



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

www.ramsey.gov.im

14th January, 2011.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held in the Boardroom of the Town Hall, Parliament Square, Ramsey, on **Wednesday, 19th January, 2011**, at 7.00 p.m.

BUSINESS

- 1. Apologies for Absence:** Mr. K. B. Mayne
- 2. Minutes for Adoption:** pages: 1 - 5
 - Minutes of the Board Meeting held 15th December, 2010.
- 3. Chairman's Report:** page: 6
 - Lantern Parade
 - HMS Ramsey
 - Civic Duties
 - Holocaust Service – 23rd January, 2011.
- 4. Town Clerk's Reports:** pages: 7 - 14
 - Action Pending **(Multi)**
 - Consultation Election Candidate Funding **(FGP)**
 - Consultation Large Vehicles Parked in Residential Areas **(FGP)**
 - Ramsey Estuary ASSI **(FGP)**
 - Young Persons Working Group **(FGP)**
- 5. Finance Officer's Report:** **(FGP)** pages: 15 - 18
 - Revenue Accounts
 - Capital Account
 - Rates
- 6. Chief Technical Officer's Reports:** **(WD)** pages: 19 - 27

- Planning Applications
- Appendices
- Bleak House Mooragh Promenade
- General Report
 - Lezayre Housing Estate - Progress Report
 - Refurbishment of Properties Brookhill and Seamount Roads

7. Public Correspondence:

pages: 28 - 30

- Invitation Civic Sunday – Lonan **(FGP)**
- Northern Civic Amenity Site Financial Contribution 2011/2012 **(WD/FGP)**
- Housing Conference 2011 **(HP)**
- Extradition Bill Consultation **(FGP)**
- For Hire Tariffs – Review of Taxi Fare **(FGP)**
- Chris Kelly Memorial Rally **(PL)**
- Charitable Street Collections **(FGP)**
- Designated Parking Mooragh Park **(PL)**

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
JANUARY, 2011.**

Fellow Members,

Lantern Parade:

Congratulations to the Chamber of Commerce, Ramsey Young People's Project and the Isle of Man Arts Council and Mr. Geoff Quayle for the success of the Lantern Parade held on 22nd December.

The event had to be reschedule because of the unfavourable weather conditions on 18th December but that did not detract from the wonderful spectacle – so well done everyone.

HMS Ramsey:

It is with very much regret that I have to inform members that proposed visit of HMS Ramsey to the Island later this month will not now take place.

HMS Ramsey has to go into dry dock for repair and their schedule cannot identify an alternative date to visit us at the moment.

Civic Duties:

It was a privilege to make visits to the Cottage Hospital and the Town's Residential and Nursing Homes at Christmas Time. I record my thanks to Mrs. Beattie for accompanying me on these visits which we know the patients and residents found as enjoyable as we did.

Ramsey Choral Society's "Make We Joy" was another even that had to be rescheduled because of the adverse seasonal weather. It was a pleasure to attend the Concert therefore on 8th January, 2011, which was very much enjoyed.

Holocaust Day 23rd January Methodist Church Castletown;

A reminder is given that the Commission has been advised that the annual Holocaust Service will take place on 23rd January, 2011.

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12th January, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
JANUARY 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	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
Town Clerk's Report	New Bus Timetables	Pending Reviews	Meeting date of 17 January postponed due to Minister's commitment with Commonwealth Youth Games, alternative dates to be proposed.
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

14th January, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION – ELECTION CANDIDATE FUNDING
JANUARY 2011 – PUBLIC**

Mr. Chairman and Members,

At the May 2010 sitting of Tynwald, in answer to a question from the Honourable Member for Onchan, Mr. Karran, M.H.K.; the Chief Minister announced that the issue of candidate funding for those standing for public election was to be referred for consideration by the Governance Committee. Following consideration the Governance Committee agreed that an independent review should be carried out into the appropriateness of the current rules and transparency of processes applying to candidates standing for election in the Isle of Man. The Committee also agreed that the review should be carried out by a panel of suitably qualified independent persons.

In summary the Committee requested the Independent Review Panel to examine the appropriateness of the current rules and transparency of processes in the following areas:-

- Party funding
- Third party funding
- Candidate funding
- Limits on campaign expenditure (to take into account differing constituency sizes)
- Use of loans, donations, gifts, writing off debts , “in kind” benefits etc within candidate election funding
- The appropriate period of the election window, in which rules would be enforced

The Independent Review Panel appointed to conduct the review was comprised of local advocate Mr Seth Caine, former High Bailiff Mr Michael Moyle and former Chief Minister Sir Miles Walker.

The panel worked on a voluntary basis during the period between June and September 2010 to produce a written report for the consideration of the Governance Committee. The report of the Independent Review Panel is attached as Appendix 3.

Due to the tight timescale presented to the Independent Review Panel to carry out their considerations and report, the Panel made an early decision to seek the views of interested parties on the matters within their remit. Letters were sent to Tynwald Members and various parties in July 2010 inviting them to submit views for the Panel's consideration on any of the items within the remit. In addition a press release was issued inviting submissions to the panel from any interested member of the public.

**Town Clerk's Report – Consultation – Election Candidate Funding
January, 2011 – Public Continued:**

The Panel completed their consideration over the summer and provided their report to the Governance Committee for consideration by the end of September 2010.

The Governance Committee considered the report of the Independent Review Panel into Election Candidate Funding in detail. The Committee specifically considered each of the 18 recommendations detailed in the Panels report and agreed a response to each recommendation. The Governance Committee then submitted the Panels report and their response to each of the recommendations to the Council of Ministers for their consideration.

The Council of Ministers considered the report of the Independent Review Panel and the responses of the Governance Committee to each recommendation. Section 3 of the report gives in detail each recommendation made by the Independent Review Panel along with the corresponding responses of the Governance Committee and the Council of Ministers respectively. On the whole the Council of Ministers endorsed the responses to the recommendations provided by the Governance Committee with the exception that Council of Ministers supported the introduction of a cap on House of Keys candidates election campaign expenditure at £2,000 + 50 pence per registered elector in the constituency.

In summary the recommendations, inter alia, apply disclosure obligations in respect of candidates funding, the prohibition of anonymous donations, the registration of political parties [subject to the same restrictions regarding donations as individuals], restrictions as to the level of expenditure permitted to be undertake by candidates in election campaigns and the submission of expenditure returns within 15 days of an election.

A copy of the consultation document is enclosed for Members information, the full consultation pack is also available on the Government Website and has been lodged in the Town Library.

The reports stem from concerns expressed by politicians and the public in relation to election funding following a recent Douglas bye-election. The recommendations follow principles established in other jurisdictions to apply a level playing field in respect of the funding of election campaigns and thereby, with limitations, removing any advantage to be gained by candidates with either personal available funds or funding through a third party or political party. The proposals also introduce a high degree of transparency in respect of election funding.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

9th January, 2011.

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

Mr. Chairman and Members,

The Department of Infrastructure is consulting on the issues surrounding large vans and motorhomes 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, and it is proposed that the matter be placed on the Agenda of the February 2011 meeting for debate, thereby allowing Commissioners the opportunity to consider the issues in more detail.

Recommendation: for inclusion on Agenda for February meeting.

T. P. Whiteway
Town Clerk and Chief Executive

9th January, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
RAMSEY ESTUARY - ASSI
JANUARY 2011 – PUBLIC**

Mr. Chairman and Members,

On 20th December 2010 the Hon J Shimmin MHK, Minister for Environment Food and Agriculture, notified his decision in respect of the designation of the Ramsey Estuary Area of Special Scientific Interest. The full text of Minister Shimmin's notification is as follows:-

As you will be aware the Department is obliged to "confirm, vary or rescind" the ASSI designation within two months of the end of the consultation period and this letter is therefore to advise you of the decision in this matter.

After lengthy consideration of all matters I have made the decision to rescind the designation of the Ramsey Estuary as an Area of Special Scientific Interest (ASSI) and in light of the importance of the decision I feel it appropriate to provide reasons for my decision.

It was obvious to me from the meetings I held with the Commissioners, a group of `users` of the harbour, the public meeting and the correspondence received in the consultation process that the issue was very controversial and an important matter that came to Tigh was that the many parties felt the process itself was unfairly biased in favour of my Department.

This caused me to further interrogate our policies and responsibilities and to examine the way in which these designations are formulated. Whilst I raise concerns with the process, I wish to commend my highly professional and dedicated officers who brought this matter forward and fulfilled my Departments obligations and followed the procedure set down for them in the correct manner. There should be no implied criticism of any officer in this decision, which is taken by myself alone as Minister of the Department of the Environment, Food and Agriculture, as allowed for in the legislation.

The current process involves my Department, through its officers, identifying those areas which have a special interest by reason of their flora, fauna, or geological or physiographical features. The Department then consults with the Wildlife Committee (made up largely of senior and specialist Department officers, a specialist from Manx National Heritage and 2 external wildlife specialists), and if the Department still considers an area worthy of designation as an ASSI it then informs owners/occupiers that the area has been so designated and formal consultation then takes place, with the land protected during discussions.

**Town Clerk's Report – Ramsey Estuary – ASSI
January, 2011 – Public Continued:**

The difficulty I have with this process is that it is heavily influenced by my Department from start to finish and it may appear to interested parties that they are being presented with a fait accompli, especially as once the designation has been notified and consultation completed, the final decision still remains with the Department. In addition to this lack of independent review, I am also concerned that from the moment of designation there are restrictions placed upon all users of the area and any activities have to be 'consented' by my Department. This has a very negative impact and creates a period of uncertainty as we attempt to 'regularise' activities which may have been carried out in the same way for decades. I feel there is a need for these issues to be advanced in a collaborative and open manner, rather than the confrontational way which developed on this occasion. Government should aim to govern with and for the people, not to be seen as dictating 'to' the people.

I can fully understand the need for strong powers where an area is seen to be 'at risk', and that there needs to be a way in which Government can quickly protect an area to avoid a wilful act of environmental destruction. However, there is an argument that these powers should be available, but only able to be used in exceptional circumstances.

It is therefore left to me to determine how my Department should move forward in regard to this site and other future ASSI locations. I am particularly encouraged by the approach adopted to develop the Marine Nature Reserve (MNR) in Ramsey Bay. The consultation to be commenced shortly will allow all interested parties to express their views on the area off Ramsey Bay, but the proposal has already been worked up in partnership with the fishermen and conservation bodies. I hope that this will lead to the first MNR of its type in the British Isles and be an example of good practice and engender popular public support. I feel that this process is deserving of further investigation and could be developed as good Manx practice in regard to the designation of future ASSI's.

I believe that we can often achieve more by adopting a collaborative approach but this will require investigation within my Department as to the current legal responsibilities, our guidelines and operational practices and our international commitments. I wish to avoid the situation where many members of our community look at environmental protection as being a negative restrictor on their freedoms and opportunities for development, rather, I want my Department to be ambassadors of good practice who educate and encourage communities and individual land owners to see the future benefits of a growing level of environmental awareness and protection.

With this in mind, I am tasking my Chief Executive to work with our officers and my political colleagues in DEFA to consider the issues raised in this decision and to identify options to move forward with regard to future ASSI designation. In closing, I would like to say that I was overwhelmed by the level of interest shown in this matter and would like to thank all those persons who took the time and the effort to submit their written comments on the proposal.

**Town Clerk's Report – Ramsey Estuary – ASSI
January, 2011 – Public Continued:**

This has been an exceptionally difficult decision to take particularly in view of the fact that this is the Year of Biodiversity and as Environment Minister I have a significant responsibility to set an example, on behalf of your Government, to ensure we protect our fragile and precious environment. Nevertheless, I am confident that not only is the decision correct in these circumstances but that the process that will flow from the decision will be one that not only protects our environment but is also one that has the confidence and support of the people we represent.

The decision to rescind the designation is, from the Ministers advice, conditional, and there is a clear intent for the Department to review the manner in which future designations will be considered and consulted upon. There appears to be a clear will to work with communities in collaboration to identify areas suitable for designation and thereby, it would seem, recognise that the socio-economic impacts should also be considered whenever such designations are proposed.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

9th January, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
YOUNG PERSONS WORKING GROUP
JANUARY 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 is enclosed for Members' information, the report is also available for download on the IOM Government Website and a copy has been lodged in the Town Library.

Council of Ministers has requested that Local Authorities:-

1. Review any areas within their authority where ball games are prohibited to ascertain whether the ban could be lifted;
2. 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;
3. Consider whether they could provide casual leisure facilities such as volleyball nets, youth shelters or hard court games areas.

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.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive

12th January, 2011.

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

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £ 904,389.22 were made in December, 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 December, 2010, totalling:-

£ 781,209.81

- **Rates:**

We are in receipt of an apology from the Treasury Rates Section regarding the delay in forwarding any rate income to this authority since the 60% advancement was made in July, 2010.

This has been due to technical problems being experienced with the new rates system. These problems have now been resolved and further monies are due to be paid by 21st January, 2011.

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

10th January, 2011.

FINANCE OFFICER REPORT

**ACCOUNTS
PAID TO 31
December 2010**

Supplier	Total
2e2 (IOM) Ltd	£ 440.36
A.E. Corkill (Removals) Ltd	£ 70.50
AB Photography Ltd	£ 411.25
Arg Beiy Veterinary Practice	£ 69.70
Ayre Mowers Ltd	£ 578.33
Bertram Library Services	£ 813.03
Brew & Corkill Ltd	£ 2,637.86
Bridson & Horrox Ltd	£ 555.24
Cameron Hall	£ 802.53
Chas E Richmond Ltd	£ 3,553.03
City Electrical Factors (IOM) Ltd	£ 199.01
Cleaning Doctor	£ 176.25
Cleervu Aerial Specialists Ltd	£ 49.35
Clover Asphalte (IOM) Ltd	£ 81.00
Countryside Maintenance Ltd	£ 429.47
Dalrymple Associates	£ 16,636.75
Dave Perry	£ 2,991.42
Dennis Eagle Ltd	£ 146.85
Dickinson Cruickshank	£ 3,119.21
DMS Autocentre Ltd	£ 60.75
Eden Park Garden Centre	£ 72.44
Edmundson Electrical Ltd	£ 1,481.84
Eurocars Ltd	£ 1,337.28
Farmers' Combine Ltd	£ 177.29
Feltons Ironmongers	£ 2,016.11
Fire Security Limited	£ 413.31
Forward Chemicals Ltd	£ 3,632.45
G4S Secure Solutions (Isle of Man) Ltd	£ 3,185.55
Go Marketing Ltd	£ 264.32
Haldane Fisher (IOM) Ltd	£ 171.18
Holmes Grace	£ 4,873.95
HSBC Invoice Finance (UK) Ltd	£ 1,766.66
Isle of Man Bank Ltd	£ 569,392.57
Isle of Man Government	£ 44,627.59
Isle of Man Library Services	£ 42.50
Isle of Man Water Authority	£ 7,613.81
J. Qualtrough & Co. Ltd	£ 1,296.20
Liftmann	£ 152.75
Lite Ltd	£ 135.13
MacOwan Collett Consulting Eng Ltd	£ 1,605.63
Magee & Co Ltd	£ 291.54
Mandoor Services	£ 1,562.75
Manx Business Solutions Ltd	£ 206.14
Manx Drain Surveys Ltd	£ 675.63
Manx Electricity	£ 16,975.17
Manx Telecom Ltd	£ 1,502.08
Manx Workshop for the Disabled	£ 88.13
MC Locksmith Services Ltd	£ 18.80
McGarrigle & Jackson	£ 4,772.00
Miss A L Kennish	£ 80.00

FINANCE OFFICER REPORT

**ACCOUNTS
PAID TO 31
December 2010**

Miss N K Van Buul

£

30.88

FINANCE OFFICER REPORT	ACCOUNTS PAID TO 31 December 2010	
National Westminster Bank	£	10.00
Neopost Ltd	£	450.04
NK Joinery Limited Group	£	7,838.25
Northern Tile Centre Ltd	£	67.50
Office Equipment Centre (1978) Ltd	£	177.33
Orona Limited	£	1,595.65
P & J Dust Extraction Ltd	£	581.63
P & M Window Cleaners	£	304.89
Paul Wheeler Ltd	£	5,189.07
Phoenix Windows	£	96.07
Pickwicks	£	90.90
Quiggin & Cubbon Ltd	£	6,393.02
R.N.L.I. (Ramsey Branch)	£	50.00
Ramsey Art Gallery	£	35.00
Ramsey Grammar School	£	117.45
Ramsey Town Commissioners	£	13,216.25
Roger Sutcliffe Ltd	£	117.50
SafetyNet Ltd	£	1,065.74
Screwfix Direct	£	167.27
Shoprite (Isle of Man) Ltd	£	25.00
St. Paul's Bookshop	£	432.68
T&GWU	£	146.75
The Works Ramsey Ltd	£	1,213.90
Time Systems (UK) Ltd	£	111.51
Tip Top Cleaners (2006) Ltd	£	3,134.28
Total (IOM) Ltd	£	17,134.85
Ulverscroft Large Print Books	£	506.41
Unique Fire Protection (IOM)	£	256.95
Viking Direct	£	347.04
W G Young	£	400.00
W.D.S. Ltd	£	411.37
Whittaker Trading Ltd	£	499.39
Wicksteed Leisure Ltd	£	1,415.88
Wolseley UK Ltd	£	55.86
Grand Total	£	767,939.00

CAPITAL ACCOUNTS PAID TO 31st DECEMBER, 2010
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Acc. No.	Payee	Description	Amount	Total
82	Dalrymple Associates	Brookhill / Seamount Refurb	2,736.02	
		L.H.E. Phases 3 - 4	2,000.00	
		L.H.E. Phase 5	<u>2,142.85</u>	6,878.87
83	McGarrigle & Jackson	L.H.E. Phases 3 - 4	4,289.10	
		L.H.E. Phase 5	<u>4,117.56</u>	8,406.66
84	McGarrigle & Jackson	L.H.E. Phase 2		3,709.95
85	Auldyn Construction	L.H.E. Phases 3 - 4	178,799.50	
		L.H.E. Phase 5	<u>251,334.66</u>	430,134.16
86	Dalrymple Associates	Brookhill / Seamount Refurb		1,342.02
87	Mortgage Bond No. 4259	Bond Repaid		2,000.00
88	Mortgage Bond No. 6196	Bond Repaid		10,000.00
89	Mortgage Bond No. 6575	Bond Repaid		50,000.00
90	Mortgage Bond No. 6098	Bond Repaid		2,000.00
91	Mortgage Bond No. 6587	Bond Repaid		10,000.00
92	Mortgage Bond No. 6430	Bond Repaid		21,000.00
93	Holmes Grace	Brookhill / Seamount Refurb		900.00
94	MacOwan Collett	Albert Road School Demolition		9,675.00
95	SafetyNet Ltd	Albert Road School Demolition		6,090.00
96	Dalrymple Associates	Brookhill / Seamount Refurb		1,394.00
97	NK Joinery Ltd	Brookhill / Seamount Refurb		44,790.00
98	Auldyn Construction	L.H.E. Phase 5		155,699.36
99	Dalrymple Associates	Brookhill / Seamount Refurb	2,736.02	
		L.H.E. Phases 3 - 4	2,000.00	
		L.H.E. Phase 5	<u>2,142.85</u>	6,878.87
100	McGarrigle & Jackson	L.H.E. Phases 3 - 4	4,289.10	
		L.H.E. Phase 5	<u>4,117.56</u>	8,406.66
101	Magee & Co Ltd	Brookhill / Seamount Refurb		1,665.97
102	Manx Electricity	Brookhill / Seamount Refurb		238.29
TOTAL				£ 781,209.81

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – JANUARY, 2011**

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: 2807
P.A. NO.: 10/01805/C
APPLICANT: Dandara Commercial Limited
PROPOSED: Variation of condition 4 of P.A. 10/00392/B to allow revised access to approved EMI unit
NOTES: P.A. - Change of Use
SITE: **Land on eastern side of Gardeners Lane and north of former railway line, Gardeners Lane, Ramsey**

REF NO: 2808
P.A. NO.: 10/01819/B
APPLICANT: North Ramsey Bowling Club
PROPOSED: Erection of a replacement hut
NOTES: P.A. in Detail
SITE: **Bowls Hut, Mooragh Park, Ramsey**

REF NO: 2809
P.A. NO.: 10/01826/B
APPLICANT: Gordon Walker
PROPOSED: Erection of cedar boarding to rear elevation of dwelling (retrospective)
NOTES: P.A. in Detail
SITE: **Cooline, Grove Mount, Ramsey**

REF NO: 2810
P.A. NO.: 10/01832/B
APPLICANT: Mr. David Maddrell
PROPOSED: Erection of a dwelling and creation of new vehicular access
NOTES: P.A. in Detail
SITE: **Building plot adjacent to Maughold Lodge, Cloughbane Walk, Ramsey**

REF NO: 2811
P.A. NO.: 10/01837/B
APPLICANT: Grove Mount Residential Home
PROPOSED: Widening of vehicular access and driveway
NOTES: P.A. in Detail
SITE: **Grove Mount Residential Home, Grove Mount, Ramsey**

REF NO: 2812
P.A. NO.: 10/01849/B
APPLICANT: Positive Youth
PROPOSED: Conversion of shop units and adjacent mall to a youth centre including the installation of entrance doors
NOTES: P.A. in Detail
SITE: **Units H2, J, I & U, Victoria Mall, Parliament Street, Ramsey**

REF NO: 2813
P.A. NO.: 10/01869/B
APPLICANT: Mr. & Mrs. B. McCarney
PROPOSED: Erection of a detached vehicle store, creation of a vehicular access and driveway
NOTES: P.A. in Detail
SITE: **75, Cloughbane Drive, Ramsey**

REF NO: 2814
P.A. NO.: 10/01876/B
APPLICANT: John David Corkill
PROPOSED: Installation of patio doors to replace existing windows
NOTES: P.A. in Detail
SITE: **Killeaba House, Killeaba Mount, Ramsey**

REF NO: 2815
P.A. NO.: 10/01891/B
APPLICANT: Department of Infrastructure, Highways Division
PROPOSED: Installation of recessed lighting and paving works
NOTES: P.A. in Detail
SITE: **Collins Lane, Ramsey**

REF NO: 2816
P.A. NO.: 10/01893/B
APPLICANT: Department of Infrastructure, Highways Division
PROPOSED: Installation of recessed lighting and paving works
NOTES: P.A. in Detail
SITE: **Old Post Office Lane, Ramsey**

REF NO: 2817
P.A. NO.: 10/01894/B
APPLICANT: Department of Infrastructure, Highways Division
PROPOSED: Installation of recessed lighting and paving works
NOTES: P.A. in Detail
SITE: **Trafalgar Hotel Lane, Ramsey**

P. S. Harrison,
Chief Technical Officer

13th January, 2011

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

<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>	<i>Appendix II</i>
10/00235/D R.T.C. 2709	Mr. A. 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	1
10/01354/D R.T.C. 2781	Hartford Homes Limited	Erection of temporary advertising, direction and warning signs (retrospective)	Approach Road to and Royal Park Development	Meeting held: 20/10/10 Objection R.T.C. requested Appeal	24/11/10 Application APPROVED 07/10/10 Request for APPEAL	2
10/01427/B R.T.C. 2786	Mr. & Mrs. J. McDonough	Alterations, erection of an extension and widening of driveway and vehicular access	5, Greenlands View	Meeting held: 20/10/10 Objection R.T.C. requested Appeal	20/12/10 Application APPROVED 07/01/11 Request for APPEAL	3

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

No.	P A No.	Applicant / Site / Description	Details
1	10/00235/D R.T.C. 2709	Mr. A. Giummri, 1, Market Hill. Re-development of site to create ground floor commercial unit and two apartments	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice.</p> <p>This approval relates to the re-development of site to create ground floor commercial unit and two apartments as proposed in the submitted documents and drawings all received on 25th February, 2010, and cross sections of the shop fronts received on 18th November 2010.</p> <p>The 1st and 2nd floor windows to the northern and eastern elevations are required to be timber sliding sash windows.</p> <p>The roof(s) must be finished in dark natural slate.</p> <p>No advertisement matter of any description shall be exhibited on these premises without the PRIOR written permission of the Planning Authority.</p>
2	10/01354/D R.T.C. 2781	Hartford Homes Limited Approach Road to and Royal Park Development. Erection of temporary advertising, direction and warning signs (retrospective)	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice.</p> <p>This approval relates to the erection of temporary advertising, direction and warning signs (Retrospective) as proposed in the submitted documents and drawings Site Plan 1, Site Plan 2, Elevations 3 and Elevations 4 all received on 13th September 2010.</p> <p>The signs hereby permitted should be removed on, or before 31st, October, 2012, or upon completion of the final sale of property within the development site as defined by the application site.</p>
3	10/01427/B R.T.C. 2786	Mr. & Mrs. J. McDonough, 5, Greenlands View. Alterations, erection of an extension and widening of driveway and vehicular access.	<p>The development hereby permitted shall commence before the expiration of four years from the date of this notice. This approval relates to alterations, erection of an extension and widening of driveway and vehicular access as proposed in the submitted documents and drawings all received on 28th September, 2010 and 12th November, 2010. The external finishes of the extension and oil store must match those of the existing building in all respects. Prior to the commencement of any works to the side extension, the front driveway is to be extended and completed as proposed in plan 10 0670/3 and 10 670/04, to enable two off road parking spaces are provided. Obscure glazing (Grade 5) shall be installed in the south elevation of the ground floor W.C. window and shall be kept and maintained thereafter.</p>

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

Mr. Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 4

Block 25 and Block 26 All works internally and externally in respect of these blocks have been completed with only gardens and common area access to be completed. The inclement weather on the approach to Christmas delayed the completion of these areas. It is now envisaged that these two blocks will be handed over to the Commission on 21st January, 2011.

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 internal render and skim coats are now complete, second fix joinery works are ongoing and the floor screed is nearing completion. The second fix plumbing works are due to commence whilst the electrical second fix works have commenced and internal decoration has also commenced. The external rendering works is complete to the first floor and ongoing to the ground floor.

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 almost complete.

Block 30 The superstructure masonry is now complete and the roof covering works are ongoing. The external rendering, first fix joinery and plumbing works have all commenced.

Block 31 The superstructure masonry to the Type A houses is now to wall plate level and works to erect the roof trusses is ongoing whilst masonry works to the second floor of the Type C houses is ongoing.

Block 32 The superstructure masonry is 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 third phase of refurbishment which is No's 5, 7, 9 and 11, Seamount Road is proceeding satisfactorily with replacement of defective lintels ongoing and electrical and plumbing first fix ongoing within the properties. Defective plaster is being removed from the walls to kitchen and bathroom areas as work progresses and the window sills are being raised to the required level prior to the installation of new windows. The plasterboarding of new ceilings in several of the properties has commenced.

Recommendation For information only.

P. S. Harrison,
Chief Technical Officer

12th January, 2011.

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
BLEAK HOUSE, MOORAGH PROMENADE
JANUARY, 2011 – PUBLIC**

Mr. Chairman and Members,

Bleak House, Mooragh Promenade

Further to the Court Hearing held on 15th November, 2010 when Pygott-White was fined the sum of £350 with £750 costs, The High Bailiff expressed concern in respect of the condition of the building and he considered that it had reached a stage where this Commission should exercise its powers under Section 23 of the Building Control Act in relation to emergency measures.

MacOwan Collett Consulting Engineers Limited have submitted a service/fee proposal for the design and a suitable method statement for the emergency works. The proposal is to remove the unstable stone masonry dormer gables at third floor level on the front elevation of the building. Once the gables have been removed and the building made safe, the timber beams at third floor level are to be replaced, the front wall rebuilt to wallplate level and the roof temporarily reinstated to make watertight the areas at the front of the building disturbed by the works.

It is estimated that the works will take at least 5 to 6 weeks to complete.

As the works involve demolition or dismantling of a building, under the CDM Regulations, the Client is required to appoint a Planning Supervisor and, as the works are likely to last longer than 30 days, the Planning Supervisor is required to notify the Health & Safety Inspectorate.

The Service Proposal by MacOwan Collett Consulting Engineers Ltd includes:-

- liaison with Client and legal advisors together with representatives from Government Departments,
- the preparation of tender documents for issuing to suitable local contractors,
- preparation of tender report
- pre-contract meeting with successful contractor to agree method statements, Health & Safety requirements and programme of works
- Site visits and preparation of construction drawings
- Administer contract, certify payments and prepare completion reports and photographic records.

The preliminary estimate of the value of works is £35,000 which includes £5,000 contingencies, therefore the proposed fee submitted by MacOwan Collett is in the sum of £6,998.75 based on time charges and expenses. The proposed fee is based on an estimate of the time required to carry out and complete the works as described. Should additional time be required to complete the works, approval of the Client will be

Chief Technical Officer's Report –Bleak House, January, 2011, Public Continued:

required and sought prior to expenditure of additional time and additional costs being incurred.

As required and highlighted in MacOwan Collett's report, a Planning Supervisor would be required, therefore I am currently seeking fee proposals from a number of companies who are able to offer this service.

It would be this Commission's intention to seek to recover all costs incurred in respect the carrying out of these emergency works on a private property.

Recommendation: To accept the fee proposal from MacOwan Collett in the sum of £6,998.75 as detailed, appoint a suitably qualified Planning Supervisor and proceed to undertake works to remove the dangerous elements of the structure.

P. S. Harrison,
Chief Technical Officer

13th January, 2011.

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

Invitation Civic Sunday – Lonan:

(FGP)

An invitation has been received from Mr. A. B. Byers, Chairman, and the Members of Lonan Parish Commissioners to attend the Civic Service to be held at All Saints Parish Church, Lonan Church Road, Lonan, on Sunday, 23rd January, 2011, at 11.00 a.m. Refreshments will be served at the conclusion of the service.

Recommendation: To be noted and Members wishing to attend advise the Town Clerk accordingly.

Northern Civic Amenity Site financial contribution 2011/2012 (WD/FGP)

The Department of Infrastructure has notified authorities that the estimated cost of running the Northern Civic Amenity site will increase on 1st April 2011 from £170,000 to £172,610 due to the 6% increase in waste charges, all other costs remain the same.

The Department has reviewed the December 2010 rateable values which are virtually the same as the previous year and applied the same percentage split as last year to calculate the financial contribution per respective authority as set out below:

Local Authority	%	Contribution
Andreas	7	£12,082.70
Ballaugh	6	£10,356.60
Bride	19	£32,795.90
Jurby	4	£6,904.40
Lezayre	8	£13,808.80
Maughold	6	£10,356.60
Ramsey	50	£86,305.00
Total cost		£172,610.00

Recommendation: to be noted

Housing Conference 2011

(HP)

The Department of Social Care has advised that the Housing Conference for 2011 is to be held on the 31st March 2011 at the Wentworth Suite, Mount Murray Hotel. Previous conferences have focused on specific aspects of housing operation, however the conference this year will form part of the independent review of housing policy which was announced last year.

Recommended : That Members advise the Town Clerk if they wish to attend the conference as soon as practicable to ensure that places can be obtained for what is likely to be a popular event in terms of numbers wishing to attend.

Extradition Bill Consultation:

(FGP)

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 is proposed 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.

For Hire Tariffs -Review of Taxi Fare:

(FGP)

The Road Transport Licensing Committee (RTLTC) may from time to time determine the maximum fares to be charged by vehicles standing or plying for hire (i.e. taxis) under Section 29 of the Road Transport Act 2001.

In accordance with the Public Passenger Vehicles (Fares and Fare-Meters) Regulations 2002 the Committee has given notice of a review of the current taxi fares, and invited all Operators, the Manx Taxi Federation, and the Castletown & Southern Taxi Association, to submit their views, and any fare proposals by 31st January 2011.

The Committee will then consider all representations at a meeting to be held in February, with a view to issuing a notice regarding any proposed changes to the tariffs by the end of February.

It is intended that the Committee will issue the outcome of the review by 1st April 2011.

Recommendation: to be noted

Chris Kelly Memorial Rally

(PL)

Andy Glaister, Vice Chairman of Manx Auto Sport has asked if the Board will support the Club's application to close off the Market Square parking area to finish the Rally on the 12th February from 1500 to 1800.

The Board supported this event and the suspension of parking last year. Barriers will be required to cordon off the Square from 1500 and members of the Club will be on site to assist members of the public and provide information.

Recommendation: To support the application.

N.B. There are a number of diversions in the area, but these should not affect the parking area, which in any event will be available to residents from 1800.

Charitable Street Collections:

(FGP)

Applications to make charitable street collections in Ramsey have been approved as follows:-

- SSAFA Forces Help – collection on 14th May, 2011.
- Manx Grand Prix Supporters Club – Collections in the vicinity of the T.T. Course
- between 28th May – 11th June, and 20th August – 3rd September, 2011.
- Ramsey Ladies Lifeboat Guild – collection on 2nd July, 2011.
- Sailing for the Disabled – collection on Saturday, 24th September, 2011.

Recommendation: To be noted.

Designated Parking Mooragh Park

(PL)

In a letter dated 13th December 2010 Ms. Sharon Humphries has asked if a designated parking space may be provided for the Parklands mini bus.

The car park is not paved and is very well used most of the year. During wet weather children are disembarking into muddy areas with puddles. The staff would be relieved to know that at least a space was available for them to “drop off” the children without going on to the main drive.

NOTE: Although ground markings would not be possible a sign could be erected for a reserved space within the car park which would meet the requirements. Any signs erected in this case would not set a precedent for other service users as this one space would be for a major tenant of the Commissioners and where the safety very young children are involved.

Recommendation: To permit a sign to provide a reserved space for Parklands Day Nursery Only.

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14th January, 2011.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION
JANUARY, 2011 - PUBLIC**

Mr. Chairman and Members,

The following Notice of Motion was presented to the December, 2010, meeting of the Commission, and is now tabled for formal presentation, debate and decision.

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”.

Notice of Motion – January, 2011, Public Continued:

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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12th January, 2011.