schemes to improve the Ramsey Town Centre resulting from the public consultation exercise undertaken earlier this year. The Chief Minister's Regeneration Steering Group has been established as the Project Board for the Ramsey Regeneration Projects.

Outline proposals and a preliminary consultation have been undertaken by the Ramsey Regeneration Committee and their appointed agents Dalrymple Associated with the public and key stakeholders. The outline proposals and estimated budget costs of £2-£2.5M excluding work beneath the sub-base were approved to progress to detailed design stage by the Project Board for this project. The Department of Infrastructure has been appointed Client for the Highway improvements for this project, which are required to be undertaken in accordance with the Isle of Man Government Capital Procedures. The following media release has been issued through the Chief Ministers Office in relation to proposals for Ramsey Regeneration.

Detailed design and costing of proposed changes in Ramsey are underway, following the first meeting of the Ramsey Regeneration project team. Surveys are taking place and expressions of interest are about to be sought from contractors to carry out the works. Property owners in the regeneration area are being asked for their views on the 3 phases which are being progressed and are welcoming the improvements. A key attraction for them is the availability of financial assistance towards external improvements such as painting, re-rendering and scaffolding for commercial properties in the regeneration areas via the Town and Village Regeneration Fund.

The first phase will be the improvement of the Lanes which connect the Quay to Parliament Street, with painting, imaginative lighting and artworks all planned to make them more inviting. New surfacing will be trialled in the Lanes too and will be a feature of the next 2 phases which will cover Market Hill, the Courthouse Square, East Street and Market Place. Allan Bell, Chairman of the Ramsey Regeneration Committee, said "We had a hugely positive response to our consultation earlier in the year and now, following approval to move 3 phases of the regeneration forward, things are really happening. People will soon be able to see the changes that they have asked for."

The aim is to start work on site in the 2nd quarter of 2011. A further 2 phases relating to Parliament Street and the Quay may be scheduled once phases 1-3 have been completed, though these have not yet been approved for funding.

Recommendation: to be noted and further report

9th December, 2010

T. P. Whiteway
Town Clerk and Chief Executive

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ROAD TRAFFIC AND HIGHWAYS
(MISCELLANEOUS AMENDMENTS) BILL
DECEMBER, 2010 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure is seeking the public's views on legislative proposals contained within the Road Traffic and Highways (Miscellaneous Amendments) Bill. The provisions contained within the Bill have been developed from proposals which were included in the Department's Road Safety Initiative of 2004 that received a broadly favourable public response.

Copies of the Bill and supporting documentation have been circulated to members in advance of the Board agenda being issued, and are available on the Government Website and have been lodged in the public reference library. Further paper copies can be requested in advance of the meeting should members so wish.

Members were requested to provide advance notice of any specific comments prior to the meeting, the following comments have been received:-

From Mr Radcliffe – that in relation to a ban from teaching due to an offence of charging for lessons when not approved the ban should extend to the accompanying of any learner driver, and that the vehicle used should be seized for disposal by Government as being considered a proceed of crime. That there should be introduced a two strikes and out policy in relation to offences punished by a ban or that on the second offence the ban should be for life or for a substantial period (i.e. no less than 10 years). Mr Radcliffe also suggests that vehicles associated with offences related to causing death or grievous bodily harm should be surrendered or that, should they not be in the ownership of the offender, the value of such vehicle should be surrendered as part of the sentence. Attention is also drawn to the provisions in relation to the closure of the Mountain Road for filming events particularly as the Department is seeking the power to extend the periods for which closures might be applied.

From the Chairman - As is usual in such drafts the wording of this Act takes some understanding and having read through all documents twice I am still unclear as to the intended implementation of a few sections. There is one area however that immediately gives me cause for concern and that is the proposal in Section 7E to have a two tier level of "The prescribed limit". I am of course biased in this area, firmly believing in "Drink don't Drive". In my opinion if alcohol is found in the blood after an accident it cannot be determined to any degree of certainty how much this has been a contributory factor. Following on from this It is obvious that If no alcohol had been taken it cannot be present in the blood and as such can't have been a factor.

**Town Clerk's Report – Road Traffic and Highways
(Miscellaneous Amendments) Bill – December, 2010 – Public Continued:**

Turning to Section 7E as to be amended by Primary Legislation the proposal is to now have two tiers of prescribed limit. The first is for those as described in section 7E (a), (b), (c) and (d). All others will come under the old and higher limits. I assume the draughtsman of this legislation intends to use the lower limit for those identified in part as being less experienced/capable in driving. From this it is assumed that the lower threshold limit is intended to be used as a deterrent to such drivers in taking alcohol prior to driving. There is of course another interpretation of the new proposals in that those in the older category and with more driving experience will assume it means that such experience means they can cope with higher levels of intoxication. As I know from working with the Maritime Drug and Alcohol centre in Newcastle the effects that any amount of alcohol have on a person depend very much on that persons physical and mental state. In my opinion and if we are to have prescribed limits above “zero” then it should be universal.

I also believe that our laws have to be concise and to introduce a two tier system will open up the possibility of well practiced advocates using this as a means to cause confusion in court and allow the introduction of similar but as yet unnamed factors into the proceedings. Could it be argued that in the first and lower category they should include others who may similarly be impaired to a greater degree by lower levels of alcohol i.e. those already on proprietary medication for chest and throat infections, Pensioners who are frail, the list is extensive which proves I think the lack of forethought given to the proposed current amendments.

Dr Allinson has responded advising that on first reading the proposals do seem relatively sensible and the changes are in keeping with both the public opinion and that of the RTC.

Recommendation: The Commission may wish to respond to the consultation along the lines of the above comments, adding any other specific views subsequent to debate.

T. P. Whiteway
Town Clerk and Chief Executive

9th December, 2010.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S REPORT
DECEMBER, 2010, - PUBLIC**

Madam Chairman and Members,

- **Revenue Accounts:**

Payments totalling £ 303,353.65 were made in November, 2010. Details of the net invoices paid during the period are attached as Appendix 1.

I recommend 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 November, 2010, totalling:-

£ 483,144.60

- **Rates:**

We have received from Treasury the Third Supplementary Rating List for 2010. This shows a minor increase in the gross and rateable value of the Town as follows:-

	Gross	Rateable	Gross	Rateable
	£	£	£	£
Existing List			767,717	60,092
Valuations Added	8,736	6,988		
Valuations Cancelled	<u>7,806</u>	<u>6,246</u>		
	930	742	<u>930</u>	<u>742</u>
Totals			<u>768,647</u>	<u>670,834</u>

The above Rateable Value of £670,834,339, includes agricultural hereditaments, which are excluded for the purposes of estimates as they are only subject to a water charge. Therefore the total for the Town of Ramsey at 1st December, 2010, is RV (Rateable Value) £668,410. This compares with a figure of £665915 in December 2009.

- **Public Sector Rents:**

We have received from the Department of Social Care details of changes to Public Sector Rents and Housing Maintenance Allowance.

The approved annual increase in Public Sector Rents is 5% increasing the rent point value from 1.0115 to 1.0621.

- **Public Sector Rents:**

The Maintenance Allowance is to be reduced from its current level of 33.33% to 30% as there has in recent years been unprecedented investment in the public housing stock to either replace or extensively refurbish ageing stock.

The Housing Deficiency Estimate recently submitted to the Department showed a Maintenance Allowance of £572,453.91, based on 33.33%. This is reduced to £515,260.05 (a reduction of £57,193.86). The estimated deficiency for the current year is £525,225.43.

The Housing Administration percentage remains unchanged at 7.50%.

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

10th December, 2010.

FINANCE OFFICER REPORT

**ACCOUNTS PAID
TO 30 November 2010**

Supplier	Total
2e2 (IOM) Ltd	£ 174.86
A W Associates	£ 1,095.00
AB Photography Ltd	£ 411.25
Ace Hire & Sales Ltd	£ 55.20
Agora Business Publications LLP	£ 79.80
Ashcrofts (1997) Ltd	£ 319.27
Auldyn Construction Ltd	£ 138.65
Bertram Library Services	£ 1,527.35
Bridson & Horrox Ltd	£ 620.13
BT Global Services	£ 22.03
Chas E Richmond Ltd	£ 2,211.15
Cleervu Aerial Specialists Ltd	£ 529.23
Clover Asphalte (IOM) Ltd	£ 858.51
Commercial Tyre Services	£ 1,939.47
Corkhill & Callow	£ 240.00
Dalrymple Associates	£ 725.00
Dave Perry	£ 5,244.85
Descon Ltd	£ 386.58
Dickinson Cruickshank	£ 359.84
Eden Park Garden Centre	£ 869.55
Edwin Dennis Signs Ltd	£ 105.75
Feltons Ironmongers	£ 1,805.80
Fenay Safety (IOM) Ltd	£ 188.00
G4S Secure Solutions (Isle of Man) Ltd	£ 2,240.67
Garden World	£ 78.75
Go Marketing Ltd	£ 652.93
Gough Electrical Ltd	£ 456.67
Haldane Fisher (IOM) Ltd	£ 326.82
Holmes Grace	£ 6,751.98
Isle of Man Government	£ 10,781.06
Isle of Man Newspapers Ltd	£ 617.46
Jim Callow Plant Hire	£ 117.50
Kennaugh & Allison (Builders) Ltd	£ 583.57
Mac's Builders Merchant	£ 611.97
Mandoor Services	£ 76.38
MannVend Ltd	£ 37.60
Manx Drain Surveys Ltd	£ 875.38
Manx Electricity	£ 430.64
Manx Radio	£ 180.95
Manx Telecom Ltd	£ 1,128.21
Marsh (IOM) Ltd	£ 80,862.35
MC Locksmith Services Ltd	£ 112.32
McGarrigle & Jackson	£ 1,471.16
Mrs Judy Kelly	£ 10.50
Mrs K J Gibson	£ 598.00
National Westminster Bank	£ 10.00
NK Joinery Limited Group	£ 8,718.17
Outlook Window Systems Ltd	£ 2,996.25
P & M Window Cleaners	£ 304.89

FINANCE OFFICER REPORT

**ACCOUNTS PAID
TO 30 November 2010**

Paul Wheeler Ltd

£

4,414.25

FINANCE OFFICER REPORT**ACCOUNTS PAID
TO 30 November 2010**

Phoenix Windows	£	106.90
Pickwicks	£	47.09
Quiggin & Cubbon Ltd	£	6,292.13
Ramsey Town Band	£	50.00
Ramsey Town Commissioners	£	1,267.52
Raymotors Ltd	£	251.01
Regal Shopfitters Ltd	£	223.25
Sadler Agricultural Supplies Ltd	£	293.75
Screwfix Direct	£	249.90
Splinters D.I.Y. Store	£	161.50
St. Paul's Bookshop	£	391.54
St. Paul's Church	£	25.00
Sun Safe Play Systems Ltd	£	1,321.88
T&GWU	£	112.77
The Post Office	£	500.00
The Works Ramsey Ltd	£	2,057.07
Tip Top Cleaners (2006) Ltd	£	3,284.21
Total (IOM) Ltd	£	14,839.04
Ulverscroft Large Print Books	£	328.16
W G Young	£	200.00
W.D.S. Ltd	£	350.27
Which	£	75.00
Whittaker Trading Ltd	£	307.15
Wolseley UK Ltd	£	1,092.37
Grand Total	£	179,181.21

CAPITAL ACCOUNTS PAID TO 30th NOVEMBER, 2010
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Acc. No.	Payee	Description	Amount	Total
75	Auldyn Construction Ltd	L.H.E. Phase 5		208,744.85
76	Dalrymple Associates	L.H.E. Phases 3 - 4	2,000.00	
		L.H.E. Phase 5	<u>2,142.85</u>	4,142.85
77	McGarrigle & Jackson	L.H.E. Phases 3 - 4	4,289.10	
		L.H.E. Phase 5	<u>4,117.56</u>	8,406.66
78	Auldyn Construction Ltd	L.H.E. Phases 3 - 4		187,670.14
79	Garden World	L.H.E. Phases 3 - 4		450.00
80	NK Joinery Ltd	Brookhill / Seamount Refurb		49,818.10
81	Holmes Grace	L.H.E. Phases 3 - 4	9,292.00	
		L.H.E. Phase 5	<u>14,620.00</u>	23,912.00
TOTAL				£ 483,144.60

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – DECEMBER, 2010**

Mr. Chairman and Members,

Copies of the following applications have been received from the Department of Local Government and the Environment under the planning consultation procedures. The applications are listed for consideration subject to comments where appended.

REF NO: 2796
P.A. NO.: 10/01635/B
APPLICANT: Mr. & Mrs. J. Crellin
PROPOSED: Alterations and extensions to dwelling (comprising amendments to P.A. 03/00972/B)
NOTES: P.A. in Detail
SITE: **Thornhill Manor, Thornhill Park, Ramsey**

REF NO: 2797
P.A. NO.: 10/01690/B
APPLICANT: Mrs. M. Platt
PROPOSED: Installation of french doors to replace existing windows and erection of decking
NOTES: P.A. in Detail
SITE: **Glion Loch, 2, Westhill Village, Ramsey**

REF NO: 2798
P.A. NO.: 10/01693/B
APPLICANT: Heritage Homes Limited
PROPOSED: Widening of highway and creation of priority junction at existing section of single carriageway (alternative to dual carriageway previously approved under P.A.'s 03/00790, 03/01846 & 10/00392)
NOTES: P.A. in Detail
SITE: **Highway, Roadside Hedge, Land adjacent to Highway, Gardeners Lane, Ramsey**

REF NO: 2799
P.A. NO.: 10/01707/B
APPLICANT: Robert C. Teare Esq.
PROPOSED: Demolition of existing store buildings and erection of replacement store
NOTES: P.A. in Detail
SITE: **50, Parliament Street, Ramsey**

REF NO: 2800 & 2801
P.A. NO.: 10/01714/GB & 10/01715/CON
APPLICANT: Mr. O. Byrne
PROPOSED: Installation of a satellite dish
NOTES: Registered Building
SITE: **Dunluce, Ballure Road, Ramsey**

REF NO: 2802
P.A. NO.: 10/01734/B
APPLICANT: P. C. C. St Paul's Church
PROPOSED: Installation of replacement windows and doors
NOTES: P.A. in Detail
SITE: **St Paul's Church Hall, Market Place West, Ramsey**

REF NO: 2803
P.A. NO.: 10/01739/B
APPLICANT: Mr. & Mrs. R. Baldwin
PROPOSED: Alterations, erection of an extension and re-siting of vehicular access
NOTES: P.A. in Detail
SITE: **Tree Tops, 21, Ash Grove, Ramsey**

REF NO: 2804
P.A. NO.: 10/01740/B
APPLICANT: Miss J. Wheeler
PROPOSED: Alterations and extension to dwelling (comprising amendments to P.A. 08/01300/B)
NOTES: P.A. in Detail
SITE: **Thie Ny Feeaih, Lezayre Road, Ramsey**

REF NO: 2805
P.A. NO.: 10/01758/B
APPLICANT: Nigel Frank Fairclough
PROPOSED: Installation of flue and stack (retrospective)
NOTES: P.A. in Detail
SITE: **34, Royal Park, Ramsey**

REF NO: 2806
P.A. NO.: 10/01768/B
APPLICANT: Co-operative Food
PROPOSED: Roofing works to premises
NOTES: P.A. in Detail
SITE: **Co-operative Store, 75, Parliament Street, Ramsey**

P. S. Harrison, Chief Technical Officer

8th December, 2010

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – DECEMBER, 2010

<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>
09/01554/B R.T.C. 2649	Mr. & Mrs. A. Desmond	Demolition of existing garage and erection of a detached dwelling	Land adjacent to Okara, Crescent Road	Meeting held: 21/10/09 Objection	28/07/10 Application APPROVED 06/08/10 Request for APPEAL 14/09/10 Appeal Hearing – 28/10/10 08/12/10 Application APPROVED	
10/00235/B R.T.C. 2709	Mr. Artan Giummri	Re-development of site to create ground floor commercial unit and two apartments	1, Market Hill	Meeting held: 17/03/10 No Objection	03/12/10 Application APPROVED	
10/01320/B R.T.C. 2777	Hartford Homes Limited	Demolition of existing dwelling and erection of 4 dwellings	Palm Winds, The Vollan	Meeting held: 20/10/10 Observation	06/12/10 Application APPROVED	

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – DECEMBER, 2010

No.	P A No.	Applicant / Site / Description	Details
	<p>09/01554/B</p> <p>R.T.C. 2649</p>	<p>Mr. & Mrs. A. Desmond, Land adjacent to Okara, Crescent Road</p> <p>Demolition of existing garage and erection of a detached dwelling</p>	<p>Assessment and Conclusions:</p> <p>The main issues in this case are the effect of the proposal on the appearance or character of the area, and the effect on the residential amenity of neighbouring properties in Lheaney Grove.</p> <p>Crescent Road is part of what estate agents might describe as a mature residential area, where most of the houses or bungalows stand in fairly spacious plots. However, on the opposite side of Crescent Road from the appeal site from the appeal site there is new housing development where the dwellings have typically modern, smaller plots. The proposed house would be closer to Crescent Road than a number of the existing houses on the same side of the road; but that does not necessarily mean that its visual impact would be unacceptable. The set-back distance (giving a "building line" of about 4.5 metres) would be broadly similar to some other houses in Crescent Road. The L-shaped front elevation and angled setting in relation to the road would also help to provide a reasonable amount of space between the house and the road. Taking these factors into account, I judge that the development would not harm the street scene to such an extent as to justify refusing approval.</p> <p>I am more concerned about the possible impact of the proposal on the outlook and privacy available to the houses at Nos. 2 and 3 Lheaney Grove. At present, the rear of No. 2 and the side of No 3 face towards an undeveloped, albeit unkempt and overgrown, parcel of land. The proposed development would greatly change that situation, and I can understand why residents have objected.</p> <p>A general principle which is relevant here is this: it is not a proper purpose of planning control to preserve a person's view from a private property over another person's private property, unless the view would be so closely obstructed that a development would be oppressively overbearing. In this instance, there would be about 23 metres between the southern part of the rear of the proposed house and the side gable of No 3. Lheaney Grove; and about 19 metres between the northern part of the rear of the proposed house and the rear elevation of No. 2 Lheaney Grove. These distances are similar to those found in many housing areas, and would provide adequate house-to-house separation, bearing in mind that the northern part of the proposed house would be single storey. The outlook from the rear or side gardens of the Lheaney Grove houses would be more confined than it is at present, but the effect would not be so oppressive or overbearing as to be unacceptable. As regards privacy, the proposed house (as in the amended drawings) has been designed so that at first floor level there would be only a landing window, which could be obscure glazed and made subject to a condition, in the west elevation facing Lheaney Grove. The privacy of the Lheaney Grove houses and gardens would not be significantly harmed. Parts of the garden of the proposed house itself (depending on the precise position in relation to shrubs along the boundary) would probably be overlooked by some first floor windows in the Lheaney Grove houses, but there would be sufficient private outside areas for normal residential amenity purposes.</p>

Although previous proposals have been refused approval, each case has to be judged on its own merits, in the light of currently adopted planning policies for the Island and for the locality. The general thrust of current policy is to ensure that residential development takes place as far as possible within built-up areas, so as to reduce pressure for development in the countryside. This aspect of policy is stronger now than it was when previous proposals were considered. Previous proposals also appear to have been rejected partly because rear first floor windows would have overlooked the Lheaney Grove properties; the appeal proposal is designed to avoid that problem.

Many local people regard the site as a "breathing space" between buildings. There is some weight in this point, but it is not a compelling argument in support of the appeals, having regard to the overgrown, untidy appearance of the land. The relevant part of the Ramsey Local Plan refers to "attractive, natural breathing spaces....or simply green space". It is stretching description to describe this site as attractive, and there seems no reason to think that it will not remain as an individual parcel of land, since it has remained so for some 37 years. Unless it were to be compulsorily purchased (which seems most unlikely), as a matter of financial reality there is little prospect that any owner would lay it out and maintain it as an attractive feature in the street scene.

Any damage to the roots of a sycamore tree in the rear garden of No. 3, Lheaney Grove which might be caused by the proposal (a point on which the available evidence is unconvincing) would be a matter for private litigation. The value of residential property is not a planning matter.

I conclude that the planning authority's decision to approve the development was soundly based and should be confirmed, subject to one proviso. During the inquiry I invited comments on the size of the proposed landing window. Even allowing for obscure glazing, it would help to minimise neighbours' perception of being overlooked if this window were made smaller. The large area of obscure glazing would also be a rather unattractive feature in the west elevation. There may be reasons relating to building regulations on stairwell lighting for the size of this window, but nobody at the inquiry was able to advise on this point. I am suggesting a condition aimed at ensuring that this window is made as small as reasonably practicable, or perhaps re-designed as a slit or two slit windows.

One other detailed point is that the driveway surface is labelled on the application drawing 205/2 as "concrete", with a smooth-trowelled finish. This would be an unattractive feature. However, the applicants indicated in response to my question at the inquiry that the specification on the drawing was an error. The planning authority's Condition 8 (which covers "hard landscaping works") should be sufficient to ensure that a more suitable surface material would be used.

			<p>Recommendation</p> <p>I recommend that the appeals be dismissed and that planning approval be granted, subject to the conditions attached to the authority's original decision, with two modifications. I recommend that:</p> <ol style="list-style-type: none">1. the words "except for any departure from the drawings resulting from Conditions 4 and 8 below" be added to Condition 2.2. the following condition be substituted for Condition 4 of the authority's decision: “Notwithstanding the design of the rear landing window shown in the submitted drawings, no development shall be carried out until a scheme for re-designing this window has been submitted to the planning authority for approval. The re-designed window or windows shall be obscure-glazed (Grade 5), shall be non-opening, and shall not be altered in the future without the prior written approval of the planning authority. The development hereby permitted shall not be carried out other than in accordance with the approved scheme.”
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**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
DECEMBER, 2010 – PUBLIC**

Mr. Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 4

Block 25 Second fix joinery is nearing completion, electrical second fix is complete and plumbing second fix is ongoing, internal plastering is complete and internal decoration is ongoing. External rendering is now complete and works to install kitchens and services are also complete. This Block is hoped to be handed over to The Commission before Christmas 2010.

Block 26 Internal works are now complete and external works are ongoing. Works have been delayed for the laying of the turf to the rear gardens due to the ongoing weather conditions.

External works are ongoing with footpaths, drainage and rear fencing all proceeding and works to install the metal fencing is ongoing.

Phase 5

Block 28 The superstructure masonry is now complete and roof structure and tiling works are now complete. The window and patio door installation works is ongoing and first floor joinery and plumbing works are ongoing and external rendering works is continuing and internal plastering works have commenced.

Block 29 The superstructure masonry is now complete and works to install the roof trusses is complete and the roof covering works are almost complete. The external rendering works have commenced and works to install the windows and patio doors is ongoing.

Blocks 30 & 31 The superstructure masonry is now complete to first floor level and the first floor joists have been installed. The masonry works are now progressing to wallplate level.

Block 32 The superstructure masonry is now at first floor level and 50% of the first floor slab is in place, the masonry works are now progressing to wallplate level.

Generally, works have been delayed as a result of the ongoing weather conditions which may impact on the overall programme if further problems continue.

Recommendation For information only.

Refurbishment of Properties, Brookhill and Seamount Road

The second phase of refurbishment which is No's 13, 15, 17 & 19, Seamount Road is proceeding satisfactorily with all roofs now completed and new rainwater goods presently being fixed in position. The external render & dash works are ongoing and internal works are nearing completion with new floor coverings to kitchens being progressed and internal decoration works are progressing to all properties.

Whilst works are proceeding satisfactorily, some delays have been encountered in respect of the external rendering and drainage works as a result of the ongoing weather conditions.

Recommendation For information only.

Christmas Tree Recycling

As in previous years, the Commission are to operate a recycling scheme for the disposal of real Christmas trees commencing on Wednesday 5th January, 2011. Trees may be delivered to the Commissioners Nursery site on the corner of Park Road and North Shore Road during normal working hours.

The recycled material will be used as a topping material on paths in areas such as Poyll Dooley.

Recommendation For information only.

Refuse Collection Rounds, Christmas and New Year periods

As the Christmas and New Year holidays fall within the weekends this year, the refuse collections crew members will operate the collection days as normal. All residents are requested to ensure that their bins are located at the curtilage of their property by 6am on the day of collection.

Recommendation For information only.

Staff Involvement - Adverse Weather Conditions

The recent snow and ice has resulted in Commissioners' staff carrying out salt spreading within the car parks, Mooragh Park and other essential areas within the Town to assist the Department of Infrastructure Transport Division who are responsible for roads and pavements. The Commissioners staff spread salt on the Ramsey Cottage Hospital accesses and around the Post Office and other areas as requested by DoI Transport Division.

Staff Involvement - Adverse Weather Conditions (continued)

The Refuse Crew have continued to carry out their duties during the period of adverse weather with only minor disruptions as a result of icy road accesses to certain areas.

It should be noted that refuse collection vehicles do not cope well with icy or snow covered roads and, although cars may have passed over roads in such conditions, it may be unsafe for refuse vehicles to do so.

The Housing Maintenance Section have been responding to reports of problem areas including heating failures and electrical failures. Due to the weather conditions, the normally efficient response to complaints has been disrupted and external works are delayed if icy conditions persist.

Recommendation For information only.

P. S. Harrison,
Chief Technical Officer

8th December, 2010.

**RAMSEY TOWN COMMISSIONERS
PUBLIC CORRESPONDENCE
DECEMBER, 2010.**

Refuse Disposal Charges:

(WD)

The Department of Infrastructure has notified of its intention to increase tipping charges at the Energy from Waste plant and Wrights Pit North by 6% with effect from 1st April, 2011.

This will result in the charge for Domestic waste increasing from £29 to £30.74 and Commercial waste from £100 to £106 per tonne.

Recommendation: To be noted.

Manx Transport Trust – Annual Report:

(PL)

Prof. R. Carey, Secretary Manx Transport Trust, has provided a copy of the Trust's Annual Report for 2009 – 2010, which reflects the success of the Transport Museum at Jurby and to which almost 11,000 visits have been made.

Recommendation: to be noted and the Report placed in the Public Library.

Local Authority Audit Fees:

(FGP)

The IOM Government Chief Internal Auditor has responded to the Town Clerk's enquiries as to the method by which local authority external audit fees are apportioned. The Commission is advised that the audit fees are those that were provided as part of the tendering process and represent the auditors quoted price for undertaking each of the audits. There is no apportionment of costs undertaken by Treasury.

Recommendation: to be noted.

Holocaust Day 23rd January Methodist Church Castletown

(FGP)

The Commission has been advised that the annual Holocaust Service will take place on 23rd January, 2011, all members are invited to attend.

Recommendation: to be noted.

PA 01/00884 - alleged non implementation of landscaping scheme (WD)
1-3 Fairway Drive, Ramsey.

The Planning Enforcement officer has responded to correspondence from the Town Clerk regarding the non implementation of an approved landscaping scheme at the Pavilions Fairway Drive, Ramsey.

The Planning Enforcement Officer advises that he has completed the investigation into this complaint and is advised by Hartford Homes that although some trees were planted the bulk of the landscaping was delayed pending the outcome of the application for garaging on the site [PA 09/01153].

The Planning enforcement Officer has received an undertaking from Hartford Homes that landscaping will be implemented this coming planting season.

Recommendation: to be noted.

Access to Planning Documents: (WD)

The Department of Infrastructure has provided access to all planning application documents in electronic format on the Government website.

Documents can be found at <https://www.gov.im/onlineservices/> where the option for planning applications can be found. The service allows users to search for individual applications or review press lists. Documents can be downloaded in pdf format although drawings are not to scale. Full paper copies of applications will continue to be lodged with local authorities and applications for Ramsey will be available for viewing at the Town Hall.

Recommendation: to be noted.

Malawi Mission Projects: - Carol Singing: (FGP)

Permission has been granted the Isle of Man Registered Charity – Malawi Mission Projects to sing Christmas Carols in Ramsey on Thursday, 23rd December, 2010. The Group, led by Mr. Ken Quane, has raised funds by singing carols in Ramsey for many years now and money raised is used for drilling boreholes to provide fresh water for rural communities.

Recommendation: to be noted.

10th December, 2010.

**RAMSEY TOWN COMMISSIONERS
PUBLIC CORRESPONDENCE - SUPPLEMENTAL
DECEMBER, 2010.**

Queens Pier Planning Application

(WD)

The Chairman has received correspondence from the Chairman of the Friends of the Queen's Pier which has been requested to be brought to the attention of Members.

Copies of the respective correspondences is enclosed for Members' information.

Recommendation: to be noted.

10th December, 2010.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION
DECEMBER, 2010 - PUBLIC**

Mr. Chairman and Members,

Notice of Motion, dated 17th November, 2010, standing in the name of Mr. R. Radcliffe, T.C.

“That the Commissioners introduce certain amendments to their Standing Orders”

Current Standing Orders:-

- 1 (1) The Annual Meeting of the Board shall be held at the Town Hall on such day in May as the Board may fix.
- 3 (1) On the first day in May, or as soon as may be practicable thereafter the annual meeting shall be held for.....

Standing Order 3(1) to be amended to read “At the annual meeting of the board the Commission shall elect the Chairman.....”

Standing Order 23(5) to be amended to read “.....the meeting of the board for such period as he in his discretion shall consider expedient.”

Standing Order 32(3) to be added (to comply with Data Protection Act) as follows:-

- 32 (2) Details of unsuccessful applicants for employment must be deleted or destroyed six months after the successful applicant took up his or her post, unless the post has become vacant.

Standing Order 40(4) to be amended, by including the Finance Officer, to read:-

- 40 (4) It shall be the duty of every Lead Member to liaise as necessary with the Town Clerk, Finance Officer, Chief Technical Officer, or any other

Standing Order 40(5) to be amended in both sentences, by including the Finance Officer, to read:-

- (5) Town Clerk, Finance Officer or Chief Technical....

Schedule A paragraph 1 to have added:-

All electronic payments issued on behalf of the Board shall be authorised in accordance with the procedures authorised by the Board.

Schedule A paragraph 7 to be amended by substituting:-

- (7) Line 3 “samer” with the word “same”.

Schedule C paragraphs 1 to be amended

Department of Local Government and the Environment to read “the appropriate Government Department”

Schedule C paragraphs (11) and (13) to be similarly amended to make reference to “the appropriate Government department/s”

Part II – Capital Schemes

Paragraph (12) + (13) to be amended to read “.....Department of Infrastructure....”

Members will be aware that Standing Orders 14 and 37 respectively refer to the Submission of Notices of Motion and Variation and revocation of Standing Orders and provide that any Motion “...shall stand adjourned without discussion to the next ordinary meeting of the Board, provided that the Chairman may, if conducive to the despatch of business allow the motion to be dealt with at the meeting at which it is brought forward.”

No new or revised Standing Order or any revocation ... shall be valid or binding until confirmed by the Board at the Ordinary Meeting held after the meeting at which it was approved.

Recommendation: the proposed amendments reflect minor drafting ambiguity within the existing Standing Orders and the changes in the structure of Government, and are recommended for adoption.

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9th December, 2010.