



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

www.ramsey.gov.im

16th July, 2010.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held in the Boardroom of the Town Hall, Parliament Square, Ramsey, on **Wednesday, 21st July, 2010**, at 7.00 p.m.

BUSINESS

1. Apologies for Absence:

2. Minutes for Adoption:

pages: 1 - 7

- Minutes of the Board Meeting held 16th June, 2010.

3. Chairman's Report:

pages: 8 - 9

- Civic Duties
- Meeting for the Business Community
- National Week
- Centenary Mass – Our Lady Star of the Sea and St. Maughold Church
- Street Collection T.T. Period

4. Town Clerk's Reports:

pages: 10 - 17

- Bleak House (WD)
- Courthouse Grounds (WD/PL)
- Freedom of Information Bill (FGP)
- Land Adjacent to Bleak House (FGP)
- Policing (FGP)
- Public Sector Housing - Fire Sprinkler Systems (HP)

5. Finance Officer's Report:

(FGP) pages: 18 - 19

- Revenue Accounts
- Capital Account
- Rates

6. Chief Technical Officer's Reports: (WD) pages: 20 - 29

- Planning Applications
- Appendices
- General Report
 - Lezayre Housing Estate - Progress Report
 - Refurbishment of Properties Brookhill and Seamount Road (HP)
 - Big Tidy-up Event 2010
 - Proposed Alterations to Street Lighting Hours Bowring Road
 - Christmas Trees
 - Co-ordinating Health and Safety in the Public Sector
 - Provision of Fire Detection in Local Authority Housing (HP)

7. Administration Officer's Report: page: 30

- Enforcement Actions (FGP)

8. Public Correspondence: pages: 31 - 33

- Bowring Road Reconstruction Arrangements for Events (WD/PL)
- Sprint Compound (PL)
- Bowring Road Water Mains Rehabilitation (WD)
- Energy from Waste Plant Annual Report 2009 (WD)
- Traffic Notices (WD)
- Parking Places Amendments (Taubman Street) (WD)
- Isle of Man Municipal Association (FGP)
- Mountain Road Closure (WD)

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

Town Clerk & Chief Executive

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
JULY, 2010.**

Fellow Members,

Civic Duties:

It was an honour to attend the Sitting of Tynwald on 5th July.

In addition I was delighted to represent the Board at the Tynwald Garden Party on 4th July, the Civic Sunday in Peel on 11th July, and a coffee morning at Kerroo Ghlass.

I take the opportunity to thank the Deputy Chairman, Mrs. S. Beattie, for attending the Isle of Man Armed Forces Day at the Villa Marina on 27th June, 2010.

Meeting for the Business Community:

Following the success of the recent regeneration exhibition, and the interest expressed by business people and townsfolk, I would like to invite business people, and fellow Members, and Senior officers to an informal gathering to be held from 6:30 p.m. until 8:00 p.m. on Wednesday 11th August 2010, at the Town Hall, where they can meet and chat about matters of common interest.

I hope this event will enhance communications between local businesses and the Commission, improve the understanding of the needs of the business community, and enable the Town to work closer together to improve its attractiveness to visitors and residents alike.

Subject to the support shown I would hope to make this type of gathering a regular event, perhaps meeting 2 or 3 times each year, and also to arrange a similar event for the general public.

National Week:

On the Board's behalf I take the opportunity to record our grateful thanks to Mrs. Anne Craine and the National Week Committee for all their work in organising the numerous events held in Ramsey during National Week and which commenced with the Lifeboat Dedication Songs of Praise on 4th July.

This year the Town Hall was one of several public building included as a venue for the wonderful floral arrangements found in many churches and chapels participating in the Flower Festival. With the theme "Rejoice", I take the opportunity to thank the members of the Northern Floral Art Club for their magnificent interpretation of rejoicing through the four seasons staged in the Atrium of the Town Hall.

Chairman's Report – July, 2010, Continued:

Centenary Mass – Our Lady Star of the Sea and St. Maughold Church:

The Friends of the Church of Our Lady Star of the Sea and St. Maughold have invited the Chairman, Deputy Chairman, Members and their spouses / partners to attend a Centenary Mass to be held at 12 noon on Saturday, 21st August, to commemorate the centenary of the open of the church, which took place on 23rd August, 1910.

The Mass will be celebrated by the Right Reverend Thomas Williams, Auxiliary Bishop of Liverpool, with the Parish Priest Father Brian O'Mahony supporting. Refreshments will be served in the Presbytery Garden after the Mass.

Street Collection – TT Period

The Manx Grand Prix Supporters Club have thanked the Commission for their continued support in allowing street collections in Ramsey over the T.T. period, which this year raised £1838.61. The money will go towards the cost of hiring the rescue helicopter for the forthcoming Manx Grand Prix.

16th July, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BLEAK HOUSE - CONDITION
JULY, 2010 – PUBLIC**

Mr. Chairman and Members,

On 23rd March 2010 His Honour the High Bailiff made an Order requiring the owner of the property Bleak House, Mooragh Promenade by 15th August 2010 to either

- a. execute such work as is necessary to obviate the dangerous condition of the building (as identified in paragraph numbered '3.' in the report dated 6th October 2009 of MacOwan Collett Consulting Engineers); or
- b. if they so elect, demolish the building or any dangerous part of it and remove any rubbish resulting from the demolition;

Since the Order was made the Commission's officers have met with representatives of the freehold and leasehold interests, and the Lead Member for Works has met with Mr & Mrs Morris, the shareholders and sole directors of Pygott-White Limited which is the freehold owner of the property.

The meetings sought to facilitate the coming together of those parties to bring about a resolution to the unsatisfactory condition of the building which has resulted from the neglect of any maintenance by the various owners over a considerable period of time.

The Court Order is due to expire on 15th August 2010, at which time a further inspection of the property will be undertaken, in the event that the works required have not been completed then the Commission may seek to prosecute the owners for failing to comply with the Order.

Prior to the expiry of the Order a further offer to meet with the interested parties to establish a way forward will be made.

Recommendation: to be noted and further report.

T. P. Whiteway
Town Clerk and Chief Executive

9th July, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
FREEDOM OF INFORMATION BILL
JULY, 2010 – PUBLIC**

Mr. Chairman and Members,

The Council of Ministers has launched a further round of consultation on draft legislation to give the public a legal right of access to Government information.

The Freedom of Information [FOI] Bill strengthens the public's rights by putting the principles of the current Code of Practice on Access to Government Information, in place since 1996, on to a statutory basis. The proposed Bill applies to local authorities as well as to Government (presently the Code of Practice only applies to the latter) and includes a range of exemptions in line with the FOI legislation in the United Kingdom.

The Council of Ministers has invited views on the Consultation Document which can be downloaded from the Chief Secretary's Office website at www.gov.im/cso or can be emailed on request by contacting Jeanette.Williams@gov.im or by telephone on 01624 685704. Copies are also available from the Tynwald Library, Legislative Buildings, Finch Road, Douglas, and a copy has been lodged in the Ramsey Town Library.

The deadline for the receipt of views is 5 p.m., Friday, 10th September, 2010.

A copy of the full report is enclosed herewith for Members' information; it is suggested that the matter be considered at the August meeting to allow members time to digest the information provided and consider any comments they would wish to make.

Recommendation: for consideration at August 2010 public meeting.

T. P. Whiteway
Town Clerk and Chief Executive

14th July, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LAND ADJACENT TO BLEAK HOUSE
JULY, 2010 – PUBLIC**

Mr. Chairman and Members,

Further to the Commission's instructions a letter has been sent to Mr. and Mrs. Morris regarding their occupation of the area of land located immediately to the North of Bleak House, formerly Peveril Court, which has, by its appearance, been converted in recent times to a garden area.

The Morris's have been advised that this area of land referred to above is in the ownership of Ramsey Town Commissioners and they have been asked that they clear the land and return it to grass along with the rest of the land in Ramsey Town Commissioner's ownership.

A period of twenty-eight days has been provided to complete the works to return this site.

Mr Morris has responded to the initial correspondence, which has been circulated to Members.

Recommendation: to be noted and further report.

T. P. Whiteway
Town Clerk and Chief Executive

2nd July, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
COURTHOUSE GROUNDS
JULY, 2010 – PUBLIC**

Mr. Chairman and Members,

The Chairman has requested that the subject of the Courthouse Grounds be placed on the agenda for discussion in the light of the complaints being received about their appearance.

The grounds are owned by the Department of Home Affairs, having previously been vested in the Government Property Trustees, and for a number of years have been maintained by Ramsey Town Commissioners staff with labour costs being met by the responsible Government Department.

In recent years the budget for maintenance is understood to have been delegated to the Northern Community Police Inspector and the Commission has previously considered requests from the Inspector to adopt the grounds and undertake maintenance totally at the expense of the rates fund. In the last budget review, conscious of the need to avoid placing additional burden on the rate payers, the Commission determined that it would not in the present climate wish to take financial responsibility for the grounds.

Following notification of such the Commission was advised that it was intended that the maintenance of the grounds would, with effect from 1st April 2010, be contracted out. An offer to submit a tender was made on behalf of the Commission however, the maintenance has not been tendered the Department advising that *“the contract has not been awarded to another agency – the work has been absorbed internally, thereby saving us around £6k per year”*.

In the preceding years the Commission had sought to reduce the financial cost of maintenance of the grounds by reducing the amount of bedding plants and introducing more perennial planting. The annual costs charged by the Commission to the DHA over the past 3 years are as follows:-

2007/08	£6,548.51
2008/09	£5,538.48
2009/10	£4,870.05

These costs exclude the maintenance cost of the War Memorial which is entirely funded through the rates fund.

The level of maintenance since 1st April has been severely limited, almost no weeding has taken place and on relatively few occasions the grass has been cut. The DHA/Police cite budgetary constraints for the reduced maintenance provision, however they are currently considering options to improve the maintenance provision including the use of Community Service Offenders and the introduction of further sustainable features – such as ground cover and removal of planted beds to be replaced by grass.

**Town Clerk's Report – Courthouse Grounds
July, 2010 – Public Continued:**

The Department has asked whether the Commission would be able to contribute towards the cost of upkeep - for instance through the provision of perennial plants or towards the cost of providing suppressant ground cover such as crushed slate.

An important aspect of this subject is the standard to which the grounds are required to be maintained. Whilst comment has been made about the deterioration in the appearance of the grounds it is arguable that although not as attractive as people are used to seeing they are not as overgrown nor abandoned as other sites in the town have been. The Commission therefore may wish to consider whether it would wish to make a contribution, either financial or through use of its own resources, towards providing a level of maintenance more suitable for the prominent location of the Courthouse Grounds. Unfortunately in this case the impact of the "saving" achieved by DHA since April, is likely to be lost in the cost of restorative works especially to address the weeds which have taken root in the block paving, and to remove the considerable amount of established weeds in the existing beds.

Should the Commission wish to contribute it may consider requesting the head gardener to produce a costed programme of works, for a specific period, so that some budgetary constraint might be applied, and perhaps seeking some financial contribution from the Police or DHA.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

9th July, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
POLICING
JULY, 2010 – PUBLIC**

Mr. Chairman and Members,

The Chairman, Lead Member for Parks & Leisure, and Mr B Beattie, representative on the Northern Neighbourhood Policing team, recently met with Inspector Derek Flint to discuss standards of behaviour particularly in relation to young persons within the Town.

Inspector Flint has confirmed that all the town's parks are now included in the patrol plans for the town and at the recent Northern Neighbourhood Policing Team meeting presented crime statistic showing that Ramsey and the North is presently leading the Island in terms of reduction of crime. The statistics are appended hereto.

Inspector Flint has agreed to attend a future meeting with the Commission to discuss policing and crime and disorder with the Commission.

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

16th July, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
PUBLIC SECTOR HOUSING – FIRE SPRINKLER SYSTEMS
JULY, 2010 – PUBLIC**

Mr. Chairman and Members,

The Isle of Man Fire and Rescue Service has written to all local authorities promoting the use of domestic fire sprinkler systems within public sector housing.

A live fire demonstration showing the effectiveness of domestic sprinkler systems was held at No's 5 and 7 Hazel Crescent, Pulrose, Douglas on the 8th October 2009. The purpose of the demonstration was to provide a unique real time opportunity to observe the differences in the development of two identical fires set in each of the properties. One outbreak was controlled by a domestic sprinkler system and the other was allowed to develop unchecked until such time as Fire and Rescue Service intervention.

Subsequent to such the Castletown Commissioners have passed a motion that it has a policy where any new or major refurbished houses would be installed with modern sprinkler systems, and sought the support of other local authorities in such view.

Members will be aware that there is a requirement to provide fire sprinkler systems in new sheltered and apartment developments, under the Building Regulations, however at present the IOM Building Regulations do not require such in individual residential premises – whether private or public sector – and within the UK Building regulations there is similarly no requirement to provide domestic sprinklers although the use of such systems is recognised as an alternative to meet means of escape provisions in buildings with a floor greater than 7.5 metres above ground level..

The subject was raised at a recent housing managers meeting. The Department of Social Care has advised the Fire Service that it assists Local Authorities', in the development and refurbishment of their properties in line with the Capital Procedures laid down by Treasury. All schemes are scrutinised on the basis of need, quality, value for money and deliverability to ensure public money is wisely invested. In discussion with the Fire Service the Department has raised the issue of fire safety as one which impacts on all households across the community, regardless of ownership or landlord, and as such the use of sprinklers is something to be addressed through the Building Regulations, to ensure the vulnerable are given the necessary fire safety protection they need.

The Department has offered to assist the Fire Service in a review of regulations, along with the Department of Infrastructure, to determine the standards required by the Isle of Man.

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

9th July, 2010.

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

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £ 1,072,636.86 were made in June, 2010. Details of the net invoices paid during the period will be tabled at the Board Meeting.

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 June, 2010, totalling:-

£ 352,538.38

- **Rates:**

We have received from Treasury a rates payment on account of £220,615.40.

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

12th July, 2010.

CAPITAL ACCOUNTS PAID TO 31st MAY, 2010

Acc. No.	Payee	Description	Amount	Total
8	A E Corkill (Removals) Ltd	L.H.E. Further Fees		230.00
9	Dave Perry Electrical	L.H.E. Further Fees		48.00
10	Transfer to General Revenue	L.H.E. Further Fees	343.41	
		L.H.E. Phase 2	59.34	402.75
11	Mortgage Bond No. 5113	Bond Repaid		5,000.00
12	Auldyn construction Ltd	L.H.E. Phases 3 - 4		325,468.36
13	Dalrymple Associates	L.H.E. Phases 3 - 4		4,222.20
14	McGarrigle & Jackson	L.H.E. Phases 3 - 4		4,289.10
15	Transfer to General Revenue	L.H.E. Further Fees		477.15
16	A E Corkill (Removals) Ltd	L.H.E. Further Fees		230.00
17	Wolseley UK Ltd	L.H.E. Phase 2		2,773.36
18	Wolseley UK Ltd	L.H.E. Further Fees		77.84
19	Transfer to General Revenue	L.H.E. Further Fees		474.92
20	McGarrigle & Jackson	L.H.E. Phases 3 - 4		4,289.10
21	Cameron Hall (Services) Ltd	L.H.E. Phases 3 - 4		4,465.60
22	Dalrymple Associates	Brookhill / Seamount Refurb Fees		90.00
TOTAL				£ 352,538.38

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

Mr. Chairman and Members,

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

REF NO: 2653 **AMENDED PLANS**
P.A. NO.: 09/01573/A
APPLICANT: Fairclough & Callow Limited
PROPOSED: Approval in principle to erect a dwelling with associated parking
NOTES: Approval in Principle
SITE: **Land adjacent to Brookfield House, Brookfield Avenue, Ramsey**

REF NO: 2753
P.A. NO.: 10/00859/B
APPLICANT: Mr. & Mrs. D. Callaghan
PROPOSED: Erection of an extension to dwelling house
NOTES: P.A. in Detail
SITE: **Wingfield, 6, Coburg Road, Ramsey**

REF NO: 2754
P.A. NO.: 10/00905/B
APPLICANT: Mr. & Mrs. M. Walmsley
PROPOSED: Extension to dwelling
NOTES: P.A. in Detail
SITE: **Greenhaven, 1, Lheaney Grove, Ramsey**

REF NO: 2755
P.A. NO.: 10/00916/B
APPLICANT: Trish Churchwell
PROPOSED: Installation of balcony enclosure
NOTES: P.A. in Detail
SITE: **702, Kings Court, St Paul's Square, Ramsey**

REF NO: 2756
P.A. NO.: 10/00903/B
APPLICANT: Mr. & Mrs. M. Casson
PROPOSED: Alterations and extensions to dwelling
NOTES: P.A. in Detail
SITE: **Fairfield, Fairfield Avenue, Ramsey**

Chief Technical Officer's Report
Planning Applications – July, 2010 – Public Continued:

REF NO: 2757
P.A. NO.: 10/00933/B
APPLICANT: Mrs. M. Challoner
PROPOSED: Removal of front porch and installation of replacement front door
NOTES: P.A. in Detail
SITE: **Holly Cottage, 4, Cowells Terrace, Ramsey**

REF NO: 2758
P.A. NO.: 10/00950/B
APPLICANT: Jill Carter
PROPOSED: Erection of a replacement garage extension with accommodation above
NOTES: P.A. in Detail
SITE: **Windyridge, Windsor Road, Ramsey**

REF NO: 2759
P.A. NO.: 10/00980/B
APPLICANT: Mr. R. Dixon
PROPOSED: Alterations, erection of extensions, detached garage and amending vehicular access and driveway
NOTES: P.A. in Detail
SITE: **Mount Auldyn, Jurby Road, Ramsey**

REF NO: 2760
P.A. NO.: 10/00985/B
APPLICANT: Mr. & Mrs. B. McCarney
PROPOSED: Erection of a replacement extension to rear elevation of dwelling house
NOTES: P.A. in Detail
SITE: **75, Claghbane Drive, Ramsey**

P. S. Harrison,
Chief Technical Officer

14th July, 2010

RAMSEY TOWN COMMISSIONERS - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I
SUMMARY OF PLANNING APPLICATIONS – JULY, 2010

<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.L.G.E Correspondence</i>	<i>Appendix II</i>
09/01533/B R.T.C. 2647	Mr. D. Maddrell	Erection of a detached dwelling and creation of a vehicular access	Land adjacent to Maughold Lodge, Cloughbane Walk	Meeting held: 21/09/10 Objection	04/05/10 Application APPROVED 28/05/10 Request for APPEAL 13/07/10 Appeal to be held 11/08/10	
09/01564/B R.T.C. 2651	Mr. C. I. C. Shimmin	Erection of a detached garage and creation of a driveway and associated vehicular access	1, Vollan Crescent	Meeting held: 21/10/09 No Objection	15/01/10 Application REFUSED 29/01/10 Request for APPEAL 02/06/10 Application APPROVED	1
09/01672/B R.T.C. 2659	Mrs. S. McMahon	Alterations and erection of a two storey extension to dwelling	40, Clifton Drive	Meeting held: 18/11/09 Objection	27/01/10 Application REFUSED 10/02/10 Request for APPEAL 28/05/10 Application REFUSED	2
09/01757/B R.T.C. 2665	Mr. & Mrs. M. Walmsley	Conversion and extension to existing detached garage to form additional ancillary living accommodation with garage	1, Lheaney Grove	Meeting held: 18/11/09 No Objection	17/06/10 Application Withdrawn	
10/00275/B R.T.C. 2714	Ms. L. Gregory	Refurbishment of existing garage and erection of two pairs of two lock up garages	Grays Gardens, rear of May Hill	Meeting held: 21/04//10 Objection	25/05/10 Application APPROVED 07/06/10 RTC requested APPEAL 14/06/10 APPEAL accepted	
10/00355/B R.T.C. 2719	Heritage Homes Limited	Erection of six dwellings (to replace four previously approved under P.A. 03/01846/B)	Plots 11 to 14 (including 11a & 13a), Auldyn Walk, Gardeners Lane	Meeting held: 21/04/10 Objection	25/05/10 Application APPROVED 07/06/10 RTC requested APPEAL 14/06/10 APPEAL accepted	
10/00510/B R.T.C. 2729	Mr. & Mrs. D. Lacey	Extension and alterations to existing dwelling	Mandalay, Lezayre Road	Meeting held: 19/05/10 Objection	17/06/10 Application Withdrawn	
10/00575/B R.T.C. 2734	Ms. K. Radcliffe	Installation of six roof lights to front elevation	35, Parliament Street	Meeting held: 19/05/10 No Objection	30/06/10 Application REFUSED	3
10/00606/B R.T.C. 2740	Mr. W. P. & Mrs. N. Holland	Erection of extensions to dwelling house and creation of additional off road parking	71, Greenlands Avenue	Meeting held: 19/05/10 Objection	24/06/10 Application REFUSED	4
10/00602/R R.T.C. 2741	The Milntown Trust	Erection of signage (retrospective)	Stella Maris, Mountain Road	Meeting held: 19/05/10 No Objection/Comment	28/06/10 Application REFUSED	5

RAMSEY TOWN COMMISSIONERS - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I
SUMMARY OF PLANNING APPLICATIONS CONTINUED – JULY, 2010

<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.L.G.E Correspondence</i>	<i>Appendix II</i>
10/00642/B R.T.C. 2744	Barngate Limited	Erection of a 34 room nursing home with associated landscaping and car parking (comprising amendments to P.A. 09/01092/B)	Site comprising Beaconsfield Towers & Cronk Ghennie, Bowring Road	Meeting held: 16/06/10 Observation	06/07/10 Application APPROVED	6

RAMSEY TOWN COMMISSIONERS - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II
SUMMARY OF PLANNING APPLICATIONS – JULY, 2010

No.	P A No.	Applicant / Site / Description	Details
1	09/01564/B R.T.C. 2651	Mr. C. I. C. Shimmin, 1, Vollan Crescent. Erection of a detached garage and creation of a driveway and associated vehicular access.	<p>Inspector's Assessment and Conclusion: Whilst the adjoining house is shown to be within an area of predominantly residential use, the area where the garage would be located is zoned under the Ramsey Local Plan Order 1998 as being within an area of open space or woodland. As such, having regard to General Policy 3 and Recreation Policy 2 of the Isle of Man Strategic Plan, development would not normally be acceptable in such a location.</p> <p>Land further to the south of the appeal site is a public open space that makes a significant visual contribution to the open character of the seafront area and should appropriately be protected from development. However the appeal site is clearly separated from the adjoining land. With its mown grass and evidence of domestic use, including the stationing of vehicles, the enclosed site has clearly been used in connection with No. 1, Vollan Crescent for some time and is of a markedly different character to the open land to the south. Photographic evidence produced by the appellant suggests that at one time the site was occupied by a building.</p> <p>Despite the formal designation of the site I do not consider that the part of the appeal site where the garage would be located makes any significant contribution to the overall character of the seafront area and I take the point of the Ramsey Commissioners that the provision of a garage would have the benefit of potentially contributing to off-street parking.</p> <p>Whilst Recreation Policy 2 may seek to preserve areas of open space I am not convinced that the proposed garage would be contrary to the important objectives of the policy. With the siting and design shown, the visual impact of the garage would be limited and the proposal would assist in reducing on-street parking and also help to reduce the visual clutter of parked vehicles.</p> <p>I consider this to be a case where a degree of flexibility in the application of policy would be appropriate. I consider that the appeal should be allowed subject to the standard conditions.</p>

RAMSEY TOWN COMMISSIONERS - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II
SUMMARY OF PLANNING APPLICATIONS CONTINUED – JULY, 2010

No.	P A No.	Applicant / Site / Description	Details
2	09/01672/B R.T.C. 2659	Mrs. S. McMahon, 40, Clifton Drive. Alterations and erection of a two storey extension to dwelling.	<p>Inspector's Conclusion: The appeal site is located in a recently developed area that has been designed and laid out in a way that creates a sense of spaciousness. A significant contributory factor is the handling of the junctions. By bringing the gable of No. 40, Clifton Drive close to the footway on Close Oard, this spaciousness would be eroded and would make it difficult to reject similar proposals elsewhere that cumulatively would have particularly serious consequences. Furthermore the revised arrangement with a gable with no less than six windows would result in an unfortunate contrast with the solid gable of the house set well back on the other side of the junction. The proposal would in my opinion have a damaging effect on the character and appearance of the estate.</p> <p>In addition, the extension would have an unbalancing effect on the frontage of the pair of semi-detached houses (Nos. 40 and 38) when viewed from Clifton Drive. I consider that this would add to the harm that the proposal would cause to the streetscene and to the character and appearance of the estate.</p> <p>I appreciate that extensions have taken place at No. 34, Clifton Drive and No. 3, Reayrt Ny Sleityn which also have an unbalancing effect on pairs of semi-detached houses. I do not consider that a parallel can be drawn between these properties and the appeal premises as the latter is prominently located on a corner site.</p> <p>I consider that the extension would have a detrimental effect on the streetscene and on the character and appearance of the estate. As such the proposal would be contrary to General Policy 2 of the Isle of Man Strategic Plan 2007 which among other things requires development to respect the site and surroundings in terms of the siting, layout, scale, form, design and landscaping of buildings and the spaces between them.</p> <p>I have taken account of all the other matters raised in the material before me but these do not alter my conclusion that the appeal should be dismissed and the decision of the Planning Authority upheld.</p>
3	10/00575/B R.T.C. 2734	Ms. K. Radcliffe, 35, Parliament Street. Installation of six roof lights to front elevation.	The installation of six roof lights as proposed would have a detrimental impact upon the visual appearance and character of the property and that of the Conservation Area. Accordingly the proposal would be contrary to Environment Policy 35 of the Isle of Man Strategic Plan.

RAMSEY TOWN COMMISSIONERS - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX II
SUMMARY OF PLANNING APPLICATIONS CONTINUED – JULY, 2010

No.	P A No.	Applicant / Site / Description	Details
4	10/00606/B R.T.C. 2740	Mr. W. P. & Mrs. N. Holland, 71, Greenlands Avenue. Erection of extensions to dwelling house and creation of additional off road parking.	The proposed side extension, given its height, length and position in relation to the gable end kitchen window of the neighbouring property No. 69, Greenlands Avenue, would result in an unacceptable loss of light and have an overbearing impact upon the outlook from this window, to the detriment of residential amenities. The proposed side extension would result in a continuous facade of the front elevation. As such the development has the potential to create a terracing effect resulting in the collection of semi-detached dormer bungalows appearing as one row of terrace properties and therefore having an adverse visual impact upon the street scene. The proposed rear extension, given its length, height and position within close proximity to the eastern boundary, would give rise to an overbearing impact upon the outlook of occupants of No. 73, Greenlands Avenue, detrimental to their residential amenities and therefore would be an un-neighbourly development. The removal of the front garden area to create additional parking of private motor vehicles, fronting the dwelling will create a poor outlook for occupants of the application dwelling and would detract from the visual amenity and character of the area.
5	10/00602/R R.T.C. 2741	The Milntown Trust, Stella Maris, Mountain Road. Erection of signage (retrospective)	The advertisements are disruptive and intrusive features which affect adversely the appearance of the property "Stella Maris" and the street scene, contrary to General Policy 7 of the Isle of Man Strategic Plan. It is considered given the size, description and siting of the signage could lead to confusion for vehicle users along this busy section of the Mountain Road and therefore would have an impact upon Highway Safety.
6	10/00642/B R.T.C. 2744	Bargate Limited, Site comprising Beaconsfield Towers & Cronk Ghennie, Bowring Road. Erection of a 34 room nursing home with associated landscaping and car parking (comprising amendments to P.A. 09/01092/B).	This approval relates to the erection of a 34 room nursing home with associated landscaping and car parking (comprising amendments to PA 09/010926) as proposed in the submitted documents and drawings. No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Planning Authority and these works shall be carried out as approved. Details of the hard landscaping works include footpaths and hard surfacing materials. The hard landscaping works shall be completed in full accordance with the approved details prior to the first occupation of any of the proposed units hereby permitted. All planting shall be carried out in accordance the approved details in the first planting and seeding seasons following that first occupation. Any trees or shrub which within 5 years from the completion of the development dies, is removed or becomes seriously damaged or diseased shall be replaced in the next planting season with another of similar size and species unless the planning authority gives written consent to any variation. Prior to the commencement of works, samples of the proposed facing material and roof tiles to be used in the development must be submitted to and approved by the Planning Authority. The development shall be carried out in accordance with the approved details. Prior to the occupation of any units hereby approved, the hardstanding to the rear of the building, driveway, vehicular improvements onto Jurby Road and pedestrian access on Bowring Road are to be completed in accordance with the approved plans. Prior to the commencement of works a method statement is required to be submitted to and agreed in writing by the Planning Authority in consultation with the Forestry Division (Department of Agriculture, Fisheries and Forestry). This statement shall include full details of precautionary measures to be taken to protect the trees within the site. Development shall not proceed subsequently except in strict accordance with the approved statement.

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
JULY, 2010 – PUBLIC**

Mr. Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 3

Block 21 External render complete and internal render and skim is ongoing. Mechanical & Electrical and joinery second fix works is continuing and external works are ongoing.

Block 22 This block is now complete and has been handed over to the Commission.

Phase 4

Block 24 Superstructure masonry is complete, as is the roof covering and tiling works. Works to install the windows and patio doors is now complete. The first fix joinery works is complete and the internal render and skim works is complete to the type B houses and ongoing within the type E house; the external rendering works is ongoing.

Blocks 25 and 26 Superstructure masonry is now to wallplate level and works to erect the roof trusses has commenced.

Block 27 Superstructure masonry works and roof truss erection is complete and roof covering works has commenced.

Generally, the demolition of all remaining properties on the Lezayre Housing Estate has been carried out with only the shop units to be demolished.

Recommendation For information only.

Refurbishment of Properties, Brookhill and Seamount Road

Works have commenced on the first phase of works for the refurbishment of Local Authority properties on Brookhill and Seamount Road by NK Joinery. This phase comprises 2 No properties, 15 and 16 Brookhill Road and the occupants have been relocated into transit accommodation whilst works are carried out.

The site setup is complete including the compound area and welfare facilities. The stripout of both properties is complete and first fix electrical works are progressing. The roofs have been stripped and felting and battening in preparation for the new roof covering is also complete. Lintel replacement as required is ongoing and kitchen plasterwork has commenced. The front porch to No 16 has been demolished and is to be rebuilt.

Recommendation For information only.

Big Tidy Up Event 2010

Following the success of an inaugural 2009 tidy up, Douglas Borough Council has invited other local authorities to join in staging an island wide “Big Tidy Up” on the weekend of 9th and 10th October 2010. The Council ran its first event in October last year and were surprised but also delighted at the level of interest generated, as a result of its success it have determined to make this an annual event.

The format for last year's event was broken down into two separate levels of participation, comprising a school tidy up which took place on Friday 16th October 2009 during school hours and a subsequent voluntary tidy up which was carried out on Saturday 17th October. As last year's event was effectively a trial, advertisement was fairly minimal and given with relatively little notice. Notwithstanding this, six local schools took part and over 40 volunteers were involved on the Saturday.

More details about the `Big Tidy Up' Campaign are available at www.thebigtidyup.org

Recommendation: for consideration

Proposed Alterations to Street Lighting Hours - Bowring Road

Inspector Derek Flint, Northern Neighbourhood Policing Team has requested that consideration be given to extending the hours of operation of the street lighting on Bowring Road whilst the road reconstruction works are being progressed. Bowring Road is not available for vehicular traffic, however pedestrians are still able to use Bowring Road and a recent incident highlighted security issues due to the fact that there is no passing traffic which provides a deterrent effect.

Andrew Cowie, Manx Electricity Authority has provided costings for the establishing of a system whereby the Bowring Road streetlights may be altered; this would require the fitting of a time clock in a pillar at the bottom of Windsor Road to control the lighting on Bowring Road with additional time clocks on Jurby Road and Bowring Road to maintain the existing system to North Ramsey.

Present budgetary provision is approximately £200 per clock for installation and commissioning.

In respect of switch off times, a digital timeclock can be set to switch off at any time but would require monthly adjustments whereas an analogue timeclock can be set to go off at 2 am at the latest, but would only require one alteration at clock change time which would be carried out as part of the maintenance contract.

Budgetary provision for a 4 am switch off would be £850, and for a 2 am switch off would be £650. In addition, there would be additional costs for lighting power consumption which I have asked Mr Cowie to calculate.

Recommendation: For consideration

Christmas Trees

I have received correspondence from Mr Andrew Sidebottom, Director of Forestry, Amenities and Lands, DEFA in which it states that, in view of the current Health & Safety Legislation and the duty of care responsibilities which must be considered in respect of DEFA employees, the Department must withdraw assistance in the erection of trees that it has previously provided.

Whilst the previous assistance has been seen as a goodwill gesture, the early notification will enable clients to make alternative arrangements, however Christmas tree deliveries will continue as in previous years.

I have not been able to discuss this matter with the Deputy Works Supervisor whilst preparing this report, however I will discuss the implications in respect of this matter and report further at the July Board Meeting.

Recommendation: For further reporting and discussion

Co-ordinating Health & Safety in the Public Sector

I have received correspondence from Mr I. T. Thompson, Chief Executive, Department of Infrastructure stating the Council of Ministers has established a working group to look at the co-ordination of health and safety across the wider Public Service (Central Government and Local Authorities). The group has representation from the employers and employees sides of Whitley Council, Chief officers from a Department and a Statutory Board of Government, a senior manager from a Local Authority, the Municipal Association, IOM trades Council and specialist health and safety advice.

The working group's first step is to establish basic information regarding the way in which health and safety is currently managed across the diverse range of organisations that comprise the Public Service, together with seeking views on the value of pursuing a co-ordinated approach to health and safety management across the Public Service.

To collect the basic information, a questionnaire and staff survey form has been developed, together with a series of interviews as well as evaluating the returns provided by the range of organisations across Government. The information gathering exercise will assist in improving management of activities and therefore improve health and safety for staff and customers. It is not planned that individual organisations will be named in the final report to the Council of Ministers.

An initial interview has been set up with Caron Palmer and myself, followed by further interviews with 2 members of staff on Tuesday 20th July, following which I will report further.

Recommendation: For further reporting and discussion

Provision of Fire Detection in Local Authority Housing

I am in receipt of correspondence from Mr Jeff Looker, Divisional Officer, Isle of Man Fire and Rescue Service who states that, following at recent operational incidents, some local Authority tenants may not be afforded the essential protection of fire diction within their premises.

He advises that the minimum standard of fire detection should be a smoke detector on each level of the property in the staircase enclosure. The detectors should be interlinked and are preferred to be mains wired and conform to BS 5446 : Part 1 : 2000 and installed in accordance with BS 5839 : Part 6 : 1995.

He concludes by requesting confirmation that all RTC properties are provided with fire detection.

Note:- All RTC properties contain as a minimum domestic detectors, approximately 80% are hard wired interconnected detectors with a battery backup, the remaining 20% of properties have battery operated smoke detectors. When a property becomes vacant, all electricians are checked and mains wired detectors are installed if battery detectors only are in place.

All new properties must comply with minimum standards in terms of fire detection which includes mains wired interconnected detectors and refurbished properties are modified to the same specification, as is presently the case at Brookhill Road and Seamount Road.

Housing and apartment type complexes including Brookfield Court, Albert Street flats, Close Y Chibbyr Ghlass etc. have fire alarm systems in place, Yew Tree Apartments has a fire alarm system and a sprinkler system.

Recommendation: to advise Mr Looker as to the present situation in respect of RTC properties and policy in terms of vacant properties.

P. S. Harrison, Chief Technical Officer

9th July, 2010.

**RAMSEY TOWN COMMISSIONERS
ADMINISTRATION OFFICER'S REPORT
ENFORCEMENT ACTIONS
JULY 2010, - PUBLIC**

Mr. Chairman and Members,

Abandoned Vehicle/Overstay

Mr. David Taylor was fined £75 with £58.75 costs at the Magistrates Court held on 19th May 2010 for abandoning a vehicle at Close ny Mooragh car park. Payment must be made within 1 month or face 10 days in prison. The vehicle was removed to the Government Pound and crushed.

Parking on Spaces for the Disabled

Mrs. Maxine Ann Martin was fined £200 with £58.75 costs at the Magistrates Court held on 23rd June 2010 for parking her vehicle on the spaces for the disabled at Station Road Car Park. Payment must be made within 2 months or face 21 days in prison.

Two other persons are awaiting Court appearances for parking on the disabled.

J. Donnelly
Administration Officer

16th July, 2010.

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

Bowring Road Reconstruction – Arrangements for Events: (WD/PL)

The Town Clerk has sought details of arrangements for road access during the MGP Ramsey Sprint event and the Manx Marathon.

The Director of Highways has advised that regarding the Ramsey Sprint during MGP – an instruction has been issued to Works Division to have Bowring Road open to through traffic on 2nd Sept, on traffic lights at a minimum. The exact traffic management will be determined nearer the time once progress on the scheme has been established.

The Department has had discussions with the organisers of the Ramsey Marathon, and an instruction has been issued to Works Division to ensure that a safe route through the closed section of road is available for the runners/walkers. The Marathon organisers are aware that participants will be running through a construction site, and that a smooth surface for the length of Bowring Road cannot be guaranteed – the organisers have accepted this position and will be advising their runners accordingly and marshalling more through this section of road.

Recommendation: to be noted.

Sprint Compound (PL)

Permission is requested from Straightliners to have a compound at the Vollan Amenity Area on the same lines as for the Ramsey Sprint in June. For this period 2 caravans and 2 Camper vans will be in attendance. This worked very well for us in June and it helped with the event as competitors could be signed on away from the track

Racing Staff will attend the Ramsey Sprint and a Drag Race at Jurby and will be on site from 31st July to 7th August.

Trevor Duckworth has asked that his thanks be conveyed to the Commission and Staff for the assistance rendered in June which certainly helped in making the TT Ramsey Sprints such a big success

Recommend: That permission be granted.

Bowring Road Water Mains Rehabilitation: (WD)

The Isle of Man Water and Sewerage Authority has advised that in conjunction with the planned works by the Department of Infrastructure, the Authority will be replacing the existing distribution water mains in Bowring Road.

The original mains were laid in 1940 and 1957, and have been subject to numerous bursts in recent times. Where practicable all the existing service pipe connections will also be replaced to the boundary of the customers' property at the same time.

Public Correspondence – July, 2010, Continued:

The work is planned to start week commencing 6 July 2010 and should be completed within the DOI works program. The authority is contacting all property owners whose property will be directly affected by the rehabilitation works, which may result in temporary interruptions to supply. The Water & Sewerage Authority will also notify property owners when there are any planned supply interruptions.

As a consequence of the works, there may be slight possibility of discoloured water whilst the works are undertaken as changes in water flows can disturb the minerals that ordinarily lay dormant in the mains. Water Authority engineers will be flushing the area to keep any disruption to a minimum.

Recommendation: to be noted

Energy from Waste Plant Annual Report 2009. (WD)

The Commission is advised that the latest annual report in respect of the Energy from Waste Plant has been published and can be accessed via SITA's website at <http://www.sita.co.im/downloads/SITAIOM-AnnualPublicReport2009-web.pdf>

Recommendation: to be noted

Traffic Notices: (WD)

Highways Administration, Department of Infrastructure, have advised that in future they will only issue drafts and completed Traffic Regulation Orders, Event Orders or Handbills via email, no further hard copies will be sent. Notice are also posted on the Department's website

Recommendation: to be noted

Parking Places Amendments (Taubman Street) (W/D)

Draft copies of amendments of the Town of Ramsey (Traffic Regulations) (Parking Places) (Amendment) (No. xxx) Order 2010 in respect Taubman Street have been received from the Department of Infrastructure. The effect of any Order will be to amend the no waiting restrictions and revoke the existing and create new disc parking on sections of Taubman Street – effectively 18 parking spaces on the south side of the road. Residents will be able to apply for residential parking permits. Copies of the drafts are available for viewing at the Town Hall.

Recommend: For discussion

Public Correspondence – July, 2010, Continued:

Isle of Man Municipal Association:

(FGP)

Robert Moughtin, Chairman, Isle of Man Municipal Association has written to the Clerks of all Non-Member Local Authorities advising that the Municipal Association has commenced a new year and that the Executive Committee, being aware of financial constraints imposed on local authorities, have decided to offer to non-members six-month's free membership.

This is to encourage non-members to attend and see over a period of months the benefits of membership. Meetings take place at 7.30 p.m. at the offices of Braddan Commissioners, on the last Thursday in each month. The next meeting is on 29th July, 2010.

More information about the Association, including attendance at and minutes of previous meetings, is available at its website www.iommunicipal.com. Annual subscription is currently £254.72.

The Town Clerk has also been provided with a copy of the constitution of the association which is available for Members perusal.

Recommend: For discussion

Mountain Road Closure:

(WD)

The Department of Infrastructure is intending to close the Mountain Road on Tuesday 17th August 2010 between the hours of 9:15 a.m. and 4:00 p.m., or until the works are complete, whichever is the sooner for the purposes of setting up for the Manx Grand Prix, and for carrying out other maintenance works. A further closure will necessary on Tuesday 7th September to remove equipment.

Recommendation: to be noted.

15th July, 2010.