



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

www.ramsey.gov.im

9th June, 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, 15th June, 2011**, at 7.00 p.m.

BUSINESS:

- 1. Apologies for Absence:** Messrs. K. B. Mayne and L. I. Singer
- 2. Minutes for Adoption:** pages: 1 - 5
 - Minutes of the Board Meeting held on 18th May, 2011.
- 3. Chairman's Report:** page: 6
 - Civic Sunday - Douglas
 - Civic Sunday - Peel
 - Civic Duties
- 4. Town Clerk's Reports:** pages: 7 - 11
 - Action Pending **(Multi)**
 - Albert Road School Demolition **(WD)**
 - Consultation – Education for Work **(FGP)**
- 5. Finance Officer's Report:** **(FGP)** pages: 12 - 15
 - Revenue Accounts
 - Capital Account
 - Rates

6. Chief Technical Officer's Reports: (WD) pages: 16 - 24

- Planning Applications
- Appendices
- Building Control Act 1991 - Bleak House
- General Report
 - Mooragh Estate Road
 - Lezayre Estate – Phase 5
 - Waste Strategy Consultation
 - Application to Fell a Tree at Maycroft Terrace, May Hill, Ramsey.

7. Public Correspondence: pages: 25 - 27

- Meeting with Director of Planning and Building Control (WD)
- Her Majesty The Queen's Diamond Jubilee Celebrations 2012 (PL)
- Local Authority Standing Orders (FGP)
- No Waiting Restrictions – St. Olave's Close (WD)
- Boundary Review Committee (FGP)
- Ramsey Regeneration – The Lanes (RRGen)

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

Town Clerk & Chief Executive

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

Fellow Members,

Civic Sunday – Douglas:

The annual Borough of Douglas Civic Sunday Parade and Church Service will take place on Sunday, June 19th 2011. The parade will form at the town hall in Ridgeway Street and at 10.15am will be led by the Douglas town band via Prospect Hill, Athol Street and Upper Church Street to St George's Church where the service will commence at 10.30am.

On behalf of Douglas Borough Council the Worshipful the Mayor, Mr. Councillor Ritchie McNicholl, J.P. invites representatives of other local authorities, government departments, ex-Service and charitable organisations, and ratepayers and members of the public to take part in the event, assembling for the parade at 9.50am. Those not wishing to take part in the parade are welcome to proceed directly to the church before 10.20 a.m.

Motorists are advised that Ridgeway Street will be closed to traffic between 9.50 a.m. and 10.30 a.m., and asked to take particular care along the route of the procession.

Civic Sunday – Peel:

The Annual Civic Service at Peel will take place on Sunday, 17th July, 2011, in Peel Methodist Chapel, Atholl Street, at 11.00 a.m. The Chairman, Mr. N. Cushing, J.P., extends an invitation to attend. The procession will form from the Town Hall Derby Road and will commence at 10.45 a.m.

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

Civic Duties:

During the past month it has been my honour to represent the Commission at the following functions:-

Ramsey A. F. C. Annual Dinner and Presentation.
Civic Sunday at Onchan

I thank Mrs. Beattie for deputising at the Ramsey Youth Centre and Old Boys AFC Annual Dinner and Presentation.

8th June, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ACTION PENDING
JUNE, 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	See item in Public Correspondence – meeting arranged. Meeting with Chairman remains pending.
Public Correspondence	Control of Injurious Weeds	Further Report	Pending
Finance Officer's Report	Housing rents and maintenance allowances	Analysis of costs	To be completed as part of year end accounts
Administration Officer	Town Byelaws	Submitted to DoI for review	Pending DoI
Town Clerk Report	Development at Poyll Dooley	Referred to planning	Acknowledged – response awaited. Reminder issued following Appeal hearing on alternate road layout.
Town Clerk Report	Bus Timetable	Update on proposals	Reminder sent via Mr Longworth

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

8th June, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ALBERT ROAD SCHOOL DEMOLITION
JUNE, 2011 – PUBLIC**

Mr. Chairman and Members,

The site of the former Albert Road School was formally handed over to the Commission on Thursday 26th May 2011, and commenced use as a temporary car-park on 27th May. Planning consent was been obtained for the temporary use of the site for parking (maximum 45 spaces) for a period of 2 years during which time it is hoped that development proposals for the site will have been finalised and work able to be commenced for the future use of the land. In addition to the car park entrance the pedestrian gate at the northeast corner of the site has been opened to reduce pedestrian use of the vehicle access.

As agreed prior to the demolition the IOM Farmers Market has recommenced operation at the site, having been located at the MER Station during the demolition contract period. Use of the car park is being monitored as an option exists to extend the car park area to provide additional temporary spaces, although planning consent would require to be sought.

During the TT practice period agreement was granted, through the Lead Member for Works and Development, for the area to the rear of the site to be used for temporary parking of buses due to road closures. The temporary use was only during road closure periods and the site was secured outside those times.

Recommendation: to be noted .

T. P. Whiteway
Town Clerk and Chief Executive

8th June, 2011.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION – EDUCATION FOR WORK
JUNE, 2011 – PUBLIC**

Mr. Chairman and Members,

The Department of Education and Children has issued a consultation documents seeking public views on how education prepares young people for the workplace. The document was placed on the agenda for the May meeting and Members requested that discussion be adjourned to the June meeting to allow time to consider its content and to seek response to certain questions raised by Members.

All five secondary schools offer 14 to 16-year-old pupils 'pre-vocational' qualifications such as applied GCSEs, BTEC awards or similar. However, in 2010, 88 per cent of exam entries for that age group were traditional GCSEs, whereas in the UK the figure was 76 per cent. Vocational courses offer different ways of working that help to build teamwork, problem-solving and interpersonal skills.

Financial constraints have impacted on a programme which, at its peak, saw 40 per cent of 14 to 16-year-olds attend the Isle of Man College at least half a day per week, either for taster sessions or to complete qualifications in subjects such as construction, engineering and hair and beauty.

The Isle of Man has not followed England in requiring young people to stay in education, employment or training until 18. However, 16-year-old school leavers are facing more competition for jobs and more students than ever (51 per cent in 2010) are staying on at school, while at least 8 per cent of 16 to 18-year-olds are not working, learning a trade or studying, the consultation document acknowledges.

Key questions now facing the DEC/schools relate to what the 14-16 curriculum should offer. These questions focus around what we want our young people to be like at 16; how the curriculum needs to change to achieve that; how the curriculum can better prepare young people for the workplace; how the curriculum can engage all young people; what vocational pathways should be offered and how young people can be encouraged to engage in lifelong learning,' the document states.

Similar questions face the Department regarding students who stay on into sixth form, the document goes on. 'These focus around how much of the post-16 curriculum offer should be general education (e.g.: A level) and how much should be vocational; what key pathways need to be available for post-16 students and how the curriculum can better prepare young people for the workplace.'

The DEC funds 1,300 students in higher education, 1,100 of them on first degree courses. The cost to the taxpayer is £11.4 million. The Island has been able to maintain its enviable support, meeting course fees for all three-year, first degree courses, the only change in recent years being insisting on higher grades at A level to qualify for assistance.

**Town Clerk's Report – Consultation – Education for Work
June, 2011 – Public Continued**

However, with some courses specifically related to areas of employment but others not, and with no requirement on students to return to the Isle of Man, the document acknowledges that questions are asked about what the Island gets back in return.

Given that some sectors suffer from skill shortages and find it necessary to recruit non-Isle of Man workers who require work permits, the question of whether higher education funding should be more directly focused to develop the skills needed in the Manx economy seems a reasonable one to ask,' states the consultation.

'The cost of higher education in UK universities is clearly set to rise. The Department may have to consider how far it can continue to fund all first degree courses. It will need to consider whether courses that help to meet the Island's skills shortages should be prioritised so that they are funded first, funded in full or even incentivised in some way; whether other courses with no relevance to the Manx economy should be given a lower priority or only partially funded; whether A level grades required to access higher education funding should be higher for some courses than others and how the funding of higher education places can be used to better prepare students for the workplace.'

The consultation can be viewed online at <http://www.gov.im/Consultations.gov>, and runs until Friday 17th June.

The matter was deferred at the May meeting and the Town Clerk has sought further data from the DEC and received the following response:-

- **What degree courses are presently being supported, i.e. how many students are doing which courses and is there data related to such over the past 5 or 10 years** - There are over 1300 students currently undertaking Higher Education courses (a small number on-Island but mostly in the UK).
At present, all degree courses offered by recognised universities are supported so students are following an enormous range of courses from joint degrees in accountancy and languages to subjects such as international security or nuclear engineering as well as mainstream subjects such as English. Preferred courses and destinations vary - currently the most popular university (with over 60 Manx students) is Edinburgh.
- **What is the annual cost of degree support in total and average per student** - The annual cost of fees and maintenance grants is currently around £11m making the average support per student around £8,500 per year.
- **What degrees does the Department consider to be most suitable for support, are there any degree subjects which the Departments feels are not useful in the islands employment market.** - This is the area on which the Department is currently consulting - it would be inappropriate for us to lead the responses by indicated preferences. There is a genuine question here - should we continue to fund students in whichever area of study they wish to pursue - or in times of financial constraint should we prioritise subjects with greatest relevance to the Manx economy and identify some other degrees for reduced (or no) funding? We would welcome all views on this issue.

**Town Clerk's Report – Consultation – Education for Work
June, 2011 – Public Continued**

- **How many persons who have received support for degree studies return/do not return to the island to work** - This is very hard to capture because some of the graduates trickle back many years after completing their degree (and perhaps bring good experience as a result of working elsewhere for a time) - surveys we have undertaken suggest that perhaps between 35% and 50% return to the Island to work at some stage of their career.

Recommendation: for discussion .

T. P. Whiteway
Town Clerk and Chief Executive

3rd June, 2011.

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

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £ 264,168.54 were made in May, 2011. Details of the net invoices paid during the period are attached as Appendix 1.

I recommend that the Board grant approval for payment of the Revenue Accounts.

- **Capital Accounts:**

Attached as Appendix 2 are details of accounts for the month of May, 2011, totalling:-

£ 404,044.30

- **Rates:**

Last month I reported receipt of £79,049.28 to be rates on account. It was actually a V.A.T. refund. Rates received to date are £2,011,923.18. We are due a further payment of £12,748.10 which will bring our total net rate income for the year to £2,024,671.28.

We have now received the Rates Statement for 2010 – 11, which is detailed below and which is compared to that of 2009 – 10.

	2010 – 2011		2009 – 2010	
Rates Due	2,218,998.33		2,152,796.40	
Arrears Recovered	23,794.11	2,242,792.47	40,642.58	2,193,438.98
Less:				
Allowances/ Exemptions	43,341.98		33,064.27	
Discounts Allowed	74,922.46		75,248.28	
Defaults	75,538.67	(193,803.11)	58,280.91	(166,593.46)
Total Collectable		2,048,989.36		2,026,845.52
Less:				
Collection Charge		(21,015.00)		(20,868.46)
Refunds		(3,3003.08)		(1,055.51)
Paid to Authority		£ 2,024,671.28		£ 2,004,921.55

For the purpose of estimates, income of £2,035,621.00 was assumed.

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

7th June, 2011.

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

Supplier	Total
2e2 (IOM) Ltd	£ 416.95
A H Allen	£ 1,030.80
A.V. Craine & Sons Ltd	£ 281.40
AB Photography Ltd	£ 443.99
Advanced Flooring	£ 1,192.40
Agora Business Publications LLP	£ 79.80
Bertram Library Services	£ 1,545.82
Brew & Corkill Ltd	£ 62.56
BT Global Services	£ 22.50
Cains Gordon Bell	£ 360.00
Chas E Richmond Ltd	£ 3,628.15
Cleaning Doctor	£ 100.00
Clover Asphalte (IOM) Ltd	£ 1,673.40
Craemer UK Ltd	£ 712.80
Dalrymple Associates	£ 1,951.54
Dickinson Cruickshank	£ 1,585.00
Edmundson Electrical Ltd	£ 743.16
Feltons Ironmongers	£ 1,538.85
Furnitureland	£ 83.35
G4S Secure Solutions (Isle of Man) Ltd	£ 2,365.37
Gillian Butler	£ 164.45
Go Marketing Ltd	£ 877.01
Gough Electrical Ltd	£ 915.78
Gresswell	£ 351.65
Haldane Fisher (IOM) Ltd	£ 661.81
Hersham Electrical Engineers Ltd	£ 770.40
Holmes Grace	£ 180.50
Isle of Man Bank Ltd	£ 42.00
Isle of Man Government	£ 28,160.46
Isle of Man Library Services	£ 383.05
Isle of Man Newspapers Ltd	£ 535.68
LappsetPlayworld UK Ltd	£ 366.00
Liftmann	£ 156.00
M F Jarrett & Sons Ltd	£ 55.50
Mac's Builders Merchant	£ 1,012.05
Manx Business Solutions Ltd	£ 89.81
Manx Demolition Ltd	£ 9,886.94
Manx Electricity	£ 5,404.75
Manx Gas Ltd	£ 126.00
Manx Telecom Ltd	£ 1,173.60
Manx Waste Solutions Ltd	£ 150.00
McGarrigle & Jackson	£ 823.51
Mezeron Ltd	£ 300.00
Mr J A Steel	£ 577.12
Mr J Reid	£ 3.00
National Westminster Bank	£ 170.42

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

NK Joinery Limited Group	£	23,107.15
Northern Tile Centre Ltd	£	43.05
Office Equipment Centre (1978) Ltd	£	420.00
Outdoor Power & Plant Ltd	£	6,454.96
P & M Window Cleaners	£	484.76
P.G. Allom & Co. Ltd.	£	258.76
Paul Wheeler Ltd	£	5,079.78
Phoenix Windows	£	34.97
Pickwicks	£	83.95
Quiggin & Cubbon Ltd	£	11,348.77
Ramsey & District Angling Club	£	300.00
Ramsey & Northern Districts Housing Committee	£	75.29
Ramsey Art Gallery	£	110.00
Ramsey Association Football Club	£	50.00
Ramsey R.U. Football Club	£	75.00
Ramsey Town Commissioners	£	207.59
Ramsey Youth Centre & OB AFC	£	50.00
Raymotors Ltd	£	646.33
Regal Shopfitters Ltd	£	552.94
Screwfix Direct	£	357.21
Splinters D.I.Y. Store	£	68.67
St. Paul's Bookshop	£	521.84
Sun Safe Play Systems Ltd	£	1,020.67
Swales Electrical Ltd & Hoistline	£	288.00
T&GWU	£	228.06
The Ramsey Steamship Co. Ltd	£	1,811.77
The Works Ramsey Ltd	£	454.52
Tip Top Cleaners (2006) Ltd	£	3,325.10
Total (IOM) Ltd	£	11,663.97
TV Licensing	£	145.50
Ulverscroft Large Print Books	£	671.80
W.D.S. Ltd	£	559.49
Warwick Isle of Man	£	271.75
Wurth UK Ltd	£	180.30
Grand Total	£	144,107.28

CAPITAL ACCOUNTS PAID TO 31st MAY, 2011

Acc. No.	Payee	Description	Amount	Total
11	A H Allen Ltd	Albert Road School Demolition		5,154.00
12	Dalrymple Associates	LHE Phase 5		2,142.85
13	N K Joinery Ltd	Brookhill Seamount Rd Refurb		65,190.54
14	Dalrymple Associates	Brookhill Seamount Rd Refurb		2,736.02
15	Manx Demolition Ltd	Albert Road School Demolition		49,434.71
16	McGarrigle & Jackson	LHE Phase 5		4,117.56
17	Auldyn Construction	LHE Phase 5		217,705.41
18	MEA	Albert Road School Demolition		720.00
19	N K Joinery Ltd	Brookhill Seamount Rd Refurb		50,345.19
20	Dalrymple Associates	LHE Phase 5	2,142.85	
		Brookhill Seamount Rd Refurb	<u>2,736.02</u>	4,878.87
21	Furnitureland	Brookhill Seamount Rd Refurb		416.65
22	Holmes Grace	Brookhill Seamount Rd Refurb		902.50
23	Glenn Moore	Brookhill Seamount Rd Refurb		300.00
TOTAL				£ 404,044.30

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

Mr. Chairman and Members,

Copies of the following applications have been received from the Department of Infrastructure, Planning and Building Control Division under the planning consultation procedures. The applications are listed for consideration subject to comments where appended.

REF NO: 2844 **AMENDED PLANS**
P.A. NO.: 11/00362/B
APPLICANT: Mr. D. Smith
PROPOSED: Alterations, erection of an extension to rear elevation and roofing works to existing conservatory
NOTES: P.A. in Detail
SITE: **Europa, Grove Mount, Ramsey**

REF NO: 2857
P.A. NO.: 11/00635/B
APPLICANT: Ms. S. Black
PROPOSED: Installation of replacement windows, replace existing window with french doors and creation of a balcony and associated steps.
NOTES: P.A. in Detail
SITE: **“St. Marthers” 6, Riverside, Ramsey.**

REF NO: 2858
P.A. NO.: 11/00647/B
APPLICANT: Mr. and Mrs. R. W. Smith
PROPOSED: Alterations and extension to dwelling and creation of new driveway and access.
NOTES: P.A. in Detail
SITE: **10, Westlands Close, Ramsey.**

REF NO: 2859
P.A. NO.: 11/00650/B
APPLICANT: Messrs. Alan Christian and Harold Bromiley
PROPOSED: Removal of a shared chimney stack
NOTES: P.A. in Detail
SITE: **6 and 8, West Street, Ramsey.**

REF NO: 2860
P.A. NO.: 11/00655/Con
APPLICANT: Mr. Kevin Starkey
PROPOSED: Registered building Consent for the removal of internal cupboard and installation of stud work for provision of insulation. Registered Building No. 212.
NOTES: P.A. in Detail – Registered Building
SITE: **Ballure Cottage, Ballure Road, Ramsey.**

REF NO: 2861
P.A. NO.: 11/00656/B
APPLICANT: Mrs. Lesley Kewley
PROPOSED: Alterations and extension to dwelling
NOTES: P.A. in Detail
SITE: **Pier House, Stanley Mount East, Ramsey.**

REF NO: 2862
P.A. NO.: 11/00657/B
APPLICANT: Mr. R. A. Baldwin
PROPOSED: Installation of replacement windows
NOTES: P.A. in Detail
SITE: **310, Queen's Court, Ramsey.**

REF NO: 2863
P.A. NO.: 11/00670/B
APPLICANT: Mr. Martin Corkish
PROPOSED: Erection of Conservatory to Rear Elevation
NOTES: P.A. in Detail
SITE: **2, Royal Park, Ramsey.**

REF NO: 2864
P.A. NO.: 11/00686/GB
APPLICANT: Messrs. B. F. Properties Ltd.
PROPOSED: Installation of replacement windows (in association with 11/00687/Con)
NOTES: P.A. in Detail
SITE: **18, Albion Terrace, Ramsey.**

REF NO: 2865
P.A. NO.: 11/00687/CON
APPLICANT: Messrs. B. F. Properties Ltd.
PROPOSED: Registered Building Consent for Installation of replacement windows (RB No. 151 in association with 11/00686/GB)
NOTES: P.A. in Detail
SITE: **18, Albion Terrace, Ramsey.**

REF NO: 2866
P.A. NO.: 11/00748/Con
APPLICANT: Mr. Kevin Starkey
PROPOSED: Registered building Consent to replace fireplaces and re-line stacks. Registered Building No. 212.
NOTES: P.A. in Detail – Registered Building
SITE: **Ballure Cottage, Ballure Road, Ramsey.**

REF NO: 2867
P.A. NO.: 11/00761/B
APPLICANT: Ramsey Town Commissioners
PROPOSED: Re-surfacing of road and construction of 48 car parking spaces and associated landscaping
NOTES: P.A. in Detail
SITE: **Land adjacent to Ramsey Rugby Club Pitch, Park Road, Ramsey.**

P. S. Harrison,
Chief Technical Officer

8th June, 2011

R.T.C. - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – JUNE, 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>
10/01269/A R.T.C. 2775	Seymar Developments Limited	Approval in principle to demolish existing hotel and creation of 68 apartments contained in three buildings, car parking and landscaping and creation of a new vehicular access	Grand Island Hotel, Bride Road	Meeting held: 15/09/10 Observation	19/05/11 Application APPROVED (Reserved Matters)	1
10/01550/B R.T.C. 2792	Mr. D. Maddrell	Creation of temporary vehicular entrance	Plot adjacent to Maughold Lodge, Claugbane Walk	Meeting held: 17/11/10 Objection	15/03/11 Application APPROVED 04/04/11 Request for APPEAL 17/05/11 Appeal Hearing – 16/06/11	
10/01832/B R.T.C. 2810	Mr. D. Maddrell	Erection of a dwelling and creation of new vehicular access	Plot adjacent to Maughold Lodge, Claugbane Walk	Meeting held: 19/01/11 Observation	15/03/11 Application APPROVED 04/04/11 Request for APPEAL 17/05/11 Appeal Hearing – 16/06/11	

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

No.	P A No.	Applicant / Site / Description	Details
1	10/01269/A R.T.C. 2775	Seymar Developments Limited Grand Island Hotel, Bride Road Approval in principle to demolish existing hotel and creation of 68 apartments contained in three buildings, car parking and landscaping and creation of a new vehicular access	<p>Approval of the details of siting, design, external appearance of the building[s], internal layout, means of access, landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Planning Authority in writing before any development is commenced.</p> <p>The application for approval of the reserved matters shall be made to the Planning Authority before the expiration of two years from the date of this permission.</p> <p>The development to which this permission relates shall begin within 4 years of the date of this permission or within two years of the final approval of the reserved matters, whichever is the later.</p> <p>In the interest of road safety, a Full Transport Assessment will be required to be submitted at a Reserved Matter Application stage, this will determine the form of the new access, location of access and number of off street parking spaces.</p> <p>PRIOR to the commencement of any building /demolition works, a photographic survey must be undertaken to record all existing internal and external features of, interest for the approval of the Planning Authority, such record to be prepared in consultation with the Conservation Officer of the Department.</p> <p>Prior to any demolition taking place, a scheme shall be submitted to, and approved by the Planning Authority that provides for:</p> <ul style="list-style-type: none"> (i) The removal of all rubbish and waste materials from the site within one month of the completion of demolition; (ii) the temporary and secure storage of building rubble and re-usable material for a maximum period of 3 months from the completion of demolition; and (iii) a landscaping plan, including the provision of boundary treatment for the interim period between demolition and construction of the residential development. <p>The landscaping plan and boundary treatment shall be implemented within the first planting season, or within 6 months following the demolition, whichever is the sooner.</p> <p>NOTE Given the 'Landmark Status' and prominent position of the Grand Island Hotel, the Planning Authority will be seeking any replacement building/s to be of 'Landmark Status' design, finished to a high standard. The standard must also be implemented to all publicly visible elevations of the new building/s.</p>

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
BUILDING CONTROL ACT 1991 - BLEAK HOUSE
JUNE, 2011 – PUBLIC**

Mr. Chairman and Members,

A meeting was held on 20th May, 2011 in the Town Hall with Mr. Ian MacOwan (MacOwan Collett) and Peter Preece (Holmes Grace) representing the Design Team, Mr. Glenn Blacker (Environmental Health Officer, DEFA) and Mr N. Malpass; Mr. R. Radcliffe and Mr. K. B. Mayne representing the Commission. Mr. T. P. Whiteway and Mr. S. Harrison were also in attendance.

Mr MacOwan recommended that a select tender list of 3 Contractors, JCK Ltd; Island Drainage & Groundworks and Manx Demolition Ltd, all of whom are recognised as being competent and resourced to undertake the required works.

The tender documents are in the course of preparation and tenders will be submitted on a measured work basis which refers to the estimated volumes of materials, not on a fixed price tender which would be difficult for this type of work.

The extent of works is based on the removal of defective materials which support and for the dormer gables and then to replace the roof with appropriate materials to make the building safe and watertight. The area of works will require to be secured to prevent access including the external doors to the ground and basement levels and the erection of appropriate Notices. This will involve the erection of 'Heras' type fencing around the site including the 'garden' area which may be required for Contractors storage and location of skips. All services will be required to be turned off for safety purposes. The occupants of the neighbouring property, Ellan Court will also be notified of the proposed works and particularly those within the basement flats will be required to use the rear access during the works. A survey will be required of the neighbouring property to ensure that any existing structural defects are identified.

During the course of the works access to the property will have to be prohibited, however Members will be aware that the flats within the property have been de-registered and therefore it is illegal to occupy or allow the flats to be occupied.

Other works may be identified as emergency works as the contract progresses and this will have to be dealt with once identified. Following completion of the works, further action will be required to be undertaken to address the nuisance problem including a dilapidations survey.

The property owner, Pygott-White Limited, will be kept informed at key stages in preparation for and during the proposed works and will be invited to witness the various works as they progress. Copies of the tender documentation has been provided to the owner and also to the leasehold interest parties.

**Chief Technical Officer's Report – Building Control Act 1991 –
Bleak House – June, 2011, Public Continued:**

Tenders are proposed to be returned to the Town Clerk/Chief Executive by 17th June, 2011. The costs of works will initially fall to the rates fund however action to recover all expenses from the owner of the property can be taken in accordance with the Building Control Act 1991.

Recommendation: to be noted and further report.

P. S. Harrison,
Chief Technical Officer

3rd June, 2011.

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

Mr. Chairman and Members,

Mooragh Estate Road

A planning application has been submitted on behalf of the Commission for the resurfacing of the Mooragh estate road between Park road and the Triangle Car Park, and for the creation of 48 car park bays to the east of the road alongside the amenity area and rugby pitch.

Subject to planning consent the works are to be undertaken by the developer progressing the new hotel development who will also create new car parking adjacent to the new hotel site.

Recommendation: to be noted and further report

Lezayre Estate Phase 5

Progress continues on site and the design team advises that the Contractor is progressing works in a satisfactory manner.

Works ongoing:

- Render is complete to block 30 and almost complete to blocks 31 & 32
- First fix M & E is complete to all blocks
- Floor screeding is complete to blocks 30 & 31
- Insulated flooring is almost complete to block 32
- External decoration is complete to block 30 and ongoing to blocks 31 & 32
- Guttering is complete to blocks 30 & 32 and ongoing to block 31
- Boiler installation is complete to block 30 and ongoing to block 31
- Second fix joinery is complete to block 30 ongoing to blocks 31 & 32
- Kitchen installation is complete to block 30 and ongoing to block 31
- Second (Ix M & E is complete to block 30 and ongoing to blocks 31 & 32
- Floor covering is complete to block 31
- Ceramic wall tiling is complete to block 30 and ongoing to block 31
- Internal decoration is complete to block 30 and ongoing to blocks 31 & 32
- Drainage and services are complete to blocks 30, 31 & 32
- Rear patios and fencing is almost complete to block 30
- Meter installation is complete to blocks 30, 31 and ongoing to block 32
- Front fences and paths are complete to block 30
- Turfing is complete to block 30
- Snagging is ongoing to block 30
- The new concrete footpath to the school playing fields is complete

Recommendation: to be noted

Waste Strategy Consultation

The Department of Infrastructure has commenced a public consultation exercise in relation to the Islands waste Strategy. A copy of the consultation document, in the form of a questionnaire, is enclosed for Members' information and can be downloaded on the IOM Government Website.

The consultation has been produced in partnership with representatives from the Employers Federation, Municipal Association, Department of Environment, Food and Agriculture, Chamber of Commerce, Friends of the Earth and Zero Waste Mann to help gauge the views of the public on the future waste strategy.

The consultation closes on 6th July, 2011. The Commission may wish to convene a special meeting to consider a response thereto.

Recommendation: for discussion

Application to Fell a Tree at Maycroft Terrace, May Hill, Ramsey

The Department of Environment Food and Agriculture has received a tree felling license application from the owners of 4 Maycroft Terrace in respect of a multi-stemmed Elm tree on the boundary of their property.

The process to establish ownership of this tree has been somewhat protracted and, for a number of reasons, the subject of some concern to one of the neighbours. However, this issue has now been resolved and ownership confirmed.

The application to remove the tree to rebuild a boundary wall is not unreasonable but, because of the background to this particular application and its somewhat controversial nature, the Department would like to give the Commission the opportunity to comment before a decision is taken regarding a license.

The matter has previously been reported to the Commission and it has been agreed that there was no objection to the removal of the tree which is impacting upon the boundary wall.

Recommendation: no objection to licence being issued.

P. S. Harrison,
Chief Technical Officer

8th June, 2011.

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

Meeting with Director of Planning & Building Control: (WD)

The newly appointed Director of Planning and Building Control, Mr Michael Gallagher, will attend a special private meeting of the Commission to be held on Wednesday 22nd June 2011, commencing at 7p.m. Mr. Gallagher has agreed to attend to be introduced to the Commission and its officers and to discuss planning policy and administration in general terms.

Recommendation:- to be noted

Her Majesty The Queen's Diamond Jubilee Celebrations 2012 (PL)

The Council of Ministers has established a Working Group to consider what celebrations may be appropriate for HM The Queen's Diamond Jubilee Celebration in 2012.

The Council of Ministers has agreed that a celebration weekend based on the precedent set for the Isle of Man Golden Jubilee celebrations will be held by having an extra bank holiday on Friday 6th July 2012 (the day after Tynwald Day). The UK has announced an extra bank holiday on 5th June 2012 as part of the UK Diamond Jubilee Celebrations.

The Working Group has written to enquire whether any special arrangements are in mind or have been made to celebrate the Jubilee. The Working Group will then gain an overview of how the Isle of Man as a whole will be celebrating.

Recommendation: for discussion

Local Authority Standing Orders (FGP)

The Department of Infrastructure has notified local authorities that it is reviewing the Local Authority Handbook and in particular reviewing existing Local Authorities Standing Orders with a view to checking them against the advice provided.

Recommendation: to be noted

No Waiting Restrictions – St. Olave’s Close

(WD)

The Department of Infrastructure propose to make an Order for the provision of no waiting restrictions on a section of St. Olave’s Close, Ramsey.

The restrictions will be from the junction of St. Olave’s Close with Cumberland Road on the south east side for 32 metres and on the north east side for 17 metres. The restrictions will effectively prevent parking on the main access/egress into the Close.

Recommendation: to be noted

Boundary Review Committee

(FGP)

The Chairman and Members of the Boundary Review Committee, Ms Sally Bolton, Mr Terry Groves, Mr Ashton Lewis and Mr Bob Riding, thanked the Commission for their views expressed in respect of the current Boundary Review views which they have considered. The Committee has extended an invitation to a representative of the Commission and the Town Clerk to attend a meeting with the Committee so that the Commission can seek clarification on the issues raised.

The meeting is to take place on Wednesday 22nd June at 10.10 a.m. in the Committee Room of the Chief Secretary’s Office, 3rd Floor, Government Office, Douglas. It is anticipated that the meeting will last no longer than 30 minutes.

Recommendation: The Chairman, Lead Member Finance and General Purposes, or other appointee, to attend with the Town Clerk.

Ramsey Regeneration – The Lanes:

(RRGen)

The following media release was issued through the Chief Ministers Office on 6th June, 2011.

“The Ramsey Regeneration Committee has announced the appointment of Island Drainage & Groundwork Limited as the contractor to implement the first phase of the town's regeneration. Work will start in Old Post Office Lane, with the contractor establishing on-site in the week beginning 13 June.

The new surfacing materials will be higher quality, easier to clean and far more attractive than the current surfaces. The regeneration grant scheme will help owners of the private properties bordering the Lanes to paint and upgrade their properties to support the regeneration of the public areas; and a number of property owners have already come forward with their proposals to dovetail into the regeneration efforts. Downpipe connections at ground level will be improved as part of the public realm regeneration to complement guttering improvements on private properties. An effective solution to the messy pigeons is being sought on an island-wide basis, whilst identified local roosts are to be tackled in conjunction with property owners. Overall the Lanes will be bright and smart, incorporating artistic interpretation of their history and ground-level lighting to improve safety and make them inviting thoroughways to the town.

Public Correspondence - June, 2011, Continued:

Planning applications have now been submitted for the regeneration of the Courthouse and Market Place, building on last year's public consultation and views expressed by property owners and shopkeepers in the regeneration area. The improvements will make the squares at the Courthouse and Market Place much more welcoming places for people to meet and talk, with space incorporated for events and creative performers to attract audiences and bring life to the heart of the town. Allan Bell MHK, Chairman of the Regeneration Committee, commented "People have said they want a vibrant heart for Ramsey and we're really pushing the changes forward so that residents and visitors will quickly see the improvements in the town."

The Department of Infrastructure is already consulting with local businesses on traffic regulation orders for Market Hill and East Street to make the environment in the regeneration area safer and more pedestrian-friendly. All responses received by 20 June will be considered."

In conjunction the Department of Infrastructure has issued temporary road closure notices and temporary suspension of parking notices due to commence on 13th June 2011.

The footpaths at Old Post Office Lane and Courier Office Lane [leading from Parliament Street to the Quayside at the Trafalgar Hotel] will be closed from 6:00am on 13th June 2011 until 31st July 2011 or until the reconstruction works are complete which ever is the sooner. Access to property and business will be maintained through the contractor. Parking suspension is also put in place along the West Quay and outside the Court House.

Recommendation: to be noted

3rd June, 2011.