



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

www.ramsey.gov.im

12th March, 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, 17th March, 2010**, at 7.00 p.m.

BUSINESS

1. Apologies for Absence:

2. Presentations:

3. Minutes for Adoption:

pages: 1 - 7

- Minutes of the Board Meeting held 17th February, 2010.

4. Chairman's Report :

page: 8

- Reverend Lionel Thomas
- Manx Transport Trust – Opening of Jurby Transport Museum
- Shennaghys Jiu
- Street Collections

5. Town Clerk's Reports:

pages: 9 - 13

- Consultation – Children's Bill **(FGP)**
- Draft Pedal Cycle Regulations **(FGP)**
- PA 10/00131C Change of Use Former Swimming Pool **(WD)**
- Review of Business Taxation System **(FGP)**
- Website Usage **(FGP)**

- 6. Finance Officer's Report:** (FGP) pages: 14 - 17
- Revenue Accounts
 - Capital Account
- 7. Chief Technical Officer's Reports:** (WD) pages: 18 - 25
- Planning Applications
 - Appendices I and II
 - General Report
 - Lezayre Housing Estate - Progress Report
 - Amended Refuse Collection Rounds
 - Proposed Development Order – Cooil Road, Braddan
 - Proposed Northern Sewage Treatment Works and Civic Amenity Site
 - Project Balladoole Farm Site
 - Mooragh Park Drainage
- 8. Administration Officer's Reports:** pages: 26 - 27
- Enforcement Actions
 - Freedom of Entry
- 9. Public Correspondence:** pages: 28 - 30
- Public Sector Rents 2010/11 (FGP/HP)
 - Public Sector Rents (FGP/HP)
 - Winter Heating Bonus (FGP)
 - Band Concert for August Bank Holiday (PL)
 - Tynwald Advisory Council for Disabilities (FGP)
- 10. Any other Business:**
(By permission of Chairman)

Town Clerk
& Chief Executive.

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

Fellow Members,

Reverend Lionel Thomas:

The Reverend Lionel Thomas celebrates the 50th anniversary of his ordination into Christian Ministry next month. To mark the occasion a Service of Celebration is to be held at Trinity United Reformed Church on Wednesday, 24th March, 2010, at 7.30 p.m. to which the Members have been invited.

I am sure members will join me in recording our appreciation of and to Mr. Thomas, who has been part of our community for 20 years and who has helped and befriended so many people.

Manx Transport Trust – Opening of Jurby Transport Museum:

Professor Roger Carey, Secretary, Manx Transport Trust, has extended an invitation to Members to attend the Official Opening, by The Hon. The Chief Minister, Tony Brown, M.H.K., of the Jurby Transport Museum, on Saturday, 3rd April, 2010, at 3.00 p.m. The Museum is housed in hanger 230 at Jurby Airfield and contains many interesting vehicle from the transport history of the Isle of Man.

Professor Carey has asked to be advised of the number of members wishing to attend, for catering purposes.

Shennaghys Jiu – 2010:

An invitation has been received from Mr. J. Garrett, Chairman, Shennaghys Jiu, to attend a Reception to be held at the Town Hall on Thursday, 1st April, 2010, at 7.00 p.m. to celebrate the thirteenth Shennaghys Jiu Festival.

Street Collections:

Permission has been granted to the following organisations to make charitable collections in Ramsey as hereunder:

Manx Foundation for the Physically Disabled – Saturday, 1st May, 2010.

The Roy Castle Lung Cancer Foundation – Friday, 25th June, 2010.

Manx Stroke Foundation – Saturday, 7th August, 2010.

Approval has been granted to Ramsey Branch RNLI and St. John Ambulance to make collections, subject to confirmation of dates.

12th March, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CHILDREN BILL
MARCH, 2010 – PUBLIC**

Madam Chairman and Members,

As advised in February, 2010, the Department of Education is seeking the public's views on the draft Children Bill 2010, which introduces a Children's Commissioner and gives statutory status to the Children's Committee and the Safeguarding Children Board. Views should be submitted by 5 p.m. on Friday, 16th April. The Commission has received a copy of the public consultation documentation.

The Department has sought comments on the proposed Bill including specific questions on areas of the proposed legislation. The Bill was drafted before the proposals for the restructuring of Government Departments. If Tynwald approve the restructuring the Department has advised that there will be a need for alterations to the names of the Departments mentioned within the Bill.

The consultation period closes at 5pm on 16 April 2010. Comments are submitted via email to john.gill@doe.gov.im or in writing to:

Mr John Gill,
Head of Legal and Administrative Services,
Department of Education,
St George's Court,
Upper Church Street,
Douglas,
Isle of Man, IM1 2SG.

The Department will review the responses received and any comments will be considered as part of this process.

The Bill was circulated for Members information and it was agreed that this matter be placed on the Agenda for the March meeting of the Commission for consideration. This document is also available on the Government website www.gov.im/consultations and a copy has been lodged in the public reference library.

Mr Radcliffe has prepared some comments which are enclosed for Members' information.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive.

1st March, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
DRAFT PEDAL CYCLE REGULATIONS
MARCH, 2010 – PUBLIC**

Madam Chairman and Members,

Mr. B.W. Hannay, Director of Highways, Department of Transport, has invited comments on the Draft Pedal Cycle Regulations, a copy of which is enclosed for Members' information, which the Department is minded to submit for Tynwald approval.

Mr. Hannay describes the principal effects of the draft:-

Regulation 5 deals with braking systems. Paragraphs (1) to (4) are unchanged in effect from the Regulations which are to be revoked, but have been redrafted in a more readily comprehensible way. Paragraph (5) is new and requires that braking systems must be in good and efficient working order.

Regulation 6, which has a lead-in time of 6 months, contains a new requirement that pedal cycles must be fitted with a suitable bell which is in good and efficient working order. In the public mind a bell is commonly associated with pedal cycles and, unlike a shouted warning (which may be given by any person on a road), contains a reasonably unambiguous indication of their approach. The cost of compliance is small, with the retail price being from about £2.50 to £8.

Regulation 7 contains a new requirement that pedal cycles ridden on roads must have safe tyres and be generally roadworthy.

Regulation 8 is re-enacted with modifications. It effectively requires that pedal cycles sold or offered for sale must be fitted with braking systems and bells in good and efficient working order.

Regulation 9 is self-explanatory and deals with the testing and inspection of pedal cycles by police constables in uniform and by authorised examiners.

Recommendation: For discussion and submission of any comments on or before 5th April, 2010.

T. P. Whiteway
Town Clerk and Chief Executive.

2nd March, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
PA10/00131/C - CHANGE OF USE FROM SWIMMING POOL TO LEISURE
CENTRE, WITH TEN PIN BOWLING, CAFE/BAR RESTAURANT, SOFT
PLAY AREA, ARCADE STYLE ENTERTAINMENT, MEMBERS GYM AND
FUNCTION ROOM, FORMER SWIMMING POOL QUEEN'S PROMENADE
MARCH, 2010 – PUBLIC**

Madam Chairman and Members,

Further to consideration of the above application at the meeting on 17th February, 2010, the Town Clerk has written to the Director of Planning and Building Control in respect of the aforementioned application, as follows:-

The Commission are fully supportive of the proposed new use for this building however, whilst noting that an application has been submitted, were concerned that planning consent should be required for what is essentially the continuation of the use of a building for leisure purposes when such use has existed for approximately 40 years.

The Commission believes that the proposed use is not inconsistent with that which has existed for a considerable time and that therefore the application should not have been accepted as not being required.

In considering this matter the Commission notes that there is no use class in the Town and Country Planning (Permitted Development) Order 2005 within which recreation or leisure premises fall and would contend that in such circumstances reference should be made to UK Statute to obtain guidance as to whether the proposal constitutes a material change of use. The Commission has therefore referred to the

Town & Country Planning (Use Classes) Order 1987 (United Kingdom) where a use class of Assembly and Leisure exists covering use as a cinema, a concert hall, a bingo hall or casino, a dance hall, a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms. The Commission feels this legislation provides guidance and precedent to the effect that the proposed new use for the former swimming pool building does not constitute a material change from the long established use and that the planning application for such is therefore unnecessary.

The Commission have directed that their views be presented to the Planning Committee with a request that the Planning Committee return the application to the applicant as not being necessary.

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive.

5th March, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
REVIEW OF BUSINESS TAXATION SYSTEM
MARCH, 2010 – PUBLIC**

Madam Chairman and Members,

The Treasury has issued consultation documents in respect of a review of the Isle of Man's business taxation system.

A copy of the document is enclosed for Members' information; a copy is lodged in the public reference library and is available on the Government Website at

<http://www.gov.im/treasury/incometax/ConsultationDetail.gov?id=143>

The consultation period runs from 25th February to the 28th May 2010. The matter will be placed on the agenda for the April, 2010, meeting of the Commission for consideration.

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive.

1st March, 2010.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
WEBSITE USAGE – 2009/10
MARCH, 2010 – PUBLIC**

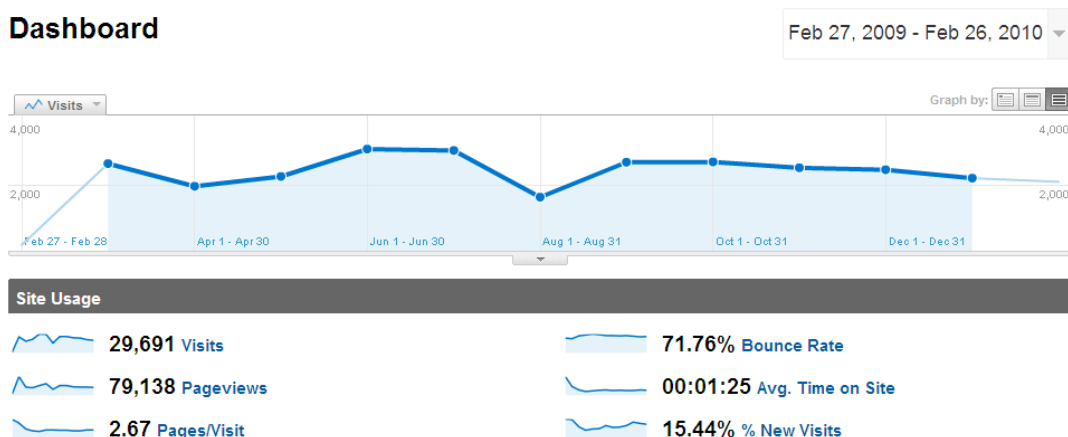
Madam Chairman and Members,

The Commissioners website www.ramsey.gov.im was inaugurated on Friday 27th February 2009, and has now completed its first full year of operation.

Activity on the site is monitored through Google Analytics and a report on usage has been produced which highlights the following statistics for the first year of operation 27th February 2009 to 26th February 2010:-

- 4,657 individual visitors viewed the site on a total of 29,691 occasions, an average of 81.35 visits per day or 2,474 visits per month
- 79,138 page views were made
- Amongst the visits 27,971 were made from the Isle of Man, 1,175 from the United Kingdom and 110 from the United States.
- Visitors viewed on average 2.67 pages per visit staying on the site for an average of 1.25 minutes each visit
- 72.48% of visits were direct, 14.80% through search engines (ie Google, Ask Jeeves etc) and 12.72% through referring sites (i.e. www.gov.im, Wikipedia etc).

Dashboard



Members may be further interested to note that on 1st March 2010 the 30,000th visit to the website was made.

The Commission has also been advised that attendance at the Age Concern Lifelong Learning Centre for the period Augusts to February has totalled 361 persons [the centre was closed during Manx Grand Prix fortnight, the first week in November and two weeks at Christmas].

Recommendation: to be noted.

1st March, 2010.

T. P. Whiteway

Town Clerk and Chief Executive.

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

Madam Chairman and Members,

- **Revenue Accounts:**

Payments totalling £252,446.74 were made in February, 2010. Details of the net invoices paid during the period are attached as Appendix 1.

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

- **Capital Accounts:**

Attached as Appendix 2 are details of accounts for the month of February, 2010, totalling:- £ 357,504.92.

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

12th March, 2010.

FINANCE OFFICER REPORT

**ACCOUNTS PAID TO
28th February 2010**

Sum of Net	
Supplier	Total
2e2 (IOM) Ltd	£ 794.91
A W & P A Adamson	£ 72.62
AB Photography Ltd	£ 411.25
Ace Hire & Sales Ltd	£ 40.54
Advanced Flooring	£ 432.40
B. Cartmell Ltd	£ 71.02
Ball Colegrave Ltd	£ 1,118.20
Bertram Library Services	£ 1,092.82
Bridson & Horrox Ltd	£ 21.13
BT Global Services	£ 22.03
C.T.C. Printers Ltd	£ 83.19
Cains TV & Aerial Services	£ 5.79
Cemex Island Aggregates Ltd	£ 29.36
Chas E Richmond Ltd	£ 3,675.60
Cleervu Aerial Specialists Ltd	£ 176.08
Clover Asphalte (IOM) Ltd	£ 1,628.56
Coroner of Ayre & Garff	£ 23.30
Dalrymple Associates	£ 7,571.61
Dickinson Cruickshank	£ 495.00
Est of A S Kewley dec'd	£ 431.88
Feltons Ironmongers	£ 34.38
Fenay Safety (IOM) Ltd	£ 1,062.20
Fire Security Limited	£ 461.47
G4S Security Services (Isle of Man) Ltd	£ 2,109.71
Garden World	£ 352.50
Go Marketing Ltd	£ 281.07
Gough Electrical Ltd	£ 571.80
Haldane Fisher (IOM) Ltd	£ 55.59
HSS Hire Group Ltd	£ 187.42
Isle of Man Bank Ltd	£ 23.00
Isle of Man Government	£ 23,964.00
Isle of Man Library Services	£ 115.51
J. Qualtrough & Co. Ltd	£ 417.92
Lagan Construction (IOM) Ltd	£ 32,451.54
Manx Business Solutions Ltd	£ 1,765.81
Manx Control Systems Ltd	£ 149.75
Manx Electricity	£ 680.43
Manx Telecom Ltd	£ 1,098.86
McGarrigle & Jackson	£ 1,982.05
Miss C L Taylor	£ 57.48
Miss D A Fairclough	£ 79.39
Miss E M C McKenna	£ 108.12
Miss L E Taylor	£ 57.48
Miss N Leung	£ 63.77
Moore Stephens	£ 1,940.62
Mr A G Scott	£ 48.06

FINANCE OFFICER REPORT**ACCOUNTS PAID TO
28th February 2010**

Mr D J Faragher	£	72.62
Mr D M Tovell	£	67.04
Mr G P Nevison	£	76.06
Mr J Oates	£	57.48
Mr P S Harrison	£	133.74
Mr S V Fieldhouse	£	75.20
Mrs A McDade	£	79.39
Mrs K L Roberts	£	68.83
Mrs S Chantrell	£	10.50
Mrs. J M O Bird	£	133.74
Ms K M Cawte	£	87.89
National Westminster Bank	£	10.00
National Windscreens	£	316.08
Northern Tile Centre Ltd	£	87.96
Office Equipment Centre (1978) Ltd	£	87.31
P & M Window Cleaners	£	304.89
Paul Wheeler Ltd	£	6,791.86
Pickwicks	£	54.84
read - The Reading Agency Ltd	£	33.09
SafetyNet Ltd	£	711.92
Sharktooth Studios (IOM) Ltd	£	450.00
SMP Accounting & Tax Ltd	£	9,763.55
St. Paul's Bookshop	£	492.08
Star Services Ltd	£	70.34
Swales Electrical Ltd & Hoistline	£	730.85
T&GWU	£	112.78
The Copy Shop	£	253.58
The Works Ramsey Ltd	£	4,819.41
Time Systems (UK) Ltd	£	108.57
Tip Top Cleaners (2006) Ltd	£	2,949.25
Total (IOM) Ltd	£	13,597.92
Ulverscroft Large Print Books	£	428.34
W.D.S. Ltd	£	350.27
W.F. Howes Ltd	£	145.56
Wicksteed Leisure Ltd	£	208.56
Wolseley UK Ltd	£	1,817.44
Grand Total	£	133,876.16

CAPITAL ACCOUNTS PAID TO 28th FEBRUARY, 2010
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Acc. No.	Payee	Description	Amount	Total
219	Mrs A Kermeen	L.H.E. Further Fees		38.60
220	Mrs S Chantrell	L.H.E. Further Fees		70.00
221	Transfer to General Revenue	L.H.E. Further Fees		108.98
222	Dalrymple Associates	Brookhill / Seamount Rd. Refurb		2,582.19
223	Auldyn Construction	L.H.E. Phases 3 - 4		334,410.84
224	Dalrymple Associates	L.H.E. Phases 3 - 4		4,222.20
225	McGarrigle & Jackson	Ballure Road Apartments	4,394.79	
		L.H.E. Phases 2 - 5 Fees	3,209.00	
		L.H.E. Phases 3 - 4	3,722.15	11,325.94
226	SafetyNet Ltd	L.H.E. Phase 1	320.55	
		L.H.E. Phase 2	4,425.62	4,746.17
TOTAL				£ 357,504.92

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

Madam 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: 2702
P.A. NO.: 10/00135/B
APPLICANT: Tudorshore Limited
PROPOSED: Demolition of existing dwelling and erection of an apartment building of eleven apartments with associated parking and site works
NOTES: P.A. in Detail
SITE: **Ballure, The Glen, Ballure Promenade, Ramsey**

REF NO: 2703
P.A. NO.: 10/00175/B
APPLICANT: Ralph Bertram Cowin
PROPOSED: Removal of a chimney
NOTES: P.A. in Detail
SITE: **Greenbanks, Mount Auldyn, Ramsey**

REF NO: 2704
P.A. NO.: 10/00176/B
APPLICANT: Mrs. J. Mason
PROPOSED: Installation of replacement windows to front elevation
NOTES: P.A. in Detail
SITE: **8 - 10, Peel Street, Ramsey**

REF NO: 2705
P.A. NO.: 10/00186/B
APPLICANT: Sheila Lowe
PROPOSED: Repair works to existing harbour walls
NOTES: P.A. in Detail
SITE: **Ramsey Shipyard, Ramsey Harbour, Ramsey**

REF NO: 2706
P.A. NO.: 10/00191/B
APPLICANT: Ramsey Town Band
PROPOSED: Installation of three roof lights
NOTES: P.A. in Detail
SITE: **Band Room, Neptune Street, Ramsey**

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

REF NO: 2707
P.A. NO.: 10/00198/B
APPLICANT: Mr. & Mrs. C. Grills
PROPOSED: Erection of extension to dwelling
NOTES: P.A. in Detail
SITE: **19, Killeaba Mount, Ramsey**

REF NO: 2708
P.A. NO.: 10/00213/B
APPLICANT: Mr. R. McElhinney
PROPOSED: Alterations, conversion of garage to provide additional living accommodation and widening of existing driveway
NOTES: P.A. in Detail
SITE: **115, Greenlands Avenue, Ramsey**

REF NO: 2709
P.A. NO.: 10/00235/B
APPLICANT: Artan Giummri
PROPOSED: Re-development of site to create ground floor commercial unit and two apartments
NOTES: P.A. in Detail
SITE: **1, Market Hill, Ramsey**

REF NO: 2710
P.A. NO.: 10/00257/B
APPLICANT: Mr. R. L. Harris
PROPOSED: Installation of replacement windows to rear elevation
NOTES: P.A. in Detail
SITE: **10, Waterloo Road, Ramsey**

REF NO: 2711
P.A. NO.: 10/00273/C
APPLICANT: Carmel Le Marquand
PROPOSED: Additional use of apartment as tourist accommodation
NOTES: P.A. in Detail
SITE: **1a, Market Hill, Ramsey**

REF NO: 2712
P.A. NO.: 10/00245/B
APPLICANT: Hadley Developments Limited
PROPOSED: Installation of replacement conservatory, front porch and alterations to dwelling
NOTES: P.A. in Detail
SITE: **Claremont House, Bowring Road, Ramsey**

**RAMSEY TOWN COMMISSIONERS - CHIEF TECHNICAL OFFICER'S REPORT - APPENDIX I
SUMMARY OF PLANNING APPLICATIONS – MARCH, 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>
09/02007/B R.T.C. 2677	Mr. G. Lloyd-West	Erection of a two storey extension to dwelling house	Sulby Cottage, Bowring Road	Meeting held: 20/01/10 Observation	23/02/10 Application REFUSED	1
09/02080/B R.T.C. 2683	Northville Estates Limited	Removal of five chimney stacks and rendering works	34, Parliament Street	Meeting held: 20/01/10 No Objection	23/02/10 Application REFUSED	2

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

No.	P A No.	Applicant / Site / Description	Details
1	09/02007/B R.T.C. 2677	Mr. G. Lloyd-West, Erection of a two storey extension to dwelling house. Sulby Cottage, Bowring Road	The proposed extension would be contrary to General Policy 2 of the Isle of Man Strategic Plan 2007 by reason that its proportion, form and design would adversely affect the character of the existing property. The proposed extension, by virtue of its proximity, height and length would result in a significant loss of light and an overbearing impact upon the outlook of the neighbouring property, to the detriment of their residential amenities and thereby would be un-neighbourly and unacceptable.
2	09/02080/B R.T.C. 2683	Northville Estates Limited, Removal of five chimney stacks and rendering works 34, Parliament Street	The removal of the chimney stacks would be contrary to General Policy 2 and Environment Policy 35 of the Isle of Man Strategic Plan 2007 in that the removal of the prominent chimney stacks would not preserve or enhance the character and appearance of the Conservation Area and have a detrimental impact upon the visual amenities of the locality.

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

Madam Chairman and Members,

Lezayre Housing Estate – Progress Report

Phase 3

Block 20 Second fix joinery has commenced, the joinery works to the Type B houses are complete with only the door furniture to be fitted following completion of the decoration works. Second fix plumbing works are continuing and electrical works are complete in the Type B houses. Internal works to the Type E houses is continuing and external works are progressing well.

Block 21 Superstructure masonry is now complete and works to install the roof trusses to the Type A and B houses is complete with the roof covering works now ongoing.

Block 22 Roof covering works are nearing completion with only the dormers to complete, first fix joinery to the Type C houses is ongoing and external rendering is being progressed to all properties.

Block 23 Roof covering works are nearing completion with only the dormers to complete, , first fix joinery to the Type C houses is ongoing and external rendering is being progressed to all properties.

Phase 4

Block 24 Superstructure masonry works are now ongoing from floor slab to first floor level.

Block 25 Substructure masonry works are now ongoing.

Block 26 Under slab drainage is now complete

Block 27 Works are now ongoing to concrete to floor slabs

Road formation is now complete and the base course is in place

Recommendation For information only

Amended Refuse Collection Rounds

A full review of the refuse collection rounds within the Town has been carried out and the date for implementation of these changes was Monday 1st March, 2010.

Whilst the amended rounds and method of working has only been in operation for just over a week, the initial response from the refuse crew and the Town Hall staff who have been involved in the amended system has been positive.

Amended Refuse Collection Rounds continued

Some teething troubles have been highlighted, particularly within the first week, however most of these minor problems have been addressed satisfactorily.

The preparatory works for the implementation of the amended system has provided an opportunity to look at certain problem areas which will require to be addressed and a separate report is to be laid before the Board to seek approval for amending the present method of operation in these areas.

Recommendation For information only

Proposed Development Order – Cooil Road, Braddan

Further to the report presented to the Board last month from Quinn Legal, I can report that correspondence has been received from Kaz Ryzner Associates representing Tesdale Limited who are majority owners of the land in question. It is stated that there was disappointment that a letter had been circulated to Local Authorities, the contents of which are considered to be inaccurate, incomplete and misleading.

The letter then sets out the planning context of the land in question:-

- The land was first included for light industrial in the draft Braddan Plan dated 2001 following consultation with D.o.L.G.E., at that time the proposal was supported by the D.T.I. and Braddan Commissioners. At the Public Enquiry in 2003, there were no objections and the land was recommended for zoning by the Inspector.
- In 2006, Cowley Groves submitted a report to Government highlighting a future shortage of land in the important employment and business area centred on Douglas, Onchan and Braddan.
- In recognition and acceptance of this report, in 2006 D.o.L.G.E. proposed a Development Order for the land through Tynwald. Apart from residents on Colooneys Lane, no objections had been received to the Order.
- In October 2006, the draft Development Order was listed on Tynwald Agenda but withdrawn following lobbying of Tynwald members by Mr John Quinn (a copy of the letter was attached).
- In December, 2006, DoLGE issued a consultation document on the proposed Development Order with a date of representation to be submitted by February, 2007.
- In June, 2007, the IOM Strategic Plan was approved by Tynwald, Paragraph 9.1.5 states that:-
- In support of the proposed Development order, during 2008 D.o.L.G.E. commissioned a detailed Environmental Impact Assessment for the proposals for Cooil Road and the D.T.I. commissioned and Economic Impact Assessment.
- In January, 2010, D.o.L.G.E. issued a further consultation document on an amended Development Order taking into account the recommendation of both Assessments, this latest consultation closes on 12th March, 2010.

Proposed Development Order – Cooil Road, Braddan continued

The proposed Development Order has been carefully considered in the context of the strategic policies and recommendations as set out in the adopted IOM Strategic Plan to ensure that the interests of the entire island are taken into consideration. Whilst the site on Cooil Road is within the Eastern Area in the context of the clearly established needs for the island, this Area has, since the draft Braddan Plan, been identified as essential and acceptable in providing a balanced Island-wide allocation of suitably zoned land to meet the future employment and business needs of the Island.

Mr. Ryzner then addresses a number of issues raised in Mr. Quinn's letter.

Recommendation: For Board consideration.

Proposed Northern Sewage Treatment Works & Civic Amenity Site Project; Balladoole Farm Site

On 24th February, 2010, at the invitation of the Department of Local Government & the Environment and the Department of Transport Drainage Division, representatives from Northern Local Authorities attended a presentation at Ramsey Town Hall. In attendance were Isle of Man Government Ministers, M.H.K.'s, Government Officers and Members of the Project Team for both schemes.

I.R.I.S.

The I.R.I.S. Regional Sewage Treatment Strategy Business Case Report was approved by Tynwald in July, 2009, the Report recommends construction of an activated sludge Sewage Treatment Works to treat sewage from Ramsey and Andreas, eliminating the discharge of raw sewage into the sea at Rue Point and Ramsey. High quality treated water will be discharged into the sea from the new Sewage Treatment Works and the remaining sludge thickened on site at Balladoole and transported to Meary Veg.

At present, 65% of the Island's population is served by the existing facility at Meary Veg however, new technologies allow for the provision of smaller regional Sewer Treatment Works.

Civic Amenity Site

The existing Northern Civic Amenity site is located at the Point of Ayre which has limited space for operation, recycling and expansion and no facility for re-use.

Recognising the necessity to improve and expand the Civic Amenity site in the North, D.o.L.G.E. commissioned a site selection process to examine potential locations, including potential sites for joint use with D.o.T. Drainage Division for a Northern Sewage Treatment Works. The Balladoole Farm site was identified as being of suitable size and strategically located with benefits to both projects through shared access and site development. In terms of location, Balladoole is in close proximity to the area of greatest population in the North and therefore provides greater benefits in terms of transport and accessibility to the proposed site.

**Proposed Northern Sewage Treatment Works & Civic Amenity Site Project;
Balladoole Farm Site continued**

The proposal has been identified with the potential for further expansion to accommodate future population growth and also with a future use as a transfer station serving the North of the Island.

Computer generated three dimensional models of the site have been developed to assist with the design process. Detailed environmental studies and investigations are currently being undertaken to assess the potential impacts of both projects.

The findings from the Environmental Impact Assessment will provide additional information to accompany the planning applications for the two projects.

It is envisaged that a planning application will be submitted in May, 2010 with commencement of construction works at the Civic Amenity Site to be in October, 2010, subject to planning approval. The proposed programme for construction of the C.A. Site will be 12 months with the site intended to be open in October, 2011.

The construction timescale for the Sewage Treatment Works has yet to be determined as full funding has not yet been identified for this project.

As part of the I.R.I.S. Project, associated works will include the full reconstruction of the Vollan Pumping Station with a new pumped main from the Vollan to the proposed Sewage Treatment Works at Balladoole. Whilst a new marine outfall will be constructed from Balladoole, the existing short sea outfall at the Vollan will be retained as an overflow facility.

A public exhibition and presentation was held in the Town Hall on Friday 26th & Saturday 27th February, 2010 with the computer generated models of the site and display boards available together with members of the Design Team to answer questions from members of the public.

Recommendation: For information and further reporting.

Mooragh Park Drainage

I can advise that works commenced on this project on 25th January, 2010 with Lagan Construction (I.o.M.) Limited being the Principal Contractor and Holmes Grace Consulting Engineers Limited carrying out the supervision and inspections on site.

The first outfall into the lake has been carried out and sections of pipe work between manholes at the Northern end of the Mooragh Park have been laid and air-tested prior to backfilling. Manhole bases have been formed and construction works to the manholes has commenced.

Mooragh Park Drainage continued

Whilst the works are progressing in accordance with the contractor's programme, there have been difficulties in terms of servicing the commercial premises within the Park with vehicle deliveries, refuse collections etc., however the site manager assures me that all parties have been trying to resolve these issues without any major disruption.

The original programme was for completion in 10 weeks however Lagans programme is scheduled for completion on 12th March, 2010, a contract duration of 7 weeks. This completion date appears to be achievable based upon progress thus far.

Recommendation: For information and further reporting.

P. S. Harrison, Chief Technical Officer

10th March, 2010

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

Mr. Chairman and Members,

Parking on Spaces for the Disabled

Mr. Christopher Vanstan Meridith was fined £100 with £58.75 costs at the Magistrates court held on 27th January 2010 for parking his vehicle on the spaces for the disabled at Station Road Car Park on 29 October 2009. Payment must be made within 1 month or face 10 days in prison.

Miss Linda Warren was fined £100 with £58.75 costs at the Magistrates court held on 27th January 2010 for parking her vehicle on the spaces for the disabled at Station Road Car Park on 29 October 2009. Payment must be made within 1 month or face 10 days in prison.

J. Donnelly
Administration Officer

8th March, 2010.

**RAMSEY TOWN COMMISSIONERS
ADMINISTRATION OFFICER'S REPORT
FREEDOM OF ENTRY TO HMS RAMSEY
MARCH 2010 - PUBLIC**

Madam Chairman and Members,

In November 2009 the Board set up a Committee to look into the feasibility of providing Freedom of Entry to HMS Ramsey early in 2010. The nature of this task and the involvement of the military has meant that up until 9th March this matter was restricted. Following initial reports back to the Board it was agreed to arrange for a ceremony and parade to give Freedom of Entry to HMS Ramsey.

It should be noted that while granting Freedom of Entry gives no real rights or privileges, there is no higher honour a town can bestow on a ship. . It is remarkable and a great honour for a Town of less than 7,000 inhabitants to have one of the 88 ships of the Royal Navy carrying its name.

This occasion comes at a time when our armed forces are exhibiting great courage and professionalism in extremely difficult and dangerous circumstances and the Island has received the VAT bombshell and loss of the Reciprocal Health Agreement. It is hoped that this ceremony will be a “pick-me-up” for the Island and UK and generate some positive publicity nationally in these days of doom and gloom.

The granting of the Freedom of Entry to the Town will be given to HMS Ramsey by Chairman of Ramsey Town Commissioners – Mrs. Sylvia Beattie. Accepting the Honour will be Lt Cdr. Stephen Brown RN, Commanding Officer of HMS Ramsey. A highlight of the event will be an Honour Guard made up of Officers and Crew from HMS Ramsey marching through Parliament Street in full uniform with swords drawn, bayonets fixed, drums beating, pipes playing and colours flying.

Now that security restrictions have been lifted the public may be made aware of the Freedom of Entry proposals for the forthcoming event. More information will be provided regarding the affiliation of HMS Ramsey with the Town and the ships' history.

It now remains for the Board to formally resolve in public to give Freedom of Entry to HMS Ramsey.

NB: There will be a short presentation at the early part of the March Board meeting when acclaimed artist Mrs Colleen Corlett , with the Freedom of Entry Team, will present a framed illuminated script giving Freedom of Entry to HMS Ramsey to the Chairman and Board of Ramsey Town Commissioners.

John Donnelly
Administration Officer

10th March 2010

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

Public Sector Rents 2010/11

(FGP/HP)

The Department of Local Government and the Environment has notified local authorities of a decision of Council of Ministers in relation to public sector rents for the forthcoming rent year. Council has agreed that: -

- (i) Public Sector rents should be increased with effect from 5th April 2010 by 5%. The rent point value therefore increases from 0.9633 to 1.0115
- (ii) The maintenance allowance should remain at 33.3%.
- (iii) The administration allowance in 2010/11 should remain as agreed by Council in 2006 at 7.5% but subject to the Authority delivering on common performance standards to demonstrate effective management and service delivery.
- (iv) The Community Reserve retention for sheltered housing should remain at 10%
- (v) Council did not agree to the principle of a communal fund to cover block of apartment which share communal areas lightings lifts etc

Recommendation: to be noted.

Public Sector Rents:

(FGP/HP)

Mrs. E. M. Bruce has received a letter from a ratepayer in relation to the media coverage of the discussion on rent levels.

The ratepayer states:-

After reading your report on public sector rents I have waited for the Manx Budget where I find no changes advocated. My understanding is that this principally because Mr Bell, Treasury Minister, Mr Brown, Chief Minister and many other members do not wish to rock the boat in a sector which is most valuable at the ballot box.

If the meeting with Mr Bell is to be in public then I would be glad of the opportunity to attend in the public gallery accepting that I would have no right to participate in a discussion.

Public Correspondence – March, 2010, Continued:

In a nutshell my view is that successive Governments have given much greater financial support to Local Authority Housing than 1st or 2nd time buyers and the Government stock continues to grow relentlessly. In purely financial terms those who chose a Local Authority house are the most astute business people who think with some justification that house buyers must be a bit daft!

Mrs. Bruce has responded saying that Government has dallied over the question of rents for too long already, and drawing attention to the further suggestion that a rental charge, similar to a lodger charge already in place, should be applied to public sector rents for all persons not in full-time education and not a tenant residing in a public sector house. This would be a simple and quick way of applying an appropriate extra charge to households and would go some way to addressing the issue of large household incomes currently not tested against their ability to pay rent.

Recommendation: To be noted.

Winter Heating Bonus:

(FGP)

The DHSS has written in regard to the Winter Bonus which is an annual lump sum payment, paid in January each year, to help prescribed persons with the extra costs of domestic heating during the coldest months of the year. It is payable to recipients of income support who are over 60, disabled or long-term incapacitated or who have a child under the age of 5 years living with them. The rate of the Winter Bonus is currently set at £300.

The DHSS is aware that concern has been expressed by some members of the public that the Winter Bonus is being paid to tenants of properties whose weekly rental payments include the cost of their heating — typically those living in "sheltered accommodation". The public view appears to be (understandably) that if a person does not incur additional heating costs during the coldest months of the year, then it is not appropriate that they should benefit from the Winter Bonus.

However, before considering whether there is a need to amend the Winter Bonus entitlement criteria, the Island's various housing authorities have been asked whether tenants of properties for which heating is included within their rent are supplied with a sufficient level of heating in order to keep their homes warm throughout the year, and that it is not necessary for such tenants to supplement that heating at their own expense.

The Town Clerk has responded saying that all communal heating systems operated in Ramsey are full central heating and hot water systems and he is not aware of any complaints that systems are inadequate for tenants requirements although it is possible that some tenants might be supplementing the heating with electric fires (gas bottled heaters are illegal in flats).

Public Correspondence – March, 2010, Continued:

Where communal heating systems are operated the weekly charge applied to tenants includes a heating charge based on an estimate of the total annual fuel cost for the year. Heating charges collected are then offset against actual fuel costs and any shortfall or over collection taken account in calculating the heating charge for the next year. The Commission maintains a heating reserve fund which is used to manage any variation in fuel costs during any given year which avoids the need to adjust the weekly heating charges except at the time of the annual rent review.

In relation to the proposal the Town Clerk has also commented that residents whose homes are served by a communal heating system are not avoiding costs related to increased heating fuel requirements during winter months, moreover the impact of any additional fuel usage is being spread throughout the whole year, in a similar fashion to the way in which a private householder might spread gas, oil, or electric costs by entering into a monthly payment plan to spread costs through the year, or might buy coal in the summer to stockpile against winter usage. The difference is that the budgeting action is undertaken by the housing authority and imposed on tenants, tenants might equally argue that they are paying for heating at times when others are not.

Recommendation: To be noted.

Band Concert for August Bank Holiday

(PL)

In a letter dated 4th March 2010 Mr. Keith Price of the Independent Methodist Church has asked if the Group “Icthus” may play during the afternoon of Monday 2nd August 2010 in the Mooragh Park. The Band played in 2008 on August Bank Holiday Monday.

Mr. Price has confirmed that there will be no requirement for logistical or staff assistance on the day.

Recommendation: To grant permission.

Tynwald Advisory Council for Disabilities:

(FGP)

The Tynwald Advisory Council for Disabilities has provided a copy of their Report for the year ending December, 2009.

The Committee is an Independent Committee appointed by Tynwald, and the Report, which has been placed in the Town Library for reference, outlines the work of the Committee over the past 12 months.

Recommendation: To be noted.

12th March, 2010.