



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

www.ramsey.gov.im

11th February, 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, 16th February, 2011**, at 7.00 p.m.

BUSINESS:

Mr. T. E. Tregellis.

- 1. Apologies for Absence:** Mrs. S. . Beattie and Mr. L. I. Singer
- 2. Minutes for Adoption:** pages: 1 - 7
 - Minutes of the Board Meeting held 19th January, 2011.
- 3. Chairman's Report:** pages: 8 - 9
 - Mr. Tom. Tregellis
 - Mr. Ray Parry
 - Civic Duties
 - St. John Ambulance – Junior Sections
- 4. Town Clerk's Reports:** pages: 10 - 24
 - Action Pending **(Multi)**
 - Boundary Review Committee **(FGP)**
 - Consultation Large Vehicles Parked in Residential Areas **(FGP)**
 - Extradition Bill Consultation **(FGP)**
 - Young Persons Working Group **(FGP)**

- 5. Finance Officer's Report:** (FGP) pages: 25 - 28
- Revenue Accounts
 - Capital Account
 - Payment of Attendance and Travelling Allowances
- 6. Chief Technical Officer's Reports:** (WD) pages: 29 - 36
- Planning Applications
 - Appendices
 - General Report
 - Lezayre Housing Estate - Progress Report
 - Refurbishment of Properties Brookhill and Seamount Roads
 - Building Control Act.. Grand Island Hotel, Bride Road, Ramsey.
 - Emergency Road Closures... Dangerous Buildings Emergency Measures
- 7. Administration Officer's Report:** (WD) page: 37
- Enforcement Actions
- 8. Public Correspondence:** pages: 38 - 39
- Manx Grand Prix – Road Closures (WD)
 - Guide Dogs for the Blind (PL)
 - Bus Timetables (WD)
 - Civic Sunday – Malew (FGP)
 - Charitable Collections (FGP)
- 9. Any other Business:**
(By permission of Chairman)

Town Clerk & Chief Executive

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

Fellow Members,

Mr T. Tregellis

Members will be aware that Mr Thomas [Tom] Tregellis sadly passed away on Friday 28th January, 2011, aged 89 years.

Tommy Tregellis was a true servant to the Town, save for a short period of national service, he dedicated his whole working life to the Ramsey Town Commission. In his latter years of employment Tommy served as Town Clerk, being appointed to that post in 1975 until his retirement in 1983.

I should like to ask Members and the public to join me in standing for a short period of silence as a mark of respect.

Mr R Parry – retirement

I should like to record my and my fellow Commissioners best wishes to Mr Raymond Parry, who retired on 18th January, 2011, and to thank him for his dedication and loyalty to the Town during the 12 ½ years he served as Property Manager for the Ramsey Town Commissioners.

Mr Parry joined the Commission's staff in 1998, and during his time with the Commission oversaw the development of the New Town Hall, managed numerous housing and other capital schemes and the day to day provision of maintenance services.

As I have said Ray was a dedicated and loyal staff member, always willing to put his all into any task he was charged with, he approached his duties from a practical perspective. I should like, on behalf of the Commission, to wish Ray and his wife Helen a well deserved long, healthy, and happy retirement.

Civic Duties:

It was a privilege to represent the Commission at the following events during the past month :-

- Holocaust Day 23rd January Methodist Church Castletown
- Lonan Parish Civic Sunday

St John Ambulance – Junior Sections

I have been invited to attend the first meeting of a new St John Ambulance venture in Ramsey. St John Ambulance have announced a new Combined Cadet [10-17years] and Badger [5-10 years] Division which will meet on Friday evenings at the Air Cadet Force unit adjacent to Auldyn School.

An open evening on Friday 18th February from 6pm to 8pm will allow young people and their parents to meet leaders and other St John Ambulance volunteers and try their hand at basic first aid skills – the cornerstone of Badgers' and Cadets' activities.

St John Ambulance is an excellent organisation which aims to teach people first aid so that they can be the difference between a life lost and a life saved. The organisation makes an important contribution to the community, especially through its support at many sporting and other events, and through the provision of the first responder service, and I wish them and the young people who join the groups every success.

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11th February, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
FEBRUARY 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
Chief Technical Officer's Report	Appendix	Meeting with Chairman Planning Committee / Officers	Reminder has been sent via the Director of Planning and Building Control.
Public Correspondence	Control of Injurious Weeds	Further Report	Pending
Finance Officer's Report	Housing rents and maintenance allowances	Analysis of costs	To be completed
Administration Officer	Town Byelaws	Submitted to DoI for review	Pending

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

11th February, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BOUNDARY REVIEW COMMITTEE
FEBRUARY, 2011 – PUBLIC**

Mr. Chairman and Members,

In accordance with a Tynwald resolution in July 2010, a Boundary Review Committee has been established under Section 11 (5) of the Representation of the People Act 1995 to review the electoral constituencies in the Isle of Man and to report to Tynwald.

Population changes over the years have contributed to a change in the number of voters in electoral constituencies in the Isle of Man. Consequently, the Committee will review the number and boundaries of the constituencies for elections to the House of Keys, and report to Tynwald.

The Governor in Council has approved the appointment to the Boundary Review Committee 2011 of:

- Sally Bolton, Chairman
- Terry Groves
- Ashton Lewis
- Bob Riding

The Committee wished to note that although the previous Boundary Review Committee had been dissolved at the request of Tynwald until after the outcome of the Constitution Bill 2007 was known, the remit of this Committee does not include any reference to the Constitution Bill.

The Committee is currently inviting representations in particular comments or views on the following:

- Existing boundaries
- Possible changes to existing boundaries
- Size of constituencies
- Number of members per constituency
- Number of voters per elected member
- Whether population should be the sole guide to constituency size
- Any other issues relevant to the Terms of Reference of the Tynwald Resolution as stated in the opening paragraph

Attached is a summary of the numbers of persons on the voters list for each constituency as at 1st October 2010.

**Town Clerk's Report – Boundary Review Committee
February, 2011 – Public Continued:**

A copy of the interim report and of Hansard related to the last Tynwald debate on this matter is also enclosed for Members information, this information can also be obtained from the IOM Government Website.

This matter was previously considered by the Commission in 2005 at which time the Commission noted that the then Committee consideration was intended to follow a decision on the reform of Legislative Council, and that such decision, and the manner in which any change was implemented may have considerable bearing upon the question of boundaries. The Commission agreed that Boundary change should be undertaken and in relation to the options to be considered by the Committee at that time felt that a system of eight constituencies returning three Members each would be preferable.

The Commission noted that further consideration may be appropriate once the decision on Legislative Council had been made, as this may impact upon the manner in which elections and boundaries are viewed generally, and reserved further comment until such decision had been made – this matter is not within the remit of the current appointed Committee.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

9th February, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION - LARGE VEHICLES PARKED IN RESIDENTIAL AREAS
FEBRUARY 2011 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure is consulting on the issues surrounding large vans and motor homes parking in residential areas.

There are currently 736 motor homes registered and licensed for use on the Islands roads and the Department regularly receives complaints about the inappropriateness of permitting them to park on residential roads for long periods of time, about the overall size of the vehicles and the amount of space they occupy on the road. The problems also extend to large vans that are kept in residential areas.

The Department gave a commitment to Tynwald to review the problems and the current legislation which regulates the overnight and weekend parking of motorhomes and large vans.

The problems are discussed in the consultation document which includes a questionnaire for completion and posting to the Department. Alternatively the questionnaire can be submitted online by completing the SurveyMonkey form which can be found under “current consultations” on the Government website consultation page - <http://www.gov.im/consultations.gov>.

A copy of the consultation document is enclosed for Members information and has also been lodged in the Public Library.

The consultation closes at 5.00 p.m. on Friday 18th February, 2011. Members were notified of the consultation on the January agenda thereby allowing Commissioners the opportunity to consider the issues in more detail.

The report includes proposals that Local Authorities should provide facilities for off-road parking of large vehicles, which would be a chargeable service, either through the development of new sites or dedication of areas of existing car parks. These options would present cost implications for the establishment of sites, decisions as to the level of security which may be needed would require consideration, and the dedication of existing car park spaces would displace current car park users.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive

9th February, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
EXTRADITION BILL - CONSULTATION
FEBRUARY, 2011 – PUBLIC**

Mr. Chairman and Members,

The Chief Secretaries Office has issued a consultation document concerning the draft Extradition Bill. The CSO Advises that it is not intended that this legislation will be introduced until after the 2011 General Election.

The consultation period ends on Friday 25 March, 2011, and it was agreed to include the matter on the agenda for the February 2011 meeting to enable Members the time to consider the document in detail. The consultation document has been circulated to Members electronically, paper copies can be obtained through the Town Clerk. A copy has also been lodged in the Town Library and can be viewed on the Government Website.

Following issue of the initial documents further information was provided as to the reasons for the Bill and what it sought to achieve. The consultation document on the draft Extradition Bill advises that the purpose of the Bill is to replace the provisions of the UK Extradition Act 1989 which currently apply directly to the Isle of Man with extradition legislation set out in an Act of Tynwald.

Members may wish to note that the 1989 Act does not deal with the transfer of a person within the British Islands (the UK, the Isle of Man and the Channel Islands), nor will the new legislation. Such transfers are not considered to be, and not treated as, extradition. There are very longstanding arrangements in the criminal justice legislation of each jurisdiction, such that an arrest warrant issued in one jurisdiction may be backed by a court in another jurisdiction and the person then sent to the jurisdiction that issued the warrant. In the Island section 81 of the Summary Proceedings Act 1989 is the current legal basis in Manx law for the backing of warrants issued in the UK or the Channel Islands.

It is important to note that the Attorney General's Chambers has advised that if a person residing in the Isle of Man was subject to a European Arrest Warrant, issued, for example, by Greece, the UK could not issue a warrant for the person's arrest purely on that basis and have it backed in the Island's courts, resulting in the person being transferred to the UK under the backing of warrants procedures and then to Greece under the EU Arrest Warrant procedure. The person would need to have committed an arrestable offence in the UK for the authorities there to seek to have a warrant backed in the Island. Any request from Greece for a person residing in the Isle of Man would currently have to be dealt with under the provisions of the UK's Extradition Act 1989 or, in future, under the Island's own extradition legislation. Of course, if a person who resided in the Island for whom an EU Arrest Warrant was in force travelled to, or through, the UK (or any EU Member State) for any reason they could be arrested there on the basis of the European Arrest Warrant.

**Town Clerk's Report – Extradition Bill Consultation
February, 2011 – Public Continued:**

The Bill will involve a change to the arrangements for the transfer of suspects between the Isle of Man and the Republic of Ireland. The legislation that currently deals with this matter is the UK's Backing of Warrants (Republic of Ireland) Act 1965 which extended directly to the Isle of Man and the Channel Islands. As with the Extradition Act 1989, this Act was repealed for the UK itself by the Extradition Act 2003 but it continues to apply to the Isle of Man. Under the Island's proposed Extradition Bill where a person residing in the Isle of Man was wanted in Ireland, or vice versa, the request would be dealt with under normal extradition provisions rather than on a simple backing of warrants basis. This is already the position between Ireland and the UK, and between Ireland and Jersey.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

9th February, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
YOUNG PERSONS WORKING GROUP
FEBRUARY 2011 – PUBLIC**

Mr. Chairman and Members,

The Council of Ministers has issued its response to the report of the Young Persons Working Group. A copy of the report was circulated with the papers for the January meeting, the report is also available for download on the IOM Government Website and a copy has been lodged in the Town Library.

The recommendations presented by the Council of Ministers are listed below, together with comments suggested both by the Lead Member Finance and General Purposes and from notes relating to the brief discussion on the subject undertaken at the January meeting when members resolved to place the item of the February Agenda for discussion:-

Council of Ministers Revised Recommendations:-

13. All Departments arranging events and activities for young people to place these on the IOM Newspaper events website, youth website and on social networking sites in addition to their own web sites.

The is a risk that there would be disparate information available between sites, and there would be benefit in selecting a prime site for such information but also accepting that other sites will carry information, it would be useful to encourage that these provide a signpost to the main information site such as the dedicated youth site.

14. The Department of Education and Children to prepare a Paper regarding the potential for youth cafes in regions outside Douglas. The Department should also consider any opportunities to work with the voluntary and private sectors to provide these types of facilities in partnership in other areas of the Island. The Paper be submitted to the **Department of Education and Children Meeting by April 2011.**

The Town benefits from the current RYPP facility "The Shed" which whilst not operating along the same lines as the very successful Café Laare in Douglas, does provide a informal location well used by certain of the towns youth. Planning consent has recently been obtained for a new voluntary sector youth facility in the Victoria Mall which if properly managed and regulated has the potential to meet the apparent demand for these types of facilities.

**Town Clerk's Report – Young Persons Working Group
February, 2011 – Public Continued:**

15. The Department of Education and Children to continue to liaise with the Department of Community, Culture and Leisure regarding any proposals to build school sports halls. They should ensure that the community's use of the facilities for sports and arts can be fully investigated and included where appropriate and that they should be affordable and logistically achievable.

This proposal should be supported and existing and future school sports and general hall facilities should be made easily and widely available for community use.

16. The Department of Education and Children to consider reviewing its policy to enable greater use of the Glencrutchery Pool during school holidays and any other education facilities which would meet the needs of young people with disabilities. The Department of Community, Culture and Leisure to support the extended opening of the Glencrutchery pool by facilitating access to or training of lifeguards. A joint paper setting out these considerations be submitted to the **Children's Committee by April 2011.**

This initiative should be supported along with any other proposals to increase the opportunities to participate in sports for persons with disabilities of any kind.

17. The Department of Education and Children to consider how best to meet the needs of casual sports users, many of whom will be young people, in its future school at Bemahague which will include a community sports facility. In addition, the Department is requested to investigate whether the after school management of the future Bemahague facility should lie with the Department of Education and Children or another Department or the private sector. The Department to also consider a vetted trustee or School Governor being key holders of school sports facilities to obviate need for caretaker presence. **The Department to report to Council of Ministers by April 2011.**

Voluntary input into the management of out of hour school facilities is an option to reduce costs and thereby make facilities more accessible, however care is needed to ensure that users comply with the requirement to use appropriate footwear on specialist sports surfaces and to respect premises and leave the facilities as they found it when departing.

**Town Clerk's Report – Young Persons Working Group
February, 2011 – Public Continued:**

18. The Department of Education and Children's Youth Service together with the Department of Community, Culture and Leisure's Sports and Arts Development to investigate the possibility of engaging with the private sector and the third sector to investigate and identify where joint working could offer opportunities for additional, casual, social leisure facilities for the 16 to 23 year age group. **The Departments to report to the Children's Committee by end of April 2011.**

This recommendation is to be supported.

19. Support the principle of the Department of Community, Culture and Leisure in seeking to establish a network of regional sports/leisure centres which meet the identified need of young people to book the facility not on 'a block booking basis' but offering more flexible opportunities. **The Department to report to the Children's Committee by end of February 2011.**

Existing sports halls and facilities are already insufficient to meet the demand for organised sports club uses. There is a risk of conflict if no booking system exists, even if block booking is not permitted, most sports groups will take the opportunity to utilize the facilities where possible and will probably be more successful than occasional users. There is no guarantee that occasional use will endure to utilise all the available times for halls, especially in outlying areas where transport links are limited, and this might result in such facilities being underused. There is a need to ensure that all such facilities are adequately serviced by public transport systems.

20. The Departments of Education and Children and Community, Culture and Leisure to work together to establish annual regional days for sports, arts, music, dance, youth, church, uniformed etc clubs to give information and demonstrate the activities of the clubs from the public, private and voluntary sectors. In addition, the Departments to consider the establishment of regional participation programmes of sports activities for the 14 + age group focussing on opportunities to 'turn up and try' sports and to consider how existing clubs could offer opportunities or further opportunities for new youth members. **A scoping paper be submitted to the Children's Committee by the Departments by end of April 2011 for an event in Autumn 2011.**

The Manx Youth Games are recognised as being successful in introducing many children to sports, however they do rely upon parental interest and support and therefore many young people fail to become engaged in these events. It is recognized that in order to engage young people in sports interaction before the age of 14 years is needed.

**Town Clerk's Report – Young Persons Working Group
February, 2011 – Public Continued:**

Greater emphasis should be placed on the role of sports development officers and organised activities within local communities to capture the interest of young people who do not receive parental encouragement and support, as these children are often at most risk of developing towards anti-social behaviour. The opportunity to also engage in a wider range of more diverse activities – skate boarding, free-running, bmx trick riding, climbing, canoeing and other water sports, should be investigated as not all young people are attracted by team or more traditional sports.

21. Support the principle of the Department of Community, Culture and Leisure in seeking to identify central and regional music venues, which are easily accessible by public transport, to enable young people to perform music, act, practise and store musical instruments and arts equipment. The Working Group advises that consideration should be given to whether existing performing arts venues would be suitable before any further facilities are considered. The National Arts Development Strategy, 2005-2014 includes an objective to "Support the creation of a new Department of Education Music Centre, with adequate rehearsal facilities for music ensembles and a music library scheduled for 2014." Support is given by the Working Group to this proposal but requests the Arts Council and the Department of Education and Children to consider whether a Music Centre should provide opportunities for music bands as well as ensembles. **The Departments of Education and Children and Community, Culture and Leisure to report to Council of Ministers by the end of April 2011.**

There would be benefit in undertaking a full audit of sports, arts and recreation facilities to identify all opportunities for existing use or potential for improvement to extend the use of existing premises or lands before considering what additional facilities are need to be provided. Existing use of facilities should be maximized and support given to enable venues to be adapted to wider and more frequent use such as, for instance, the installation of 3G sports surfaces to selected locations. Existing school facilities have the potential for development to arts and cultural uses provided access thereto is maintained.

22. The Department of Community, Culture and Leisure to consider reviewing its policies on:
- i. Access to the Wild Life Park for unaccompanied young people;
 - ii. Bus pricing policy for young people in education;
 - iii. Pricing and management of Villa Marina events aimed at young people.

**Town Clerk's Report – Young Persons Working Group
February, 2011 – Public Continued:**

The Department to report on the review of i-iii to Council of Ministers by end of February 2011

To be supported.

23. The Departments of Community, Culture and Leisure and Environment, Food and Agriculture as owners or landlords of café facilities to investigate and support a proposal to extend the opening hours to meet the 'café society' needs of the 16 to 23 year age group and report on the feasibility of the proposal to **the Children's Committee by end of February 2011.**

To be supported.

24. The Departments of Community, Culture and Leisure, Infrastructure and Environment, Food and Agriculture, to establish an officer working group, with the relevant voluntary sectors (led by the Department of Community, Culture and Leisure) to **report to the Children's Committee by end of February 2011** on the potential to develop inland and water sports for children and young people.

To be supported. Any initiative to provide the opportunity to try new sports should be encouraged.

25. The Department of Infrastructure to actively investigate the usage of existing tarmac areas for young people, under supervision, to practice driving and motor biking skills including basic skills workshops. The facilities to be available both to young people before undertaking a driving test and for 'R' Plate drivers. **The Department to report to the Children's Committee by end of May 2011.**

To be supported, this initiative would provide an opportunity for young persons to experience driving prior to taking formal lessons and would benefit young drivers in extending their driving experience and developing valuable vehicle handling skills – such facility might also benefit older persons wishing to develop their driving skills.

26. The Department of Infrastructure to work with Local Authorities to support them in accessing Government grants for the provision of recreational facilities such as youth shelters, skate parks and hard courts in their areas.

To be supported

**Town Clerk's Report – Young Persons Working Group
February, 2011 – Public Continued:**

27. The Department of Infrastructure to work with Local Authorities to support them in compiling a database of community facilities with booking details and contracts for display on their websites where these exist. Some Local Authorities are already providing information about clubs and activities. The Department to link these into the Government Website. The information also to be linked to the Youth Website.

To be support

28. The Department of Environment, Food and Agriculture to continue to work with the Manx Mountain Bike Club to further develop mountain bike trails particularly focused at young people **and to report to Council of Ministers by end of February 2011.**

To be supported, a proper network of trails should be established and managed, similarly the needs of walkers and runners should be recognised and not detrimentally impacted by damage caused by the use of trails by cycles or other vehicles.

29. The Department of Environment, Food and Agriculture to continue to investigate the opportunity to make further use of its forestry areas for high-wire forest adventure facilities such as the 'Go Ape' facilities in other jurisdictions **and to report to Council of Ministers by end of February 2011.**

To be supported.

30. Local Authorities are requested to:

- i. Review any areas within their authority where ball games are prohibited to ascertain whether the ban could be lifted;

The Commission only prohibits such activities on formal lawns and areas designated for other specific uses, eg bowling. The Town has a number of open access areas including Coronation Park, Mooragh Estate, various school playing fields, all accessible for unstructured sporting activity.

- ii. Consider, in consultation with the community, the development of leisure plans for the use of their parks so that all sections of the community including young people can use the areas for casual recreation;

Agreed, the Commission has a policy of providing recreational facilities which serve the needs of the whole community, across all age groups, and of encouraging integration of the use of areas such as the Mooragh Park by a wide spectrum of users.

**Town Clerk's Report – Young Persons Working Group
February, 2011 – Public Continued:**

- iii. Consider whether they could provide casual leisure facilities such as volleyball nets, youth shelters or hard court games areas.

To be supported, proposals for a town centre casual leisure facility are currently being discussed to supplement those already in place at the Mooragh Park, this will be the subject of a consultation exercise to give young people to opportunity to contribute to the facility design process as was undertaken during planning stage of the towns skate park facility.

Local Authorities are requested to report back to the Department of Infrastructure by end of March 2011 and **the Department to report to Council of Ministers by end of May 2011.**

31. Encourage the Local Regeneration Committees to consider whether the Working Group's recommendations could be incorporated or developed into a bid to the Town and Village Regeneration Fund.

Agreed and being undertaken.

32. Former recommendation (j) is deleted from Council of Ministers revised recommendations:- 'The Department of Community, Culture and Leisure to investigate and provide a business case for 2010-11 submission for the provision of a youth discount card for young people in education and training for use at the National Sports Centre, Villa Marina and Gaiety Theatre.

Noted, pricing structures should automatically provide discounts for use by young people.

The Commission may wish to respond the Council of Ministers and to relevant government departments. Comments made at the January meeting included concern that funding was not available to encourage young people to learn to drive at Jurby. Members also made comment on the matters of:

- shelters for young people should be provided;
- provision of a facilities for 5 a-side football on a tar macadam surface;
- responsible provision of mobile catering where young people congregate;
- facilities need to be provided for the 12 – 18 age group

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive

12th February, 2011.

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

Mr. Chairman and Members,

• **Revenue Accounts:**

Payments totalling £ 263,008.62 were made in January, 2011. 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 January, 2011, totalling:-

£ 133,992.15

• **Payment of Attendance and Travelling Allowances:**

Enclosed for the attention members of the Board are Claim Forms with regard to their wish to claim, or not, Attendance or Mileage Allowance for the current financial year. The Local Government Act 2006 automatically allows payments, subject to the rights of individual members unless members not to claim attendance allowances.

The level of payments are made in terms of:

- The Local Authority Members (Attendance Allowances) Order, 2006
- The Local Authority Members (Travelling Allowances) Order, 2000

The enclosed claim form for the 2010/11 Municipal Year (1st May – 30th April) should be completed and returned to the Finance Officer. Please note that Members must complete the forms even if it is their wish not to make a claim.

It is a requirement that details of the numbers of meetings and total sums paid to each member be published. It is current policy to make the information available at the Commissioners' annual Meeting in May.

Recommendation: That members complete the Forms as required.

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

11th February, 2011.

FINANCE OFFICER REPORT

**ACCOUNTS PAID
TO 31 January 2011**

Supplier	Total
2e2 (IOM) Ltd	£ 177.65
A Stoddart	£ 150.00
AB Photography Ltd	£ 420.00
Agora Business Publications LLP	£ 83.10
Appleby	£ 258.85
BACS	£ 255.00
Bertram Library Services	£ 909.33
Chas E Richmond Ltd	£ 2,981.56
Clover Asphalte (IOM) Ltd	£ 842.94
Commercial Tyre Services	£ 1,836.62
Dalrymple Associates	£ 1,451.48
Dave Perry	£ 6,434.30
Dennis Barnfield Ltd	£ 22,800.00
Dennis Eagle Ltd	£ 688.97
Dickinson Cruickshank	£ 420.00
Eden Park Garden Centre	£ 72.00
Farmers' Combine Ltd	£ 73.60
Feltons Ironmongers	£ 147.67
G4S Secure Solutions (Isle of Man) Ltd	£ 352.20
Go Marketing Ltd	£ 277.09
Gough Electrical Ltd	£ 222.08
Haldane Fisher (IOM) Ltd	£ 176.47
Isle of Man Government	£ 49,137.50
Isle of Man Newspapers Ltd	£ 613.22
LappsetPlayworld UK Ltd	£ 2,437.20
Mac's Builders Merchant	£ 84.60
Magnet Ltd	£ 176.84
Manx Electricity	£ 2,824.24
Manx Telecom Ltd	£ 1,156.19
Mr T P Whiteway	£ 394.55
National Westminster Bank	£ 10.00
NK Joinery Limited Group	£ 8,671.90
P & M Window Cleaners	£ 311.38
Paul Wheeler Ltd	£ 1,735.21
Phoenix Windows	£ 77.23
Pickwicks	£ 65.35
Pitchcare.com Ltd	£ 364.90
Ramsey Town Commissioners	£ 44.47
Raymotors Ltd	£ 3,998.14
read - The Reading Agency Ltd	£ 36.43
Sadler Agricultural Supplies Ltd	£ 294.22
Shakti Man	£ 80.00
Splinters D.I.Y. Store	£ 368.19
St. Paul's Bookshop	£ 403.44
T&GWU	£ 122.62
The Excellent Ramp System (Isle of Man) Ltd	£ 477.00
The Post Office	£ 674.00
The Ramsey Steamship Co. Ltd	£ 2,032.64
Tip Top Cleaners (2006) Ltd	£ 3,038.80

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

Total (IOM) Ltd	£	16,298.17
Ulverscroft Large Print Books	£	685.43
Viking Direct	£	49.01
Westminster Car Restorations Ltd	£	150.00
Wolseley UK Ltd	£	167.93
Grand Total	£	138,011.71

VAT inclusive

CAPITAL ACCOUNTS PAID TO 31st JANUARY, 2011

Acc. No.	Payee	Description	Amount	Total
103	Cameron Hall	LHE Phase 5		4,012.66
104	McGarrigle & Jackson	LHE Phase 2		6,745.36
105	Mortgage Bond No. 6197	Bond Repaid		35,000.00
106	Auldyn Construction	LHE Phases 3 - 4		43,670.58
107	Tfr to Capital Projects Acc	Central Heating Bircham Ave Cl		800.00
108	Tfr to General Revenue	LHE Phases 3 - 4		70.54
109	NK Joinery Ltd	Brookhill/Seamount Rd Refurb.		43,359.52
110	Tfr to Capital Projects Acc	LHE Phase 1	151.06	
		LHE Enabling Works	122.00	273.06
111	Tfr to Capital Projects 2 Acc	LHE Phases 2 - 5 Fees		60.43
TOTAL				£ 133,992.15

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – FEBRUARY, 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: 2798 **AMENDED PLANS**
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: 2818
P.A. NO.: 11/00025/B
APPLICANT: Miss P. Mason
PROPOSED: Installation of replacement windows
NOTES: P.A. in Detail
SITE: **10, Parliament Street, Ramsey**

REF NO: 2819
P.A. NO.: 11/00031/B
APPLICANT: Mr. R. Williams
PROPOSED: Installation of replacement windows
NOTES: P.A. in Detail
SITE: **Bali Hai, May Hill, Ramsey**

REF NO: 2820
P.A. NO.: 11/00044/B
APPLICANT: Mr. K. French & Mrs J. Rice
PROPOSED: Installation of dormers and erection of replacement rear porch
NOTES: P.A. in Detail
SITE: **11, Ormly Avenue, Ramsey**

REF NO: 2821
P.A. NO.: 11/00049/B
APPLICANT: Miss T. Hough & Mr. G. Thomas
PROPOSED: Construction of pitched roof over existing flat roofed porches
NOTES: P.A. in Detail
SITE: **7 & 8, Elfin Court, Vernon Road, Ramsey**

REF NO: 2822
P.A. NO.: 11/00079/B
APPLICANT: Raven Construction Limited
PROPOSED: First floor extension over existing garage to provide roof space storage
NOTES: P.A. in Detail
SITE: **Lock up Garages, Land at rear of Ballure Road, Ramsey**

REF NO: 2823
P.A. NO.: 11/00086/B
APPLICANT: Mr. & Mrs. E. Hutchinson
PROPOSED: Erection of a replacement extension to dwelling
NOTES: P.A. in Detail
SITE: **Valley House, 16, Queens Valley, Ramsey**

REF NO: 2824
P.A. NO.: 11/00137/B
APPLICANT: D.C.C.L., Public Transport Division
PROPOSED: Installation of a replacement bulk fuel storage tank
NOTES: P.A. in Detail
SITE: **Bus Station and Garage, Westbourne Road, Ramsey**

P. S. Harrison,
Chief Technical Officer

8th February, 2011

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – FEBRUARY, 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>
09/01632/B R.T.C. 2658	Mr. D. Flint	Erection of a two storey extension and decked	Lightwood, Grove Mount	Meeting held: 21/10/09 No Objection	13/07/10 Application APPROVED 02/08/10 Request for APPEAL 14/09/10 Appeal Hearing - 27/10 cxd 12/10/10 Appeal Hearing – 09/11/10 18/01/11 Application APPROVED	1
10/01128/B R.T.C. 2767	Mr. W. P. & Mrs. N. Holland	Extensions to dwelling and creation of additional off road parking	71, Greenlands Avenue	Meeting held: 18/08/10 Objection R.T.C. requested appeal	19/10/10 Application APPROVED 20/10/10 Request for APPEAL 20/10/10 APPEAL Accepted 02/02/11 Application APPROVED	2
10/01819/B R.T.C. 2808	North Ramsey Bowling Club	Erection of a replacement hut	Bowls Hut, Mooragh Park	Meeting held: 19/01/11 Observation	18/01/11 Application APPROVED	3
10/01849/B R.T.C. 2812	Positive Youth	Conversion of shop units and adjacent mall to a youth centre including the installation of entrance doors	Units H2, J, I & U, Victoria Mall, Parliament Street	Meeting held: 19/01/11 Observation	24/01/11 Application APPROVED	4

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

No.	P A No.	Applicant / Site / Description	Details
1	09/01632/B R.T.C. 2658	Mr. D. Flint, Lightwood, Grove Mount. Erection of a two storey extension and decked.	<p>I inspected the site and its surroundings on the 8th November 2010. In my consideration of all the submissions and representations made, it seems to me that the main issues are the effect of the proposed windows on the living conditions of any future residents of the adjoining land.</p> <p>The previous, extant, planning approval for first-floor decking is on the site of the recently approved first-floor extension. Therefore, some overlooking of the neighbouring plot has been approved. I judge that the proposed room would be occupied more frequently than the approved decking and therefore the opportunity for overlooking would increase from the two windows. The door from the kitchen to the previously approved decking would allow some overlooking but it is further from the plot boundary than the proposed windows in the recently approved development. The two windows, the subject of Planning Condition 3, are relatively small as the main lighting for the room is from an overhead lantern. The most recent approval includes decking at first floor to the northwest of the first-floor extension and patio style doors would give access to the decking on the northwest elevation of the extension. Therefore, the new room has clear glass on one wall for external visibility. The proposed windows are very close to the plot boundary and in my opinion the use of obscured glass in these two windows would be justified to protect the adjoining plot from overlooking.</p> <p>I acknowledge that previous proposals for "The Green Hut" plot have been refused but I assume that at some stage an acceptable development will be designed. I do not consider that development of the present appeal site should be allowed to inhibit future development of the neighbouring land. I accept that the possible distance between rooms at the rear of the two dwellings, if "The Green Hut" application is approved, would be less than the normal minimum standard. If this "Green Hut" development is approved, then it is most important that the overlooking is minimised.</p> <p>The other windows mentioned as overlooking "The Green Hut" site from Lightwood are dormers etc. in bedrooms and therefore overlooking is likely to be less frequent than from a living room.</p> <p>In weighing all the arguments, I find merit in glazing the two windows in the proposed extension with obscured glass and conclude the appeal should be dismissed.</p> <p>If the Minister is minded to allow the appeal, then the planning condition should be removed. I have considered all the other matters raised at the Inquiry and in the submissions but they are not such as to affect my recommendation.</p>

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

No.	P A No.	Applicant / Site / Description	Details
2	10/01128/B R.T.C. 2767	Mr. W. P. & Mrs. N. Holland, 71, Greenlands Avenue. Extensions to dwelling and creation of additional off road parking.	<p>The site lies within an area recognised as being predominantly residential in the local plan for the area. The Strategic Plan presumes in favour of house extensions where such extensions would not have an adverse impact on adjacent property or the surrounding area (paragraph 8.12.1.) Criteria (b), (c), (g), (h) and (i) of General Policy 2 are also relevant.</p> <p>Greenlands Avenue consists of a mixture of detached and semi-detached dwellings set on plots of modest size. The large number of vehicles parked in the road attests to the difficulties for off-road parking. Nos. 67/69, 71/73 and 75/77 comprise a group of six semi-detached dormer style bungalows. Kitchen and stairwell windows are set in the opposing gables some 5 metres apart. The three bedroom /lounge /dining /kitchen accommodation is restricted by contemporary living standards. The scope for enlargement is constrained by the modest size of the plot and the potential for unneighbourly overbearing impact, overshadowing and overlooking. Taking into account these factors and the loss of the front garden to car parking a recent application for a somewhat similar scheme has been refused (PA10/00606/B). The current application seeks to address the concerns that led to this refusal. Following a significant reduction in the size of the sunroom and an adjustment of its position relative to the common boundary with no. 73 the proposed rear extension is no longer the subject of objection.</p> <p>Turning to the proposed two-storey side extension the issues are more finely balanced. In my opinion the dominance and overshadowing effect of the gable wall on the kitchen window of no. 69 would be outweighed by the enhanced privacy resulting from the removal of the opposing gable kitchen window in no. 71. The 650mm set back from the facade combined with the lowering of the ridgeline would reduce the potential for a terraced appearance. I agree with the planning authority that provided the walls are finished with a light coloured render to offset the overbearing and overshadowing effect of the gable the side extension is acceptable in terms of its impact on the amenity of no. 69.</p> <p>As well as supporting the first floor bedroom accommodation, the garage is required for the storage of motorcycles. I understand the Commissioners' concern that the extension would have the effect of displacing a car parking space from the side to the front of the property. I accept that this would reduce the public and private amenity provided by the front garden. However, this would be offset by the retention of a grassed area in front of the lounge window, which would reduce the impact of parked vehicles on the outlook of both nos. 71 and 73.</p> <p>On balance I find that the proposal conforms, albeit marginally, with the requirements of General Policies 2 (b), (c), (g), (h) and (i) and that therefore the presumption in favour of house extensions should prevail in this case. Accordingly, I recommend that the Commissioners' appeal should be dismissed and that the decision of the planning authority to grant conditional planning approval should be upheld.</p>

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

No.	P A No.	Applicant / Site / Description	Details
3	10/01819/B R.T.C. 2808	North Ramsey Bowling Club, Bowls Hut, Mooragh Park. Erection of a replacement hut.	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice.</p> <p>This permission relates to the erection of a replacement but as shown in drawings Location Plan, Plan and Elevations and Photographs received 9th December 2010.</p> <p>The bowls hut shall be stained dark green or dark brown or such other colour as may be agreed in writing by the Planning Authority within 4 weeks of the date of this permission.</p>
4	10/01849/B R.T.C. 2812	<p align="center">Positive Youth, Units H2, J, I & U, Victoria Mall, Parliament Street.</p> <p align="center">Conversion of shop units and adjacent mall to a youth centre including the installation of entrance doors.</p>	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice.</p> <p>This permission relates to the conversion of shop units and adjacent mall to a youth centre including the installation of entrance doors as shown in drawings PY (VM)/1 and PY (VM)/4 received on 16th December, 2010.</p> <p>The youth club activities centre may only be operated between the hours of 2 p.m. – 10 p.m. Sunday, 3 p.m. – 10 p.m. Tuesday and 3 p.m. – 10 p.m. Thursday.</p>

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

Mr. Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 5

Block 28 The internal render and skim coats are now complete, second fix joinery works are ongoing and the floor screed is now complete. The second fix plumbing works are ongoing whilst the electrical second fix works are well advanced. Internal decoration is ongoing. External works are progressing with patios being laid and shed bases being installed. Excavation works for the services supplies is ongoing.

Block 29 The superstructure masonry is complete as is the roof covering works . The external rendering works is complete to the first floor and ongoing to the ground floor. The first fix M &E and joinery works is complete and the internal render and skim coats are complete.

Block 30 The superstructure masonry is now complete and the roof covering works are ongoing. The external rendering, first fix joinery, electrical, plasterboarding and plumbing works are all ongoing,. Works to install the new windows is ongoing.

Block 31 The superstructure masonry to the Type A houses is now complete and the roof trusses are in place whilst masonry works to the second floor of the Type C houses is ongoing.

Block 32 The superstructure masonry is now complete and works to erect the roof trusses has commenced..

Recommendation For information only.

Refurbishment of Properties, Brookhill and Seamount Road

The third phase of refurbishment which is No's 5, 7, 9 and 11, Seamount Road is proceeding satisfactorily. The replacement of defective lintels has been completed and electrical and plumbing first and second fix works are ongoing within the properties. Internal render and skim works is ongoing and new kitchens and bathroom sanitary ware are being installed. The installation of new windows is complete and external rendering works have commenced.

Recommendation For information only.

Building Control Act 1991 (as amended)
Grand Island Hotel Bride Road, Ramsey

The Department of Infrastructure has been notified of the intention to demolish the Grand Island Hotel, Bride Road, Ramsey. The application is Seymar Developments Limited and their agents are BB Consulting Engineers.

Such notification requires the issue of a Demolition Direction as detailed within Section 27 of the Building Control Act 1991 (as amended).

The applicant states that the proposed commencement of the demolition is March 2011 and completion is April 2011. An outline Method Statement provides details of the demolition process has been included as part of the application.

Recommendation For information only.

Emergency Road Closures, Various Locations
Building Control Act 1991 – Section 23 Dangerous Buildings: Emergency Measures

During the week commencing 31st January, 2011, the Commissioners workforce carried out emergency closures of roads and/or pavements as a result of high winds causing structural damage to properties and debris falling onto public access areas. In all cases, the emergency closures have been in response to requests from the Ramsey Police, two of these matters were responded to outside of normal working hours, and were dealt with under the provisions of section 23 of the Building Control Act 1991 which deals with dangerous buildings and emergency measures.

The areas in question were Waterloo Road, South Promenade and part of the carriageway on Mooragh Promenade. Only one of the areas remains barriered off at this time, other areas of concern have been made safe by the property owners.

In all cases, the Commission will seek to recover costs incurred in staff time and call-out charges as defined under subsections (3) and (4).

Recommendation For information only.

P. S. Harrison,
Chief Technical Officer

9th February, 2011.

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

Mr. Chairman and Members,

Offences Against The Parking Order

At a Court hearing on 26th January 2011 Mr. Peter Adrian Tawn was fined the sum of £80 plus costs of £60 for parking his vehicle in space designated for the disabled at Station Road Car Park. He was given one month to pay failing which he will serve 14 days imprisonment in default of payment.

Two other persons are awaiting prosecution for offences against the parking order.

John Donnelly
Administration Officer
2011

07 February

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

Manx Grand Prix – Road Closures

(WD)

The MGP organisers have acknowledged the Commission's comments in respect of the 5 p.m. road closure for the 2011 newcomers race. The organisers thank the Commissioners for their comments and note the concerns regarding access. They advise that, in respect of the provision of a short time corridor between race and practice times on 27th August, as the practice and race will be held during the evening and the total time of road closures including the additional hour is less than four hours, it is not possible to include a time provision for opening the crossing points.

Guide Dogs for the Blind

(PL)

A request has been received from the Isle of Man Branch of Guide Dogs for the Blind to be the nominated charity at the Ramsey Sprint in June 2011.

The proposal has the full support of the Sprint Organisers.

Recommendation: To grant permission for the Isle of Man Branch of "Guide Dogs" to be the nominated charity at the Sprint for 2011.

Bus Timetables

The Minister for Community, Culture and Leisure the Hon David Cretney, MHK, has agreed a revised date to meet the Commission to discuss the new bus timetables. The meeting has been arranged for Monday 28th February 2011 at 7pm.

Recommendation: to be noted

Civic Sunday – Malew:

(FGP)

An invitation has been received from the Chairman, Mrs. Brenda Crellin, and the Members of Malew Parish Commissioners to attend the Civic Sunday Service at The Abby Church Ballasalla, on Sunday, 6th March, 2011, at 3.00 p.m., after which light refreshments will be served in the Village Hall.

Recommendation: To be noted and any members wishing to attend advise the Town Clerk or his Secretary accordingly.

Public Correspondence – February, 2011 Continued:

Charitable Collections:

(FGP)

Permission has been granted for the following charitable street collections to be made:

Wednesday 23 rd February	Rotary Club of Ramsey – Polio Awareness
Saturday, 30 th April	Isle of Man Guide Dogs for the Blind
Saturday, 9 th July	St. John Ambulance
Friday, 29 th July	Manx Blind Welfare Society
Saturday, 6 th August	Anti Cancer

Recommendation: To be noted.

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11th February, 2011.