

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

www.ramsey.gov.im

14th June, 2019.

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 evening next, **19th June, 2019**, at **7.00 p.m.**

BUSINESS:

- 1. Apologies for Absence:** Rev'd Canon N. D. Greenwood and Mr. A. J. Oldham.
- 2. Minutes for Adoption:** pages: 1 - 9
 - Minutes of Board Meeting held on 15th May, 2019.
- 3. Matters arising not included within the Agenda.**
- 4. Chairman's Report:** page: 10
 - Waterloo Road Methodist Church and Trinity United Reformed Church
 - Sprintfest
 - Meet and Greet
- 5. Finance and General Purposes:** pages: 11 - 44
 - Town Clerk's Reports:
 - Consultation Telecommunications Development Order
 - Election and Engagement Policy
 - Street Lighting Policy
 - Finance Officer's General Report:
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates

- Technical Assistant's Report:
 - Enforcement Actions

5. Works and Development:

pages: 45 - 65

- Town Clerk's Reports:
 - Area Plan for the North and West - Call for Sites
 - 5G Sure Mobile Mast - Tower Farm Garff
- Technical Services Manager's Reports:
 - Planning Applications
 - Appendix

6. Housing and Property:

pages: 66 - 79

- Housing and Property Manager's Reports:
 - Local Authority Housing Managers' Meetings
 - Tenants' Questionnaire

7. Parks and Leisure:

pages: 80 - 81

- Deputy Town Clerk's Reports:
 - Ramsey National Week
 - Sprintfest

8. Any other Business:

page: 82

(by permission of Chairman)

- Representatives Reports



Town Clerk & Chief Executive.

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in Town Hall, Parliament Square, Ramsey, on Wednesday, 15th May, 2019, at 7.00 p.m.

Present: Mr. A. G. Cowie, Mesdames. M. B. Quayle and J. Wedgwood, Messrs' Canon N. D. Greenwood, N. P. Howard, J. McGuinness, G. Monk, A. J. Oldham, L. Parker, F. B. R. Williams and W. G. Young.

Apologies: Mr. Hankin.

The Town Clerk, Deputy Town Clerk, Finance Officer, Housing and Property Manager, and Minute Clerk were in attendance.

(2019/20:008) Minutes:

Resolved: That the Minutes of the Board Meeting held on 17th April, 2019, and the Annual Meeting held on 1st May, 2019, be confirmed and signed by the Chairman.

(2019/20:009) Matters Arising:

There were no matters arising raised.

Finance and General Purposes:

(2019/20:010) Finance Officer General Report:

Resolved: To note and approve the Finance Officer's General Report dated 9th May, 2019, subject to the following:-

Summary of Revenue Income and Expenditure: In response to a query the Finance Officer explained the high figure appearing for income for Housing Schemes was due to the timing of receipt of housing deficiency payments from Government.

Works and Development:

(2019/20:011) Town Clerk's Report - Bathing Water Quality:

Members considered the Town Clerk's report dated 9th May, 2019, concerning recommendations pertaining to bathing water standards issued by Department of the Environment, Food and Agriculture within a recent consultation. Mr. Williams in proposing that a positive response be made to the questions posed also expressed concern at what additional work might be required on an already stretched staff in maintaining the beaches.

Mrs. Wedgwood referred to the requirement to provide adequate public toilets "adjacent" to the beach and queried how far "adjacent" meant and therefore the matter required greater discussion, including possible review of dog fouling byelaws and the duties of the Town Warden.

(2019/20:011) Town Clerk's Report - Bathing Water Quality Continued:

The Town Clerk advised that bathing water quality deals only with water and associated matters may need to be discussed with the Department of the Environment, Food and Agriculture.

Mr. McGuinness agreed that the quality of the bathing water was the main criteria and other things would not deter people from bathing and therefore seconded Mr. Williams' proposal. The proposal was voted upon and agreed without division.

Resolved: To inform the Department of the Commission's unanimous support of the questions put within the consultation

(2019/20:012) Technical Services Manager's Report - Planning Applications:

Resolved: That the Technical Services Manager's Report dated 9th May, 2019, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and approved, subject to the following:-

REF NO:	3658	Amended Plans
P.A. NO.:	19/00277/C	
APPLICANT:	Against the Grain Limited	
PROPOSED:	Additional use of retail (Class 1) to retail (Class 1) and serving food and drink (Class 3)	
NOTES:	P.A. – Change of Use	
SITE:	Unit 1a, Gladstone Park, Ramsey.	

Discussion took place with during which members were informed that the applicant had attempted to clarify the "café" aspect of the application in that it proposed to provide "Consultation" food tasting, etc., members were informed that the café was not intended for walk-in customers or casual trade. The Deputy Town Clerk advised that in similar application with regard to café type premises a condition had been applied with regard to opening hours. Members felt that a café at Gladstone Park would take business away from the Town centre. Members felt the use of the word "café" was confusing the application as they understand the business to be one of food preparation and wholesale distribution.

It was proposed by Mr. Williams, seconded by Mr. Oldham that the Commission do not object to retail use (Class1), but to retail use (Class 3) - serving food and drink.

An amendment was put by Mr. Parker, seconded by Mr. McGuinness that the Commission continue to object to any change of use from Industrial. The amendment was put to the vote and defeated by 8 votes to 3, Mrs. Quayle, Mr. Parker and Mr. McGuinness voting in favour.

The original proposal was then voted upon and carried by 8 votes to 3, Mrs. Wedgwood, Mr. Parker and Mr. McGuinness voting against.

(2019/20:012) Technical Services Manager's Report - Planning Apps Cont:

Various applications - Royal Park:

Members were informed that these applications referred to changes in the design of the properties and there were no changes to the site layout nor to the number of properties being developed.

Appendices: - There were no comments made on the Appendices to the Technical Services Manager's report.

Housing and Property:

(2019/20:013) Housing and Property Manager's Report - Housing Performance and Statistics 2018/19:

Resolved: To note the Housing and Property Manager's Report dated 8th May, 2019, to which was appended the Housing Performance and Statistics to 31st March, 2019, being the 4th Quarter for 2018/19.

Members queried the way in which some of the information was presented and were informed that the housing maintenance was ahead of its schedule giving percentage figures higher than 100%. The Housing and Property Manager was asked to consider presenting in numeric format or including notes.

Mr. McGuinness took the opportunity to congratulate the Housing Department on the property inspections undertaken, which is believed to be important in the Commission's wish to communicate with tenants. He asked if greater encouragement could be given to reducing "over the counter" cash payments. The Housing and Property Manager suggested that use of the card reader might be expanded.

Members noted an encouraging drop in the number of applicants on the housing waiting lists; were given a verbal breakdown of the reasons tenancies were terminated and were advised that it was coincidental that the number on the transfer list had remained the same.

Mr. Howard queried tenancies being kept open in cases of long term absence and was informed that this was usually done in shorter absences but was discretionary to the housing authority.

(2019/20:014) Housing and Property Manager's Report - Kitchen Framework Agreement Update:

Resolved: To note the Housing and Property Manager's report dated 25th April, 2019, advising of the approval of the Commissioners' petition for borrowing powers to fund the final properties to have kitchen replacements as part of the Kitchen Framework Agreement, works for which will commence on 10th June, 2019.

Parks and Leisure:

(2019/20:015) Deputy Town Clerk's Report - Ramsey Rocks:

Members considered the Deputy Town Clerk's report dated 9th May, 2019, seeking the views of the Commission on the staging of Ramsey Rocks in 2019.

Resolved: That following a proposal by Mr. Howard, seconded by Mr. Parker, that the Commission stage Ramsey Rocks on Sunday, 25th August, 2019, with the proviso that a sponsor be sought.

The proposal was carried by 10 votes to 1, Mr. Oldham voting against insofar as he felt the timing, as part of the Festival of Motorcycling, would deter local residents from attending.

(2019/20:016) Deputy Town Clerk's Report - Supercars Mooragh Park:

Resolved: To note the Deputy Town Clerk's report dated 9th May, 2019, advising of the Manx Supercar Event part of which will include a visit to the Mooragh Park on 24th May, 2019.

(2019/20:017) Notice of Motion:

Mr. McGuinness presented the Notice of Motion, as hereunder, dated 10th April, 2019, standing in the his name and originally presented to the Board meeting on 17th April

"Notice of Motion

Alteration to Standing Order 13 – Order of Business.

to add, after “(h) other business, if any, authorised by the Chairman for consideration”, a new agenda item entitled – “Matters raised from the public of Ramsey for discussion”

Mr. McGuinness informed members that it was his wish to provide additional resources for Ramsey residents to communicate with the Commission and have their ideas/concerns discussed by the whole Board. He felt that replies could be framed should matters require research, etc., and suggested that matters need to be specifically addressed. Members queried the timing for submission of items of correspondence and suggested a greater time prior to meetings. Mr. McGuinness advised that the 5 days suggested was in-line with the existing distribution of the board-papers to the Commission and again stated that matters could be deferred if necessary. Concern was raised about private, or matters that were libellous. Mr. McGuinness advised that whilst he did not wish to buffer any items matters could be considered case by case.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Williams and agreed without division, Standing Order 13(h) be amended.

The Town Clerk advised members that in terms of Standing Orders the amendment would be implemented following the adoption of minutes at the June meeting.

Any Other Business:

(2019/20:018) Representative Reports:

No representative reports were submitted.

(2019/20:019) Climate Change Mitigation Strategy 2020-2030:

The Town Clerk distributed a Consultation based on the Climate Change Mitigation Strategy 2020-2030 for consideration. Mr. Williams declared an interest.

Mr. Cowie commended response to the consultation, particular with regard to Question 13 concerning future housing being built to a “nearly zero emissions standard”. Mr. Cowie querying whether the Commission should adopt this for public sector housing. Mr. Monk stated that if this requirement became part of building regulations it should apply to all future housing.

Members discussed cost implications and whilst recognising the importance felt it could make home-ownership out of reach.

Mr. McGuinness felt that the consultation was perhaps a first step , a knee-jerk reaction and not a proper strategy; and perhaps the Commission was not setting an example - he felt the consultation was not geared for a consensus view.

Mr. Cowie asked if the Commission might submit a general response based on practicality, viability and sustainability. Members felt that the bigger situation needs to be looked at and were concerned at unrealistic cost implications.

It was proposed by Mr. Parker , seconded by Mr. McGuinness and agreed by 9 votes to 1, Mrs. Quayle voting against, Mr. Williams not voting, that members submit individual responses and the Chairman prepare a general response which members can add to.

(2019/20:020) Coronation Park:

Mr. Howard referred to a complaint he had received a few days earlier about a broken bottle in the Coronation Park. The Deputy Town Clerk requested that attention be brought to such matters when they occur to enable prompt action to be taken. The Town Warden will be requested to increase his vigilance in the Coronation Park.

The Chairman thanked the media representative and public for attending and closed the public session at 8.10 p.m.

The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

(2019/20:021) Minutes:

Resolved: To note, for record purposes, that no minutes of either the Board Meeting held on 17th April, 2019, or the Annual Board Meeting held on 1st May, 2019, were recorded in private.

Matters for Information:

(2019/20:022) Housing Committee:

Resolved: To note and approve the minutes of the Housing Committee held on 8th May, 2019, subject to the following:-

Capital Projects 02b) ii - members referred to the progress of Mayfield redevelopment and noted that the works will continue during TT week and that the contractor will ensure all exits and entrances to the site and properly closed to ensure no access can be gained by the public.

Clause 7c) Members were in agreement to legal action having been sought with regard to the breach of tenancy. The Housing and Property Manager informed members that he has received an “eviction route policy” from the Department.

(2019/20:023) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 10th May, 2019, included within the agenda and the following comments made thereon, and accepting that some matters may be referred to in other sections of these minutes:-

- *Bleak House* - the Town Clerk advised that he is to meet with an Environmental Health Inspector during the week commencing 20th May and hopes to be able to report further to the June Board meeting.
- *Water Street Wall Boundary Wall* - members were advised of the approximate cost per visit by Structural Engineers.
- *Shoprite Group - Station Road* - Mr. Oldham drew attention to the need to re-paint car parking bays and directional arrows in the car park;
- *Ramsey North Beach* - the Deputy Town Clerk referred to use by paddle-board users and it was agreed to try and get a promotional photograph.
- *Website* - still needs some filling - but agreed the item be removed from the “Tracker”;
- *TT Events* - the Deputy Town Clerk informed members that the bands have confirmed attendance and of the specialist catering arrangement; Mr. McGuinness expressed thanks to Mr. Parker and the Deputy Town Clerk for their endeavours
- *Abated Sums S13 Agreements* - it is hoped a report can be presented to the July meeting. Reference was made to bees that were nesting in play equipment - whilst the bees are non-aggressive the play equipment has been sectioned off as their presence may cause distress.

(2019/20:023) On-Going Matters “Action Tracker” Continued:

- *Vollan / Balladoole Odours* - noted the Vollan filter has been fitted - Balladoole being a bigger job - complainants are to be asked to contact Manx Utilities. The Town Clerk also undertook to contact Environmental Health.
- *Parking* - the Deputy Town Clerk advised that the Business Agency can offer the services of a student for one month to undertake the parking survey.
- *Development Caine’s Yard* - planning approval has been refused - remove item from “Tracker”.
- *Poppy Mosaic* - it was noted that it has not yet been possible to meet with the artist - Proposed by Mr. Parker, seconded by Mr. McGuinness and agreed to proceed with re-locating the mosaic.

The Register of Ruinous Property and Unsightly Buildings appended to the Action Tracker was noted and members requested the addition of one property because of concerns that it may be in a dangerous condition.

Finance and General Purposes:

(2019/20:024) Town Clerk’s Report - Alcohol Licence Application:

Members considered the Town Clerk’s report dated 9th May, 2019, advising of a request made for support of an alcohol licence application for a local business. Members noted that alcohol would not be retailed as a bar/public house and any alcohol served to tables outside the premises would be within a clearly physically demarked area.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Parker and agreed, the Commission provide a letter welcoming the new venture and that they have no objections to the application.

(2019/20:025) Deputy Town Clerk’s Report - Ramsey Courthouse Update:

Members considered the Deputy Town Clerk’s report dated 9th May, 2019, to which was appended a leaflet containing the charging structure for use of the Courthouse. Mr. Oldham queried use by charities and was advised by Mr. McGuinness that it persons occupying rooms pay a modest rental and it is the purpose of hire that determines whether a fee is paid not who is running the event.

Mr. Oldham queried why a community organisation did not pay for use of the Town Hall and was advised that the organisation to which he was inferring had Commission representative on this Committee - events held by this organisation other than Committee meetings did incur hire fees.

A letter from Ramsey Branch, Royal British Legion was noted and it was agreed that the Chairman draft a suitable reply explaining the hire policy.

It was agreed that the hire policy be confirmed and the Deputy Town Clerk’s leaflet be approved.

(2019/20:026) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's Report dated 9th May, 2019, subject to the following:-

Rent Arrears - queries raised about particular tenants listed within those in arrears with rent were noted:-

No 12 - the tenant has promised to make a payment;

No 21 - existing payment plan has lapsed and a new plan is being set-up.

Aged Debtors - queries raised about certain debtors were answered to members' satisfaction

(2019/20:027) Technical Assistant's Report - Fixed Penalty Notice Appeal:

Members considered the Technical Assistant's report dated 3rd May, 2019, advising of an appeal submitted against a Fixed Penalty Notice issued with regard to a dog to be at large on the Mooragh Estate in an area where dogs are not permitted. It was noted that the appellant contended lack of signage in her defence. The Technical Assistant's report had a photograph showing numerous signs in the area appended.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Oldham and agreed that the Fixed Penalty be upheld.

Parks and Leisure:

(2019/20:028) Housing and Property Manager's Report - Water Drinking Fountain/Bottle Filling Stations:

Members considered the Housing and Property Manager's report dated 7th May, 2019, the provision of water bottle filling stations within the Mooragh Park. Mrs. Quayle expressed concern about the frequency of maintenance.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed by 9 votes to 2, that two filling stations be provided by MIW Water Cool Experts. Mr. Cowie and Mr. Williams voted against.

Any Other Business:

(2019/20:029) Street Trader's Licence:

The Town Clerk verbally reported on a request made to sell artisan goods, from a VW camper, on the Park Road for not more than 3 hours at any one time and to site a small "A board", made by Sue Battery t/a Cobblers Goose.

A proposal was made by Mr. Mr. McGuinness to accept the request, this was seconded by Mr. Williams.

(2019/20:029) Street Trader's Licence Continued:

An amendment was put by Mr. Monk that a 12 month licence to facilitate a trial, be permitted, this was seconded by Mr. McGuinness. It was confirmed that no sales will be permitted within the Mooragh Park. Mrs. Quayle expressed concern that such permission could create a precedent.

The amendment was put to the votes and carried by 10 votes to 1, Mr. Parker voting against.

(2019/20:030) Reserved Car Parking Spaces:

Mr. Howard raised a matter brought to him by constituents with regard to reserved parking spaces on Commissioners' car parks - in a request had been made that residential use be charged a lesser amount than commercial hirers.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mrs. Quayle and agreed by 8 votes to 3, Canon Greenwood and Messrs' Howard and Oldham voting against, the request be denied.

Members felt that residents made greater use of the car parking spaces and also felt that sufficient free long term parking was available in car parks in close proximity to those for which reserved spaces charges are made available.

(2019/20:031) External Seating Court Café:

Mr. Oldham queried the provision of external seating at the Court Café and was advised that checks will be made with the Technical Assistant on this matter.

The meeting closed at 9.38 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
JUNE, 2019.**

Fellow Members,

Waterloo Road Methodist Church and Trinity United Reformed Church

It was an honour to attend the rather poignant services held to mark the closure of two community churches in Ramsey.

Both congregations have now come together and will be utilising the St Paul's Church Hall for weekly services and I wish them all the best in their continued efforts within the community.

Sprintfest

I would like to congratulate all those associated with the inaugural Sprintfest events this year. Despite the unseasonal weather the event was very well received and I look forward to its development in future years.

The event fitted within a particularly busy period for our workforce, who yet again managed to maintain the cleanliness of the town, ensured that the Mooragh Park was in exceptional condition, service the sprint events and attend to their normal duties. I would like to record my grateful thanks for the extra effort put in by the staff during this particularly busy period.

Meet and Greet

I would remind members and the public that the Commissioners next meet and greet event is to be held on Saturday 22nd June, 2019, at the Ramsey Courthouse between 10:00am and 12 noon.

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12th June, 2019.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION TELECOMMUNICATIONS DEVELOPMENT ORDER
JUNE 2019– PUBLIC**

Mr. Chairman and Members,

The Cabinet Office is able to grant planning approval by way of an order for certain types of development, or development in specific locations and these can be subject to conditions and/or limitations. These are often referred to as Permitted Development Orders (PDO).

The Cabinet Office is seeking views on a draft development order in relation to Telecommunications infrastructure. This will replace an existing order approved in 2013 which is available to view here:

www.gov.im/media/992462/townandcountryplanning_permitteddevelopment_telecommunications_order2013.pdf

The Programme for Government sets out a number of goals which included a commitment to *'Ensure we are a digital Island, ready for new technologies like 5G, so we remain competitive, now and in the future'*.

The consultation points out that the National Telecoms Strategy was unanimously approved by Tynwald in October 2018. The strategy was influenced and informed by the Chief Minister's sub-committee on National Telecoms Infrastructure. Both the Committee report and the National Strategy highlighted that access to world class telecommunications networks is essential for the future economic growth of the Island. The Committee found that development of planning policy would be required as part of the evolutionary journey in the delivery of 5G.

The Tynwald approved Strategy states that

"Our overarching vision is to be recognised as being at the forefront of telecoms innovation. Our Island should be fully connected with sustainable and affordable telecoms infrastructure.

"We should be an inclusive island where all households and businesses can access reliable, fast and secure broadband and other essential telecoms services."

It continues to state that *"This strategy sets out a direction of travel to realise a fully connected Island and supports the delivery of fibre and 5G."*

Tynwald therefore unanimously approved a number of actions in this area including; *'The Department for Enterprise will support the Cabinet Office to introduce new planning legislation and policy which supports the delivery and maintenance of telecoms infrastructure.'*

Government is a key enabler in developing and delivering policy which supports the implementation of new high speed telecommunication networks. Tynwald approved the strategy and supported the proposed change in legislation in the interest of accelerating the installation of new telecom networks such as fibre and 5G.

The 2019 Order is drafted to be in the same format as other permitted development orders, and with the use of clear classes of permitted development is intended to be easier to understand. The definitions under paragraph 3(3) have been reviewed. Schedule 1 of the 2019 Order sets out general conditions that apply to all development under the Order. These ensure that development is only permitted by telecommunications code operators, and must have an ICNIRP certificate if one is required. The conditions have been expanded from the 2013 Order and make it clear that no development is permitted which would:

- be within an Area of Special Scientific Interest, a Registered Building or Ancient Monument;
- impact upon the safe operation of the airport; or
- require the removal of (or works to) trees.

Schedule 2 of the 2019 Order sets out development that can be carried out without prior approval. Four parts (each with classes) are set out:

- Cabinets;
- Telecommunications Structures;
- Mounted Equipment; and
- Underground telecommunications structures.

The 2019 Order uses conditions to place restrictions on some forms of development within 20 metres of the primary window of a residential property, within Conservation Areas or within 9 metres of a Designated Watercourse. Conditions also restrict the size/number of certain types of developments.

Schedule 3 of the 2019 Order sets out development that can be carried out subject to a process of prior approval. It has the same four parts (each with classes) as Schedule 1, but with less restrictive conditions in relation to size, numbers, proximity to primary windows, Conservation Areas and watercourses (given the prior approval process considers these matters).

Schedule 4 of the 2019 Order sets out the prior approval process including:

- Application details and submission;
- Determination; and
- Timescale.

A planning application requires the pros and cons of a proposal to be weighed, and a balanced judgement to be reached which considers all material considerations. The prior approval process as set out in the 2019 Order does not require this. It requires the decision maker to consider if there would be a negative material impact on specific issues and, if it is considered there would be, to refuse the prior approval.

A precautionary approach is to be taken in cases of doubt. As this is a technical judgement, public consultation is not required and there is no appeal process (although a refusal of prior approval would not prevent an application being submitted and the decision on that application being appealed).

The prior approval process limits the technical assessment of any application and states that the Department must only consider the following factors in determining an application—

- (a) the visual and noise impact on residential amenity;
- (b) the visual impact on the character and appearance of the area;
- (c) the impact on any designated conservation area; and
- (d) the impact on any designated watercourse.

Under the proposed Order some larger development (for example larger masts/antenna on land over 12 metres) that were potentially permitted development subject to prior approval under the 2013 Order (up to 15 metres) are excluded from the 2019 Order and so will now require a planning application.

Under part 2, section 8 of the Town and Country Planning Act 1999 the Cabinet Office wishes to introduce a new development order which will replace the existing order. The Department is consulting on the proposed development order for an 8 week period prior to any order being laid before Tynwald Court. The public is being asked for views on the proposed changes and a public consultation on the Telecommunications Development Order has been launched with responses required to be submitted by 2 August.

The consultation focus very much on the planning process and avoids discussion on the health risks or otherwise of new telecommunication technology such as fifth generation cellular network technology (5G). The proposals appear to place greater restrictions than presently exist whilst also introducing a half measure in the form of a prior

The consultation seeks response to the following questions, the Town Clerk has used the comments sections in each to provide some *notes (in italics)* related thereto.:-

Small scale equipment

Schedule 2 of the 2019 Order sets out development that can be carried out without prior approval.

Four parts (each with classes) are set out:

- Telecommunications Cabinets
- Telecommunications Structures
- Mounted Equipment
- Underground telecommunications structures.

5. The order is intended to make it easier to install smaller-scale telecommunications equipment - do you think the order will achieve this?

Please select only one item

- Yes
- No
- Neutral

Do you have any further comments?

The question relates only to the impact of the PDO it does not seek a response as to whether the PDO should be in place, in effect however the new PDO seems to be applying greater rigour on permitted development that presently exists under the 2013 Permitted Development (Telecommunications) Order.

The existing PDO refers specifically to the International Commission on Non-ionising Radiation Protection, as expressed in the EU Council recommendation of 12 July 1994 on the limitation of exposure of the general public to electromagnetic fields (0Hz to 300 GHz), whereas the proposed (2019) Order refers only to the requirement to be in full compliance with the requirements of the radio frequency public exposure guidelines of the ICNIRP. On the face of it this change makes minimal difference as 5G technology operates within the electromagnetic fields (0Hz to 300 GHz) and therefore much of the infrastructure needed for such could be undertaken within the existing permitted development structure.

It is suggested that in any event care should be taken to ensure that no installation results in the width of any pavement or pedestrian path so as to obstruct the passage of prams, mobility scooters and wheelchairs, for example that a minimum unobstructed width of 1500mm must be maintained between the up-stand of the kerb (or any existing street furniture) and any installation to allow the free passage of pedestrians and wheelchairs.

Large scale equipment

The order is intended to ensure that larger-scale telecommunications structures would require a full planning application. This will provide greater control over larger telecommunication infrastructure particularly in sensitive areas.

6. What outcome do you think this could have for the Island?

This provides a greater level of control in that larger installations will now be subject to a full planning application.

Prior approval process

Schedule 3 of the 2019 Order sets out development that can be carried out subject to prior approval. It has the same four parts (each with classes) as Schedule 2, but with less restrictive conditions in relation to size, numbers, proximity to primary windows, conservation areas and watercourses (given the prior approval process considers these matters).

Schedule 4 of the 2019 Order sets out the prior approval process including:

- Application details and submission
- determination
- timescale.

The order is intended to ensure that the prior approval process is a quick and efficient way of identifying proposals which are unlikely to have an impact and so should be able to proceed as permitted development, and those where greater scrutiny is required through a full planning application.

7. Do you think the proposed prior approval process is appropriate?

Please select only one item

- Yes
- No
- Neutral

Do you have any further comments?

It is suggested that in any event care should be taken to ensure that no installation results in the width of any pavement or pedestrian path so as to obstruct the passage of prams, mobility scooters and wheelchairs, for example that a minimum unobstructed width of 1500mm must be maintained between the up-stand of the kerb (or any existing street furniture) and any installation to allow the free passage of pedestrians and wheelchairs.

General conditions and limitations

Schedule 1 sets out general conditions and limitations that will apply to anything permitted under the order.

8. Are there any issues which you think are missing from this list and not adequately covered elsewhere?

Please select only one item

- Yes
- No
- Neutral

Do you have any further comments?

It is suggested that in any event care should be taken to ensure that no installation results in the width of any pavement or pedestrian path so as to obstruct the passage of prams, mobility scooters and wheelchairs, for example that a minimum unobstructed width of 1500mm must be maintained between the up-stand of the kerb (or any existing street furniture) and any installation to allow the free passage of pedestrians and wheelchairs.

Town Clerk's Report - Consultation Telecommunications Development Order - June, 2019 - Public Continued
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Further comments

9. Do you have any further comments in relation to the Order?

Regardless of the technology applied there is within the National Telecommunications Strategy there is a recommendation towards the "dig once initiative". The proposed Order should make suitable provision for mandatory mast sharing within any telecommunications development.

Members may wish to defer consideration until the July meeting in order to obtain further information and consider their response thereto.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive

12th June 2019.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ELECTIONS AND ENGAGEMENT POLICY
JUNE 2019– PUBLIC**

Mr. Chairman and Members,

The Board has previously discussed the election process and means by which engagement in such process can be encouraged. The matter was referred to the Policy Committee with a request that a formal policy be developed for adoption and implementation.

Policy Committee have agreed the attached draft Policy on Elections and Engagement and requested that it be presented to the full Board for consideration.

Recommendation: to formally adopt the Policy on Elections and Engagement.

T. P. Whiteway
Town Clerk and Chief Executive

12th June 2019.

RAMSEY TOWN COMMISSIONERS

Elections and Engagement Policy

Originating Officer	TPW
Date	February 2019
Approved by Policy Committee	May 2019
Approved by Board	
Last Review Date	

Contents

Contents	2
1. Introduction.....	3
2. Overview.....	3
3. Political Structure	3
4. Statutory Provisions.....	4
5. Election Process.....	4
6. Increased engagement in the election process.....	6
6.1 Increase awareness of registration process	6
6.2 Election Timetable	7
6.3 Online Media	7
6.4 Election Mailing List.....	7
6.5 Local media newspaper articles and radio interviews.	7
6.6 Banners at the town hall and larger notices (A3) on public noticeboards.....	8
6.7 Meet the Commissioners Session	8
6.8 Production of an information package for candidates.....	8
6.9 Publication of manifestos on RTC media pages	8
6.10 Issue of manifestos along with Polling Cards.	9
6.11 Guidance for candidates.....	9
6.12 Invitation for candidates to meet the press.	9
6.13 Requisition meeting.....	9
7. Engagement.....	9
8. Policy Review	10
9. Responsible Officer.....	10

1. Introduction

- 1.1 Ramsey Town Commissioners were constituted under the Ramsey Town Act 1865 and exist as a body corporate within the context of the law, Commissioners are popularly elected to act in the best interest of the authority and of the Town which they are elected to represent.
- 1.2 The Commission has 12 elected representatives, six representing each of the Towns two electoral wards. Commissioners are elected to serve for a term of 4 years as part of the Islands national local authority election.
- 1.3 General elections for all Island Local Authorities took place in 2016, with the next general election taking place in 2020, and every fourth year thereafter.
- 1.4 General Elections are held during the month of April on common date determined by the Department of Infrastructure under the Local Elections Act 1986.
- 1.5 Where vacancies occur then, subject to the provisions of the Local Elections Act 1986, there may be a requirement to fill the vacancy by bye-election.
- 1.6 This policy is developed to promote and engage community interest in the activity of the authority, to promote participation in the democratic process either as candidates or voters in order to ensure that the authority Membership best presents the interests of the community of Ramsey as a whole.

2. Overview

- 2.1 The Policy has been developed within the overarching Ramsey Town Commissioners vision **"Making Ramsey a better place to be"**.
- 2.2 Ramsey Town Commissioners mission is to:-
 - Provide excellent levels of service to residents, businesses and visitors
 - Be financially responsible
 - Inspire community spirit
 - Maintain and improve our environment in a sustainable manner
 - Communicate clearly and regularly with our community
 - Work with government and other agencies for the benefit of our town

3. Political Structure

- 3.1 The Commissions functions are split into a number of prime areas, each of which is led by a Commissioner appointed at the Annual General Meeting. These areas are:-
 - Finance General Purposes and Establishment
 - Housing and Property
 - Works and Development
 - Parks and Leisure
- 3.2 The Commission also has four standing Committees:-
 - Housing Allocation Committee chaired by the Lead Member for

- Housing and Property
 - Establishment Committee chaired by the Lead Member for Finance and General Purposes.
 - Policy Committee comprising the four Lead Members
 - The Northern Civic Amenity Site Management Committee within which the Commission appoints one representative, the other members of the Committee being a representative appointed by each of Andreas, Ballaugh, Bride, Jurby, Lezayre and Garff (Maughold Ward).
- 3.3 The Commission nominates elected Commissioners to serve on the Ramsey and Northern Districts Housing Committee, and on the Northern Swimming Pool Board, those persons holding office for a term of three years.
- 3.4 The Commissioners annually elect representatives to serve on the following bodies :-
- The Housing Advisory Committee. (1 year)
 - The Ramsey Regeneration Committee
 - The Manx Wildlife Trust
 - The Ramsey Chamber of Commerce
 - The Northern Neighbourhood Policing Team
 - The Northern Traffic Management Liaison Group
 - The Isle of Man Municipal Association. [Two members]

4. Statutory Provisions

- 4.1 Local Authority elections are governed by the Local Elections Act 1986, Rules made thereunder and by certain applied provisions of the Representation of the People Act 1995.
- 4.2 Rules made under the Local Elections Act provide for the conduct of elections and absent voting.
- 4.3 Copies of all legislative provisions related to local elections can be found on the IOM Government Department of Infrastructure Website
<https://www.gov.im/categories/home-and-neighbourhood/elections-and-voting/local-authority-election/>

5. Election Process

- 5.1 The process for elections is provided for within statute under the provisions of the Local Elections Act 1986, the application of certain provisions within the Representation of the People Act 1995, the Local Election Rules 2003, and the Local Elections (Fees) Order 2016.
- 5.2 Where a casual vacancy occurs within 6 months before the day on which the member would regularly have retired, an election is not held unless the vacancy results in the total number of unfilled vacancies in the membership of the authority exceeding one third of the whole number of members. Where an election is not held, the vacancy is filled at the next ordinary election. In the case of Ramsey this provision is applied to each Ward independently.
- 5.3 Sections 11-15, of the Local Elections Act 1986, ("the 1986 Act") deal with vacancies.

- 5.4 Section 14 of the 1986 Act states that Local Authorities shall, except in any case in which a declaration has been made by the High Court under the Act, declare an office to be vacant where a member of a local authority ceases to be qualified to be a member of the authority; or becomes disqualified for being a member of the authority otherwise than by virtue of section 7(6) of that Act; or
- i) a conviction; or
 - (ii) a breach of any provision of the Representation of the People Act 1995; or ceases to be a member of the authority by reason of failure to attend meetings of the authority;
- 5.5 Where the Authority has declared a vacancy, then a Bye-Election must take place within 42 days of the date upon which the office became vacant.
- 5.6 In the case of a resignation, the date of the vacancy is fixed by section 15(1)(b) of the 1986 Act. The receipt of the notice of the resignation by the Clerk is the date on which the vacancy has occurred.
- 5.7 Upon receipt of the notice of resignation, the local authority must issue a public notice of casual vacancy under section 15(2)(b). Once the notice is issued (by a public notice in the newspaper at least once in each of 2 successive weeks), a copy of that notice should be sent to the Department in accordance with section 15(3) of the 1986 Act.
- 5.8 In order for a valid election to be held, 2 local government electors from the district of the authority must have submitted notice in writing requesting that an election be held. Once received then an election must thereafter be held within 42 days of that request (section 17(1)(b)).
- 5.9 The following table outlines the statutory steps to be taken following the occurrence of a casual vacancy, in the case of the Commission declaring a vacancy as a consequence of a Member being no longer qualified the 42 day limit commences immediately the vacancy is declared by the act of publication in one or more newspapers.

Day Count	Action	Statutory Provision
	Notice of Casual Vacancy	Section 15(1)(b) of the Local Elections Act 1986 – to be published in at least one newspaper in each of two successive weeks (S30 Representation of the People Act 1995)
0	Declaration of Vacancy in Office Receipt of Notice requesting Election	S14 Local Elections Act 1986 S15(3) Local Elections Act 1986
1	Notice of Election and advice for Absent Voters public notice in local newspapers and on	Local Election Rules 2003 Rule 6. <i>Not less than 7 days nor more than 14 days</i>

	notice boards	<i>before the last day for the delivery of nomination papers.</i>
15	Delivery of Nominations	<i>Not more than 28 days and not less than 21 days before the date of election</i>
16	Withdrawals and Objections	<i>Not later than 2pm on the next day after delivery of nominations</i>
16	Publication Nominations and Withdrawals on notice board.	Local Election Rules 2003 Rule 17. <i>Immediately after the time for withdrawals and objections.</i>
	Notice of Poll public notice IOM Courier and on notice boards	Local Election Rules 2003 Rule 23. <i>As soon as practicable after the time for withdrawals and objections.</i>
	Polling Cards issued for distribution by IOM Post	Local Election Rules 2003 Rule 28 – after Absent Voter applications.
	Notice of Poll public notice IOM Examiner	Local Election Rules 2003 Rule 23.
42	Election Day	

The Commission will undertake the election process in accordance with the statutory requirements.

6. Increased engagement in the election process

The Commission has considered a number of opportunities which exist to promote the election process from inclusion on the register of electors to participation as candidates and voters in the poll.

6.1 Increase awareness of registration process

Electoral Registers are maintained by the Cabinet Office; revised registers are issued on a quarterly basis and held by local authorities for each electoral district. An Electoral Canvas is undertaken annual by the Cabinet Office.

Information about registration is included on the IOM Government Website <https://www.gov.im/categories/home-and-neighbourhood/elections-and-voting/register-to-vote/>.

The Commission will promote the Electoral Canvas on its web and social media pages, reports will also be included within the Board papers.

Revisions to the Register of Electors are issued quarterly and a task reminder has been established for publicising each issue on the Commissions Website, Facebook and other social media platforms when made.

6.2 Election Timetable

Establishing of the election timetable seeking to ensure that maximum time available is used for the election process, having regard for public holidays and other events (i.e. TT races, Bank Holidays etc)

Immediately a vacancy is notified the Commission will seek to establish the election calendar seeking to ensure the maximum lead in period to polling days within the constraints of legislation. The timetable will be published on our web and social media platforms, notified to local media representatives, and drawn to the attention of any prospective or nominated candidates.

6.3 Online Media

Regular posting of updates regarding the election process on Website and on the Commissions, Facebook, Instagram and Twitter feeds. Use of the banner page to update on the election process.

Provision of hyperlinks or the use of QR codes referencing web or social media sites providing assistance or advice can assist by ensuring that information is readily and easily accessible for interested parties.

All election publications required to be made by statute will be published on the Commissioners Website and social media pages in addition to any statutory requirement (i.e. notice boards or newspapers)

Commencing from the announcement of a vacancy or election the Commission will promote such through its website and use of its social media platforms with the aim of posting a new item for engagement at least once every two days.

6.4 Election Mailing List

Use of Mail Chimp or similar to allow residents to register their interest and receive election specific updates during the course of the election process. All data to be deleted following completion of the poll process.

The Commission will investigate the use of MailChimp or a similar platform to enable voters to register to receive notification of any information relevant to the election process in future elections.

6.5 Local media newspaper articles and radio interviews.

At the outset of the election process the publication of a media article outlining recent decisions taken by the authority and inviting people to consider "what would you do", along with an invitation to participate in future decision making by standing for election.

Staff will maintain media contacts with the aim of seeking support in promoting local interest at future elections. In the case of a Bye-election media releases will be issued on behalf of/in conjunction with the Chairman of the authority. For general elections the Commission is unable to be seen to favour or promote any individual existing member (if standing) and a general announcement will be issued without quotes.

Recent decisions will be highlighted with the assistance of local media contacts on any future election announcement.

Candidates standing will be asked to provide their contact details for distribution to local media representatives to maximise engagement.

6.6 Banners at the town hall and larger notices (A3) on public noticeboards.

These may be factual, i.e. Polling Today, Use Your Vote, Candidates Wanted, or more challenging such as "Your community needs your vote" – these might be generated through engagement with RGS student groups.

The Commission will prepare election process banners for display at the town hall during future elections. Themes to include "Opportunities to serve YOUR community", "Ramsey needs you vote", etc, including

Public Notice Boards will be dedicated to the election process whilst underway. Additional temporary board locations will be investigated for use during future elections.

6.7 Meet the Commissioners Session

Providing the opportunity to meet with existing Commissioners enables prospective candidates the opportunity to engage with members and obtain further information on the benefits and commitments associated with serving as a local authority member.

Prior to the date for close of nominations the Commission will host an open public session at which persons interested in standing as candidates can meet with existing Commissioners and senior staff to learn more about the structure and activities of the authority.

6.8 Production of an information package for candidates.

Providing information to prospective candidates including information on the election process, existing Commissioners, contact details, duties and responsibilities, accounts etc.

For general elections the Commission will supplement information provided through the Department of Infrastructure with local and relevant further details, this will be offered to all prospective candidates and made available via our web and social media platforms and at the town hall.

6.9 Publication of manifestos on RTC media pages

In order to maintain balance and impartiality manifestos are not posted unless all the manifestos were available for publication.

In all elections candidates will be encouraged to issue manifestos for publication as soon as possible as this assists in enabling media interest to be generated.

If individual candidates choose not to issue a manifesto then they will be asked to agree to the manifestos of remaining candidates being published along with a short summary of their own candidature – ie Name address, occupation.

6.10 Issue of manifestos along with Polling Cards.

The option exists to distribute a synopsis of each candidate along with the polling cards. In order to ensure balance each candidate could be invited to provide a head and shoulders photo and no more than a set number of words which would be published in candidate alphabetical order and distributed with the Polling Cards. Candidates might be requested to meet the cost of publication and any additional distribution costs.

The Commission is unable to promote candidates however will investigate distribution and provide the opportunity for candidates to contribute subject to all candidates being in agreement thereto.

6.11 Guidance for candidates

Issue of guidance to candidates through consolidation of existing publications made available through the Government Website and other sources.

The Commission will make available to all candidates copies or links to all source information on the duties and responsibilities of Commissioners together with guidance on the election process.

6.12 Invitation for candidates to meet the press.

Holding a drop in session for electorate to meet candidates.

The Commission will facilitate a "meet the candidates" drop in session either at the town hall or other suitable location prior to the date for the poll. All candidates will be invited to attend.

6.13 Requisition meeting

Holding of a requisition meeting for candidates to be held in the days prior to the election, with sufficient time to enable local media interests to attend produce and publish media articles on the matter.

As soon as an election is called the Commission will make arrangements (date, venue, Chairman, media coverage) for the hosting of a public meeting for each Ward to which all candidates for that Ward will be invited to attend. The meeting

7. Engagement

In order to maintain public interest in its activities the Commission will:-

- Ensure that all agendas and minutes are available for inspection on its website;
- Ensure that relevant and timely information on our activities and services is available via the Commissioners website;

- Maintain opportunities for ratepayers to contact the Commission through counter and telephone services, mail, email, web and social messenger platforms;
- Participate in public drop in sessions to meet elected representatives at least once in each quarter;
- Provide regular media releases on the Commission decisions and activities;
- Promote community activities, events, stories of interest on social media platforms to maintain high levels of engagement;
- Seek community views on the establishment of new, or review of existing policies, through SurveyMonkey or other similar processes, at an appropriate juncture during the process, ensuring that the opportunity to respond in writing is always available;
- Engage with local schools to promote pupils interest in local authority and community issues;
- Consider any further opportunities presented to it in order to extend or improve engagement with the local community.

8. Policy Review

- 8.1 This policy will be subject to review by the Commission every ***fourth year*** and will be presented to the Board for such purpose at the June meeting in the year of each General Election, commencing 2020.

9. Responsible Officer

- 9.1 This policy falls under the responsibility of The Town Clerk and any question in relation thereto, and responsibility for application, management, review and reporting thereon is vested therein.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
STREET LIGHTING POLICY
JUNE, 2019– PUBLIC**

Mr. Chairman and Members,

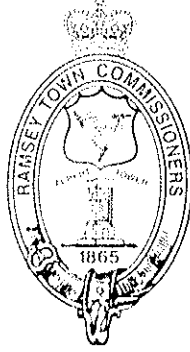
Policy Committee noted a report on requests to vary lighting schemes by property owners and developers. Committee feel that where changes are requested to street lighting at the request of individuals or to facilitate development the cost of those changes should be passed to the requesting party.

Committee agreed that the policy should be amended to reflect this position and presented to the Board for confirmation.

Recommendation: to formally adopt the revised policy on street lighting.

T. P. Whiteway
Town Clerk and Chief Executive

12th June 2019.



RAMSEY TOWN COMMISSIONERS

Street Lighting Policy

Originating Officer	Town Clerk & Chief Executive
Date	August 2017
Approved by Policy Committee	2 nd October 2017
Adopted by Ramsey Town Commissioners	18 th October 2017
Last Review Date	

Contents

Contents.....	2
1. Introduction.....	3
2. Statutory Powers	3
3. Overview	3
4. Benefits and Costs of Street Lighting.....	4
5. Lighting Provision	4
6. Lighting Hours.....	5
7. Removal of Street Lighting	6
8. Changes to facilitate development	6
9. Use of New and Emerging Technologies	6
10. New Developments and Adoptions.....	7
11. Maintenance	7
12. Policy Review	7
13. Responsible Officer	8

1. Introduction

- 1.1 The purpose of this policy is to detail where the Ramsey Town Commission will provide and maintain street lighting and to what standard subject to available funding.
- 1.2 The Policy has been developed within the overarching Ramsey Town Commissioners vision **"Making Ramsey a better place to be"**
- 1.3 The Commission Aims to **ensure a safe and attractive environment** and towards such it will **provide maintain and improve street lighting to meet the needs of residents.**
- 1.4 Energy policy and climate change are also directly linked and require effective coordination across many branches of Government. To facilitate this, the Council of Minister's Environment and Infrastructure Committee (EIC) was created.

The role of the EIC is to ensure the Isle of Man's policy on energy is sustainable for future generations. The three key aims are to:

- 1.4.1 maintain the security of energy supply;
 - 1.4.2 secure the efficient use of affordable energy and
 - 1.4.3 minimise the impact of our energy use on the Environment.
- 1.5 The term "street lighting" encompasses all illuminated assets which belong to the Commission including street lights, signs, bollards and other street furniture but is distinct from decorative/festive lighting.

2. Statutory Powers

- 2.1 The Local Government Consolidation Act 1916 provides the Commission with the power [but not the duty] to provide and maintain street lighting for any of the streets or places within the area of the town as defined within the Town boundaries.

Section 254 Commissioners may contract for lighting streets

The commissioners may, from time to time, enter into any contract with any company or persons for lighting any of the streets or places within the district with gas or other light, or for the supply of gas or other means of providing light; or for the supply of pipes, burners, meters, lamps, lampposts, or other apparatus or appliances for lighting the said streets and places, and for the repair thereof, in such manner and upon such terms as shall be agreed upon between the commissioners and such company or person.

3. Overview

- 3.1 The Commission currently manages and maintains over 800 street lights within the Town. The inventory grows as new developments are adopted.
- 3.2 The Commission contracts with the Manx Utilities Authority for the provision

of new and maintenance of existing installations. The Commission require the contractor to provide the necessary expertise, reliability and consistency to maintain standards.

- 3.3 A schedule of all lighting columns and fittings, together with lamp type and operating hours is maintained by the Manx Utilities Authority and available for review by the Commission when needed.

4. Benefits and Costs of Street Lighting

4.1 The benefits of street lighting are:

- Reduce road traffic accidents
- Reduce the severity of road traffic accidents
- Reduce the fear of crime
- Promote the night time economy

These benefits are enjoyed by residents, businesses and visitors to the town and the total cost of the provision is met by the town rate fund.

4.2 The costs of street lighting are:

- Financial: Capital, maintenance and energy costs
- Environmental: Carbon emissions and light pollution
- Amenity: Visual and aesthetic impact

- 4.3 The budgetary provision for street lighting within the 2017-18 rate setting estimates was £68,000.

Street Lights - electricity	37,000
Street Lights - maintenance contracts	31,000
Total	68,000

This is equivalent to a 9.75p rate, or 2.8% of net annual expenditure for the year. It may be expressed as £18.89 per town household or £8.66 per town resident.

- 4.4 The policy seeks to strike a balance between the benefits and costs of street lighting by applying British Standards within budgetary constraints.

5. Lighting Provision

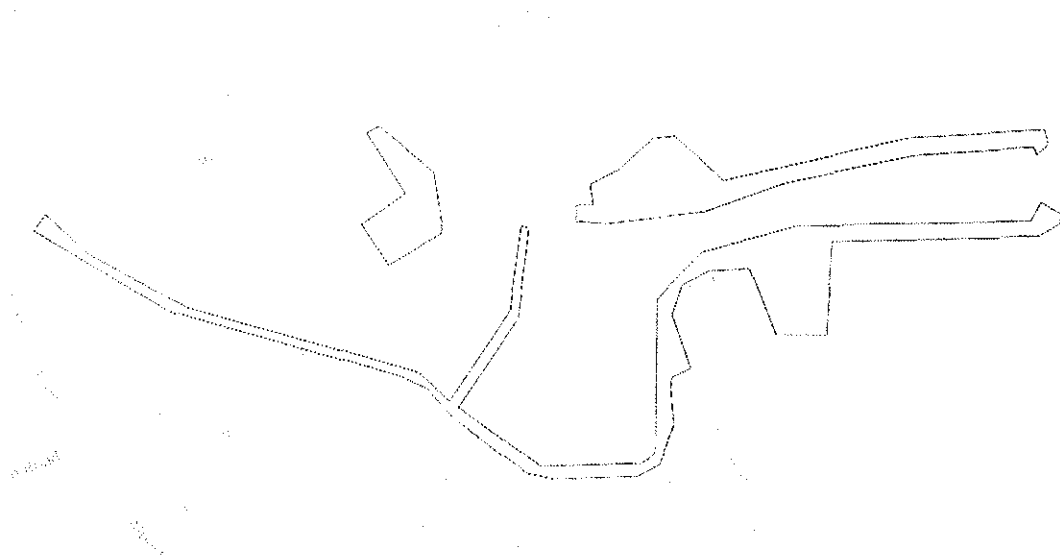
- 5.1 The need for street lighting varies by location. It is generally accepted that urban and residential areas should be provided with street lighting. However, the level and standard of lighting provided will be dependent upon a number of factors.

For example, town areas with high pedestrian use may benefit from the provision of a higher level of street public lighting whereas environmental factors in rural areas may constrain the level and type of lighting considered necessary.

- 5.2 Roads within the town are generally provided with lighting in accordance with the relevant minimum British Standard applicable to the type and use of

the adopted highway.

- 5.3 Footpaths and cycle tracks will only be lit where there is high night-time use, fear of crime issues and no alternative route.
- 5.4 Where requests are made for the introduction of new or additional street lighting these will be investigated and considered by the Commission having regard to public safety and budgetary constraints.
- 5.5 Where Manx Utilities or Highways works involve the undergrounding of existing overhead services or major road reconstruction schemes are planned the Commission will review and where necessary and practicable renew street lighting services within those schemes.
- 5.6 All new or replacement street lighting will be located in public footpaths or on public land, where practicable. Otherwise locations will be agreed with adjacent land or property owners and agreements to locate obtained before installation.
- 5.7 In addition to Ramsey Town Commission lighting, the Department of Infrastructure provides lighting within the confines of the operational harbour area including East and West Quay, the Swing Bridge and the North and South Pier areas.



Indicative Map of Harbour zones with lighting operated by Department of Infrastructure

6. Lighting Hours

- 6.1 Our policy is to light the main thoroughfares of the town and areas with higher anticipated night-time footfall until 1 am. Lighting will be switched off after these times, other than as detailed in 6.1.1, to reduce energy consumption and light pollution.

The Commission may extend or amend these hours for special occasions and events on a risk-based analysis.

Areas of the town with high footfall in the mornings (such as school access roads) may also be lit from 6:30 until dawn.

Lighting hours within the town are as follows:-

6.1.1 All-night lighting.

Operates between dusk and daylight hours predominantly at major road junctions such as Parliament Square, Market Place and at junctions with side roads on main routes. The majority of all-night lighting operates on photo-cells.

6.1.2 Dusk to 1am and early morning lighting.

Operating between dusk and 1am, then from 6:30am until dusk outside daylight hours.

6.1.3 Dusk to 1am lighting

From dusk until 1am but without early morning operation, for a small number of lights predominantly on estates and side roads.

6.2 Lighting times are determined by location and are generally established for the purpose of pedestrian and traffic safety, review is undertaken when requested for example through the Northern Neighbourhood Policing Partnership meetings.

7. Removal of Street Lighting

7.1 This policy sets out where street lighting will be provided and to what standard on the adopted highway subject to available funding.

7.2 Local residents will be consulted on the proposed removal of any street light and will be provided with details and locations of any street lights identified for possible removal.

8. Changes to facilitate development

8.1 Where requests are made by members of the public or developers to alter street lighting installations the cost of any alteration will be the responsibility of the requester and will be charged for.

8.2 Where alterations are requested to street lighting schemes the Commission we will not take in to account any private lighting as contributing towards meeting street lighting standards

9. Use of New and Emerging Technologies

9.1 This policy applies where street lighting is provided and subject to available funding.

9.2 The Commission has determined that it will utilize LED (Light Emitting Diodes) light sources for all new installations and for replacement lighting heads.

9.3 The Commission will constantly review new and emerging technologies to ensure that the most technically and economically advantageous street lighting technology is utilised.

9.4 When resources permit the Commission will investigate a Central Management System (CMS) to facilitate dimming and remote monitoring.

10. New Developments and Adoptions

10.1 The Commission requires developers to follow this policy should they wish the Commission to adopt street lighting.

10.2 Developers are required to make early contact with the Commission prior to commencing street light design, and to obtain formal agreement to adopt prior to installation.

10.3 Street lighting will only be adopted on completion of all construction works and in conjunction with highways and public open space adoption processes.

10.4 Street lighting designs for new developments must satisfy current British Standards and incorporate LED lighting heads.

10.5 Further design guidance for developers may be obtained through the Manx Utilities Authority.

11. Maintenance

11.1 The Commission contracts the maintenance and management of its lighting installations (currently with the Manx Utilities Authority).

11.2 The contractor will undertake regular inspection of all installations to ensure satisfactory operation.

11.3 The Commission will provide a system for public reporting of faults through its website and via the Town Hall. All reports will be transmitted to the contractor for investigation and repair / recommendation within 3 working days.

11.4 Manx Utilities are required to undertake repairs to faulty lights either identified during inspection visits or reported by the public or local authority office within 14 days although Manx Utilities will use reasonable endeavours to make repairs as rapidly as possible on a priority basis.

12. Policy Review

12.1 This policy will be subject to review by the Commission every four years and will be presented to the Board for such purpose at the June meeting in the year of each General Election, commencing 2020.

13. Responsible Officer

- 13.1 This policy falls under the responsibility of Works and Development and any question in relation thereto, and responsibility for application, management, review and reporting thereon is vested in the Technical Services Manager.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
JUNE 2019 - PUBLIC**

Mr. Chairman and Members,

The following documents are appended for review and/or information :

1. A summary of accounts paid and suppliers used in May 2019 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31st May 2019 – Appendix 2.

Accounts

Accounts totalling £279,109.65 were paid through the General Revenue Account and accounts totalling £37,623.38 were paid through the Northern Civic Amenity Site Account in May 2019. Details of the accounts paid and the suppliers utilised are attached at Appendix 1.

Recommendation : To be noted.

Summary of Revenue Income and Expenditure

A summary of the 2019-20 Income and Expenditure for the period to 1st April 2019 to 31st May 2019 together with associated graphical depiction is attached at Appendix 2. It should be noted that the graphical disclosures are both for month-by-month and cumulative figures.

Recommendation : To be noted.

Rates

During May 2019 the Commission received a £268,118 payment from the Treasury being the first instalment of rate income for the 2019-20 year. For comparison purposes £249,362 was received in May 2018 re 2018-19 rates.

Treasury has also supplied a 1st Supplemental Rating List for 2019-20 which indicates some slight changes in the gross and rateable values for the Town as follows :

	Gross £	Rateable £
Existing list	808,678	703,044
Valuations to be added	5,755	4,605
Valuations to be cancelled	<u>(3,051)</u>	<u>(2,441)</u>
Revised list	<u>811,382</u>	<u>705,208</u>

These totals include agricultural hereditaments (i.e. farmland) which are only charged a water charge so do not increase the rateable value for the Town.

Recommendation : To be noted.

13th June 2019

N.Q. Cannell, FCCA
Finance Officer.

Ramsey Town Commissioners

Accounts paid to the 31 May 2019

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	171,804.20
IOM Government	Waste disposal charges	31,278.30
Various	Housing property repairs, maint. & safety checks	21,860.88
Various	Fuel & oil	14,139.76
Various	Legal & prof. fees - housing	7,439.40
Various	Park materials	5,925.64
Various	Commission property repairs, maint. & safety checks	3,815.15
Various	Vehicle maintenance, repairs & licences	3,306.63
Manx Telecom	Phones	2,969.78
Various	Legal & prof. fees - int. audit, non-housing	2,526.00
Various	Machinery maintenance	2,171.36
Various	Staff training	2,142.00
Various	Security, etc.	2,057.32
Various	Contract cleaning	1,833.33
Various	Refuse materials & equipment	1,647.96
Various	Library books & DVD's	1,262.41
Various	Office expenses - post, printing, stationery etc.	919.80
Various	Town events	794.00
Manx Utilities	Electricity & Water charges	561.17
Banks	Bank & debit card charges	348.37
Various	Media	168.00
Various	IT costs	78.19
Various	Gift vouchers	60.00
		279,109.65

Northern Civic Amenity Site

IOM Government	Waste disposal charges	10,758.66
Island Drainage & Groundwork	Skip haulage	9,774.00
Various	Recycling charges	8,793.19
Various	New equipment & equipment repairs	3,563.95
IOM Government	Rent & rates	3,278.64
Various	New skip delivery costs	966.00
Various	Site maintenance	420.21
Worldpay	Debit card reader charge	39.90
Bank	Charges	28.83
		37,623.38

Ramsey Town Commissioners

Suppliers utilised during May 2019

Appendix 1

Ace Hire & Services	IOM	Manx Telecom	IOM
Adam Berry	IOM	Manx Utilities Authority	IOM
Appleby	IOM	Marksman Locksmith	IOM
Argon IT Services Ltd.	IOM	Martin & Watson Ltd.	IOM
Argon Office Systems Ltd.	IOM	MC Locksmith Services Ltd.	IOM
Axiomatic Technology	UK	Mezeron Ltd.	IOM
Ballaneven Compost	IOM	Middle Park Recycling Ltd.	IOM
BB Consulting Engineers	IOM	Modus Architects	IOM
Bertram Trading Ltd.	UK	Outdoor Power & Plant Ltd.	IOM
Brew & Corkill Ltd.	IOM	P Crystal - stone mason	IOM
Bridge Bookshop Ltd.	IOM	Parker Bell	UK
CE Richmond Ltd.	IOM	Paul Wheeler Ltd.	IOM
Cleervu Aerial Specialists	IOM	P & M Window Cleaners Ltd.	IOM
Cuplas Callow	IOM	Phil Manning Land Survey Services	IOM
2Clean	IOM	Phoenix Windows Ltd.	IOM
David Perry Electrical Consultants Ltd.	IOM	Plasma Media	UK
Ellan Vannin Fuels Ltd.	IOM	Pro-tec Security	IOM
Evolution Accounting Ltd.	IOM	Ramsey Automotive Centre	IOM
Fayle Safe Security	IOM	Ramsey Shipping Services	IOM
Feltons Ironmongers	IOM	Ramsey Skips	IOM
Ferncroft Environmental (IOM) Ltd.	IOM	RW Faragher	IOM
Furnitureland	IOM	Secure Scaffolding Ltd.	IOM
Fuschia Services	IOM	Steven Morley Ltd.	IOM
G4S Secure Solutions Ltd.	IOM	Suez Recycling	IOM
Gough Electrical KLtd.	IOM	Tanks Direct	UK
Haldane Fisher (IOM) Ltd.	IOM	The Garage Door Company	IOM
Infotech Systems Ltd.	IOM	TLC Business Solutions	IOM
IOM Government	IOM	Ulverscroft Large Print Books Ltd.	UK
IOM Post Office	IOM	Vannin Officepoint	IOM
Island Drainage & Groundworks	IOM	VPG Systems UK Ltd.	UK
Jewson Ltd.	UK	Watson Nurseries	IOM
Macs Builders Ltd.	IOM	WDS Ltd.	IOM
Magnet Ltd.	IOM	WF Howes Ltd.	UK
Manx Fork Trucks	IOM	Wicksteed Leisure	UK
Mannin Media Group	IOM	Worldpay (UK) Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31 MAY 2019 - Appendix 2

	2019 - 2020 to date			Estimate for 2019 - 2020		
Social Housing	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	118,085	1,334,638	(1,216,553)	4,198,000	4,248,600	(50,600)
Cl. Woirrey/ Cl. y C Glass	3,441	181	3,260	29,700	24,100	5,600
Brookfield Court	1,723	8	1,715	15,650	16,930	(1,280)
Close ny Mooragh	4,851	33	4,818	33,600	42,700	(9,100)
Sub Total	£128,100	£1,334,860	(£1,206,760)	£ 4,276,950	£ 4,332,330	(£55,380)

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	6,231	15,905	(9,674)	219,400	23,100	196,300
Workshops	10,836	0	10,836	97,770	0	97,770
Public Conveniences	9,088	0	9,088	54,600	0	54,600
Courthouse	16,411	25	16,386	40,000	0	40,000
Mansail Lease	1,704	1,533	171	4,200	7,590	(3,390)
Lakeside Centre	39	0	39	4,200	11,170	(6,970)
Parklands Day Nursery	0	4,139	(4,139)	2,360	17,150	(14,790)
Bowling Alley	22	3,750	(3,728)	2,000	15,000	(13,000)
Non-Lease Properties	307	0	307	11,600	0	11,600
Prom Shelters, etc	2,080	0	2,080	13,200	0	13,200
Private Property Repairs	0	0	0	10,500	0	10,500
CCTV town centre	648	0	648	4,500	0	4,500
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	16,408	14,096	2,312	19,000	20,900	(1,900)
Park assets	4,358	0	4,358	49,300	0	49,300
Sub Total	£68,132	£39,448	£28,684	£532,630	£94,910	£437,720

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	10	0	10	3,500	0	3,500
Car Parks	2,308	12,600	(10,292)	53,300	16,300	37,000
Refuse Removal	100,733	19,428	81,305	703,990	139,700	564,290
Civic Amenity contribution	43,514	0	43,514	174,100	0	174,100
Sewers & Pumps	0	0	0	104,735	104,735	0
Street & Dec Lighting	14,680	0	14,680	114,000	0	114,000
Local Services	9,242	0	9,242	97,000	0	97,000
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£170,487	£32,028	£138,459	£1,250,625	£260,735	£989,890

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Advertising & Entertaining	3,029	1,925	1,104	55,500	3,500	52,000
Parks & Gardens	51,482	511	50,971	281,411	602	280,809
Games Concessions	1,309	0	1,309	16,500	2,000	14,500
Public Library	20,022	1,808	18,214	141,600	11,300	130,300
Sub Total	£75,842	£4,244	£71,598	£495,011	£17,402	£477,609

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	6,000	0	6,000	64,700	0	64,700
Office Expenses	155,054	2,467	152,587	950,550	83,000	867,550
Sundry Expenses	2,469	0	2,469	15,500	0	15,500
Miscellaneous	3,970	8,222	(4,252)	29,500	20,400	9,100
Swimming Pool	2,443	0	2,443	17,500	0	17,500
Town Band	2,000	0	2,000	2,000	0	2,000
Vehicle Replacement	0	0	0	10,000	0	10,000
Ramsey Town Management	0	0	0	6,500	0	6,500
Sub Total	£171,936	£10,689	£161,247	£1,096,250	£103,400	£992,850

TOTAL	£614,497	£1,421,269	(£767,324)	£ 7,651,466	£ 4,808,777	£ 2,842,689
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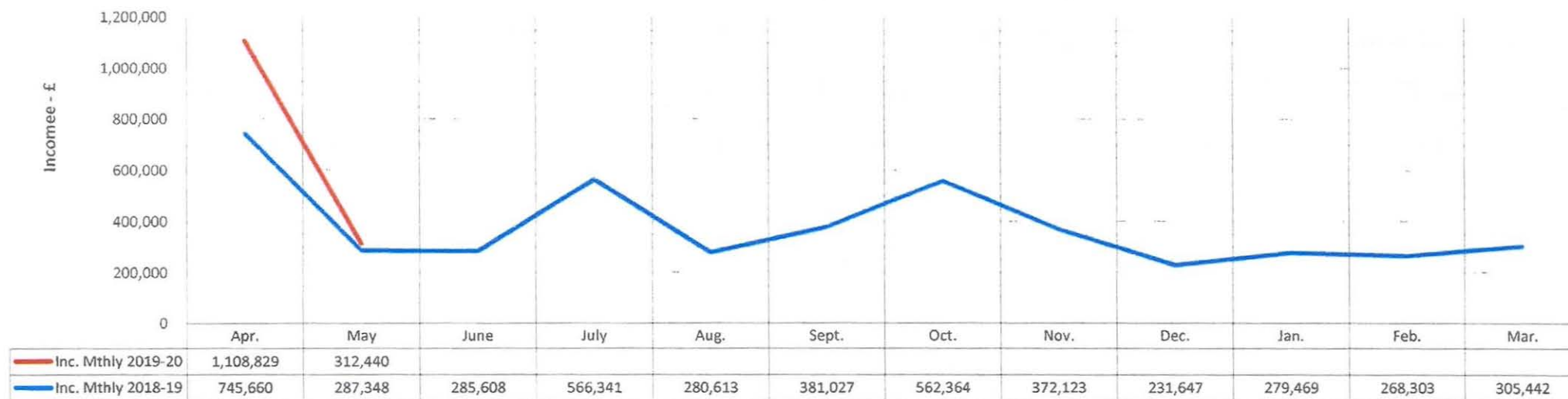
Town rates	£ -	£ 311,433	(£311,433)	£ 23,000	£ 2,819,024	(£2,796,024)
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RAMSEY TOWN COMMISSIONERS

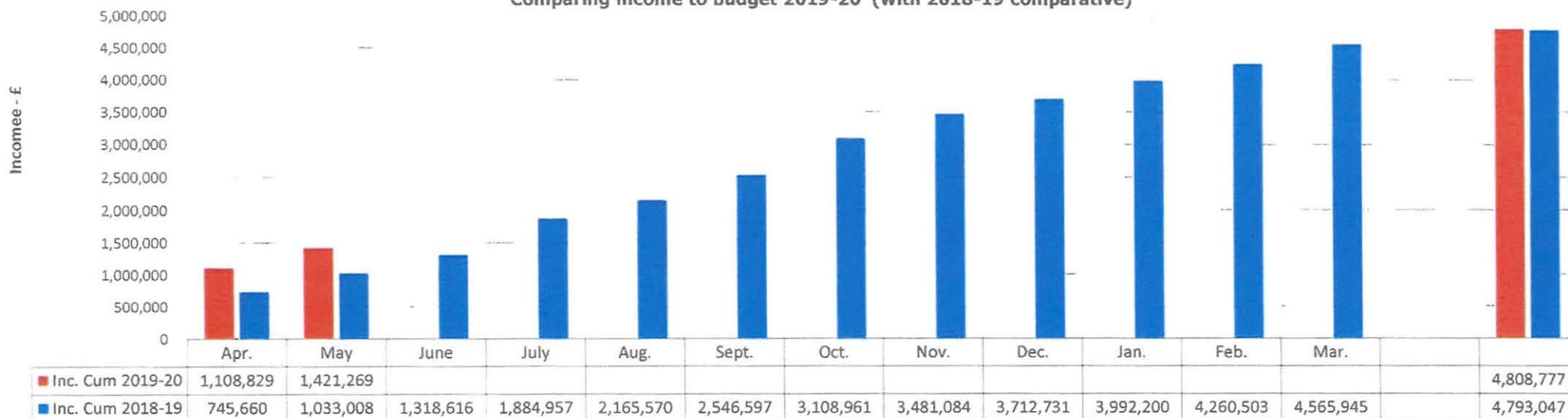
SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2019

Appendix 2

Ramsey Town Commissioners
Month-on-month income summary 2019-20 & 2018-19 comparative



Ramsey Town Commissioners
Comparing income to budget 2019-20 (with 2018-19 comparative)

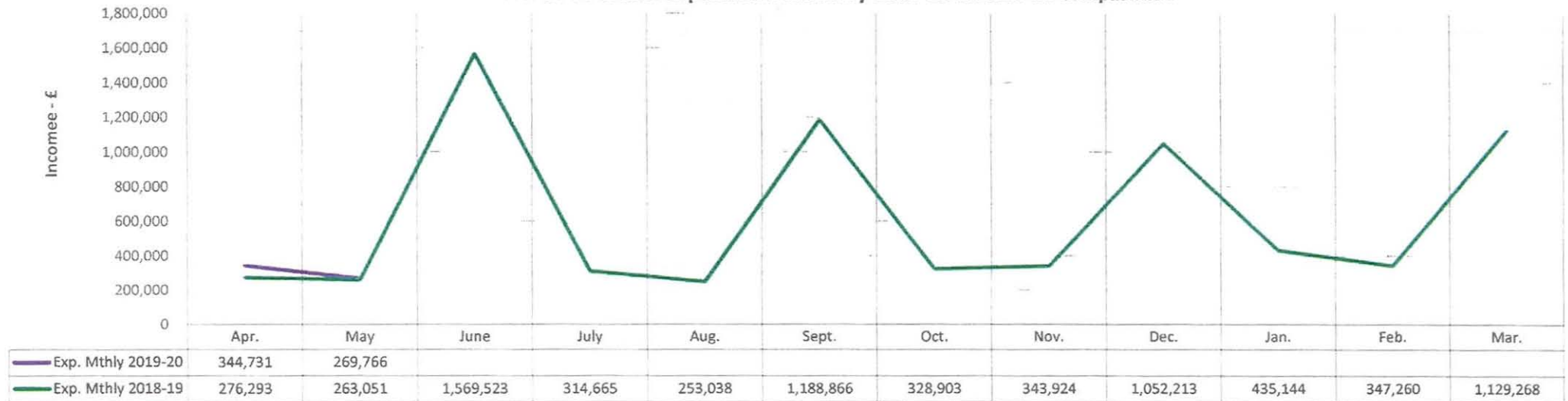


RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2019

Appendix 2

Ramsey Town Commissioners
Month-on-month expenditure summary 2019-20 & 2018-19 comparative



Ramsey Town Commissioners
Comparing expenditure to budget 2019-20 (with 2018-19 comparative)

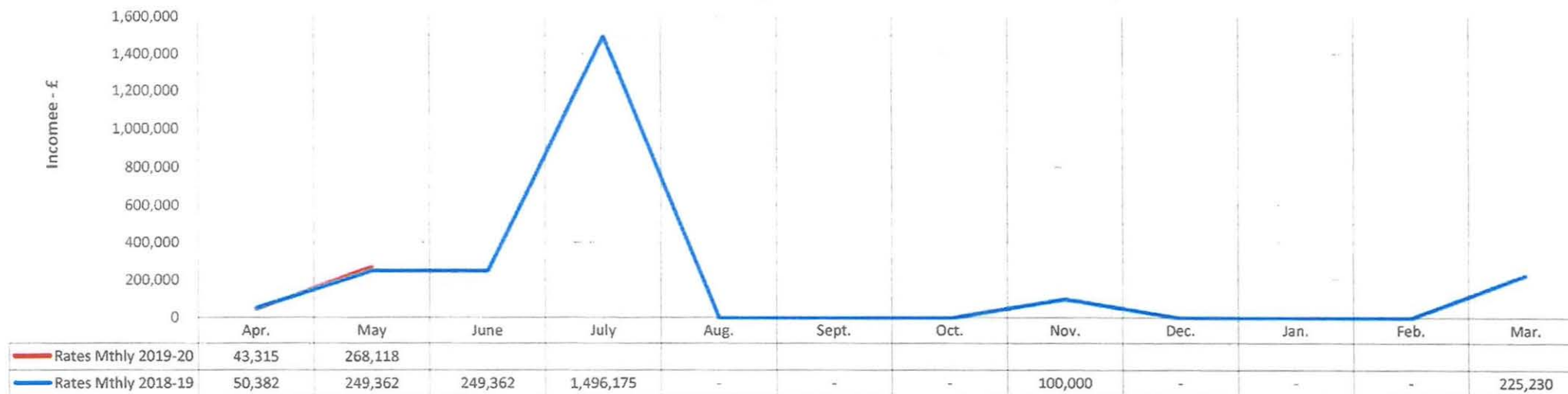


RAMSEY TOWN COMMISSIONERS

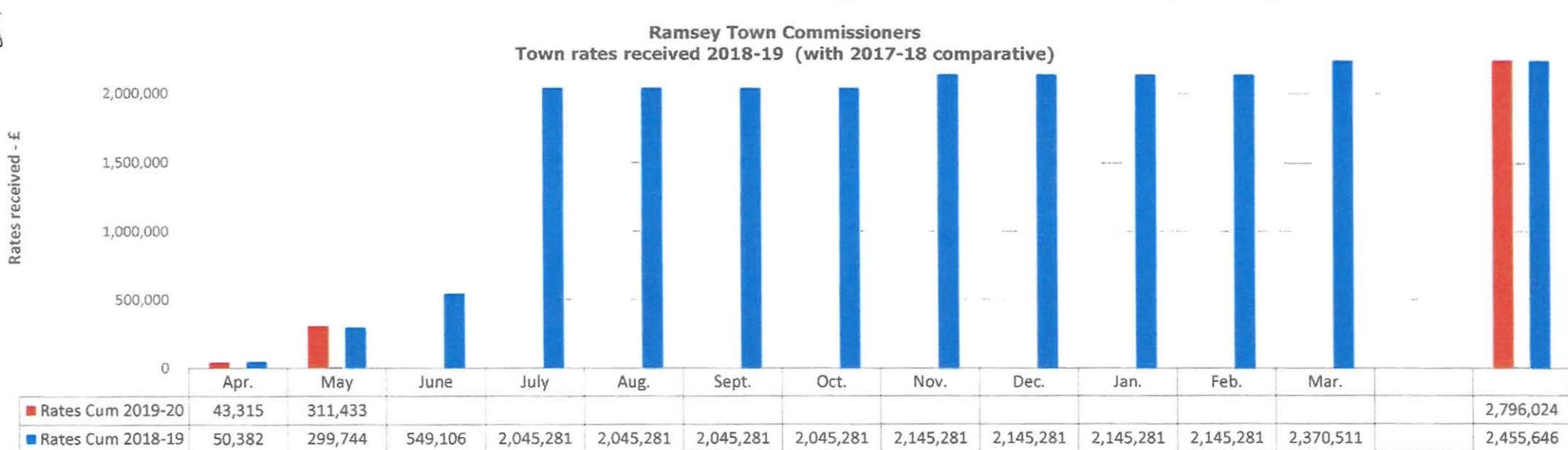
SUMMARY OF INCOME & EXPENDITURE TO 30 APRIL 2019

Appendix 2

Ramsey Town Commissioners
Month-on-month rate receipts summary 2018-19 & 2017-18 comparative



Ramsey Town Commissioners
Town rates received 2018-19 (with 2017-18 comparative)



**RAMSEY TOWN COMMISSIONERS
TECHNICAL ASSISTANT'S REPORT
ENFORCEMENT ACTIONS
JUNE, 2019 - PUBLIC**

Mr. Chairman and Members,

At the Magistrates Court held on Thursday 16th May, 2019, the following were dealt with by Coroner's admission:-

Ms. Jayne Bygrave

Ms. Bygrave of Ballalough Estate, Andreas was fined £200.00 with £50.00 costs for parking her vehicle on a space designated for the disabled, without displaying a disabled person's badge, at Station Road Car Park. Ms. Bygrave will serve 30 days in custody if payment is not made by 30th May, 2019.

Mr. Allan Astin

Mr. Astin. Bygrave of Ballure Court, Queen's Drive West, Ramsey was fined £150.00 with £125.00 costs for parking his vehicle on a space designated for the disabled, without displaying a disabled person's badge, at Station Road Car Park. Mr. Astin will serve 30 days in custody if payment is not made by 13th June, 2019.

Mr. Shane Young

Mr. Shane Young of Water Street, Ramsey was fined £250.00 with £125.00 costs for parking his vehicle on a private space, on four occasions at Water Street Car Park. Mr. Young will serve 30 days in custody if payment is not made by 13th June, 2019.

Recommendation: To be noted.

G. Kelly (Miss)
TECHNICAL ASSISTANT

11th June, 2019.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
AREA PLAN FOR THE NORTH AND WEST – CALL FOR SITES
JUNE, 2019– PUBLIC**

Mr. Chairman and Members,

Call For Sites

As part of the preparations for the Area Plan for the North and West the Cabinet Office is undertaking a 'Call for Sites' for land within:

Ballaugh, Jurby, Andreas, Bride, Lezayre, Ramsey, Maughold, Partick, German, Michael, Peel.

The Department invites developers, landowners, local authorities, government Departments, Statutory Boards and others to identify any sites which they wish the Department to consider allocating for a particular purpose in the new Area Plan. The Call for Sites forms part of an early engagement activity offering the opportunity to suggest sites for development consideration or particular uses within the North and West.

A Call for Sites Explanatory Note is enclosed. This note is intended to provide an overview of the stages involved in preparing an Area Plan and information regarding the Call for Sites process. A map of the geographical scope of the North and West Plan and draft settlement boundaries are also available on the Government Website consultation page

<https://consult.gov.im/environment-food-and-agriculture/area-plan-for-the-north-and-west-call-for-sites/>

The Call for Sites will help the Cabinet Office identify potential sites that can be assessed for housing, employment and other types of development ahead of the first formal stage of the plan process: the Preliminary Publicity stage.

The closing date for submissions is 29th November 2019.

Recommendation: to be noted and further report.

T. P. Whiteway
Town Clerk and Chief Executive

12th June 2019.



**Isle of Man
Government**

Reiltys Ellan Vannin



Area Plan for the North and West

Call for Sites Explanatory Note

MAY 2019

CABINET OFFICE

The Area Plan for the North and West- Call for Sites

Introduction

As part of the preparations for the Area Plan for the North and West the Cabinet Office is undertaking a 'Call for Sites' exercise. The Call for Sites forms part of an early engagement activity offering individuals and organisations the opportunity to suggest sites for development consideration or particular uses within the North and West.

This will help the Cabinet Office identify potential sites that can be assessed for housing, employment and other types of development ahead of the first formal stage of the plan process: the Preliminary Publicity stage. This note is intended to provide an overview of the stages involved in preparing an Area Plan and information regarding the Call for Sites process.

The Area Plan for the North and West

An Area Plan provides a framework for the future development of a specific area. It plans for housing, employment, community facilities, the environment, and ensures infrastructure is available to support these. The combined Area Plan for the North and West will include a strategy for the spatial development of the area, development management policies and sites for achieving the development requirements. All planning applications will be determined against policies and proposals in the Area Plan and material considerations.

The geographical scope is set out in the Strategic Plan and comprises of:

NORTH	WEST
Ballaugh	Patrick
Jurby	German
Andreas	Michael
Bride	
Lezayre	
Ramsey	
Maughold	

The Area Plan for the North and West will therefore replace the following:

- Foxdale Local Plan 1999
- St Johns Local Plan 1999
- Peel Local Plan 1989
- Kirk Michael Local Plan 1998
- Sulby Local Plan 1998
- Ramsey Local Plan 1998
- Relevant parts of the Planning Scheme (Development Plan) Order 1982

Call for Sites

The Call for Sites extends to developers, landowners, agents, Local Authorities, Government Departments and Statutory Boards as well as other with an interest in developing land in the North and West. All information submitted will help to inform the next steps in the plan preparation.

It should be noted that this Call for Sites **does not** comprise or form part of the first statutory stage in the area plan process. The Call for Sites is a technical exercise that will form part of the evidence base for the area plan. The Preliminary Publicity, as set out in Schedule 1, Paragraph 2 of the Town and Country Planning Act 1999, is the first statutory stage and will take place in due course.

In terms of existing land designations as stated in current Local/Development Plans, as set out above the Cabinet Office is open to any suggestions as part of the Call for Sites to re-examine sites in order to consider their suitability for consideration for site allocation(s) for future use or development of land such as:

- Housing
- Employment
- Retail
- Leisure
- Community Use
- Mixed Use Development

The Call for Sites invitation will open on the 31st May 2019 and will close on the 29th November 2019.

Next Steps

All sites received from the Call for Sites exercise will be assessed by the Planning Policy Team/Consultants. Site survey work will be carried out and may lead to a further request for information and/or site access. Sites will be assessed against a range of criteria to determine the capacity and suitability for development and will assist in identifying appropriate sites to take forward.

The initial site assessments findings will be published at the Preliminary Publicity stage and will be open for comments during this stage.

For updates on the Area Plan for the North and West please visit the Planning Policy website at:

<https://www.gov.im/categories/planning-and-building-control/planning-policy/>

Table 1 sets out the key stages in the preparations for the Area Plan, the work that the Planning Policy Team within the Cabinet Office will carry out and a brief overview of the stages in which the public can become involved in the plan process.

Plan Making Stage	Part Of Statutory Stage	What will the Cabinet Office do during this Stage?	How can public get involved?	Indicative Timescale
Call for Sites	NO	<ul style="list-style-type: none"> i. Make a public announcement of the Call for Sites ii. Publish <i>Call for Sites Response Form</i> iii. Publish the <i>Consultation and Engagement Statement</i> iv. Publish <i>Scoping Report</i> v. Report of Call for Sites 	<ul style="list-style-type: none"> • Submit sites for consideration • Input from Local Authorities, service providers and key stakeholders for <i>Scoping Report</i> • Input from Steering Committee for <i>Scoping Report and Consultation and Engagement Statement</i> 	<p>May 2019 – November 2019 (receiving responses for Call for Sites)</p> <p>TBC (Scoping Report and Engagement Strategy)</p>
Preliminary Publicity	YES	<ul style="list-style-type: none"> i. Make a public announcement of the Preliminary Publicity and a period for public consultation ii. Publish all suggested sites iii. Publish initial site assessment findings iv. Undertake internal detailed site assessment scoring/reports, exploring options for site distribution and the implications of differing growth distribution scenarios across the North and West v. 	<ul style="list-style-type: none"> • Make representations to Cabinet Office on the Preliminary Publicity during the Consultation Period 	TBC
Draft Plan	YES	<ul style="list-style-type: none"> i. Publish the <i>Draft Area Plan for the North and West</i> which will identify sites proposed for development ii. Publish supporting evidence including: Full Site Assessment findings and Response Table addressing representations made on Preliminary Publicity 	<ul style="list-style-type: none"> • Make representations to Cabinet Office on the Draft Plan during the Consultation Period 	TBC
Public Inquiry	YES	<ul style="list-style-type: none"> i. Prepare Departmental Response Table to comments on the Draft Plan ii. Prepare documents and case for Inquiry (including proofs of evidence) iii. Make arrangements for the Public Inquiry 	<ul style="list-style-type: none"> • Submit proofs of evidence based on previous submissions 	TBC

TABLE 1
Overview of Area Plan Process

			<ul style="list-style-type: none"> Parties can appear in person at Inquiry 	
Adoption of Draft Plan	YES	i. Consider Inspector's Report and decide whether to make modifications to Draft Plan which may include modifications to specific site allocations/proposals ii. Seeks representations/objections on any modifications and consider them iii. In due course, formally 'Adopt the Plan'	<ul style="list-style-type: none"> Make representations to Cabinet Office on any proposed modifications during the Consultation Period 	TBC
Approval of Final Plan by Tynwald	YES	i. Arrange for consideration of the Plan at a forthcoming meeting of Tynwald ii. If approved, make copies of the Plan available to download or purchase – i.e. publish the Plan.	<ul style="list-style-type: none"> Note political debate at Tynwald and decision 	TBC

TABLE 1
Overview of Area Plan Process



**The information in this leaflet can be provided in large
print or audio on request.**

Cabinet Office
Government Office
Bucks Road
Douglas
IM1 3PN

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
5G SURE MOBILE MAST – TOWER FARM, GARFF
JUNE 2019– PUBLIC**

Mr. Chairman and Members,

Sure IOM have submitted, and had approved, a planning application (PA19/00300/B) for the erection of a tree mast to replace existing tree mast at the Sure Mobile Site IOM - 047 Tower Farm Mountain Road Ramsey, located in the parish of Garff. The application was made on the 13th March 2019, and approved by the planning committee with a decision notice issued on the 17th May 2019, the 21 day period of appeal expired on Thursday 6th June 2019.

The application is in the local authority area of Garff, as such the application was not notified directly to the Ramsey Town Commission, and the Commission does not have interested party status therein. Garff Parish Commissioners had been made aware of a number of negative comments in response to PA 19/00300/B, whilst they have no objections to the application, the Chairman had indicated she was willing to consider an appeal and, as the application predominantly affects Ramsey residents, had asked if RTC have any concerns they may wish to raise.

Ms Young and others had submitted personal objections to the planning application however were not granted interested party status and were therefore asking the local authority to submit an appeal, Garff Commissioner's had no objections to the application, but had indicated that they would appeal if requested to do so by Ramsey Town Commissioners. Ms Young provided the following background:-

I have collected approx 1000 signatures in a week from local citizens concerned about the Sure (IOM) Ltd planning approval granted 17 May 2019 for a replacement mast at The Albert Tower capable of 5G the new untested technology ref 19/00300/B. It is a very tight timescale to appeal but the petition is requesting Ramsey Commissioners approach our neighbours Garff Commissioners (who have Interested Party Status as Tower Farm falls in Garff area) to ask Garff to appeal the planning decision until more safety tests have been done and people are assured they will not be harmed by the new radio waves or increased exposure to EMFs.

Dr Allinson has said in a letter we have 'justifiable concerns' and he has "asked the Communications Commission and the Director of Public Health to look into these issues in detail and to brief all Tynwald members about 5G. He has also asked them to "engage in public discussion on safety issues to answer concerns people have."

Therefore more time is needed before this mast overlooking our town should be enabled and an appeal is crucial to protect the citizens of Ramsey.

Garff normally meet first Wednesday of the month but due to TT they are not meeting this week therefore we will have to ask that they call an emergency meeting to discuss this threat we are facing in order to appeal the planning before the deadline of 5pm on Thursday 6 June.

**Town Clerk's Report - 5G Sure Mobile Mast, Tower Farm, Garff,
June, 2019, - Public Continued**

On 3rd June 2019 the Town Clerk met with Ms Suzanne Young accompanied by Mr Kevin Glynn who submitted a letter to the Commissioners outlining the results of an online petition opposing the planning application which at the time of this report had attracted 1,140 signature (3:11p.m. on Monday 3rd June, 2019.).

The preamble to the petition is produced below:-

Ramsey residents Suzanne Young, Laura Garaty and Claire Hughes (along with many others) recently objected to a planning application 19/00300/B for a Sure (IOM) Ltd mast at the Albert Tower (capable of 5G) being erected to replace an existing mast. All of our concerns were rejected and we were not given Interested Party status so we sadly have no right to appeal. We therefore call upon ALL Ramsey residents and workers to urgently sign this petition. With your help we can ask Ramsey Commissioners to request our neighbours Garff (Maughold) Commissioners appeal the planning application.

We all work and/or live in Ramsey on the Isle of Man and we most strongly object to being used as 'guinea pigs' in a 5G 'trial'. We therefore call for an urgent appeal into the recent planning approval for a 5G mast above our town, as we have genuine concerns for our health, our families and the environment. We also strongly oppose 5G on grounds of both privacy and security issues as recently reported in the global press.

We the people of Ramsey do not consent to 5G trial technology being tested on us by the proposed Sure (IOM) Ltd mast. We have genuine health concerns based on hard scientific facts and data such as evidenced in the 2012 Bioinitiative Report see link below (updated 2014, 2017 and currently for 2019) showing clear harm to health arising from EMFs.

We also request RTC seek to be made available a copy of the Public Liability Insurance for Sure (IOM) Ltd to be using this new 5G Technology along with written assurances from Sure (IOM) Ltd and our relevant Commissioners that no citizens of Ramsey or Maughold will come to any harm as a result of their trial of 5G (if it is not successfully appealed).

We request that Ramsey Commissioners listen to our serious concerns and act in the interest of our health and security and urgently contact Garff Commissioners to request they appeal the planning decision made 17 May 2019.

Please help Suzanne, Laura and Claire get as many signatures as possible from the people of Ramsey, please share and spread the word as we only have a short time to get this to appeal.

The planning application supplements three other Sure IOM sites within the Ramsey area, and the supporting documentation thereto states that without approval the ability to support 5G technology (in Ramsey) would be severely impacted.

**Town Clerk's Report - 5G Sure Mobile Mast, Tower Farm, Garff,
June, 2019, - Public Continued**

On 3rd June The Town Clerk circulated copies of the submission to Town Commissioners requesting Members to indicate whether they wish to hold or would be able to attend an extraordinary meeting to discuss the submission. In practical terms in order to enable an approach to be debated by the Garff Commissioners before the appeal submission deadline of 6th June 2019, a meeting would have to be held on the 4th or 5th June, Members responses resulted in there being insufficient numbers able to meet to enable a quorum to be established and a meeting was not called.

The Town Clerk advised Ms Young that it had not been possible to obtain a quorum to hold an extraordinary meeting, but that the request would be reported to the Commission as part of the agenda for the June meeting. Since this action IOM Government has launched a consultation on a revised Permitted Development Order for Telecommunication equipment which is also reported on the agenda for this meeting.

Since the request the Town Clerk has been asked to obtain detail of the evidence submitted by the Director of Public Health, Dr Henrietta Ewart in regard to the planning application which is provided below:-

As noted below, in terms of evidence for health impacts of RF EMF, from a PH perspective we accept the evidence based recommendations of ICNIRP in respect of exposure thresholds. This application has a Declaration of Conformity with ICNIRP guidelines and we have no concerns to raise regarding impact on health. We are aware that ICNIRP is currently reviewing the exposure guidelines. However, we have not been advised by Public Health England (or any other specialised health protection agency) that there is any new evidence which should lead to our taking a more cautious approach to the current guidelines whilst the update is awaited.

Dr Ewart has subsequently provided a more detailed letter to the planning authority which is appended hereto.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive

12th June 2019.

Stewart, Helen

From: Wade, Karen
Sent: 06 June 2019 13:13
To: DEFA, Planning
Subject: Application No. 19/00300/B
Attachments: 20190606 Planning Office - 5G.pdf

Dear Sir/Madam

Please find attached a letter from Dr Henrietta Ewart, Director of Public Health in regard to the planning application 19/00300/B.

Kind regards

Karen

Karen Wade
Business Support Team Manager
Department of Health and Social Care
Public Health Directorate
Cronk Coar, Noble's Hospital
Strang, Douglas
Isle of Man, IM4 4RJ

Direct (01624) 651539
Fax (01624) 642733
Email: Karen.Wade@gov.im
Website: www.gov.im/publichealth
www.facebook.com/publichealthiom

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Please don't print this e-mail unless you really need to.

Department of Health and Social Care

Rheynn Slaynt as Kiarail y Theay

Dr Henrietta Ewart
Director of Public Health
Public Health Directorate
Cronk Coar, Noble's Hospital
Strang, Douglas
Isle of Man, IM4 4RJ

6th June 2019

Telephone: (01624) 642639
Website: www.gov.im/publichealth
Email: publichealth@gov.im

E K Callow
Secretary to the Planning Committee
DEFA
Planning & Building Control
Murray House
Mount Havelock
Douglas
IM1 2SF

Dear Miss Callow

Thank you for your letter dated 30th May 2019 and its enclosures. Your letter included a link to the minutes of the Planning Committee meeting held on 13th May 2019, when an application by Sure (IOM) Ltd. to erect a replacement tree mast in Ramsey was considered. I understand that the replacement mast is needed to extend the height to support existing telecommunications but will also support 5G (5th generation mobile telecommunications networks). Your letter included the following enclosures:

1. Cindy L Russell, '5G wireless telecommunications expansion: Public health and environmental implications', Environmental Research, published on line 11 April 2018, <https://doi.org/10.1016/j.envres.2018.01.016>
2. A copy of the Sure declaration of conformity with ICNIRP public exposure guidelines
3. A print out of a news article headed 'Sure launching 5G trial network to test the state-of-the-art mobile technology in the Isle of Man, this appears to have been downloaded from Sure's website and is dated 25 February 2019. I note that the word 'trial' in the headline has been circled in blue pen.
4. A print out of webpages from the website 'Take Back your Power' headed '5G: The Dominoes Are Starting To Fall' which lists 10 state/city authorities/national jurisdictions across Europe, the United States and Russia which are reported as having delayed, halted or otherwise slowed 'roll out of 5G' over the period 24 March to 10 April 2019.

I will respond first to key points raised by Mrs Powell as recorded in the minutes and will then address the content of the enclosures 1, 3 and 4 listed above.

Mrs Powell states that *'the report on which Public Health would make reference to (sic) was over 20 years old. Sure, Public Health and the committee were relying on such old data to advise them (sic)'*. I assume Mrs Powell is referring the ICNIRP guidelines which set safety guidelines for exposure to RF-EMF. The guidelines were published in 1998 but underwent a full review in 2009 and are currently undergoing further review. They are not, therefore, out of date and continue to set the safety standard followed around the world. Whilst ICNIRP set the exposure standards that are followed here on island and elsewhere, ICNIRP is not the only

source of evidence for impact of RF-EMF on human health on which I draw as Director of Public Health. Over the past 30 years, there have been over 25,000 studies published on the impact of RF-EMF. The quality of these studies varies widely (and thus so too does the robustness of any conclusions that can be drawn from them). The papers include laboratory studies on cell cultures and animals (mostly mice and rats) and observational studies on human populations. There is a well-established and validated methodology for reviewing and critically appraising studies in order to answer a research question (in this case, 'does exposure to RF-EMF have an adverse effect on biological systems/animals/humans'). This methodology is called 'systematic review'. The World Health Organisation has in place an extensive, ongoing project to review impacts of RF-EMF. This has concluded: *current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields. However, some gaps in knowledge about biological effects exist and need further research.* Systematic reviews have also been carried out (independent of WHO) by over 30 national governments and health protection agencies. These have all reached similar conclusions regarding lack of evidence for adverse impacts of RF-EMF on human health. I have provided links to a selection of these reviews (the main ones available in English) below:

- WHO International EMF Project: <https://www.who.int/peh-emf/project/en/>
- National government and health agency reports, e.g.:
 - <https://www.gov.uk/government/publications/radiofrequency-electromagnetic-fields-health-effects> (for the UK)
 - <https://www.arpana.gov.au/understanding-radiation/radiation-sources/more-radiation-sources/electricity> (Australia)
 - <https://www.health.govt.nz/publication/electric-and-magnetic-fields-and-your-health> (New Zealand)
 - <https://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf09583.html> (Canada)
 - <https://www.fcc.gov/general/radio-frequency-safety-0> (US)
 - <https://www.stralsakerhetsmyndigheten.se/en/publications/reports/radiation-protection/2019/201908/> (Sweden)
- Independent critical appraisals of major publications
 - www.emfandhealth.com
- Quality assured database of EMF related publications:
 - <https://www.emf-portal.org/en>.

I hope this will reassure the Planning Committee and Mrs Powell that I have not based my advice on an 'out of date' document.

Moving now to the paper by Cindy L Russell. This is described in the minutes as 'a peer review reference'. I think this should have been recorded as 'a peer reviewed reference'. All that means is that this is a paper which has been published in a journal which uses peer review as part of its procedure for accepting or rejecting papers submitted to it for possible publication. The fact that a paper has been published in a peer reviewed journal is no guarantee of the quality of the paper or the veracity of its contents. Within the abstract, Russell makes statements which are incorrect:

1. '[There is] concern that health and safety issues remain unknown'. This statement is not supported by the findings of the multiple systematic reviews mentioned above.
2. 'Radiofrequency radiation is increasingly being recognized as a new form of environmental pollution'. This is not correct and she provides no evidence to support the claim.
3. She claims that her paper 'review[s]...current scientific literature on the health implications [of RF-EMF]'. This might be taken to imply that she has carried out a systematic review (as described above). She hasn't. At best this can be called an overview of the literature, using selected studies to support the arguments that the author wishes to make. Because she does not follow the methodology of a systematic review, it is impossible to tell whether the papers she cites do say what she claims they say, and whether the quality of them is good enough to make their conclusions

robust. It would only be possible to check this by going back to each of the papers she cites. Clearly neither I, nor any other general reader, have the time to do this. I have looked at a couple of her references, picked at random, just to illustrate this:

- a. Huss et al, 2007. Russell claims this is 'a systematic review regarding the association of cell phone use and brain tumours in relation to funding.' It is not, in fact, a systematic review looking at association between cell phone use and brain tumours. Rather it is a systematic literature search which identified studies looking at the association between brain tumours and cell phone use and then looking at whether there was an association between industry funding of the study and negative results. There is one crucial step that has been missed out – there is no assessment of the quality of the study or the robustness of its conclusions. Without this, we cannot test the hypothesis that industry funded studies were actually better quality/more robust than the non-industry funded ones.
- b. Myung et al, 2009. Russell claims that this paper was 'a meta-analysis [that] found significant elevation in brain tumours with long term cell phone use when high quality studies were examined.' Firstly, this was not a meta-analysis of brain tumour risk (a meta-analysis is a method of pooling data from a number of trials to strengthen the conclusions that can be drawn from statistical analysis) but a meta-analysis of risk of any type of tumour (benign or malignant) at any site. Methodologically, it is extremely poor (you can read an expert critique of it here: <https://ascopubs.org/doi/10.1200/JCO.2009.26.7443>). Furthermore, Myung et al ran two analyses and stated that one of these actually showed a reduced risk of tumours in mobile phone users compared to non- or infrequent users. However, they chose to disregard that finding in their weak conclusion that 'there is possible evidence [whatever that is supposed to mean] linking mobile phone use to increased risk of tumours'. So, not only is this a very poor study but Russell manages to misunderstand and misquote it.

This poor quality selective literature review does not challenge the findings of the multiple systematic reviews listed above.

Looking now at the news article from the Sure website – I assume the key point here is that someone has circled the word 'trial'. However, there is nothing in the article to indicate that this is intended to be a trial of health impacts of 5G. No such trial is required since the frequencies that will support 5G are well within ICNIRP guidance range by a margin of some tens of GHz (i.e. a wide margin). In practice, 5G here on island will use frequencies that are already in use and so not represent exposure to a 'new or different type of RF-EMF'.

Finally, the pages from the 'Take Back your Power' website, claims that multiple city or national authorities have taken decisions to slow the roll out of 5G. Unfortunately, I have not been able to identify the website from which these pages came. Although they are headed 'Take Back your Power', there is no web address and a Google search simply returns information on a documentary of that name which is about smart metres. I cannot therefore click on what look like links to provide evidence for the claims these pages make. However, I have attempted to follow up one (at random). This is the claim that the 'Russian Ministry of Defence refuses to transfer frequencies for 5G, which effectively delays any 5G rollout there for several years'. It is interesting that there is no claim that this is due to any concerns about health effects – and a Defence Ministry may have other reasons for concerns about roll out. However, courtesy of Google, I have found the following report: <https://russiabusinessstoday.com/technology/russia-to-reach-80-5g-coverage-by-2025-report/>, which states that commercial 5G will be rolled out from 2020 and will reach 80% coverage of the population by 2025. This does not seem to corroborate the claim in the 'Take Back your Power' document. I have previously seen press coverage of the situation in Brussels; <https://www.brusselstimes.com/all-news/brussels-all-news/55052/radiation-concerns-halt-brussels-5g-for-now/>. The issue here is that Brussels city authorities had previously decided to set the exposure threshold below that recommended by

ICNIRP. This was a political decision which went beyond the scientific evidence. The result of that decision is that 5G cannot now be piloted because it is not possible to ensure that the additional radiation from 5G would not breach the Brussels radiation limit. As noted, the decision to have a stricter limit than indicated by current evidence was a political decision. It is, of course, the prerogative of appropriate authorities to make such decisions within their legitimate powers. It is, however, my role as Director of Public Health to advise on the basis of the evidence and this I have done. I hope the foregoing has demonstrated that, whilst I appreciate that Mrs Powell may have a concern about RF-EMF and 5G, nothing in the material she has submitted would cause me to revise my advice to government or the Planning Committee.

Yours sincerely



Dr Henrietta Ewart MA(Oxon) MA(Warwick) MB BS PhD DRCOG FFPH
Director of Public Health

Department of Health & Social Care
Public Health Directorate Cronk Coar, Noble's Hospital, Strang, Douglas, Isle of Man, IM2 4RJ.
Tel: 01624 642641 Email: henrietta.ewart@gov.im

Redacted

Ballalhergy
Lhergy Cripperty
Union Mills
IM4 2AH

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – JUNE, 2019**

Mr. Chairman and Members,

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

REF NO: 3634 **AMENDED PLANS**
P.A. NO.: 18/01339/B
APPLICANT: Nick Gallin
PROPOSED: Extension to property in order to accommodate new lifeboat
NOTES: P.A. in Detail
SITE: **R.N.L.I. New Norbury Lifeboat House, Queens Promenade,
Ramsey**

REF NO: 3666 **AMENDED PLANS**
P.A. NO.: 19/00366/B
APPLICANT: Mr. S. W. E. Jukes & Mrs. J. Jukes
PROPOSED: Erection of first floor dormer extension
NOTES: P.A. in Detail
SITE: **16, Cooil Breryk, Ramsey**

REF NO: 3672 **AMENDED PLANS**
P.A. NO.: 19/00467/B
APPLICANT: Ian and Lucy Buxton
PROPOSED: Widening of existing vehicular access and creation of additional
parking area
NOTES: P.A. in Detail
SITE: **Cork Beg, Grove Mount, Ramsey**

REF NO: 3676
P.A. NO.: 19/00503/B
APPLICANT: Christopher Bridges
PROPOSED: Alterations, erection of a replacement detached garage and part
replacement of boundary fence
NOTES: P.A. in Detail
SITE: **Acharn, Grove Mount, Ramsey**

TSM's Report - Planning Applications – June, 2019 – Public Continued

REF NO: 3677
P.A. NO.: 19/00511/C
APPLICANT: Bryan Michael Darroch & Kathryn Lee Darroch
PROPOSED: Additional use of residential flat as tourist living accommodation
NOTES: P.A. - Change of Use
SITE: **1, Ascog Hall, Stanley Mount East, Ramsey**

REF NO: 3678
P.A. NO.: 19/00549/B
APPLICANT: Hartford Homes Limited
PROPOSED: Erection of two detached dwellings with integral garages
NOTES: P.A. in Detail
SITE: **Plots 85 & 86 - Phase 2, Royal Park, Ramsey**

REF NO: 3679
P.A. NO.: 19/00578/A
APPLICANT: Mrs. V. Rout
PROPOSED: Approval in principle for the erection of a dwelling
NOTES: Approval in Principle
SITE: **Land adjacent to Windrift, Thornhill Park, Ramsey**

REF NO: 3680
P.A. NO.: 19/00631/B
APPLICANT: Mr. & Mrs. M. Jermy
PROPOSED: Alterations and erection of garage/workshop extension and rear porch extension
NOTES: P.A. in Detail
SITE: **Pomeroy, Richmond Road, Ramsey**

REF NO: 3681
P.A. NO.: 19/00639/B
APPLICANT: Heron & Brearley Limited
PROPOSED: Installation of replacement windows to front elevation
NOTES: P.A. in Detail
SITE: **The Stanley Hotel, West Quay, Ramsey**

TSM's Report - Planning Applications – June, 2019 – Public Continued

REF NO: 3682
P.A. NO.: 19/00636/B
APPLICANT: Haven Homes Limited
PROPOSED: Erection of detached dwellings with integral garages (amended house types to those approved under PA 15/00167/B)
NOTES: P.A. in Detail
SITE: **Plots 37, 59 & 60, Grove Park, Clifton Drive, Ramsey**

REF NO: 3683
P.A. NO.: 19/00640/B
APPLICANT: Mr. Martyn Murphy
PROPOSED: Erection of a detached dwelling with integral garage and associated vehicular access
NOTES: P.A. in Detail
SITE: **Rydal, Brookfield Crescent, Ramsey**

B. Wallace
Technical Services Manager

13th June, 2019.

R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – JUNE, 2019

<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>
19/00250/B R.T.C. 3655	Mr. I. Craine	Replacement of two ground floor windows with a roller shutter door	10, Water Street	Meeting held: 17/04/19 No Objection	23/04/19 Application REFUSED	OO

18/00528/B R.T.C. 3581	Wardsley Limited	Demolition of existing building yard and structures and erection of 6 two storey and 6 three storey residential dwellings with associated car parking, gardens and communal refuse store	Workshop, Office and Yard, Templar Terrace, Gibson Street	Meeting held: 20/06/18 Observation	18/04/19 Application REFUSED	1
18/00856/B R.T.C. 3606	Mr. & Mrs. D. Jones	Erection of two new dwellings with associated parking and adjustments to vehicular access	Site adjacent to Hanley Court, North Shore Road	Meeting held: 19/09/18 No Objection	16/04/19 Application APPROVED 03/05/19 Appeal Requested	
18/01106/B R.T.C. 3618	Hartford Homes Limited	Erection of a detached dwelling with associated parking	Land to the west of 17, Royal Park	Meeting held: 21/11/18 Objection	22/02/19 Application REFUSED 12/03/19 Appeal Requested Appeal to be held 19/06/19	
18/01158/B R.T.C. 3623	Mr. & Mrs. D. Christian	Replacement of existing commercial storage building with detached dwelling	Former St Olaves Mens Institute, adjacent to St Olaves School House, North Shore Road	Meeting held: 21/11/18 No Objection	17/04/19 Application REFUSED	2

R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – JUNE, 2019

No.	P A No.	Applicant / Site / Description	Details
	19/00250/B R.T.C. 3655	Mr. I. Craine, 10, Water Street Replacement of two ground floor windows with a roller shutter door	

19/00250/B				Meeting held: 17/04/19	23/04/19 Application REFUSED	OO
R.T.C. 3655				No Objection		

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
LOCAL AUTHORITY HOUSING MANAGERS' MEETINGS
JUNE, 2019 – PUBLIC**

Mr. Chairman and Members,

Local Authority Housing Managers/Officers or a nominee attends quarterly Local Authority Housing Managers meetings which are facilitated by the Housing Division of the Department of Infrastructure. The meetings are chaired by the Director of Public Estates and Housing or their nominee.

The Terms of Reference which has recently been revised is appended for information and includes a fixed agenda (Annex 1).

The revised items are highlighted on the document and the Department have indicated that the purpose of the revised items will be to “hopefully set out more transparently the principal aims and purpose of our quarterly meeting”. The revised agenda items are noted by the Department as below:

The Legislation and Policy item will be to provide an update on all items which require formal approvals

The Strategic Update will be the programme for government initiatives, Department's own policy initiatives and the housing reform agenda – which may include items which will progress to Legislation and Policy

Recommendation: A summary report on each meeting to be provided to the Board.

Mark Close
Housing & Property Manager

13th June, 2019.

Terms of Reference

Local Authority Housing Managers Meeting

Next Review - March 2020

1. Introduction

- 1.1 The Local Authority Housing Managers meeting is held quarterly in lieu of the Housing Advisory Committee meeting referred to in the Tynwald Resolution of 20 October 1999.
- 1.2 The meeting is a means for the Department of Infrastructure's Public Estates and Housing Division ('the Division') and Housing Managers to share matters of interest; be they strategic, policy, procedural or operational.
- 1.3 The purpose of the meeting is to provide an insight into and solicit early feedback on Policy requiring formal local authority or national political approvals in order to assist the formation of said policy and to seek officers' opinion in respect of operational guidance and procedure notes which the Department may from time to time introduce.
- 1.4 The meeting will also provide updates and positional statements in terms of the wider aims and objectives of government; primarily the Programme for Government aims and objectives.

2. Membership

- 2.1 Each meeting is facilitated by the Division, hosted by a Local Authority and chaired by the Director of Public Estates and Housing (or nominee).
- 2.2 All Local Authority Housing Managers or their nominees are invited to attend a meeting.
- 2.3 In the event of non-attendance, apologies for absence should be provided either at close of the proceeding meeting, or to the Business Support Officer for housing.

3. Format of Meetings

- 3.1 All meetings will follow a fixed agenda (**Annex 1**)
- 3.2 The timing of meetings is aligned with quarterly performance reporting, which has been previously agreed as:
 - ANNUAL summary data period ends 31 March & all data is due in by 30 April;
 - Quarter 1 ends on 30th June & all data is due in by Jul 31;
 - Quarter 2 ends on 30th September & all data is due in by Oct 31;
 - Quarter 3 ends on 31st December & all data is due in by Jan 31; and
 - Q4 ends on 31st March & all data is due in by 30 April (with the annual summary data).

Terms of Reference

Local Authority Housing Managers Meeting

Next Review - March 2020

3.3 To enable the Division time to ratify and report on the incoming performance figures, the dates for 2019/20 are as follows:

- Tuesday 18 June 2019, 2.30pm – Braddan Commissioners
(for annual and Q4 reporting)
- Tuesday 17 September 2019, 2.30pm – Onchan District Commissioners
(for Q1 reporting)
- Tuesday 10 December 2019, 2.30pm – Ramsey Town Commissioners
(for Q2 reporting)
- Tuesday 10 March 2020, 2.30pm – Port Erin Commissioners
(for Q3 reporting)

3.4 The Division will be responsible for issuing a reminder of upcoming meetings, taking notes of each meeting and for distribution of minutes.

4. The functions of the Chair

4.1 The Chair, or nominee, will be responsible for ensuring that:

- Reminders are sent out no later than two weeks prior to a meeting
- A list of attendees is recorded
- That action-based minutes are recorded and distributed

5. Effectiveness

5.1 The Chair will assess the effectiveness of the Terms of Reference, in consultation with the membership, on an annual basis, which will be at the meeting nearest the start of the financial year.

Terms of Reference

Local Authority Housing Managers Meeting

Next Review - March 2020

Annex 1

Fixed Agenda

Welcome and Introductions

1. Minutes of the previous meeting and update
2. Performance Data
3. Training and Professional Development
4. Finance
5. Policy and Legislation Update
6. Strategic Update
7. Investment and Development
8. Individual Items
9. Date/location of next meeting

**RAMSEY TOWN COMMISSIONERS
HOUSING AND PROPERTY MANAGER'S REPORT
TENANTS' QUESTIONNAIRE
JUNE, 2019 – PUBLIC**

Mr. Chairman and Members,

Appended is a summary of the responses to the latest Tenants' Questionnaire.

The questionnaire is circulated to tenants annually each April.

Recommendation: To be noted.

Mark Close
Housing & Property Manager

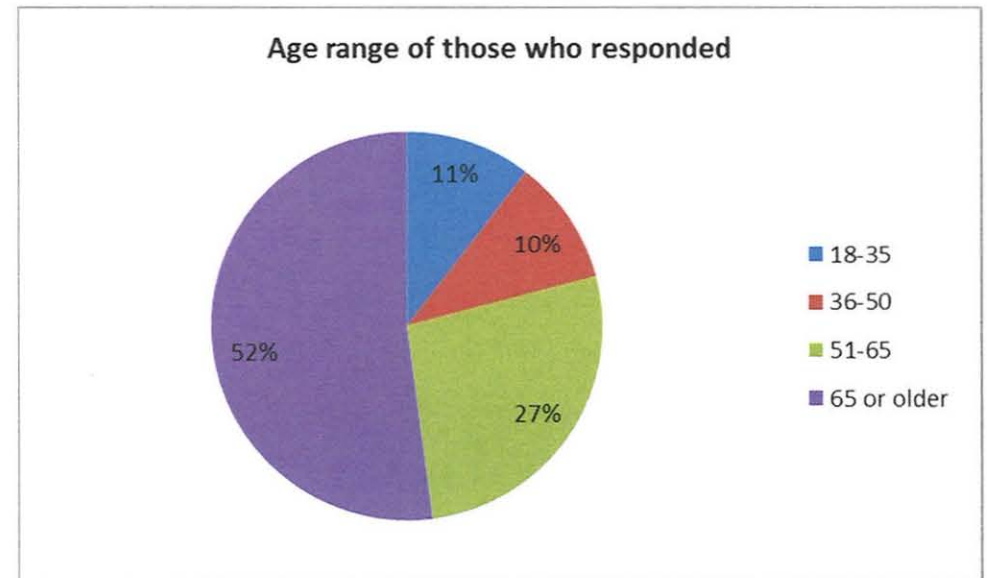
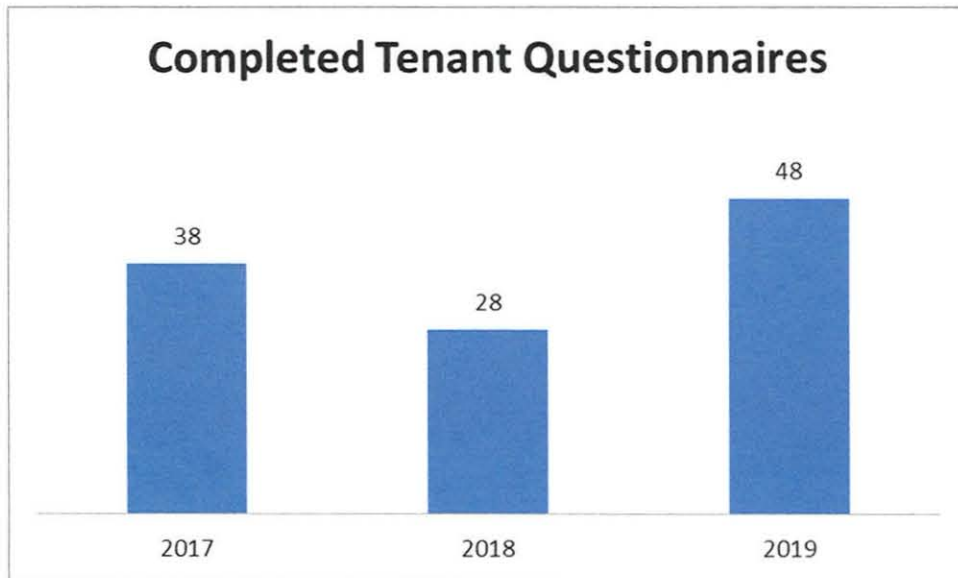
14th June, 2019.

Tenants' Questionnaire Results April 2019

553 Tenants' Questionnaires were sent out to all Ramsey Town Commissioners properties. We received 48 completed questionnaires back. 43 were handed back in paper form and 5 were completed online via the Easy Quest questionnaire.

The charts below are the results of a selection of questions which were asked.

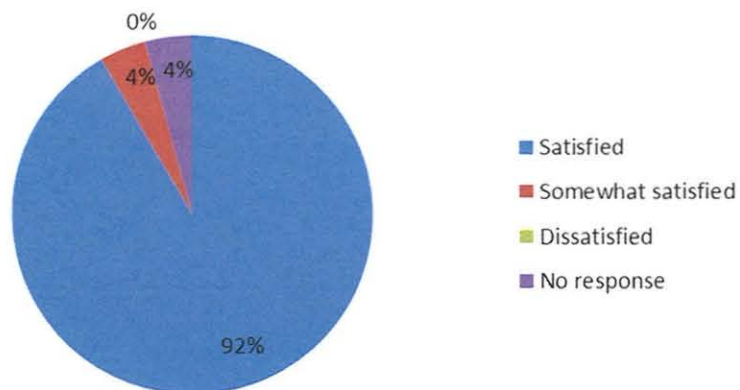
Responses



11

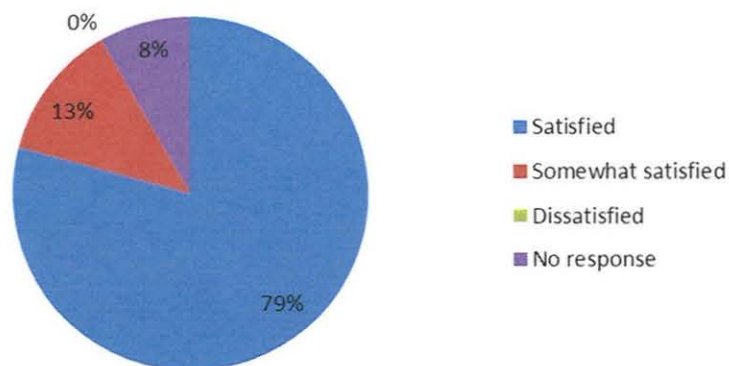
Repairs & Maintenance

How do you feel the Commissioners respond to requests for emergency and urgent repairs?

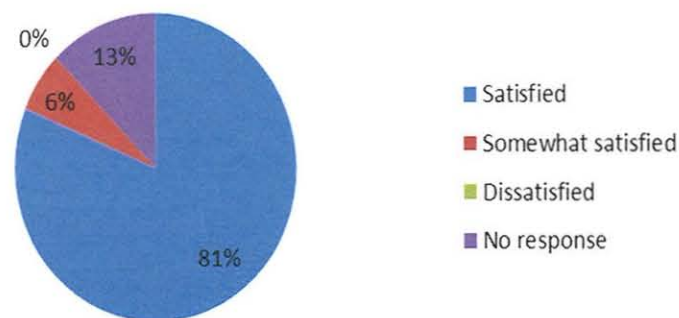


Thinking about your last completed repair, in terms of how satisfied were you?

a) Being told when the workers would call

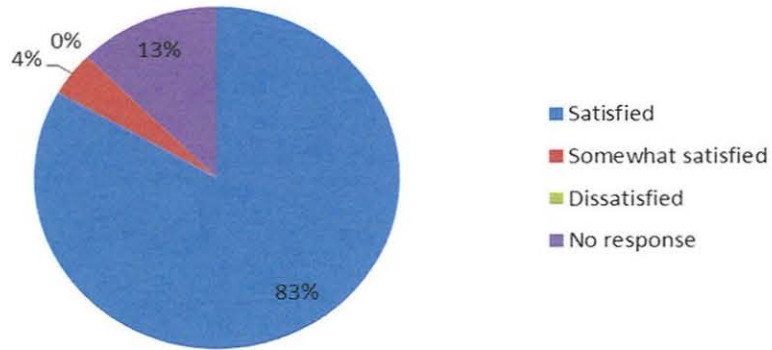


b) Time taken to complete the repair from being reported

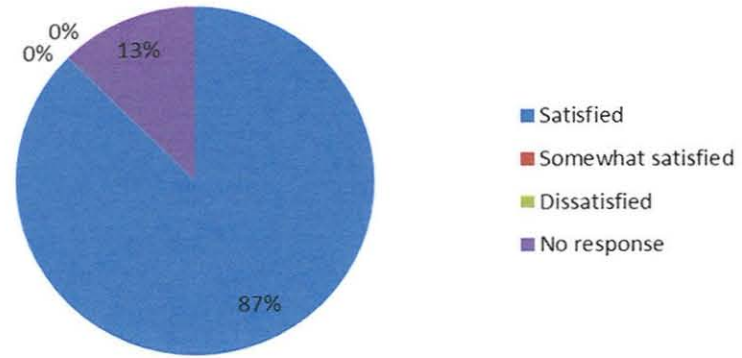


Cont..... Thinking about your last completed repair, in terms of how satisfied were you?

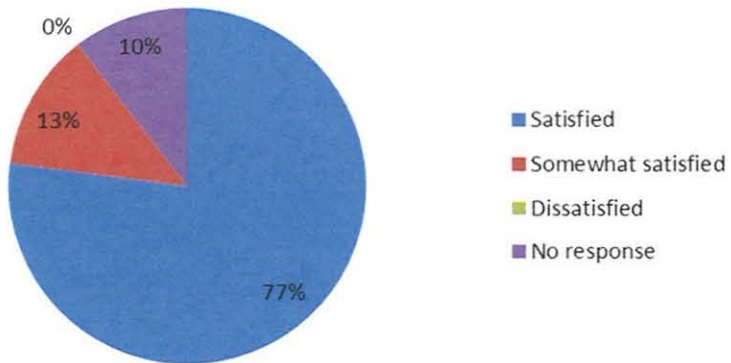
c) Speed with which work was completed



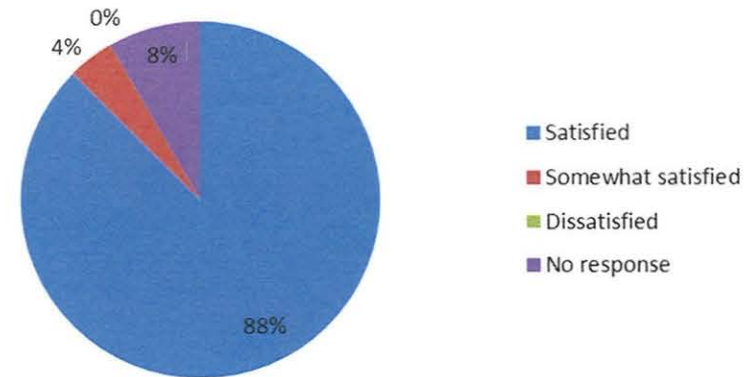
d) Attitude of workers



e) Overall quality of repair work



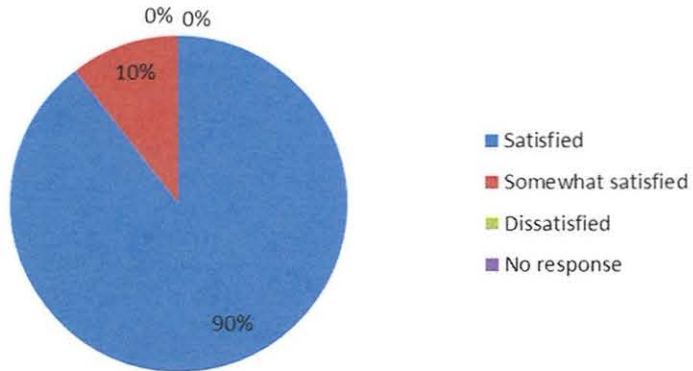
f) keeping dirt and mess to a minimum



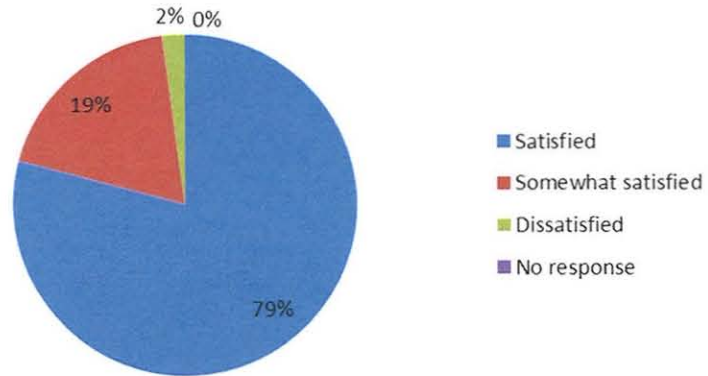
Housing and Services

Overall, how satisfied or dissatisfied are you with the following?

a) The overall quality of your home

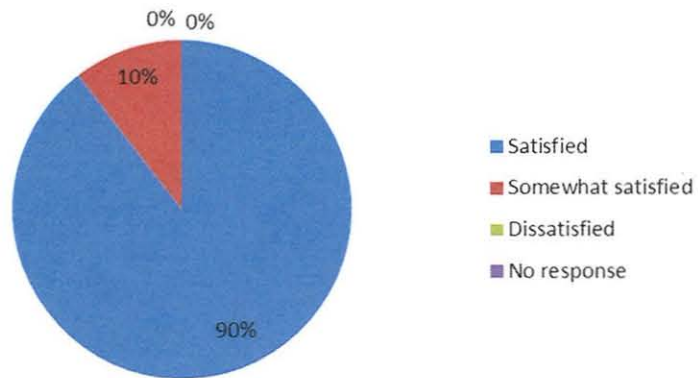


b) The general condition of your property

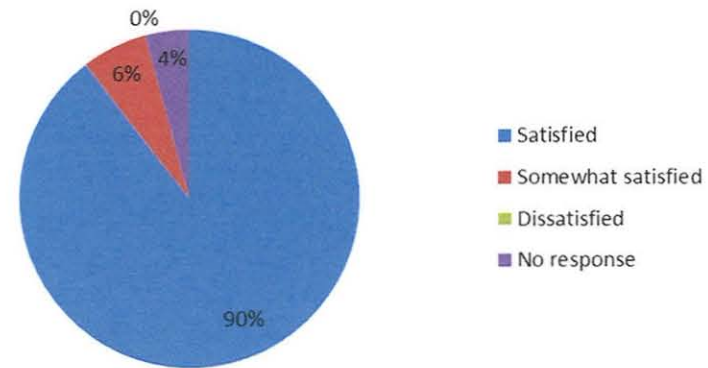


Comments: Tenant dissatisfied with BAC property

c) The neighbourhood as a place to live

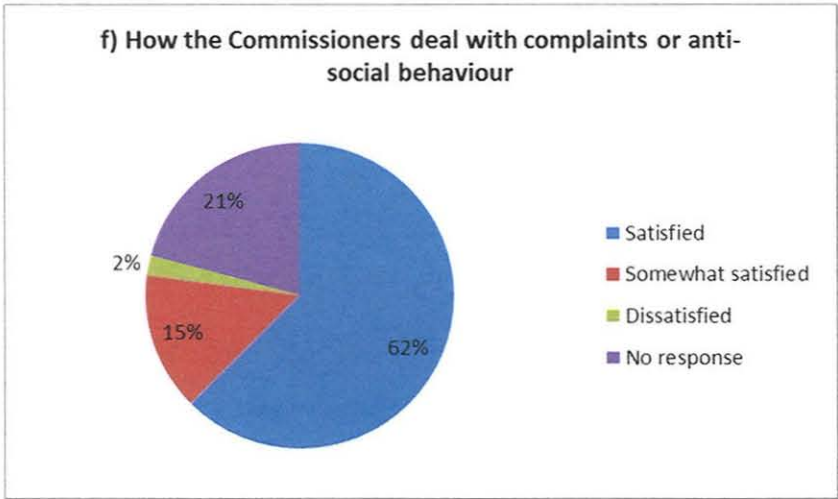
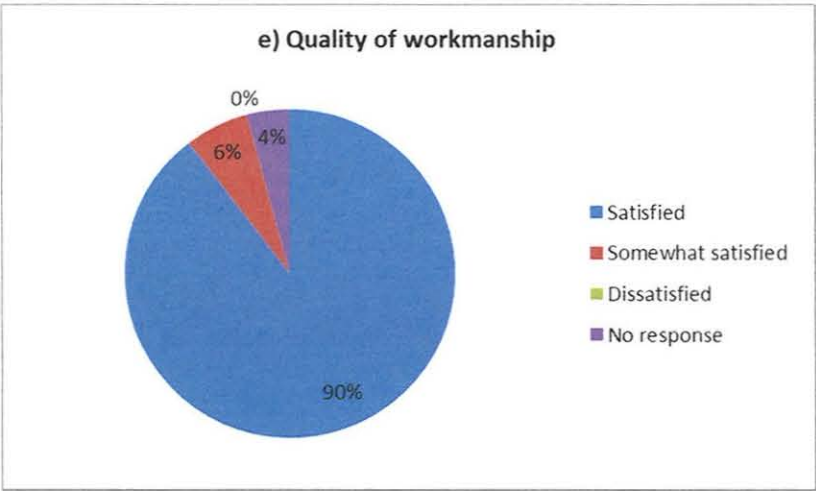


d) Repairs & Maintenance

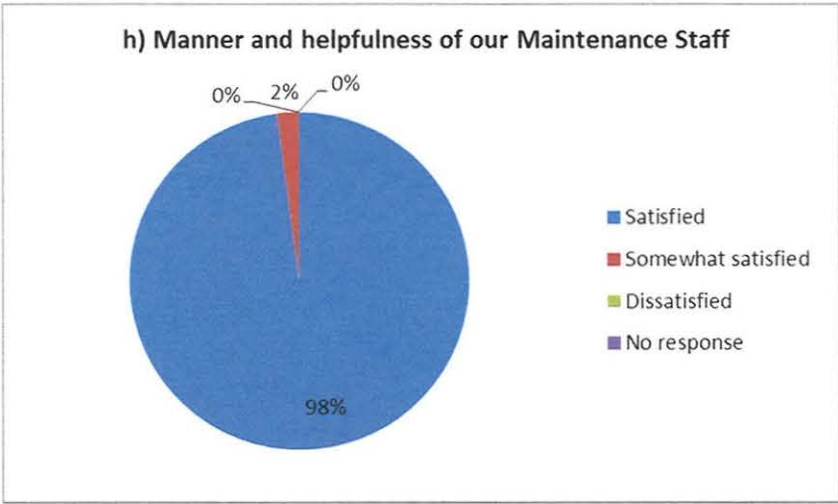
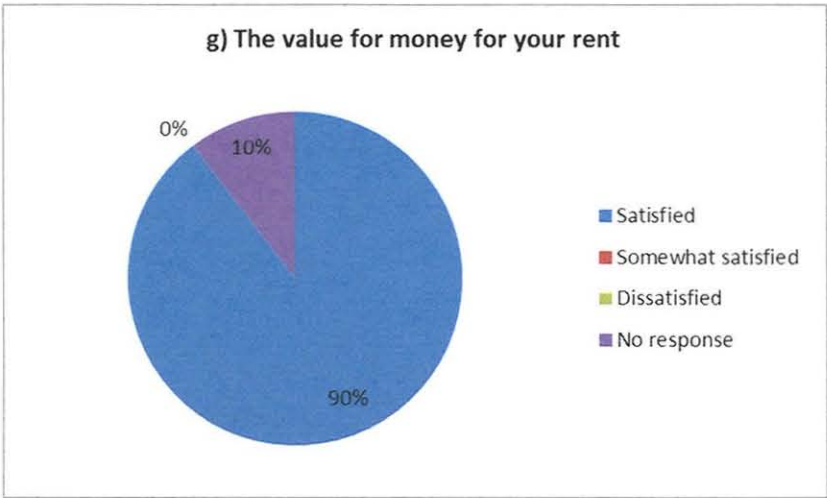


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Cont..... Overall, how satisfied or dissatisfied are you with the following?

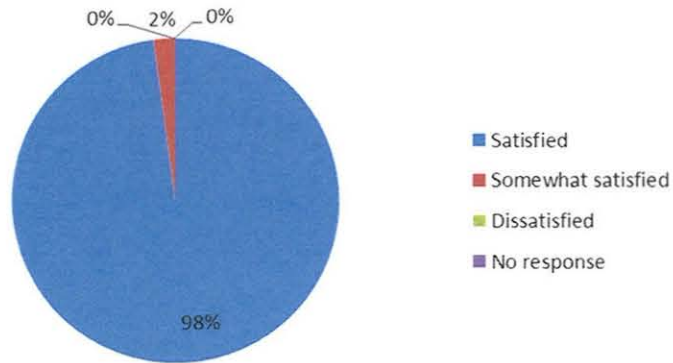


Comments: Coronation park – late night noise, mess and rubbish. Screaming at all hours

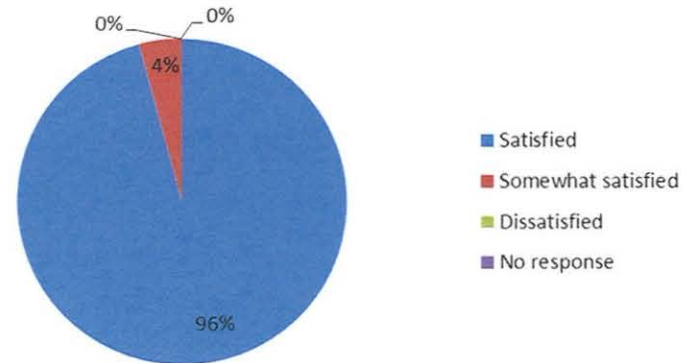


Cont..... Overall, how satisfied or dissatisfied are you with the following?

i) Manner and helpfulness of our Town Hall staff

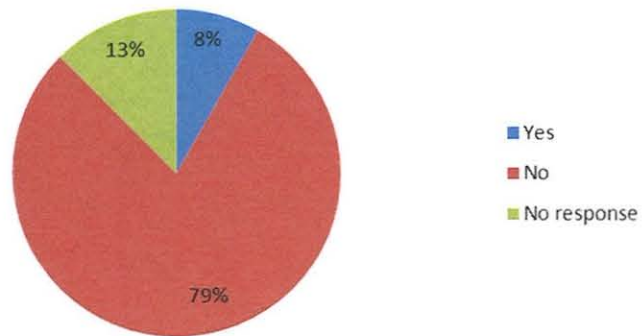


j) The speed at which your enquiry is dealt with

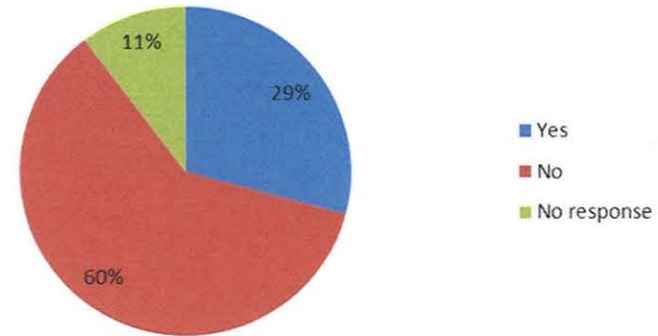


Do you consider any of the following to be an issue within your estate/complex?

a) Condition of Communal areas

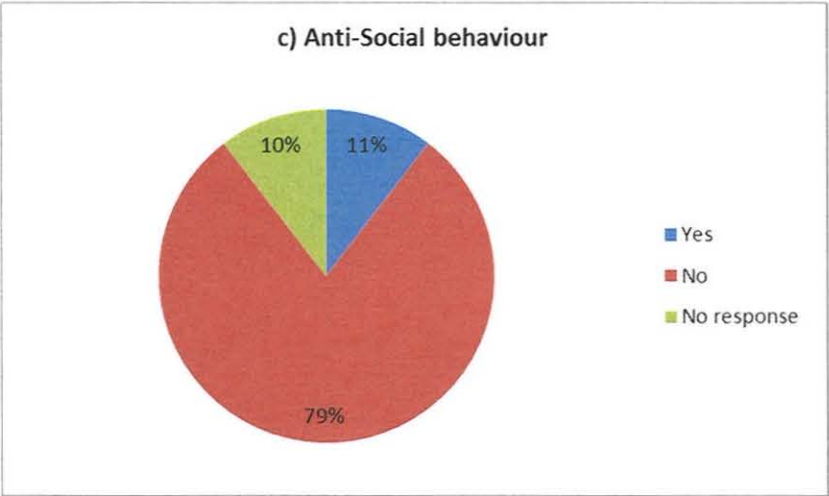


b) Car Parking

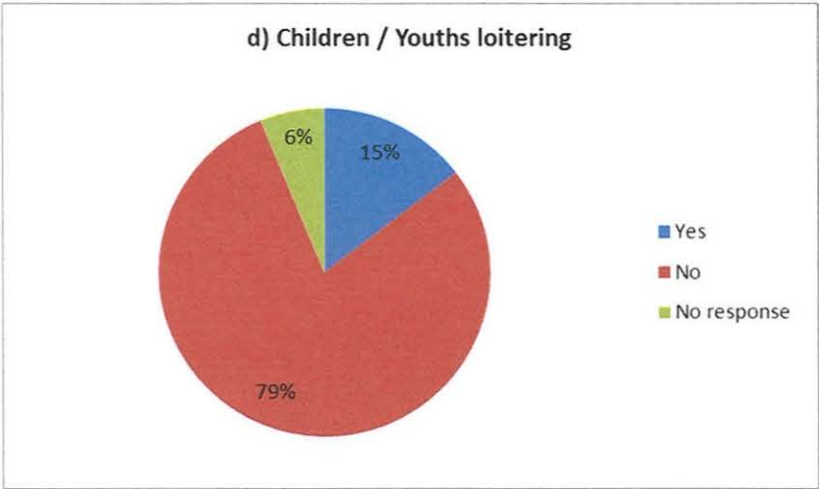


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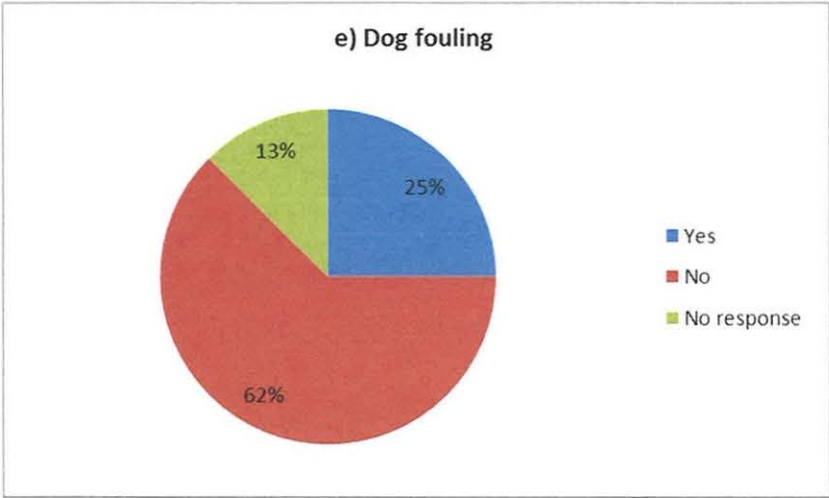
Cont..... Do you consider any of the following to be an issue within your estate/complex?



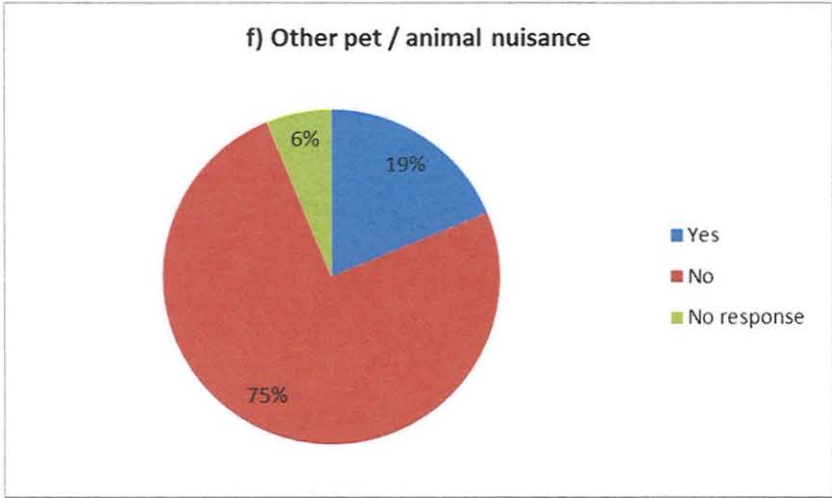
Comments: Lezayre Estate & around the Coronation park



Comments: Youths loitering in the Coronation Park



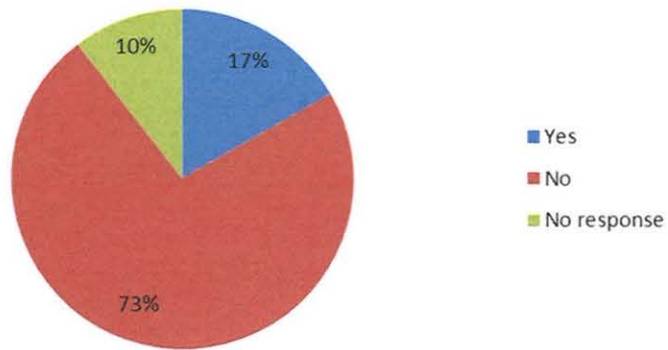
Comments: Most common area reported is Lezayre Estate & Close ny Mooragh



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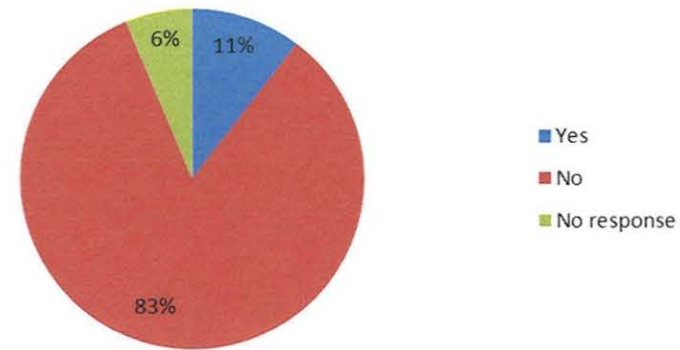
Cont..... Do you consider any of the following to be an issue within your estate/complex?

g) Rubbish or litter



Comments: Most reported area Lezayre Estate

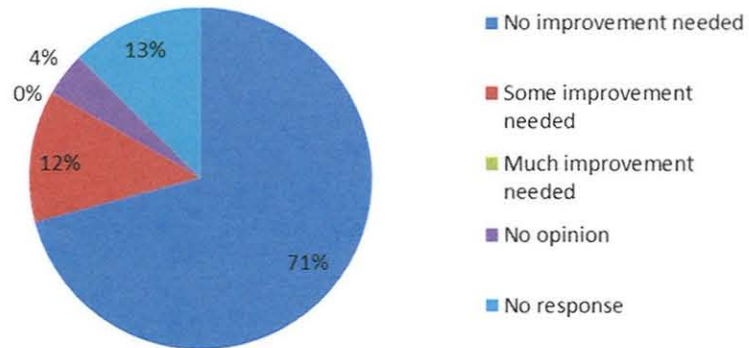
h) Drug use or dealing



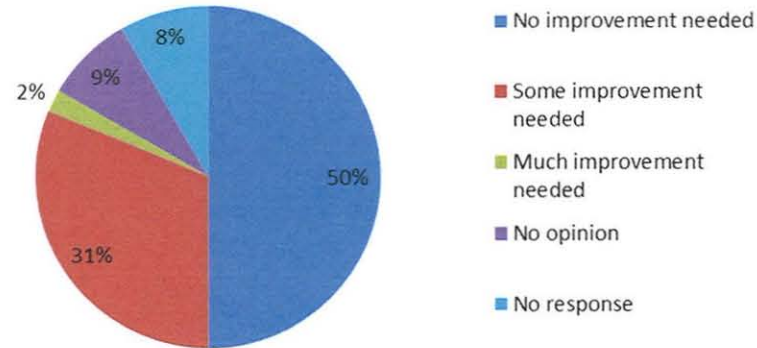
Comments: Most area of concern Coronation Park

How much do you think the following services need improving?

a) Keeping tenants informed



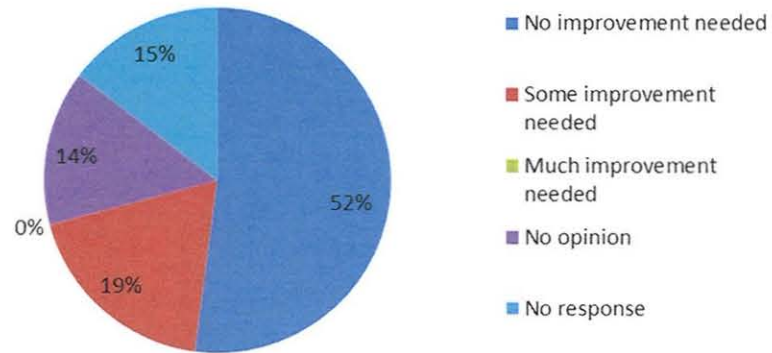
b) Overall quality of your home



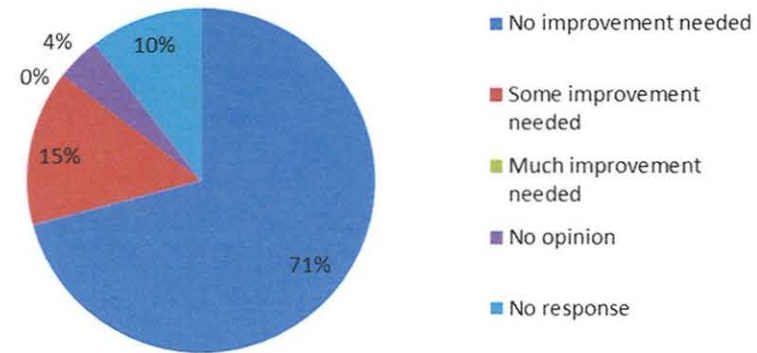
Comments: BAC is in much needed improvement

Cont..... How much do you think the following services need improving?

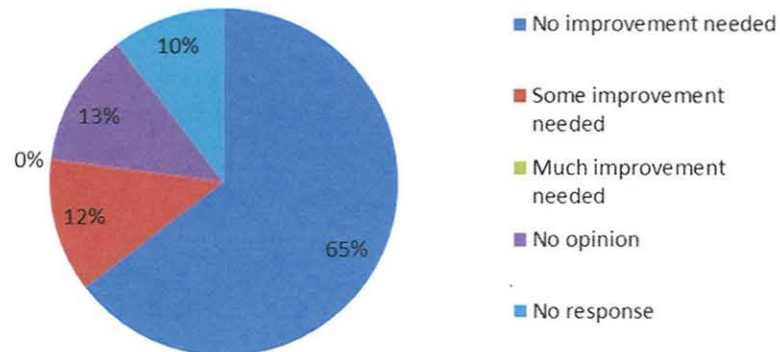
c) Taking tenants' views into account



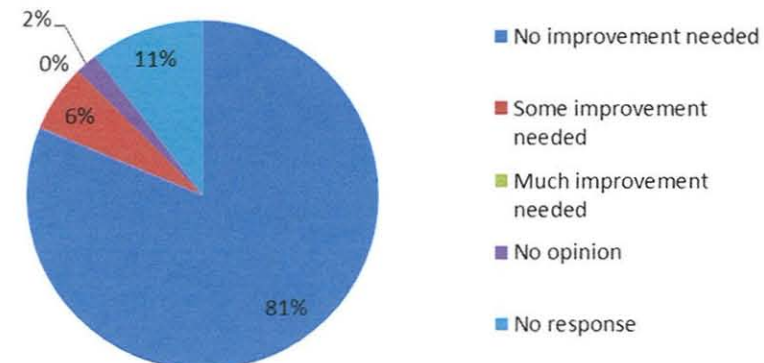
d) Repairs & Maintenance



e) Involving tenants in the management of their housing



f) Value for money for your rent



**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
RAMSEY NATIONAL WEEK
JUNE 2019 – PRIVATE**

Mr. Chairman and Members,

The following events have been set-up to take place during Ramsey National Week:

Date	Time	Event Name	Location
6th July - 13th July 2019		190 years of Ramsey Lifeboat	Ramsey Town Hall
30th June - 6th July	various	Isle of Man Flower Festival - flowerfestival.im - this year's theme is "Working together".	Various locations in Ramsey and around the Island.
29th June/30th June	tbc	The Heart of Ramsey open day	Ramsey Courthouse
29th June	1pm	Charity Bowler Non Bowler Challenge	Mooragh Park Bowling Green
30th June	1.30pm	Brassed Off	Ramsey Courthouse
1st-4th July	12pm	Local school children will be invited to perform	Ramsey Courthouse
1st July	7pm	Cushag Choir - Isle of Man Flower Festival	St Olave's Church
2nd July	2.30pm	John Riley Organ Recital - Isle of Man Flower Festival	St Olave's Church
tbc	7pm	Hike and Hot Dogs	Mooragh Park
3rd July	7.30pm	Manx Swing Band	St Paul's Church
6th July	7pm	Purple Helmets Display for RNLI	Market Place Car Park
6th July	7pm	Summer Singers - Isle of Man Flower Festival	St Olave's Church
7th July	12pm	Sunday Funday by Ramsey Rotary	Mooragh Park

A poster highlighting the events will be distributed during the week commencing 17th June 2019.

Recommendation: for noting

H. S. Bevan
Deputy Town Clerk

13th June 2019

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
SPRINTFEST
JUNE 2019 – PUBLIC**

Mr. Chairman and Members,

The inaugural SprintFest event took place during the 2019 TT.

The debrief following this year is still to be completed but will involve discussion with the different stakeholders including officers, Members, police, stewards, sponsors and Event Management Solutions.

Members may wish to consider making an early request now to the Department of Infrastructure for a Suspension of Parking and associated road closures during the 2020 TT this could be subsequently amended or withdrawn if required.

Recommendation: for discussion.

H. S. Bevan
Deputy Town Clerk

13th June 2019

**RAMSEY TOWN COMMISSIONERS
REPRESENTATIVE REPORTS
JUNE, 2019 – PUBLIC**

Mr. Chairman and Members,

The following Report has been submitted by Mr. McGuinness:-

“Northern Local Authorities Swimming Pool Board:

Attended the Northern Local Authority Swimming Pool Board on Monday 20th May 2019. I was honoured to be nominated as Vice Chairman for the forthcoming year again.

The pool continues to see increased numbers of users from the previous year due to the ongoing closure of the NSC Swimming Pool. The Bank Holiday opening is receiving mixed attendance levels and is very much dependent on weather, however it was agreed that as a public facility it is a positive to be open on Bank Holiday's and keeping a consistent opening pattern will encourage more use going forward.

The pool is scheduled to be closed for annual maintenance in the week following TT, this occurs each year and is a necessary period to keep the pool in good working order. This would also be an excellent opportunity to engage in some minor capital projects to make improvements to the facility. During the 3 years I have served on the board it has been a continual frustration that important works that would benefit the whole facility such as a redesigned entrance and LED lighting in the pool hall remain outstanding. Despite the cost saving benefits of moving to LED lighting and the safety aspects of replacing the current entrance, which cannot be used in strong South West winds, there has been a bottleneck of action from the DESC who control the funding. It was disappointing to note that having written multiple emails and letters from staff and on behalf of the board we had no further progress and, in many cases, didn't even have an acknowledgement from the recipients.

In happier news it was noted that the pool continued to be successfully used by organisations who are very complimentary towards the facility and staff, the recent Sprint Triathlon was a particular highlight with a smooth operation of the entire facility and a member of the pool's staff recording the fastest time in the swimming leg of the event.

The pool staff continue to meet the demands put upon them by the extended closure of the NSC and in its 10th year the facility continues to be a credit to Ramsey and the North thanks to their hard work.

June, 2019.