



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

www.ramsey.gov.im

10th September,
2010.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held in the Boardroom of the Town Hall, Parliament Square, Ramsey, on **Wednesday, 15th September, 2010**, at 7.00 p.m.

BUSINESS

1. Apologies for Absence:

2. Minutes for Adoption:

pages: 1 - 9

- Minutes of the Board Meeting held 18th August, 2010.

3. Minutes for Information:

pages: 10 - 22

- Minutes of the Special Board Meetings held on 19th July, and 9th August, 2010, brought into Public re: Ramsey Harbour ASSI

4. Chairman's Report:

pages: 23 - 24

- Civic Sunday - Ramsey
- Ramsey in Bloom
- Civic Duties

5. Town Clerk's Reports:

pages: 25 - 33

- Action Pending **(Multi)**
- Albion Terrace No. 18 **(WD/FGP)**
- Bleak House **(WD)**
- Bus Network **(FGP)**
- Town Notice Boards **(FGP)**
- Treasure Trove **(FGP)**

6. Finance Officer's Report:

(FGP) pages: 34 - 37

- Revenue Accounts
- Capital Account

7. Chief Technical Officer's Reports: (WD) pages: 38 - 44

- Planning Applications
- Appendices
- General Report
 - Building Control Act 1991.. Albert Road School
 - Building Control Act 1991... Demolition former RYCOB Clubhouse
 - Lezayre Housing Estate - Progress Report
 - Cooil Road Development Order Inquiry
 - Station Road Car Park Subsidence
 - The Fountain, The Fountains, Ballure Road, Ramsey.

8. Administration Officer's Report: page: 45

- Amenity Protection Mooragh Amenity Area (PL)

9. Public Correspondence: pages: 46 - 47

- Erection of Advertising Signs and Hoardings The Vollan (WD)
- Civic Sunday Maughold (FGP)
- Civic Sunday – Braddan (FGP)
- Yn Chruinnaght (PL)
- Tree Felling Application – Ramsey Cottage Hospital (WD)
- Manx Tri Club (PL)

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

Town Clerk & Chief Executive

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

Fellow Members,

Civic Sunday in Ramsey:

Civic Sunday will be observed in Ramsey on Sunday, 17th October, 2010. A service will be held at Trinity United Reformed Church, Waterloo Road, at 10.30 a.m.

The procession will form at the Town Hall at 10.00 a.m. and, led by Ramsey Town Band, proceed to Church.

Ramsey in Bloom:

It was a pleasure to present the Ramsey in Bloom Awards on 17th August, 2010, and to recognise the talents of so many people in the Town who not only take pleasure in their gardens, but perhaps unknowingly give pleasure when their gardens are appreciated by so many people. I congratulate everyone who took part and in thanking them also thank our judges Mrs. Pat Goodway and Mr. Ken Barnes.

The results are listed :-

1. Public Buildings Section: Ramsey Town Shield

- 1st Kerroo Glass
- 2nd Cooyrt Balleigh
- 3rd Brookfield Residential & Nursing Home

2A Commercial Premises Small: Billy Walker Memorial Trophy

- 1st The Swan
- 2nd Cains Gordon Bell
- 3rd Christine Dutnall.

2B. Commercial Premises: Large: The Manx Heritage Shield

- 1st Ramsey Bakery
- 2nd Total Garage Ramsey

3. Private Gardens (Small) Ramsey in Bloom Bowl

- 1st Jane Kellett
- 2nd Miss E.O. Ridge
- 3rd David & Ann Thompson

4. Private Garden: (Large) Ramsey in Bloom Bowl

- 1st Mr. J. Green
- 2nd Mrs P. Quinn
- 3rd. Mrs Sue French

Chairman's Report – September, 2010, Continued:

Ramsey in Bloom Results 2010 Continued

5. Community Project Winner – Gerry Wynne & The Residents of Kerroo Glass

6. SPECIAL PRIZES

The Maureen Ball Wildlife Trophy - Mr & Mrs Norman Wynne and residents of Kerroo Glass

The Ken Barnes Cup and voucher - Mr. Colin Christory

The Anne Skinner Memorial Trophy and voucher - Mr. S. Radcliffe

The Ann Martin Memorial Shield and voucher - Mr. G. Pound

The Richard Radcliffe Cup and voucher - Mr. and Mrs. G.

The Booilushag Cup and voucher – Mrs. R. Gale

The Ramsey Town Cup and voucher – Miss E. O. Ridge

The Beryl Quine Memorial Rose Bowl and voucher – Mr. Michael Warman

The Andy Moss Trophy and voucher – Mrs. M. Kelly

Certificates of Special Commendation are issued to the following:

Ms. Diana Hull, Mr. Michael Evison, Ms Wendy Peel and Mr & Mrs W.L. Hankin

Civic Duties:

It has been my privilege to represent the Board at the Centenary celebrations for the Church of Our Lady Star of the Sea and St. Maughold, and to present prizes at the very successful Ramsey Horticultural Society Summer Show.

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12th September, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
18 ALBION TERRACE
AUGUST, 2010 – PUBLIC**

Mr. Chairman and Members,

In 1997 the Ramsey Town Commission lodged a Memorial of Arrest against the property 18 Albion Terrace as a consequence of the none payment of fines against the owner of the property following prosecution for breach of courts orders in relation thereto.

Since that date the commission has undertaken a series of emergency works, including demolition of a rear garage which was in a dangerous condition, and works to secure the property to prevent access.

In March 2010 the property was sold by auction by the executors of the estate of the former owner, and the Commission sought to recover the cost of works undertaken in default of the that owner.

The Commission will be pleased to note that full settlement has now been received of the cost of those works in the sum of £4,130.05 including VAT.

Instruction has also been issued for the release of the Memorial of Arrest all debts in relation to the property having been settled. The release of this memorial will allow completion of the purchase of the property and permit restoration work to commence by the new owners.

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

10th September, 2010.

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

Mr. Chairman and Members,

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

August 2010 Public	Topic	Action	Notes
Town Clerk's Report	ASSI	Response to consultation	Pending – public meeting being arranged by DEFA
Town Clerk's Report Chief Technical Officer's Report	Bleak House Appendix	Dangerous building Order Meeting with Chairman Planning Committee / Officers	Ongoing Mr Quirk has contracted 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

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

4th September, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BLEAK HOUSE
AUGUST, 2010 – PUBLIC**

Mr. Chairman and Members,

The Commission has received a copy of a letter sent by the Chief Minister in response to an enquiry from Mr Michael Morris, the text of the letter is reproduced below:-

Thank you for your letter and enclosures dated 23 August 2010 which I have read. I have sought information from the Department of Infrastructure, they inform me that there have been longstanding problems with Peveril Court.

I have been advised by the Department that the building is currently in a dangerous condition. Ramsey Commissioners were advised against acting under Section 24 of the Building Control Act 1991 at the end of last year. No works have as yet been carried out by Pygott-White Limited to make the building safe as required by the most recent Court Order made by the High Bailiff on 23 March 2010.

I understand that Ramsey Commissioners and the Department of Environment, Food & Agriculture are currently considering the next course of action. As this is an ongoing matter between the Department of Infrastructure, the Department of Environment, Food & Agriculture and Ramsey Commissioners there is no direct role for me as Chief Minister to intervene, however I am copying my reply to the relevant Minister and the Commissioners for their information,

I understand that unfortunately this is not the reply you were perhaps hoping for, but from reading the correspondence and the information from the Department of Infrastructure, it seems that nothing can progress until Pygott-White limited discharge their responsibilities to make Peveril Court safe, or the Courts decide on another course of action.

Recommendation: to be noted

T. P. Whiteway
Town Clerk and Chief Executive

10th September, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
BUS NETWORK
SEPTEMBER, 2010 – PUBLIC**

Mr. Chairman and Members,

The Department of Community, Culture and Leisure has announced, on 9th September 2010, that following public consultation in February and March 2010 a new bus network will commence operation on Monday, 13th September 2010.

The Department states that it has conducted a comprehensive consultation with passengers, user groups and public bodies to find out how the bus service is being used and what they require from it; carefully considered the responses from our passengers and reviewed plans and worked out a new network which will hopefully reflect the needs and requirements of passengers.

The Department states that the public consultation identified that whilst the bus network had been unchanged for many years, the locations, requirements and social habits of passengers had changed. The development of new housing and business areas have meant that routes can now be improved. The demand for leisure travel, particularly on Sundays and later at night means that service times have also been improved. The routes and timetables that describe this new and improved bus network cater for these changes.

Among the features of the new network are:-

- Increased services during the evenings and Sundays
- Improved late night services from Douglas on Fridays and Saturdays: these will be known as “Night Owl”
- Key destinations such as Noble’s Hospital and the Airport see a better service, with more areas having direct links to the Airport and Hospital
- Routes and timings have been simplified so that most major roads will now have a regular service

The Department is also publishing its response to the comments received during the consultation. The full document is available online at www.gov.im/consultations however the responses in relation to comments received in regard to Ramsey and the North are given below:-

Ramsey and the North

The Department’s intention to enhance and develop the provision to Ramsey and the North attracted several positive comments. However, we also received adverse comment due to the complex nature of the changes. We will ensure this is properly communicated in our publicity confirming the new arrangements.

**Town Clerk's Report – Bus Network –
September, 2010, Public Continued:**

A number of people currently served by the number 12 'Ramsey Skipper' route responded to the consultation. Most notably a letter from 56 residents from the Kerroo Glass housing estate, which asked for the service to be retained

At the present time the Ramsey Skipper, operates twice per hour, providing different loops of the town for local journeys within Ramsey. However connections for journeys beyond Ramsey are poor with the service ending at 5.30pm with no evening or Sunday provision.

The proposals provide all the links the current Skipper does but using the longer distance services across Ramsey enables journeys to be provided over a longer period. An example would be the evening peak service from Douglas which now provides a link to Mooragh Promenade and north Ramsey rather than terminating at the Bus Station with no ongoing connection.

Where we have provided a detailed explanation and answered specific questions we have received positive comments.

We remain of the view that converting the resource of the Ramsey Skipper into the provision of a regular service pattern during the day and into the evenings improves the penetration of bus services in the greater Ramsey area. Consequently our proposals for Ramsey remain unchanged.

North of Ramsey

The group of services to the northern plains, numbered 17 to 20, are rationalised to provide a regular hourly service to Jurby and the prison with the second regular service for Andreas and Bride. This has the effect of breaking the link from Jurby to Andreas but this needs to be balanced against the other frequency increases long requested by places such as the prison.

Mr. J.D.Q. Cannan, MHK submitted a petition containing 283 signatures calling on the Department to provide an evening bus service north of Ramsey.

The additional late night bus services drew considerable positive comment and we are going to pursue the discussion of these services with the Trade Union. We will be proposing a premium fare the details of which have yet to be finalised. Within this evening network we will be looking to make further changes so the additional late bus on Fridays and Saturdays from Ramsey to Peel can operate via Jurby for an experimental period to ascertain demand.

We will also modify the timetable for buses serving the Isle of Man College so that it matches college finishing times.

September, 2010, Public Continued:

It is obvious from the comments received that the current poor provision of evening services is disliked by many bus users. The proposals we have made are a significant increase in resource, actually doubling the Sunday evening commitment. Having considered the views expressed our proposals for evening and Sunday services will remain as originally proposed other than the re-routing of the late night service from Ramsey to Peel on Fridays and Saturdays to include Jurby.

Copies of the new timetables are available at the Town Hall and in the library, are available online and are enclosed herewith for Members' information.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

10th September, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
TOWN NOTICE BOARDS
SEPTEMBER, 2010 – PUBLIC**

Mr. Chairman and Members,

The Commission presently provides public notice Boards at 6 locations within the Town, being Albert Road, the Courthouse, Old River Road, the Town Hall, Station Road and Parliament Street.

The boards are intended to be used for the display of public notices and notices of local events. A number of Members have commented that there has been an increase in the use of these notice boards for advertising commercial services, private sales and events in other areas of the Island and have requested that the matter be considered by the Commission. The Boards are checked periodically by Commissioners staff and out of date or damaged notices removed, in many cases notices are placed over existing notices sometimes those which are not yet out of date.

The Commission is invited to consider the introduction of an appropriate policy for the use of notice boards to ensure that they best serve the purpose for which they are intended. The aspects which the Commission may wish to concentrate upon are size, purpose, locality and timing, for which the following options can be identified:-

Size The majority of notices are posted in A4 format [this sheet size], occasionally A3 [2 x A4]. In addition to the size of individual notices some notices are multi-posted on individual notice boards.

The Commission may wish to consider limiting the number of individual notices to one per notice board and restricting notice sizes to A3 or A4.

Purpose An intended purpose of notice boards is to permit the display of Commissioners public notices and of local events. Given that Commissioners notices are required to be provided the Commission may wish to consider whether the notice boards should be permitted to be used for the following additional purposes:-

- Public information notices issued by government departments
- advertising of commercial services [i.e. shops, tradesmen etc]
- advertising of charitable events
- advertising of private/commercial events and functions
- advertising of local attractions
- advertising of house sales and house clearance [garage] sales

The Commission may wish to determine that the boards should be used for any or some of the above, or additional, purposes.

**Town Clerk's Report – Town Notice Boards –
September, 2010, Public Continued:**

Locality The notices boards are regularly used to advertise events to be held in other locations around the Island, in particular for performing events such as bands, concerts and plays. The Commission may wish to consider whether to permit notices to be posted in respect of all-island matters or to restrict the use of the boards to local events, either solely within the Town boundaries and in the northern parish areas.

Timing Public Notices issued by the Commission are required to be displayed for a period of 14 days, other notices current may advertise events up to 3-4 months ahead or may be time indeterminate for instance advertising services.

The Commission may wish to consider whether a restriction should be placed upon advertising events which are more than 1, 2 or 3 months ahead.

Consideration may be given to requiring persons posting notices to remove the notice within 7 days of the event having taken place this could be enforced through a Town byelaw through the creation of an offence of failing to remove a notice.

In general the notice boards in the Town are very well used by a variety of groups and individuals, this use does result in the boards becoming over-posted and attention is given to tidying them up when required.

Recommendation: for consideration

T. P. Whiteway
Town Clerk and Chief Executive

10th September, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
TREASURE TROVE
SEPTEMBER, 2010 – PUBLIC**

Mr. Chairman and Members,

Treasury has advised that there has been a desire, following the case of the 'Glenfaba Hoard of Viking Silver', to have the Treasure Trove Act 1586 extensively updated to reflect modern law and best practices.

The Corporate Strategy Division of the Treasury has been tasked with conducting this exercise and wishes to engage with interested parties in a period of consultation, the objective being to provide the opportunity to contribute to, and comment upon, the formulation of the Treasury Treasure Policy in advance of drafting a Treasure Trove Bill.

A Treasure Policy consultation document has been issued, a copy of which has already been provided to Members, and which has also been lodged in the public reference library and can be found on the IOM Government website <http://www.gov.im/consultations>

Treasury aims to lay a draft Treasure Trove Bill before the Council of Ministers at the earliest opportunity, with a view to having the Bill adopted within the 2010/11 Legislative Programme.

Comments are to be received on or before Friday 1st October 2010.

Treasury advise that the current treasure trove provisions are cast within Manx law dating back to the Treasure Trove Act 1586 and the absence of more modern legislation, in the case of the Glenfaba Hoard of Viking Silver, led to advice being received from the Attorney General's Chambers that in determining the reward regard should be given to the Code of Practice made under the Treasure Act 1996 (of Parliament) as representing best practice, in the absence of any conflict between Manx law and the procedures in that Code.

Consequently Council of Ministers directed the Treasury and Manx National Heritage to bring forward new legislation to govern the payment of ex-gratia payments in respect of Treasure Trove. Officers from the Treasury and Manx National Heritage have produced a (draft) policy upon which the new legislation is to be based. This policy, detailed within the enclosed papers, has been considered by the Trustees of Manx National Heritage and approved by the Minister and Members of the Treasury.

Recommendation: for discussion

T. P. Whiteway
Town Clerk and Chief Executive

4th September, 2010.

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

Mr. Chairman and Members,

- **Revenue Accounts:**

Payments totalling £245,478.52 were made in August, 2010. Details of the net invoices paid 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 August, 2010, totalling £643,625.94.

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

10th September, 2010.

FINANCE OFFICER REPORT

**ACCOUNTS PAID
TO 31st August 2010**

Supplier	Total
2e2 (IOM) Ltd	£ 313.42
A.E. Corkill (Removals) Ltd	£ 310.50
AB Photography Ltd	£ 822.50
Ashcrofts (1997) Ltd	£ 332.69
Auldyn Electrics	£ 38.00
Bertram Library Services	£ 1,782.28
Brew & Corkill Ltd	£ 15,316.12
BT Global Services	£ 22.03
Castletown Metro Silver Band	£ 143.00
Chas E Richmond Ltd	£ 1,496.09
City Plumbing Supplies Holdings Ltd	£ 9.71
Cleaning Doctor	£ 117.50
Cleervu Aerial Specialists Ltd	£ 104.58
Clover Asphalte (IOM) Ltd	£ 218.55
Coroner of Ayre & Garff	£ 5.40
Dalrymple Associates	£ 11,009.24
Dave Perry	£ 4,171.64
Dennis Eagle Ltd	£ 2,037.98
Douglas Town Band	£ 143.00
Dura Pump	£ 108.81
Eden Park Garden Centre	£ 77.77
Feltons Ironmongers	£ 2,046.86
Freeport Freight Services Ltd	£ 52.43
Furnitureland	£ 183.74
Fuschia Services Ltd	£ 4,920.95
G4S Secure Solutions (Isle of Man) Ltd	£ 2,436.96
Go Marketing Ltd	£ 531.92
Greeba Plant Centre Ltd	£ 188.00
Gresswell	£ 392.45
Haldane Fisher (IOM) Ltd	£ 239.23
Haymarket Publishing Ltd	£ 171.00
Hollingworth & Moss Ltd	£ 184.82
HSS Hire Group Ltd	£ 980.38
Island Tree & Landscaping Services	£ 1,116.25
Isle of Man Government	£ 31,113.28
Isle of Man Library Services	£ 175.00
Isle of Man Newspapers Ltd	£ 660.24
Kerroot Glass R.A.F.	£ 175.00
Mac's Builders Merchant	£ 600.30
Magee & Co Ltd	£ 582.24
MannVend Ltd	£ 26.44
Manx Business Solutions Ltd	£ 127.58
Manx Control Systems Ltd	£ 58.75
Manx Electricity	£ 1,160.63
Manx Telecom Ltd	£ 1,049.03
McGarrigle & Jackson	£ 1,471.16
Mearns & Angus Services Ltd	£ 29.38
Miss A Gawne	£ 12.25
Mr D Harding	£ 82.25
Mr. G. Havercroft	£ 5.40

FINANCE OFFICER REPORT

**ACCOUNTS PAID
TO 31st August 2010**

| National Westminster Bank

| £

10.00 |

FINANCE OFFICER REPORT

**ACCOUNTS PAID
TO 31st August 2010**

Newson Trading Co. Ltd.	£	141.00
NK Joinery Limited Group	£	7,032.98
Northern Tile Centre Ltd	£	82.65
P & M Window Cleaners	£	299.01
P.G. Allom & Co. Ltd.	£	71.00
Paul Ross	£	360.00
Paul Wheeler Ltd	£	2,008.90
Peter Luis (Manx) Ltd	£	65.00
Phoenix Windows	£	87.71
Pickwicks	£	66.80
Ramsey Skips	£	76.38
Ramsey Town Band	£	143.00
Raymotors Ltd	£	1,784.04
Roger Sutcliffe Ltd	£	1,044.48
SafetyNet Ltd	£	3,731.09
St. Paul's Bookshop	£	600.57
Star Services Ltd	£	94.00
Stem Injection Systems(Europe) Ltd	£	591.66
Stephen Christian & Sons Ltd	£	264.38
Swales Electrical Ltd & Hoistline	£	135.71
T&GWU	£	112.64
The Post Office	£	500.00
The Works Ramsey Ltd	£	2,906.55
Tip Top Cleaners (2006) Ltd	£	3,256.88
Total (IOM) Ltd	£	7,675.05
Ulverscroft Large Print Books	£	332.29
Unique Fire Protection (IOM)	£	230.70
Viking Direct	£	185.49
W G Young	£	800.00
W.D.S. Ltd	£	203.39
Warwick Isle of Man	£	881.25
Westminster Car Restorations Ltd	£	174.32
Wolseley UK Ltd	£	512.28
Grand Total	£	125,815.93

CAPITAL ACCOUNTS PAID TO 31st AUGUST, 2010
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Acc. No.	Payee	Description	Amount	Total
33	Miss A Gawne	L.H.E. Further Fees		70.00
34	Mr R Robinson	L.H.E. Further Fees		60.00
35	Dalrymple Associates	Brookhill / Seamount Refurb		2,736.02
36	I.O.M. Newspapers	L.H.E. Phase 5		644.20
37	Furnitureland	L.H.E. Further Fees		1,050.26
38	S Quirk	L.H.E. Further Fees		360.00
39	Transfer to General Revenue	L.H.E. Phase 2		606.27
40	I.O.M. Newspapers	Brookhill / Seamount Refurb		321.60
41	I.O.M. Government	L.H.E. Phase 5		4,563.00
42	Auldyn Construction Ltd	L.H.E. Phases 3 - 4	340910.13	
		L.H.E. Phase 5	<u>212033.84</u>	552,943.97
43	SafetyNet Ltd	L.H.E. Phase 1	344.49	
		L.H.E. Phase 2	4,425.62	
		L.H.E. Phases 3 - 4	6,928.60	
		L.H.E. Phase 5	<u>8,279.03</u>	19,977.74
44	NK Joinery Ltd	Brookhill / Seamount Refurb		40,188.45
45	Transfer to General Revenue	L.H.E. Phase 2		825.66
46	A E Corkill (Removals) Ltd	L.H.E. Further Fees		230.00
47	McGarrigle & Jackson	L.H.E. Phases 3 - 4	4,289.10	
		L.H.E. Phase 5	<u>4,117.56</u>	8,406.66
48	Magee & Co Ltd	Brookhill / Seamount Refurb		3,327.11
49	Roger Sutcliffe Ltd	Central Heating Cronk Elfin		5,968.43
50	Transfer to General Revenue	L.H.E. Phases 3 - 4		1,287.35
51	C E Richmond Ltd	L.H.E. Further Fees		26.96
TOTAL				£ 643,593.68

**RAMSEY TOWN COMMISSIONERS
CHIEF TECHNICAL OFFICER'S REPORT
PLANNING APPLICATIONS – SEPTEMBER, 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: 2771
P.A. NO.: 10/01214/B
APPLICANT: Linda & Ray Collister
PROPOSED: Erection of a detached dwelling with integral garage
NOTES: P.A. in Detail
SITE: **Land adjacent to Erin Brae, Bride Road, Ramsey**

REF NO: 2772
P.A. NO.: 10/01227/B
APPLICANT: Mr. R. Radcliffe
PROPOSED: Conversion of office accommodation to a self contained apartment
NOTES: P.A. in Detail
SITE: **Samantha Court, 13, Albert Street, Ramsey**

REF NO: 2773
P.A. NO.: 10/01234/B
APPLICANT: Mr. & Mrs. I. Jones
PROPOSED: Conversion of existing garage to provide additional living accommodation
NOTES: P.A. in Detail
SITE: **Lhergy Vreck, Crescent Road, Ramsey**

REF NO: 2774
P.A. NO.: 10/01235/B
APPLICANT: Mr. & Mrs. R. W. Haigh
PROPOSED: Erection of a porch to dwelling house
NOTES: P.A. in Detail
SITE: **28, Riverbank Road, Ramsey**

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

REF NO: 2775
P.A. NO.: 10/01269/A
APPLICANT: Seymar Developments Limited
PROPOSED: 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
NOTES: P.A. in Detail
SITE: **Grand Island Hotel, Bride Road, Ramsey**

REF NO: 2776
P.A. NO.: 10/01276/B
APPLICANT: Elizabeth Ann Lloyd McMillin
PROPOSED: Installation of replacement windows and front door
NOTES: P.A. in Detail
SITE: **Thornhill Lodge, Andreas Road, Ramsey**

P. S. Harrison,
Chief Technical Officer
2010

9th September,

**RAMSEY TOWN COMMISSIONERS
PLANNING APPLICATIONS – SEPTEMBER, 2010**

The following plans are acceptable in terms of planning consideration, unless any Board Member wishes to make comment:

R.T.C. Plan Nos.	
2772	2776
2774	

The following plans are for consideration at the Board Meeting for further comment or information only:

R.T.C. Plan No.	Comments
2771	<p>Erection of detached dwelling and garage, Land adjacent to Erin Brae, Bride Road</p> <p>This application seeks to provide a 5 bedroomed detached dwelling on a vacant site adjacent to Erin Brae which is a dormer bungalow. The property on the other side of the site is a two storey dwelling.</p> <p>It is considered that, whilst there is no objection to the principle of providing a dwelling on this site, the proposal is considered to be an over-intensive use of the site. In addition, due to its close proximity to the neighbouring dwellings, it is also considered to be un-neighbourly.</p> <p>Recommendation: Objection.</p>
2773	<p>Conversion of existing garage to provide additional living accommodation, Lhergy Vreck, Crescent Road</p> <p>This application is presented to the Board primarily for information. The existing garage is proposed be to used as habitable accommodation however the application indicates that there is sufficient off- street car parking for 3 cars.</p> <p>Recommendation: No objection.</p>
2775	<p>App. In Principle to demolish existing hotel and creation of 68 apartments in 3 buildings etc. Grand Island Hotel, Bride Road</p> <p>This application is a re-submission of previously approved application 07/01789/A.</p> <p>This application seeks to amend the terms of the Legal Agreement that currently links the existing approval to a separate Planning Application 09/01400/B for the construction of a new Hotel adjacent to Mooragh Promenade. This Legal Agreement restricts the demolition of the Grand Island Hotel until the new Hotel is constructed and operational.</p> <p>The Applicant states that the Grand Island Hotel is not operational and security of the site is a major issue, the new Hotel on the Mooragh Promenade is envisaged to be going out to tender within the next month and construction to start as soon as possible. Demolition spoil from the Grand Island site could be used in the construction of the new Hotel.</p> <p>The Applicant's client wishes to enter into a new S13 Agreement without a covenant restricting demolition of the existing Hotel.</p>

Should the Board be inclined to allow such a variation, they may wish to seek agreement that construction of the apartments cannot be commenced until the new Hotel is operational.

Whilst the Applicants note referring to Architectural Styling states that a landmark design possibly in a contemporary style is required, the Board may wish to see a design to reflect the character and design of the 'original' Grand Island Hotel.

A new access is to be provided off Volla Crescent, such provision should only be allowed following consultation with the Department of Infrastructure, Highways Division.

The Design Statement refers to luxury end accommodation, therefore the provision of 25% affordable housing on this site may not be considered to be appropriate and such requirement may be required to be satisfied by other means.

Recommendation: Observation.

**Mr. L. Singer,
Deputy Lead Member for Works & Development**

14th September, 2010

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

<i>P.A. No.</i>	<i>Applicant</i>	<i>Proposed</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>	<i>Appendix II</i>
09/01400/B R.T.C. 2636	Seymar Developments Limited	Construction of a 30 bed hotel development with a retail unit and 45 cover restaurant and bar with associated parking provision	Land bounded by Park Road, Premier Road and Mooragh Promenade	Meeting held: 16/09/09 Observation	20/08/10 Application APPROVED	1
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 19/07/10 Request for APPEAL 11/08/10 Appeal withdrawn	

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

No.	P A No.	Applicant / Site / Description	Details
1	09/01400/B R.T.C. 2636	<p>Seymar Developments Limited, Land bounded by Park Road, Premier Road and Mooragh Promenade.</p> <p>Construction of a 30 bed hotel development with a retail unit and 45 cover restaurant and bar with associated parking provision.</p>	<p>Schedule of Conditions:</p> <ul style="list-style-type: none"> • The development shall commence before the expiration of four years from the date of this notice. • This approval relates to the construction of a 30 bed hotel development with a retail unit and 45 cover restaurant & bar with associated parking provision as proposed in the submitted documents and drawings received on 21st August, 2009 and 10th December, 2009. • Prior to the commencement of any works, samples of the external finishes of the building must be submitted to and approved by the Planning Authority, and thereafter the works must be carried out in accordance with the approved samples. • 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 the hotel, retail unit or restaurant 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. • Any proposals for external signage must form the subject of a separate application under The Control of Advertisement Regulations 2005. • Prior to the commencement of any works on site, a detailed scheme for the translocation of the Subterranean Clover, Suffocated Clover, Rough Clover and Knotted Clover from the site must have been submitted and approved by the Planning Authority and thereafter the translocation must be carried out in accordance with the approved scheme. • No development may commence on site until the Planning Authority has agreed a method statement for the construction of the proposed development. Such method statement should include details of the hours of operation, the construction traffic and parking arrangements and the operation of any building compound. • The bar/restaurant shall only be open to the public between the hours of 9:00 a.m. and 1:00 a.m. the following day on any Monday, Tuesday, Wednesday, Thursday, Friday and Saturday and between the hours of 9:00 a.m. and 11:30 p.m. (inclusive) on any Sunday. • The ground floor retail unit may be used for any purpose within Class 1 (“Shops”) of Schedule 4 of the Town and Country Planning (Permitted Development) Order 2005; any other use must form the subject of a separate planning application.

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

Mr. Chairman and Members,

**Building Control Act 1991 (as amended by Public Health (Amendment) Act 2000)
Albert Road School**

An application has been made for a Demolition Direction by The Department of Education and Children for 'the complete demolition of the main school building, the detached canteen and the toilet/storage building. The works will include the grubbing up of obsolete foundations, drainage and underground services. All boundary walls, with the exception of that to the west of the site are to be retained'.

The applicants agent is MacOwan Collett who state that the expected date for commencement of works is January, 2011 with completion by February, 2011.

Recommendation: For information only

**Building Control Act 1991
Notification of Demolition of Single Storey Outbuilding (formerly R.Y.C.O.B. Clubhouse)**

The Department of Infrastructure has received an application to demolish the single storey outbuilding which was formerly the R.Y.C.O.B. Clubhouse. The applicant for these works is the Department of Education & Children, Works Division.

Recommendation: For information only

Lezayre Housing Estate – Progress Report

Phase 3 This phase is now complete.

Phase 4

Block 24 Second fix joinery is ongoing, second fix plumbing and electrical works are complete, internal render and skim is complete and internal decoration is now ongoing. The external render works is complete and the external decoration is ongoing, boundary fencing and garden works are ongoing and the paving to the car parking bays is complete.

Blocks 25 and 26 Superstructure masonry is now complete and the roof tiling works is nearing completion. First fix joinery, electrical and plumbing works is well advanced to both blocks, as is the external render.

Block 27 Roof covering and tiling works is complete, works to install the windows and patio doors is complete, second fix plumbing and joinery works is ongoing and the internal skimming works is complete.

Lezayre Housing Estate – Progress Report continued

Phase 5

Block 28 The concrete ground beam foundation is complete, the underfloor drainage is complete and the floor slabs are in place, superstructure masonry has commenced.

Block 29 The concrete ground beam foundation is in place and the substructure masonry is upto floor level and the ground floor slabs are in place.

Block 30 The concrete ground beam foundation is in place and the underfloor drainage is ongoing.

Block 31 The concrete ground beam foundation is in place.

Block 32 The concrete ground beam foundation is in place and the underfloor drainage is now complete; works have commenced on the floor slab.

Recommendation For information only.

Refurbishment of Properties, Brookhill and Seamount Road

The first phase of refurbishment of this Contract has been completed and the 2 properties handed back to Ramsey Town Commissioners and the tenants have moved back in.

The next phase of refurbishment involves No's 13, 15, 17 & 19, Seamount Road and the tenants of these properties are presently being relocated prior to works commencing on these properties.

Recommendation: For information only

Cool Road Development Order – Public Inquiry

As instructed at the August meeting, a request for a representative of the Board to appear and give evidence at the Public Inquiry to be held in October, 2010 has been granted by the Appeals Inspector, Mr. David Bushby.

As required, a Proof of Evidence has been submitted on behalf of this Authority for circulation to all parties.

The nominated person is required to attend to commencement of the Public Inquiry at 9.30 a.m. on 5th October, 2010 at the Empress Hotel, Douglas.

Recommendation: The Board is required to nominate a person to give evidence at the Public Inquiry.

Station Road Car Park Subsidence

I can advise that AW Associates have now been appointed to carry out a full ground radar study of the Station Road Car Park to determine the extent and depth of the ongoing subsidence problems. Due to the continual use of the car park during the day and evenings, Mr. Watt from AW Associates is proposing to carry out the investigative works during late evening and it is envisaged that the works will be carried out later this month.

All service authorities have been contacted to determine the location of existing underground services for gas, water and electricity which are required as part of AW Associates study.

Once the ground radar study has been carried out, the results will enable remedial to progress as required to return the car park to its full use.

Recommendation: For further reporting next month.

The Fountain, The Fountains, Ballure Road, Ramsey

Further to a request by Miss Brine, Fountains Lodge, Ballure Promenade, to have the land on which the present fountain is located transferred to Department of Infrastructure Transport Division ownership, I have contacted the D.o.I. and, whilst they have used part of the land to carry junction improvements when Ballure Road was reconstructed, they have not formally adopted this area.

Miss Brine states that the D.o.I. agreed to adopt this area as part of the junction improvement works and the D.o.I. have agreed that if Miss Brine formally contacts them they will adopt this area of land.

I have established with the Planning Department that the removal of the fountain would not require a planning application and therefore can be removed at any time. Concern has previously been expressed that the fountain was an area where congregating youths were causing problems for residents in the area.

Mr. Geoff Wood, on behalf of The Fountains residents, has been enquiring in respect of this matter on behalf of Miss Brine. I have informed Mr. Wood of the situation in respect of demolition of the fountain and the formal adoption of the land by the Department of Infrastructure.

Recommendation: For information only.

**RAMSEY TOWN COMMISSIONERS
ADMINISTRATION OFFICER'S REPORT
AMENITY PROTECTION MOORAGH AMENITY AREA
SEPTEMBER, 2010 - PUBLIC**

Mr Chairman and Members,

Members will recall that in the past considerable damage has been caused to the grassed areas at the Vollan Amenity Area during the winter months by inconsiderate drivers parking on the grass and drivers taking vehicles onto the grassed areas.

For the past two years vehicles have been prohibited from the Vollan Amenity Area and there has been a considerable improvement in the ground surface and a reduction in damage. In addition, last winter, the Amenity Triangle in the Mooragh Park was closed off as this area was being damaged annually by excessive use during wet periods. The result has been an improvement to the grassed area and no inconvenience to the public.

The Mooragh Amenity Area and south of the car park have also seen a fair amount of damage in the winter months from persons taking vehicles off the estate road onto grassed areas, and from littering despite the fact that there are a number of litter bins provided in the area. If the Park Road extension estate road was closed during the winter, I believe 90% of the problems will be resolved in this area. The road is one way (south) so that members of the public are obliged to driver to the amenity car park before using the areas amenities, and this facility has adequate space for most users during the winter months. If the road were closed from the car park (south) then drivers would merely use the Mooragh Promenade as a means of accessing the car park.

There should be no inconvenience to the public. However, the area at the side of the Rugby Pitch is used for overspill parking when rugby matches are held. Permission could be given to the Rugby Club to lift the barriers during games and replace them at the end, if there was a requirement to provide additional parking capacity. Having the barriers open during a rugby match will present no major problem as the majority of damage occurs during the evening and when the park area is relatively quiet.

I believe the provision of a dozen barriers, at most, in this area will significantly reduce the damage that it is subjected to on a nightly basis enabling our Works and Parks staff the opportunity to carry out more productive duties.

John Donnelly
Administration Officer

10th September, 2010.

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

Erection of Advertising Signs and Hoardings The Vollan: (WD)

Mr. S. Olsen, Planning Enforcement Officer, Department of Infrastructure, informed the Board, in a letter dated 1st September, 2010, that he has inspected the site at The Vollan, and referred the matter to the Senior Planner. It has been determined that all the signs on the roads leading to the site and at the entrance to the site require Expressed Consent and Hartford Homes have been written to requesting the submission of an application(s).

The banner signed on the Harris Fencing are considered to be unnecessary and the Division has asked that they be removed.

Recommendation: To be noted

Civic Sunday – Maughold (FGP)

An invitation has been received from Mr. Mark Cowley, Chairman Maughold Parish Commissioners to Members and their spouses to attend Civic Sunday on 26th September, 2010, at Maughold Parish Church at 3.00 p.m.

Following the Service afternoon tea will be served in the Parish Hall.

Recommendation: To be noted.

Civic Sunday – Braddan: (FGP)

An invitation has been received from Mrs. Margaret Hodge, Chairman, Braddan Parish Commissioners, to Members and their spouses to attend Civic Sunday on 17th October, 2010, at 3.00 p.m. at Kirk Braddan Church.

Light refreshments will be served in the Hall at the conclusion of the service.

Recommendation: To be noted.

Yn Chruinnaght: (PL)

Yn Chruinnaght have thanked the Commissioners for their support of the 2010 Festival venues in Ramsey having included the Town Hall, Mooragh Park. In so doing they have provided a report from the Festival, a copy of which is enclosed for Members' information.

Recommendation: To be noted.

Public Correspondence – September, 2010 Continued:

Tree Felling Application – Ramsey Cottage Hospital: (WD)

The Department of Environment, Food and Agriculture has received a tree application from the Estates Services Directorate of the Department of Health with regard to three large Monterey Cypress trees to the rear of Ramsey Cottage Hospital and adjacent to Grove Mount South, and seeks comments thereon by 20th September.

The Department suggests that the request to remove the trees is not unreasonable.

Recommendation: for discussion.

Manx Tri Club (PL)

Mrs. June Collister, on behalf of the Manx Tri Club, has thanked the Board for their support of the four events organised by the Club in Ramsey this year. The last event was the Island Triathlon Championship held on 5th September in the Mooragh Park, which the club considered to be a “fabulous spectacle” and for which they have received “terrific feedback”.

Recommendation: to be noted.

10th September, 2010.