

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

[www.ramsey.gov.im](http://www.ramsey.gov.im)

14<sup>th</sup> November, 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, **20<sup>th</sup> November, 2019, at 7.00 p.m.**

### **BUSINESS:**

1. **Apologies for Absence:** Mr. A. J. Oldham (Granted Leave of absence).
2. **Minutes for Adoption:** pages: 1 - 10
  - Minutes of Board Meeting held on 16<sup>th</sup> October, 2019.
3. **Matters arising not included within the Agenda.**
4. **Chairman's Report:** page(s): 11
  - Annual Civic Service of Remembrance
  - Annual Fireworks Display
5. **Finance and General Purposes:** pages: 12 - 26
  - Town Clerk's Report:
    - Consultation No Fault Divorce
  - Deputy Town Clerk's Reports:
    - Bunscoill Rhumsaa Community Open Afternoon
    - SS Ellan Vannin Memorial Service
  - Finance Officer's General Report:
    - Accounts
    - Summary of Revenue Income and Expenditure
    - Quarterly Financial Return
    - Audit and Financial Statements for the year ended 31<sup>st</sup> March, 2019.

**6. Works and Development:**

pages: 27 - 36

- Town Clerk's Report(s):
  - Adoption of Public Open Space - Traie Twoaie
  - Energy From Waste Gate Charges
- Technical Services Manager's Reports:
  - Planning Applications
  - Appendix
  - Christmas Lights

**7. Housing and Property:**

pages: 37 - 38

- Town Clerk's Report(s):
  - Acquisition of Property at Auldyn Meadows
- Housing and Property Manager's Report(s):
  - Fibre Broadband Request

**8. Parks and Leisure:**

page(s): 39

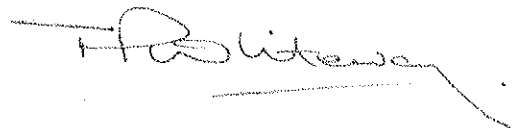
- Deputy Town Clerk's Report(s):
  - Festive Events 2019

**10. Any other Business:**

page(s): 40 - 41p

(by permission of Chairman)

- Matters Raised by the Public:
  - ❖ None
- Representative Report(s):
  - ❖ Isle of Man Municipal Association



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, 16<sup>th</sup> October, 2019, at 7.00 p.m.

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

**Apologies:** Rev Canon N. D. Greenwood. Mr. A. J. Oldham has been granted leave of absence.

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

### **(2019/20:159) Minutes:**

Resolved: That the Minutes of the Board Meeting held on 18<sup>th</sup> September, 2019, and the Special Board Meeting held on 7<sup>th</sup> October, 2019, be confirmed and signed by the Chairman.

### **(2019/20:160) Appointment - Isle of Man Municipal Association:**

The Chairman invited nominations to fill the vacancy as the Commissioners representative on the Isle of Man Municipal Association, as Mr. Howard finds himself unable to attend their meetings.

It was proposed by Mr. Parker that Mr. McGuinness be appointed. The nomination was seconded by Mr. Cowie. There were no further nominations. Mr. McGuinness accepted nomination and was duly declared elected.

### **(2019/20:161) Matters Arising:**

There were no matters arising.

### **(2019/20:162) Chairman's Report:**

Resolved: To note the Chairman's report dated 11<sup>th</sup> October, 2019, subject to the following:-

**Annual Civic Service of Remembrance:** Mr. Hankin informed members that the Lord Bishop has vetoed use of St. Paul's Church for the Royal British Legion's evening service on Remembrance Sunday and advised that an alternative venue is being investigated. Mrs. Wedgwood advised that the Rev. Ms Mather, the RBL Padre is raising the matter with the Diocese's Archdeacon.

**Meet and Greet** - the Deputy Town Clerk advised on progress on those matters raised at the meet and greet.

**Finance and General Purposes:**

**(2019/20:163) Town Clerk's Report - Local Authority Elections 2020**

**Resolved:** To note the Town Clerk's report dated 12<sup>th</sup> October, 2019, confirming the date of the Local Authority (General) Election as Thursday, 23<sup>rd</sup> April, 2020. Members welcomed that the Town was giving advance notice of the date and thereby bringing the Election into the public forum.

**(2019/20:164) Finance Officer General Report:**

**Resolved:** To note and approve the Finance Officer's General Report dated 9<sup>th</sup> October, 2019, subject to the following:

***Audit and Financial Statements for the year ended 31<sup>st</sup> March, 2019:*** It was proposed by Mr. McGuinness, seconded by Mr. Williams that the draft financial statements for the year ended 31<sup>st</sup> March, 2019, be approved and the Chairman and Finance Officer (as Responsible Finance Officer) be authorised to sign them and the associated Letter of Representation on completion of the audit process. The Finance Officer informed members that the auditors are completing a final review of the financial statements but no changes are envisaged.

Mrs. Wedgwood queried the statements as compared with the budget and asked if the Board had been realistic in their budgeting? Members were advised by the Finance Officer that the statements are prepared on an accruals basis and that he would be pleased to go through the statements in details with any members if they so wished.

The Lead Member took the opportunity to remind members that the Commission will very soon be commencing the budget process for next year and the Board will need to be fully prepared to commence discussion in December.

**Works and Development:**

**(2019/20:165) Town Clerk's Report - Postal Address New Development:**

**Resolved:** To note and approve the Town Clerk's report dated 12<sup>th</sup> October, 2019, advising of the request made by Libran Limited to have the postal addresses 1 and 2 Eastfield Gardens, Bride Road, Ramsey, for properties developed on the site of the former "Eastfield," Bride Road.

**(2019/20:166) Town Clerk's Report - Sea and Flood Defences:**

Members considered the Town Clerk's report dated 8<sup>th</sup> October, 2019, concerning recent flooding incidents in Ramsey due to high tides and adverse weather conditions. The report included details of a National Strategy on Sea Defences, Flooding and Coastal Erosion received and approved by Tynwald Court (GD No. 2016/0044 refers).

Resolved: That, following a proposal by Mr. Williams, seconded by McGuinness, and agreed that an update on progress in this matter be sought from the Department of Infrastructure.

Members queried if the areas at high risk in Ramsey, included as an appendix to the report, included the Mooragh and Queen's Promenades; the Deputy Town Clerk advised that was the case.

**(2019/20:167) Technical Services Manager's Report - Planning Applications:**

Resolved: That the Technical Services Manager's Report dated 10<sup>th</sup> October, 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: 3711  
P.A. NO.: 19/01023/B  
APPLICANT: Mr. & Mrs. Billington  
PROPOSED: Erection of detached dwelling with garage and associated access  
NOTES: P.A. in Detail  
SITE: **69, Cloughbane Drive, Ramsey.**

Mr. McGuinness queried if the proposals might be considered over-development and was advised that such decision would be made by the Planning Committee. It was proposed by Mr. Williams, seconded by Mr. Parker and agreed by 9 votes to 1, Mrs. Quayle voting against, that no objection be made to the application.

REF NO: 3715  
P.A. NO.: 19/01069/B  
APPLICANT: Bravo Homes Limited  
PROPOSED: Erection of a building to provide ground floor retail (Class 1) and first and second floor offices (Class 4)  
NOTES: P.A. in Detail  
SITE: **Market Hill Plot, College Street, Ramsey.**

Mr. Young queried parking provision and was advised that it was considered adequate in the area. It was proposed by Mr. Williams, seconded by Mr. Hankin and agreed that no objection be made to the application.

**(2019/20:168) Technical Services Manager's Report - Balladoole Odour Control:**

Resolved: To note the Technical Services Manager's report dated 23<sup>rd</sup> September, 2019, concerning the on-going problem with odour control from the Balladoole Sewage Treatment Plan and the MUA's comments that it is hoped to have a long term solution in place for Spring 2020.

It was further resolved, following a proposal by Mr. Williams seconded by Mr. McGuinness and agreed, that the MUA be informed of the Commission's disappointment that it has taken 12 months to get to this stage and to ask if a firm date can be given for the proposed long term solution.

**Any Other Business:**

**(2019/20:169) Matter raised by Public:**

Attention was attention to one matter raised by the public for discussion; namely Public Sector Rent Debt.

It was proposed by Mr. Cowie, seconded by Mr. McGuinness and agreed that the matters be discussed at this meeting in public and in so doing referred to the information report provided to Members by the Housing and Property Manager.

It was further proposed by Mr. McGuinness, seconded by Mr. Parker and agreed that a copy of the information report be made public and a copy provided to Mr. Caine, who raised the matter. A copy was also provided to Mrs. Woolley, the press representative in attendance.

**(2019/20:170) Representative Report:**

Resolved: To note a Representative Report submitted by Mr. Cowie with regard to his attendance at a recent meeting of the Isle of Man Municipal Association.

**(2019/20:171) De-Registration Former Farmers Combine Premises West Quay:**

The Deputy Town Clerk informed members that the application to de-register the former Farmers Combine premises at West Quay, as a Registered Building, had been approved.

**(2019/20:172) Ramsey Transport Interchange:**

Mr. Hankin referred to radio reporting concerning the Ramsey Transport Interchange and proposed that the Minister be invited to meet the Board to give clarification and discuss the current status thereof with the Commission. The proposal was seconded by Mr. Young and carried.

Mr. Cowie declared an interest and did not vote.

The Chairman thanked the media representative and public for attending and closed the public session at 7.42 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.

**(2019/20:173) Minutes:**

Resolved: To note, for record purposes, that no minutes of the Board Meeting held on 18<sup>th</sup> September, 2019, or the Special Board Meeting held on 7<sup>th</sup> October, 2019, were recorded in private.

**Matters for Information:**

**(2019/20:174) Housing Committee:**

Resolved: To note and approve the minutes of the Housing Committee held on 1<sup>st</sup> October, 2019, subject to the following:-

*Clause 48ai* - Mr. Hankin referred to the problem raised within the clause and was advised that confirmation is awaited that no problem exists. The Housing and Property Manager advised that an update on the programme is awaited, which it is hoped to present to the next meeting of the Housing Committee.

**(2019/20:175) On-Going Matters “Action Tracker”:**

Resolved: To note the “Action Tracker” to 10<sup>th</sup> October, 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:-

- *Shoprite Group* - a timescale is awaited with regard to the Demolition Directive applied for by Shoprite in respect of the former Boxing Club.
- *War Memorial* - general comment was made with regard to the Annual Civic Service of Remembrance in that it was requested that some of the speakers be turned to allow all-round amplification; and a reminder given about the routine pre-service clean-up.
- *Ramsey North Beach* - Mr. Hankin queried the proposed siting of beach huts in view of the possibility of structural damage by over-lapping seas. Mr. Hankin was advised that the beach huts would be removed during the winter and it is hoped that concerns would be addressed in the enquiries to be made about flooding/sea defences.
- *TT Event 2020* - it was agreed that enquiry be made to determine whether the Red Arrows would be able to perform over Ramsey Bay.
- *Parking* - report to be presented in December, 2019.
- *Town Branding* - a report is awaited.
- *Bunscoill Rhumsaa Mosaic* - Mr. Hankin proposed that the mosaic be moved to the Courthouse during the week commencing 4<sup>th</sup> November and displayed on Remembrance Sunday, the proposal was seconded by Mrs. Wedgwood. An amendment was proposed by Mr. Parker that the Royal British Legion decide on the prior location of the mosaic, Mr. Hankin seconded the amendment which was carried.
- *“Toilet Art”* - the Deputy Town Clerk informed members that the Isle of Man Arts Council have brought forward their consideration of this matter and it is hoped the scheme can be progressed in early January.

**(2019/20:175) On-Going Matters “Action Tracker”: continued**

The Register of Ruinous Property and Unsightly Buildings appended to the Action Tracker was noted, subject to the following:-

- *Water Street - Boundary Wall* – Members expressed concern at the loss of parking spaces
- *Old Boxing Club* - a proposed by Mr. Parker that the Commission support the proposal for demolition of the former Boxing Club at the junction of Bircham/Gladstone Avenues was agreed.
- *62 Greenlands Avenue* - Environmental Health are involved with the Commission with regard to the property - it is hoped that a Notice will be served in the near future.

**Finance and General Purposes:**

**(2019/20:176) Town Clerk’s Report - Rates Arrears:**

Members considered the Town Clerk’s report dated 10<sup>th</sup> October, 2019, with appended list of rate arrears (excluding the current year where payments are being undertaken by direct debit). Members noted particularly that Treasury Rates Section was considering a policy to cover aspects of debt collection.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Williams that the Commission suggest a policy of a rolling attack on the 10 oldest and 10 largest rate debts. The proposal was carried.

**(2019/20:177) Deputy Town Clerk’s Report - EVF Licensing:**

Members considered the Deputy Town Clerk’s report dated 9<sup>th</sup> October, 2019, about the approach made by Ellan Vannin Fuels concerning the sale of alcohol.

Mr. McGuinness proposed that the Commission raise no objection to the wish to extend the hours during which alcohol can be sold, to bring the Ramsey store in-line with others around the Island, namely from 6.30 a.m. until 10.30 p.m.. (The Ramsey shop can currently sell alcohol between 8 a.m. and 10 p.m.). The proposal was seconded by Mr. Williams.

An amendment was put by Mr. Cowie seconded by Mr. Hankin that the hours be 8 a.m. until 10.30 p.m. The amendment was carried by 6 votes to 4, Mrs. Quayle and Messrs’ McGuinness, Parker and Williams voting against..

**(2019/20:178) Deputy Town Clerk’s Report - Ramsey Courthouse:**

Members considered the Deputy Town Clerk’s report dated 9<sup>th</sup> October, 2019, concerning use of the Courthouse. Members noted concerns raised about the lack of furnishings and Mrs. Wedgwood was authorised to enter into negotiations about second-hand furnishing she felt might be suitable. Comment was also made about Farmers’ Markets not being able to access inside the premises when exhibitions are taking place and that this would be problematic during seasonal inclement weather and in view of the market paying for its use, whereas exhibitions do not.



**(2019/20:178) Deputy Town Clerk's Report - Ramsey Courthouse Continued:**

Members' noted an outstanding hire fee. It was proposed by Mr. Parker seconded by Mrs. Wedgwood that the fee be waived.

Members sought clarification to the debt and noted that it totalled £440. An amendment was proposed by Mr. Cowie, seconded by Mrs. Quayle that any periods of grace afforded to other long term users vacating the premises be investigated and a formula agreed to possibly reduce the debt. The amendment was agreed.

**(2019/20:179) Finance Officer's General Report:**

Resolved: To note and approve the Finance Officer's Report dated 9<sup>th</sup> October, 2019, subject to the following:-

*Estimates and Revenue Expenditure* - in response to an enquiry members were informed that fuel oil costs detailed were for six months. The Finance Officer as requested to investigate costs associated with Town centre floral displays.

*Aged Debtors* - Mr. Young referred to specific debt and asked if certain information could be obtained. Mr. Young was formed that the debtor had recently passed away and matters were being progressed by Advocates and it is understood the Estate is still being wound-up. The information Mr. Young is seeking would be available through the General Registry in due course.

**Works and Development:**

**(2019/20:180) Technical Services Manager's Report - Station Road Car Park:**

Members considered the Technical Services Manager's report dated 4<sup>th</sup> October, 2019, concerning Station Road Car Park and on-going issues with its surface.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. Cowie, and agreed, that the Technical Services Manager obtain costs for a full survey to facilitate the submission of a business case for works to the car park to be presented during the budget setting process.

**(2019/20:181) Technical Services Manager's Report - Street Light Columns:**

Members considered the Technical Services Manager's report dated 9<sup>th</sup> October, 2019, concerning an approach made by MUA to local authorities with regard to undertaking non-destructive testing on street lighting columns.

Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Wedgwood and agreed that a firm quotation be obtained for testing high risk street lighting columns.

**(2019/20:181) Technical Services Manager's Report - Street Light Columns Continued:**

It was further resolved, following a proposal by Mr. Williams, seconded by Mr. Parker and agreed that the MUA be asked to qualify any financial benefit that might result in the Commission using black street lighting columns, rather than the Town's preferred colour cobalt blue and that the authority be asked to indicate when they will complete painting of the top of lights in Parliament Street.

**(2019/20:182) Technical Services Manager's Report - Wall at Water Street Car Park:**

Members considered the Technical Services Manager's report dated 23<sup>rd</sup> September, 2019, concerning the boundary wall of the Commission's car park at Water Street. It was noted that any ultimate action would need to be agreed with other parties.

It was proposed by Mr Parker seconded by Mr. Hankin that costings be obtained to strengthen the wall. An amendment was proposed by Mr. Williams, seconded by Mr. Hankin that in addition to obtaining costings the condition of the wall continue to be monitored. The amendment was agreed.

**Housing and Property:**

**(2019/20:183) Town Clerk's Report - Houses at Bircham Avenue:**

Members considered the Town Clerk's report dated 12<sup>th</sup> October, 2019, concerning the Commission's properties at Bircham Avenue and detailing the occupancy demographic and also expenditure on repairs and maintenance to the 9 properties. Members considered various options available to them in regard to the long term future of the properties.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. McGuinness that the properties be demolished and the site redeveloped. The proposal was carried by 9 votes to 1, Mr. Cowie voting against.

Members were informed that this would require a scheme to be submitted to Government for approval, not least for funding, and would in all probability take about 5 years to progress.

**(2019/20:184) Housing and Property Manager's Report - Mart Site:**

Members considered the Housing and Property Manager's report dated 9<sup>th</sup> October, 2019, to which was appended a fee proposal for the provision of local authority housing on the former Mart Site. The Housing and Property Manager informed members that the Department has now indicated its support to funding for fees coming from Capital Projects. No proposal was initially forthcoming from members.

Mr. Parker returned to this clause as he felt that it warranted further consideration.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Hankin that subject to formal confirmation the fee proposal be accepted and a site feasibility exercise be progressed. The proposal was carried by 8 votes to 2, Messrs' Cowie and Young voting against.

**Parks and Leisure:**

**(2019/20:185) Deputy Town Clerk's Report - 6 Days in Mann Event:**

Members considered the Deputy Town Clerk's report dated 9<sup>th</sup> October, 2019, advising of a proposed 6 day/night event to be held between 24<sup>th</sup> - 30<sup>th</sup> October, 2020. It was noted that the organisers wish to stage the event in and around the Mooragh Park and also seek the some logistical support from the Commission to the event. The organisers have given assurances that there will be minimal environmental impact and minimal impact on residents, the Park Hotel, Rugby Club and park users.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Cowie and agreed, the Commission support the event.

**(2019/20:186) Deputy Town Clerk's Report - British National Enduro Round 2020:**

Members considered the Deputy Town Clerk's report dated 9<sup>th</sup> October, 2019, advising of the possibility of a round of the British National Enduro taking place on the Island I 2020, over the weekend 1<sup>st</sup>/2<sup>nd</sup> August. The organisers wish to use Ramey Rugby Club as their headquarters and seek the permission of the Commissioners to use areas of the Mooragh Estate for elements of the event as well as seeking some logistical support.

Resolved: That, following a proposal by Mr. Hankin, seconded by Mr. Williams and agreed, the Commission support the event.

**(2019/20:187) Deputy Town Clerk's Report - New Events 2020:**

Members considered the Deputy Town Clerk's report dated 9<sup>th</sup> October, 2019, advising of two new events (Food and Drink, and Car / Bike themed) in Ramsey which it is hoped can be staged in 2020, and for which the Commission's support is sought.

It was noted that the food and drink event is suggested for Easter 2020 and Mr. Cowie queried if there was any clash of events. The Deputy Town Clerk advised that Shennaghys Jiu festival would be taking place but was unaware of any other events in the Town.

Resolved: That, following a proposal by Mr. Hankin, seconded by Mr. Williams, agreed the Commission support the events.

It was proposed by Mr. Cowie, seconded by Mr Parker and agreed by 9 votes to 1, that Standing Orders be suspended to allow the meeting to continue to its conclusion. Mrs. Wedgwood voted against.

**Any Other Business:**

**(2019/20:188) Festive Lighting:**

Members were informed that the festive lighting had been detained in customs and now has a delivery date in the latter part of November.

**Matters of Establishment:**

**(2019/20:189) Minutes Establishment Committee:**

Resolved: To note and approve the Minutes of the meetings of the Establishment Committee held on 7<sup>th</sup> October, 2019, subject to the following:-

**Town Library** - Mr. Hankin referred to the changes to staffing within the Library and commended the staff for coping, although it was noted there were difficulties at times when the library is very busy.

The meeting closed at 10.07 p.m. giving a time of 3 ½ hours for the payment of attendance allowances.

Chairman.

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

Fellow Members,

**Annual Civic Service of Remembrance**

The Town's Service of Remembrance was held at the War Memorial, in glorious weather conditions - how different from conditions that must have been experienced in the Great War and conflicts since. My sincere and grateful thanks to Rev. Bryan Yardy for leading the service, the Royal British Legion, the Town Band, the Town's clergy, the wreath layers, all those who helped to organise the service and not least the hundreds of people who came along to Remember. Thanks are also given to the Commissioners' staff who prepared the area for the service and assisted in the exceptionally smooth running of the event.

The revised procedures for presentation of wreaths and their laying by ex-servicemen was undertaken in a particularly respectful manner and assisted greatly in improving the efficiency of wreath laying - thanks are recorded to the Ramsey Branch of the RBL for making this suggestion and for providing the ex-service personnel who undertook the duties.

The Royal British Legion again had the "Poppy Shop" in the atrium of the Town Hall for two weeks prior to Remembrance Sunday - to all their volunteers who sold poppies from the Town Hall, the Courthouse and from other outlets around the Town and assisted with the Poppy Appeal in any way - Thank you.

I was privileged to attend the Ramsey Legion Branch's own Service held for the first time at St. Paul's Church led by Canon Dawn Mather, Padre to the Branch.

**Annual Fireworks Display:**

The Town's annual Fireworks Display held in the magnificent setting of the Mooragh Park was once again a tremendous success, very well attended with townspeople and others travelling to town to enjoy the display, and from the very many favourable comments received it once again was considered "the best yet", with many people taking the opportunity to arrive early and stay after the event to enjoy the entertainment provided.

I should like to record my thanks to the officers and staff of the Commission involved in the organisation of the event, Galaxy IOM and Event Lighting Solutions for a fabulous display, to Roc Vannin and the Rock Project who provided entertainment before and after the display, and to the volunteers of the St John Ambulance Brigade and Special Constabulary who yet again gave their time freely to support this great community event.

11<sup>th</sup> November, 2019.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
CONSULTATION NO FAULT DIVORCE  
NOVEMBER, 2019– PUBLIC**

Mr. Chairman and Members,

In October, 2018, Garff MHK Daphne Caine was granted leave to introduce a Private Member's Bill by the House of Keys. This sought 'to amend the grounds for divorce, dissolution of civil partnerships and judicial separation; and for connected purposes'.

Getting divorced is a lengthy process that can have a detrimental impact on couples and families.

Whilst it takes eight days from notifying the General Registry for adults to be able to marry or register a civil partnership, divorce or dissolution is a process that can take a long time.

Couples who want to settle matters amicably, without publicly blaming one of the parties for the breakdown of the marriage/partnership, must have separated for two years where there is consent to the divorce but otherwise five years. That delay can put huge strain on individuals and on families. Alternatively, a person might make allegations about their partner's behaviour, generally perceived as showing their spouse was at 'fault' and to blame for the union's breakdown.

Alleging fault, comprising adultery or unreasonable behaviour, does not require there to be a qualifying time limit for the existence of the complained of circumstances and therefore adopting such facts can considerably shorten the time it takes to obtain a divorce. This means that some divorcing couples rely on one of the fault-based routes in order to avoid the emotional and financial strain of waiting two years or longer. However, particularly for families with children, where one parent alleges fault for the marriage breakdown this can fuel ongoing conflict and precipitate a long term negative impact.

A recent study of the similar system in England and Wales by the Nuffield Foundation concluded:

*"The study shows that we already have something tantamount to immediate unilateral divorce on demand but masked by an often painful, and sometimes destructive, legal ritual with no obvious benefits for the parties or the state. A clearer and more honest approach, that would also be fairer, more child-centred and cost effective, would be to reform the law to remove fault entirely."*

Legislation to modernise the system in England and Wales is now being progressed.

**Town Clerk's Report - Consultation No Fault Divorce -  
November, 2019 - Public Continued**

The draft Isle of Man Bill, based on the draft legislation being progressed at Westminster, is aimed at implementing a simpler administrative process to obtain a divorce, dissolution of civil partnership or judicial separation in place of the detailed judicial scrutiny which is associated with the fault-based process currently used in the Isle of Man. The draft Bill seeks to address the following key issues:

- that the current system includes elements that lead to conflict and difficulties, and this is at odds with other aspects of family law that look to put the needs of any children first and minimise potential for negative impact on them as well as on the couple; and
- that there is a balance between divorce being a considered decision and recognising that once there is irretrievable breakdown the process followed should then minimise conflict, stress and cost for the parties.

The consultation, copies of which have been provided to members, seeks response to the following questions:-

7. Do you agree with the proposal to retain 'irretrievable breakdown' as the sole reason for divorce without specifying the reason for the relationship breakdown?

*Please select only one item*

- Yes (supporting the no fault divorce principle)
- No (prefer the current divorce system)
- Undecided

Please provide any comments

8. Do you agree couples should be able to apply for divorce jointly and singly?

*Please select only one item*

- Yes
- No
- Undecided

Please provide any comments

9. What length of time do you think is reasonable to obtain a divorce whether or not both parties agree?

*Please select only one item*

- No minimum
- 26 weeks as proposed
- One year
- Two years
- Five years

Please provide any comments

**Town Clerk's Report - Consultation No Fault Divorce -  
November, 2019 - Public Continued**

10. Please indicate your views on the following statement:

Providing arrangements are agreed in respect of children under 18 years of age and finances, the divorce process should be administrative and not need court time.

*Please select only one item*

- Strongly agree
- Agree
- Don't know
- Disagree
- Strongly disagree

Please provide any comments

11. Please indicate your views on the following statement:

Mediation should be mandatory for couples with children under 18 years who cannot agree on the arrangements for the children and should also be mandatory for couples whether or not they have children under 18 who cannot agree on financial arrangements to assist in reaching an agreement.

*Please select only one item*

- Strongly agree
- Agree
- Don't know
- Disagree
- Strongly disagree

Please provide any comments

12. Do you agree that divorce should not be permitted in the first year of marriage?

*Please select only one item*

- Strongly agree
- Agree
- Don't know
- Disagree
- Strongly disagree

Please provide any comments

13. In order to inform the equality impact assessment process we would like to gather views on the potential impact of the Bill on the different protected groups and would ask that any data or information to help inform our equalities impact assessment be set out here:

If you have any additional comments on this draft legislation or the proposal to make no fault divorce possible in the Isle of Man, please make them here:



**Town Clerk's Report - Consultation No Fault Divorce -  
November, 2019 - Public Continued**

If you have any have any personal experience with the current divorce system that you would like to share please provide your feedback below:

**Recommendation: for members to consider individual responses.**

**T. P. Whiteway**  
Town Clerk and Chief Executive

11<sup>th</sup> November, 2019.

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
BUNSCOILL RHUMSAA COMMUNITY OPEN AFTERNOON  
NOVEMBER 2019 – PUBLIC**

Mr. Chairman and Members,

Bunscoill Rhumsaa organised a community open afternoon on Tuesday 12<sup>th</sup> November 2019.

The event was held to showcase a variety of organisations, support groups and clubs that are available for children and their families to promote a sense of positive overall wellbeing.

Ramsey Town Commissioners were invited to have a stall where a range of services provided by the Commission were highlighted including housing, the library and leisure facilities. Officers were on hand to answer questions from those attending and it offered an opportunity to network with other exhibitors.

The event was well attended and it is hoped will be repeated in future years.

**Recommendation:** For noting.

*H. S. Bevan*  
Deputy Town Clerk

13<sup>th</sup> November 2019

**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
SS ELLAN VANNIN MEMORIAL SERVICE  
NOVEMBER 2019 – PUBLIC**

Mr. Chairman and Members,

Tuesday 3<sup>rd</sup> December 2019 marks the 110<sup>th</sup> anniversary of the sinking of SS Ellan Vannin.

The occasion will be commemorated with short service on East Quay adjacent to the Ellan Vannin Memorial Plaque.

Father Brian O Mahony will lead prayers, the names of those who perished will be read out and wreathes will be laid in their memory.

The service will commence at 6.30 p.m. In the event of inclement weather the service will take place in Our Lady Star of the Sea and St. Maughold's Church.

**Recommendation:** For noting.

13<sup>th</sup> November 2019

*H. S. Bevan*  
Deputy Town Clerk

**RAMSEY TOWN COMMISSIONERS  
FINANCE OFFICER'S GENERAL REPORT  
NOVEMBER 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 October 2019 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 31<sup>st</sup> October 2019 – Appendix 2.
3. Quarterly financial information as at 30<sup>th</sup> September 2019 as submitted to the Department of Infrastructure – Appendix 3.

**Accounts**

Accounts totalling £479,779.60 were paid through the General Revenue Account and accounts totalling £34,892.49 were paid through the Northern Civic Amenity Site Account in October 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 1<sup>st</sup> April 2019 to 31<sup>st</sup> October 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.**

**Quarterly Financial Return**

The Commission are required to provide the Department of Infrastructure with a summary of certain financial information on a quarterly basis. The return for the second quarter to 30<sup>th</sup> September 2019 was submitted on 12<sup>th</sup> November 2019 - attached as Appendix 3.

**Audit and Financial Statements for the year ended 31<sup>st</sup> March 2019**

The annual audit on the financial statements for the year ended 31<sup>st</sup> March 2019 has been completed, the financial statements have been signed by the Chairman and the Finance Officer (as agreed at the October Board meeting) and they have been submitted to the Department of Infrastructure.

The audit report is not qualified and the auditors have confirmed in writing that :

- They are not aware of any matters which would require modification of their audit opinion.
- No issues were noted during the work performed on management controls and their potential over-ride.

**Finance Officer's General Report  
November 2019 - Public Continued:**

- Accounting policies, estimates and judgements are considered appropriate and reasonable.
- No issues were noted during the work performed on revenue streams.
- They are not aware of any significant incidences of non-compliance with relevant laws and regulations.
- Their review found no material omissions in the financial statements.

**Recommendation : To be noted.**

13<sup>th</sup> November 2019

N.Q. Cannell, FCCA  
Finance Officer

# Ramsey Town Commissioners

**Accounts paid to the 31 October 2019**

**Appendix 1**

Payee	Description	Amount (incl. VAT)
<b><u>General Account</u></b>		<b>£</b>
Staff	Wages, salaries, ITIP, NI & superannuation	174,162.93
Rosborough Insurance	Premium & broker fee	77,312.30
N. Civic Amenity Site	Quarterly contribution	52,216.80
Various	Housing property - UQPR refurb.	48,292.70
Various	Housing property repairs, maint. & safety checks	25,697.30
Various	Housing property - Close y Chibbyr Ghlass heating	17,764.98
Auditors	Audit for y/e 31 March 2019	15,181.06
Various	Street lighting electricity & head renewals	11,595.37
Various	Fuel & oil	11,291.25
Various	Vehicle maintenance, repairs & licences	8,359.36
Various	Refuse materials & equipment	7,153.35
Various	Commission property repairs, maint. & safety checks	5,804.85
Various	Park materials	3,023.46
Manx Utilities	Electricity supply	2,985.76
Various	Legal & prof. fees - housing	2,657.36
Various	Security, etc.	2,652.52
Various	IT costs	2,596.66
Various	Media & advertising	2,491.16
Various	Office expenses - post, printing, stationery etc.	1,993.17
Various	Contract cleaning	1,833.33
Various	Library books & DVD's	1,498.51
Manx Telecom	Phones	1,381.74
Banks	Bank & debit card charges	463.68
Various	Machinery maintenance	410.00
Various	Staff training	400.00
Various	Town events	300.00
Various	Gift vouchers	260.00
		479,779.60
<b><u>Northern Civic Amenity Site</u></b>		
IOM Government	Waste disposal charges	11,199.84
Various	Recycling charges	11,048.77
Island Drainage & Groundwork	Skip haulage	5,299.20
IOM Government	Site rent - qtr. 3	3,657.60
Various	Administration	3,503.60
Various	Equipment repairs	115.20
Worldpay	Debit card reader charge	45.56
Bank	Charges	22.72
		34,892.49

## Ramsey Town Commissioners

### Suppliers utilised during October 2019

### Appendix 1

AB Photography Ltd.	IOM	Mannin Media Group Ltd.	IOM
Allan C Swales Ltd.	IOM	Manx Business Solutions Ltd.	IOM
AMCS	UK	Manx Independent Carriers Ltd.	IOM
Appleby	IOM	Manx Telecom	IOM
Argon IT Services Ltd.	IOM	Manx Utilities Authority	IOM
Argon Office Systems Ltd.	IOM	Martin & Watson Ltd.	IOM
Ayre Mowers Ltd.	IOM	McGarrigle Architects Ltd.	IOM
Ballaneven Compost	IOM	Melba Products Ltd.	UK
Bertram Trading Ltd.	UK	Middle Park Recycling	IOM
Bridge Bookshop Ltd.	IOM	Modus Architects Ltd.	IOM
CE Richmond Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	Paul Collins Training	IOM
Colas IOM Ltd.	IOM	Paul Wheeler Ltd.	IOM
Corlett Building Materials Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Cu-Plas Callow Ltd.	IOM	Phoenix Windows Ltd.	IOM
David Perry Electrical Consultants Ltd.	IOM	Pro-tec Security Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Skips	IOM
Farmers Combine Ltd.	IOM	Rosborough Insurance IOM Ltd.	IOM
Feltons Ironmongers	IOM	RW Faragher	IOM
FurnitureLand	IOM	Scarab Sweepers Ltd.	UK
Garage Door & Gate Company	IOM	SSI Schaefer Ltd.	UK
G4S Secure Solutions Ltd.	IOM	Silva Consulting	IOM
Go Marketing Ltd.	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
Grant Thornton Ltd.	IOM	2Clean	IOM
Haldane Fisher (IOM) Ltd.	IOM	T.C.Q. Ltd.	IOM
Hersham Electrical Engineers Ltd.	IOM	Top-2-Toe Ltd.	IOM
Infotech Systems Ltd.	IOM	Ulverscroft Large Print Books Ltd.	UK
IOM Government	IOM	Unique Fire Protection IOM Ltd.	IOM
IOM Newspapers Ltd.	IOM	Vannin Officepoint	IOM
Island Drainage & Groundworks Ltd.	IOM	VPG Systems UK Ltd.	UK
J Clawson Ltd.	IOM	WF Howes Ltd.	UK
JDW Engineering Ltd.	IOM	WH Looney Ltd.	IOM
J Parker Dutch Bulbs (Wholesale) Ltd.	UK	Whittaker Trading Ltd.	IOM
Magnet IOM Ltd.	IOM	Worldpay (UK) Ltd.	UK

**RAMSEY TOWN COMMISSIONERS**

**SUMMARY OF INCOME & EXPENDITURE TO 31 OCTOBER 2019 - Appendix 2**

	2019 - 2020 to date			Estimate for 2019 - 2020		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
<b>Social Housing</b>						
Housing Schemes	2,374,156	3,232,223	(858,067)	4,198,000	4,248,600	(50,600)
Cl. Wolreay/ Cl. y C Glass	12,176	6,399	5,777	29,700	24,100	5,600
Brookfield Court	6,952	4,294	2,658	15,650	16,930	(1,280)
Close ny Mooragh	15,992	10,537	5,455	33,600	42,700	(9,100)
<b>Sub Total</b>	<b>£2,409,276</b>	<b>£3,253,453</b>	<b>(£844,177)</b>	<b>£ 4,276,950</b>	<b>£ 4,332,330</b>	<b>(£55,380)</b>
<b>Property and Assets</b>						
Town Hall	120,106	18,588	101,518	219,400	23,100	196,300
Workshops	60,607	0	60,607	97,770	0	97,770
Public Conveniences	30,671	0	30,671	54,600	0	54,600
Courthouse	23,416	1,700	21,716	40,000	0	40,000
Mansail Lease	6,145	6,355	(210)	4,200	7,590	(3,390)
Lakeside Centre	4,050	6,417	(2,367)	4,200	11,170	(6,970)
Parklands Day Nursery	1,804	12,956	(11,152)	2,360	17,150	(14,790)
Bowling Alley	22	7,500	(7,478)	2,000	15,000	(13,000)
Non-Lease Properties	3,071	0	3,071	11,600	0	11,600
Prom Shelters, etc	9,518	0	9,518	13,200	0	13,200
Private Property Repairs	1,431	0	1,431	10,500	0	10,500
CCTV town centre	3,546	0	3,546	4,500	0	4,500
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	37,640	44,784	(7,144)	19,000	20,900	(1,900)
Park assets	20,189	0	20,189	49,300	0	49,300
<b>Sub Total</b>	<b>£322,216</b>	<b>£98,300</b>	<b>£223,916</b>	<b>£532,630</b>	<b>£94,910</b>	<b>£437,720</b>
<b>Works &amp; Development</b>						
Foreshores & Flags	1,090	0	1,090	3,500	0	3,500
Car Parks	16,806	16,394	412	53,300	16,300	37,000
Refuse Removal	377,504	64,060	313,444	703,990	139,700	564,290
Civic Amenity contribution	130,542	0	130,542	174,100	0	174,100
Sewers & Pumps	52,392	52,392	0	104,735	104,735	0
Street & Dec Lighting	43,139	0	43,139	114,000	0	114,000
Local Services	49,986	0	49,986	97,000	0	97,000
Govt Department Agencies	0	0	0	0	0	0
<b>Sub Total</b>	<b>£671,459</b>	<b>£132,846</b>	<b>£538,613</b>	<b>£1,250,625</b>	<b>£260,735</b>	<b>£989,890</b>
<b>Parks &amp; Leisure</b>						
Advertising & Entertaining	38,823	10,376	28,447	55,500	3,500	52,000
Parks & Gardens	159,600	513	159,087	281,411	602	280,809
Games Concessions	5,452	0	5,452	16,500	2,000	14,500
Public Library	78,538	6,305	72,233	141,600	11,300	130,300
<b>Sub Total</b>	<b>£282,413</b>	<b>£17,194</b>	<b>£265,219</b>	<b>£495,011</b>	<b>£17,402</b>	<b>£477,609</b>
<b>Finance &amp; General Purposes</b>						
Administration	32,988	0	32,988	64,700	0	64,700
Office Expenses	551,537	80,966	470,571	950,550	83,000	867,550
Sundry Expenses	5,085	0	5,085	15,500	0	15,500
Miscellaneous	17,728	41,358	(23,630)	29,500	20,400	9,100
Swimming Pool	16,443	0	16,443	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	3,038	0	3,038	6,500	0	6,500
<b>Sub Total</b>	<b>£628,819</b>	<b>£122,324</b>	<b>£506,495</b>	<b>£1,096,250</b>	<b>£103,400</b>	<b>£992,850</b>
<b>TOTAL</b>	<b>£4,314,183</b>	<b>£3,624,117</b>	<b>£788,366</b>	<b>£ 7,651,466</b>	<b>£ 4,808,777</b>	<b>£ 2,842,689</b>
<b>Town rates</b>	<b>£ -</b>	<b>£ 2,188,251</b>	<b>(£2,188,251)</b>	<b>£ 23,000</b>	<b>£ 2,819,024</b>	<b>(£2,796,024)</b>

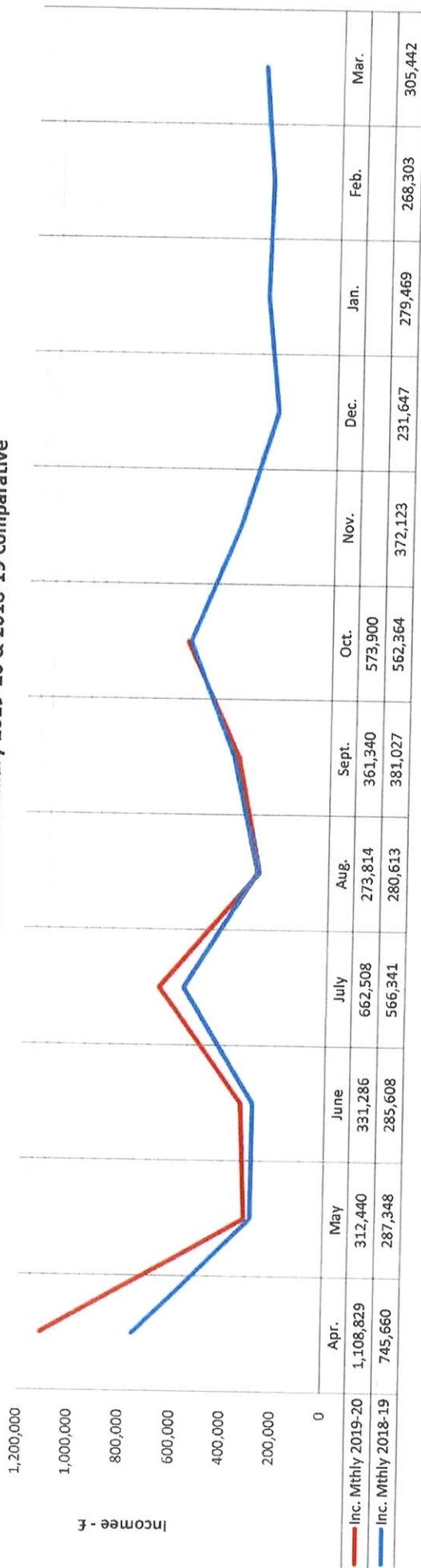


## RAMSEY TOWN COMMISSIONERS

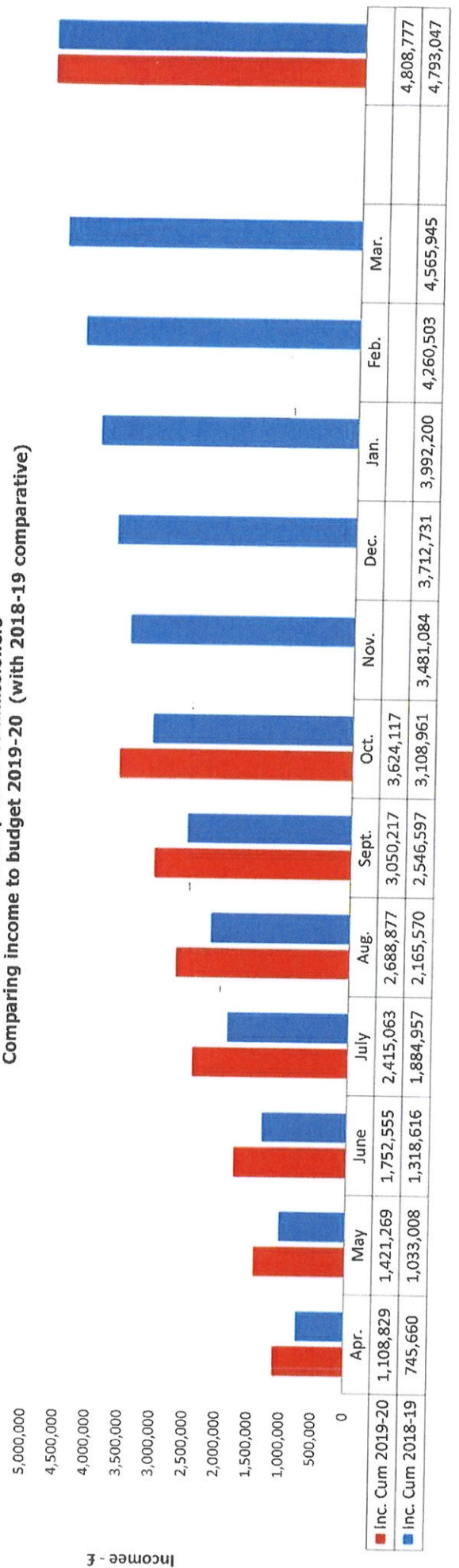
### SUMMARY OF INCOME & EXPENDITURE TO 31 OCTOBER 2019

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)

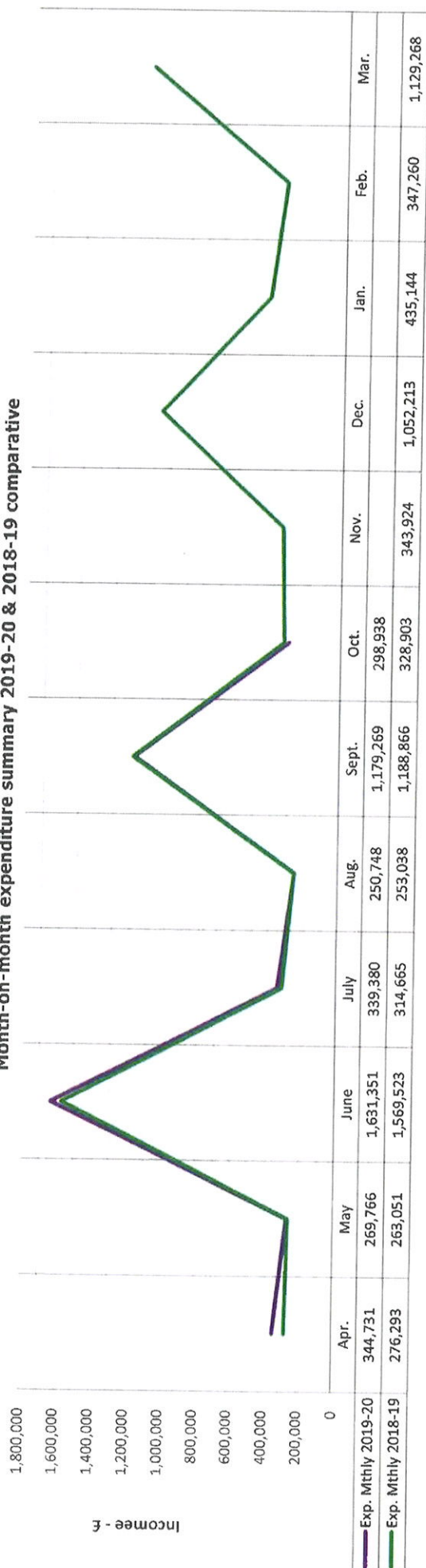


# RAMSEY TOWN COMMISSIONERS

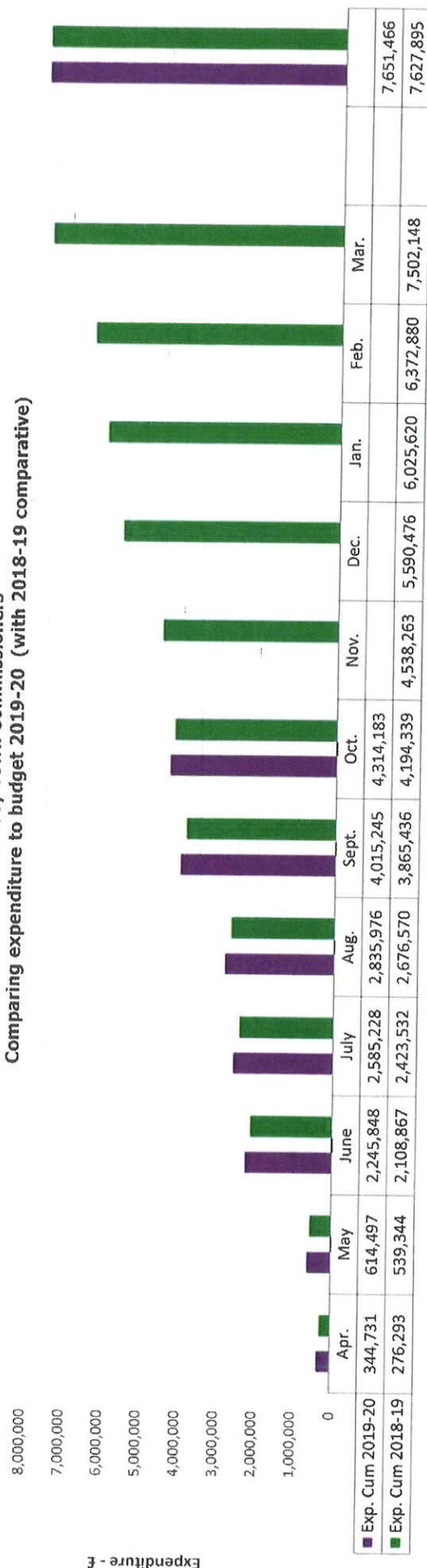
## SUMMARY OF INCOME & EXPENDITURE TO 31 OCTOBER 2019

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)

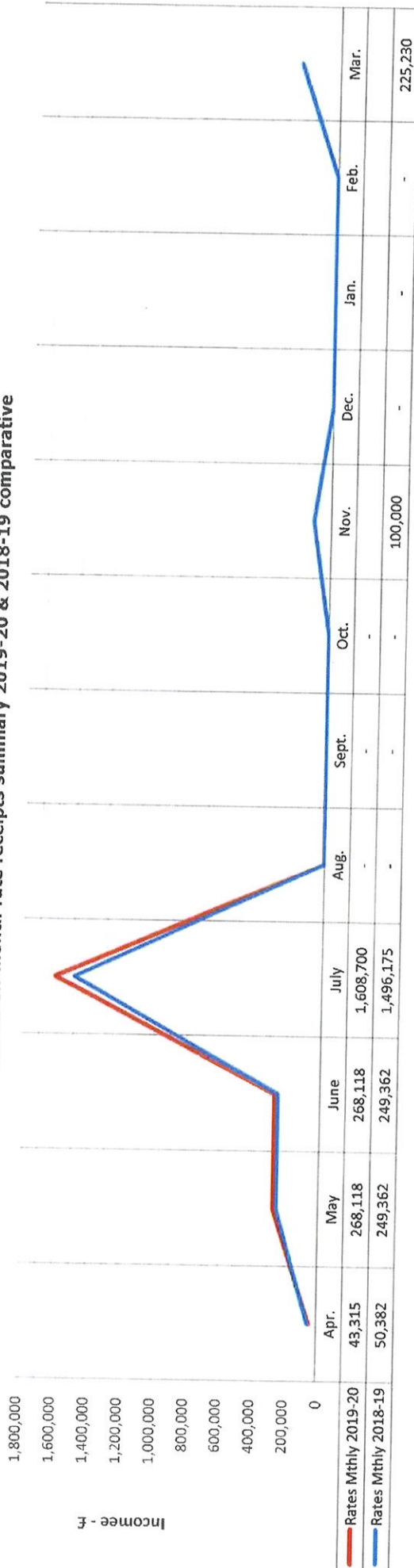


# RAMSEY TOWN COMMISSIONERS

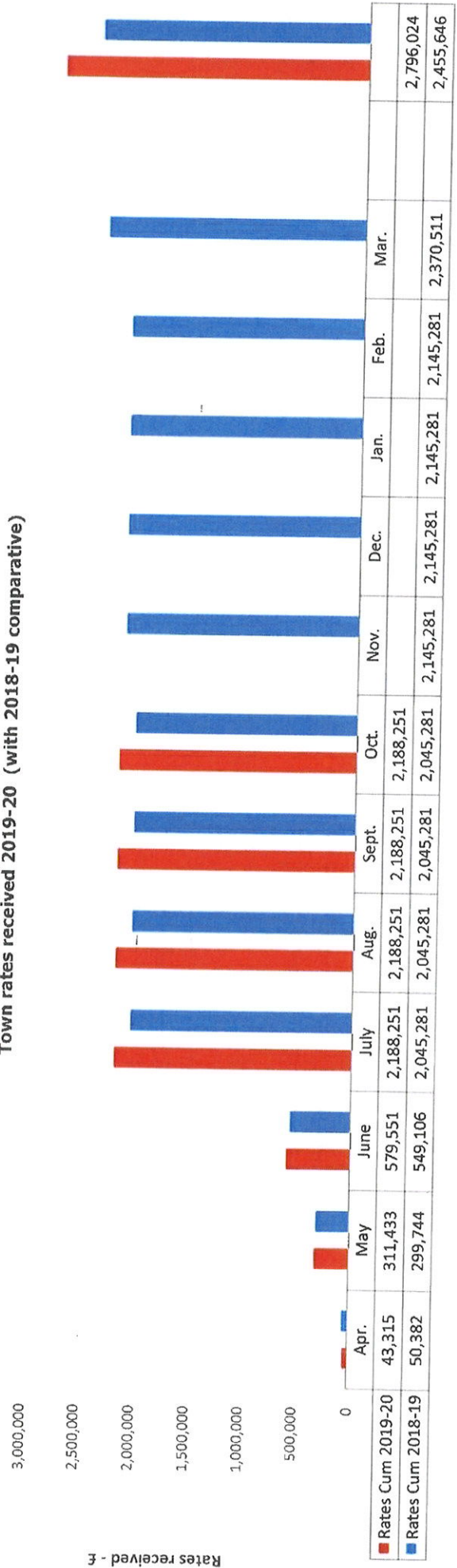
## SUMMARY OF INCOME & EXPENDITURE TO 31 OCTOBER 2019

Appendix 2

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



Ramsey Town Commissioners  
Town rates received 2019-20 (with 2018-19 comparative)



**RAMSEY TOWN COMMISSIONERS**  
**QUARTERLY FINANCIAL INFORMATION RETURN 2019-20 : Appendix 3**

	Quarter 1 £	Quarter 2 £	Quarter 3 £	Quarter 4 £
<b>General Revenue</b>				
Rates Collected (by Treasury)	579,551	1,608,700	-	-
Salaries' Cost	231,618	230,764	-	-
Heat and Light	6,701	3,275	-	-
Members' Attendance Allowance	1,616	1,328	-	-
Legal Fees	1,077	1,795	-	-
Capital Loan Payments	825,778	827,847	-	-
Insurance Costs (net of Housing ins. costs)	-	-	-	-
Computer Expenses	6,362	4,054	-	-
Refuse Collection Costs	130,271	139,777	-	-
Parks Glens (Total Costs)	96,479	89,148	-	-

**Housing**

Rents received	828,972	825,269	-	-
Rates paid*	479,462	-	-	-
Repairs and Maintenance	181,350	188,879	-	-

\*Annual rates paid in first quarter

**Capital**

Capital Projects: Loans advanced in period	-	215,129	-	-
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**Balances at Bank**

General Revenue	375,366	1,549,254	-	-
Unapplied Capital Receipts	67,110	67,110	-	-

**Reserve bank accounts**

Housing Maintenance Reserve	176,777	176,777	-	-
Heating Maintenance Reserve	1,677	1,677	-	-

**Other Income**

Grant Assistance	-	1,040	-	-
Hire of buildings	16,413	1,435	-	-



**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
ADOPTION OF PUBLIC OPEN SPACE – TRAIE TWOAIE  
NOVEMBER, 2019– PUBLIC**

Mr. Chairman and Members,

The Commission has previously obtain approval under S25 of the Local Government Act 1985 to acquire those areas of public open space provided within the development approvals for the new housing at Traie Twoaie, the former gas works site, from Haven Homes Limited for nominal consideration of £1.

Formal adoption had been delayed as part of the POS areas were being utilised for the site cabins and compound during the construction phase however the site has now been completed and the developer has asked to progress for formal land transfers.

During the earlier discussions the Developer had proposed the provision of 4 off-road car parking spaces in the area of POS immediately at the entrance to the estate which have been omitted from the scheme. As a consequence the approved petition plan differs from the areas now presented for adoption and it will be necessary to resubmit the petition application to reflect the areas presented. The areas now presented for formal adoption are shown in the attached plan for identification purposes, the developer has been asked to provide a definitive plan for the purpose of the actual land transfers to be undertaken.

Following instruction the Commissions Advocates had raised a question of residual contamination on the site and the Contractor, who had been liaising with the Environmental Protection Unit at DEFA during the development, has provided a Consolidated Report on Geotechnical Investigations, Conclusions and Actions on the site. The report identifies the various areas of historic use and documents the results of trial holes across the site which concluded that the site was clear of any contaminated waste.

None of the areas considered as potential contaminated are included within POS, this includes the location of the coal gas retorts and a former coal tar pit, which the Environmental Protection Units advises was emptied and the contents shipped to the UK for specialist high temperature disposal. Specialist Waste Transfer Shipment Documentation has been provided by the developer to confirm such action.

Consultants who had undertaken the test report did also recommended that in the event of any remnants of contaminated materials being subsequently found on the site they could be deposited then capped with clay and concrete slab. The area recommended for any such material deposition is intended for POS, and the developer has confirmed that no materials from excavations on the site were treated in this way.

**Recommendation: to submit a petition to the Department of Infrastructure under Section 25 on the Local Government Act 1985 seeking approval to acquire for nominal consideration areas of Public Open Space at Traie Twoaie, North Shore Road, Ramsey, and to proceed with adoption.**

**T. P. Whiteway**  
Town Clerk and Chief Executive

12<sup>th</sup> November, 2019.



**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
ENERGY FROM WASTE – GATE CHARGES  
NOVEMBER, 2019– PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has advised that with effect from 1<sup>st</sup> April 2020 the Department will be increasing the waste gate fee charges at the Energy from waste plant by 1.92%.

This will result in domestic waste delivered to the EfW Facility being charged at £93.70 per tonne and commercial waste charged at £186.55 per tonne.

Dedicated loads of wood will still attract the preferential tipping charge of £35.00 per tonne and Tyres £100.00 per tonne.

The 1.92% increase reflects the annual indexation charge levied by SUEZ on the Department from 1<sup>st</sup> April 2020

The revised charges will be utilised in preparing estimates for the 2020/21 rate process for both the Commission and the Northern Civic Amenity Site and the increased commercial charges will be passed to waste producers with effect from 1<sup>st</sup> April 2020.

**Recommendation: to be noted.**

**T. P. Whiteway**  
Town Clerk and Chief Executive

12<sup>th</sup> November, 2019.

<p style="text-align: center;"><b>RAMSEY TOWN COMMISSIONERS</b>  <b>TECHNICAL SERVICES MANAGER'S REPORT</b>  <b>PLANNING APPLICATIONS – NOVEMBER, 2019</b></p>
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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:	3650	<b><u>AMENDED PLANS</u></b>
P.A. NO.:	19/00176/B	
APPLICANT:	Steen Heidemann	
PROPOSED:	Alterations, erection of extensions and additional use of residential dwelling as tourist living accommodation	
NOTES:	P.A. in Detail	
SITE:	<b>Beach House, Stanley Mount East, Ramsey</b>	

REF NO:	3663	<b><u>AMENDED PLANS</u></b>
P.A. NO.:	19/00353/GB & 19/00355/CON	
APPLICANT:	S & A Consultants	
PROPOSED:	Alterations and creation of ground floor retail (Class 1) with five self contained apartment above	
NOTES:	Registered Building	
SITE:	<b>Former Nightlife, Market Place, Ramsey</b>	

REF NO:	3718
P.A. NO.:	19/01129/B
APPLICANT:	Northern Freemasons Limited
PROPOSED:	Alterations, replacement roof tiles, rainwater goods and installation of roof solar panels
NOTES:	P.A. in Detail
SITE:	<b>Masonic Hall, 2, Lezayre Road, Ramsey</b>

REF NO:	3719
P.A. NO.:	19/01164/B
APPLICANT:	Ramsey Town Commissioners
PROPOSED:	Variation of condition 1 to PA 16/00924/B for erection of a two storey complex comprising of twelve apartments with associated car parking and landscaping to extend the period of approval for a further 1 year
NOTES:	P.A. in Detail
SITE:	<b>Close Woirrey, Queen's Pier Road, Ramsey</b>



<b>TSM's Report - Planning Applications – November, 2019 – Public Continued</b>
---------------------------------------------------------------------------------

REF NO: 3720  
P.A. NO.: 19/01170/B  
APPLICANT: Haven Homes Limited  
PROPOSED: Erection of detached dwelling with external heat pump and solar panels (amendment to PA 19/00636/B)  
NOTES: P.A. in Detail  
SITE: **Plot 37, Grove Park, Clifton Drive, Ramsey**

REF NO: 3721  
P.A. NO.: 19/01191/B  
APPLICANT: Mr. & Mrs. William Kelly  
PROPOSED: Replacement of existing conservatory roof and erection of raised terrace  
NOTES: P.A. in Detail  
SITE: **8, Barrule Park, Ramsey**

REF NO: 3722  
P.A. NO.: 19/01200/B  
APPLICANT: Hartford Homes  
PROPOSED: Erection of detached dwellings with integral garage  
NOTES: P.A. in Detail  
SITE: **Plots 76, 79 & 80 (Phase II), Royal Park, Ramsey**

B. Wallace  
Technical Services Manager

13<sup>th</sup> November, 2019.

R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT - APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – NOVEMBER, 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>
16/00586/A	David Hathersich-Jones	Approval in Principle for the erection of a detached dwelling	Land adjacent to Fasque, Andreas Road	Meeting held: 15/06/16 No Objection	03/04/19 Application REFUSED 24/04/19 Appeal requested 23/10/19 Application REFUSED	1
R.T.C. 3393						
18/01158/B	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 07/05/19 Appeal requested 23/10/19 Application APPROVED	2
R.T.C. 3623						
19/00953/B	Mr. D. Taylor	Erection of a detached dwelling with integral garage within garden	41, Fairway Drive	Meeting held: 18/09/19 No Objection	10/10/19 Application REFUSED 29/10/19 Request for APPEAL	3
R.T.C. 3707						
19/01003/B	Robert Cowell	Garden room extension, conversion of existing integral garage to form bedroom/bathroom, erection of detached garage and alterations to existing drive access	The Elms, 3, The Crescent West	Meeting held: 16/10/19 No Objection	16/10/19 Application REFUSED	4
R.T.C. 3709						
19/00250/B	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 08/05/19 Appeal Requested 22/08/19 Application REFUSED	5
R.T.C. 3655						

# **R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS - NOVEMBER, 2019**

No.	P A No.	Applicant / Site / Description	Details
1	16/00586/A  R.T.C. 3393	David Hathersich-Jones Land adjacent to Fasque, Andreas Road	<p>The refusal is for the following reason(s):</p> <p>The proposal would result in an additional property using an access which will not provide adequate visibility for drivers emerging from the site. Whilst the visibility will be better than what existed previously, it is not fully in accordance with highway safety standards and is not sufficient to justify a further dwelling using this access. The proposal therefore fails to accord with General Policy 2(h) and 2(i) if the Isle of Man Strategic Plan 2016.</p>
		Approval in Principle for the erection of a detached dwelling	<p>The proposed dwelling, by reason of its configuration within the site, would fail to respect its surroundings in terms of siting and layout and would adversely affect the residential amenity of Fasque and St. Bridgets contrary to Policy R/E/PP3 of the Ramsey Local Plan 1989 and Environment Policy 42 and General Policy 2(b) and 2(g) of the Isle of Man Strategic Plan 2016.</p>
2	18/01158/B  R.T.C. 3623	Mr. & Mrs. D. Christian Former St Olaves Mens Institute, adjacent to St Olaves School House, North Shore Road	<p>The application should be approved subject to the following condition(s)</p> <p>The development hereby approved shall be begun before the expiration of four years from the date of this decision notice.</p> <p>Reason: To comply with Article 14 of the Town and Country Planning (Development Procedure) (No 2) Order 2013, and to avoid the accumulation of unimplemented planning approvals.</p>
		Replacement of existing commercial storage building with detached dwelling.	<p>The dwelling hereby approved shall not be occupied until vehicular access has been provided and car parking spaces have been completed in accordance with the approved plans and the car parking spaces shall thereafter be kept available for the parking of cars.</p> <p>Reason: In the interests of highway safety.</p>

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

No.	P A No.	Applicant / Site / Description	Details
3	19/00953/B  R.T.C. 3707	Mr. Don Taylor, 41, Fairway Drive.  Erection of a detached dwelling with integral garage within garden.	<p>The refusal is for the following reason(s):</p> <p>The loss of many of the trees proposed for removal would result in a detrimental effect to the visual amenity of the site and the wider street scene, and would constitute damage to a designated woodland area under the 1982 Development Plan. For these reasons the proposal would not accord with General Policy 2 (b, c, g) and Environmental Policy 3. In addition, the loss of the green space – including the trees – would constitute development which would not be in accordance with Environment Policy 42.</p> <p>2. In addition to the loss of the trees proposed for removal, it is considered that there would be an unacceptable further risk to some of the trees proposed for retention due to their proximity to the proposed dwelling and associated works and the subsequent possibility of severe damage to root structures of the trees, and as a result, both the trees themselves and the proposed building.</p> <p>3. The site lies outside the 'predominantly residential' land use zoning in Ramsey, in an area of white land as per the 1982 Development Plan – not zoned for development, residential or otherwise. The proposed dwelling does not meet the exemption criteria set out in General Policy 3, and is not in accordance with either the Development Plan or Strategic Plan 2016 in respect of the principle of the development.</p> <p>4. It is considered that the loss of the trees proposed for removal, the risk of damage posed to the retained trees and the risk of harm to existing fauna together would constitute an unacceptable overall impact on the ecology of the site and wider area. The proposal therefore is at odds with Environment Policy 1.</p>

R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS - NOVEMBER, 2019			
No.	P A No.	Applicant / Site / Description	Details
4	19/01003/B  R.T.C. 3709	Robert Cowell, The Elms, 3, The Crescent West.  Garden room extension, conversion of existing integral garage to form bedroom/bathroom, erection of detached garage and alterations to existing drive access.	<p>The refusal is for the following reason(s):</p> <p>The design, positioning and finish of the proposed rear extension would have a deleterious impact both on the application site and the wider street scene, increasing the visual prominence of the site in an unacceptable manner and not respecting the site and surroundings in terms of the scale, form and design of the building. This aspect of the proposal would be at odds with General Policy (2) (b&amp;c) in this respect.</p> <p>The views at a 20 metre distance between the proposed sunroom and balcony and the rear habitable windows of 30, Killeaba Mount are considered significant enough so as to warrant unacceptable levels of actual and perceived overlooking from the proposal site into that neighbours property, to the detriment of the residential amenity of that property. In this respect, the proposed sunroom and balcony are considered unacceptable when assessed against General Policy 2 (g), by reason of its siting, layout, scale, form, design and the spaces around the building adversely affects the character of the site and surroundings and the local townscape in general, contrary to General Policy 2(b) and 2(c) and the Environment Policy of the Isle of Man Strategic Plan 2016.</p>
5	19/00250/B  R.T.C. 3655	Mr. I. Craine, 10, Water Street.  Replacement of two ground floor windows with a roller shutter door.	<p>The refusal is for the following reason(s):</p> <p>The proposal is contrary to Circular 1/98, Policy R/E/P6 of the Ramsey Local Plan 1998 and General Policy 2 and Environment Policy 35 of the Isle of Man Strategic Plan 2016 in that it would fail to preserve or enhance the character and appearance of the street-scene and the wider Ramsey Conservation Area as a whole.</p>

**RAMSEY TOWN COMMISSIONERS  
TECHNICAL SERVICES MANAGER'S REPORT  
CHRISTMAS LIGHTS  
NOVEMBER, 2019 – PUBLIC**

Mr. Chairman and Members,

Over the last 11 months work has been on-going for the improvement of the Christmas lights through Parliament Street.

All items ordered have arrived and work is underway to install or prepare them for installation in time for the switch on the 23<sup>rd</sup> November.

A final walk through is planned for the 22<sup>nd</sup> November to make sure that everything is as it should be.

During the summer a tree fell at the Courthouse which affected the power supply to the Cherry trees. We are trying our best to restore power where we can without incurring too much cost due to planned improvements in that area for next year.

To try and remedy the dark areas we are looking to move individual lights from around the war memorial to up light the trees.

**Recommendation: For noting.**

B. Wallace.  
Technical Services Manager

12<sup>th</sup> November, 2019.

**RAMSEY TOWN COMMISSIONERS  
TOWN CLERK'S REPORT  
ACQUISITION OF PROPERTY AT AULDYN MEADOWS  
NOVEMBER, 2019– PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure has approved the application from Ramsey Town Commissioners under Section 25 of the Local Government Act 1985, to acquire 4 two bedroomed apartments at Auldyn Meadows, Ramsey from Dandara Ltd for £560,000, plus legal and other costs of £6,000 to add to its public sector housing stock.

In addition, the Department has approved under Section 51 of the Local Government Act 1985 the borrowing of a sum not exceeding £566,000 repayable within 30 years, to defray the cost of the acquisition.

The properties are subject to inspection and acceptance and Advocates have been instructed to act on the Commissions behalf in regard to the conveyancing and first registration of the properties.

Arrangements will be made for access and it is anticipated that allocation will take place before Christmas. 2019.

**Recommendation: to be noted.**

**T. P. Whiteway**  
Town Clerk and Chief Executive

12<sup>th</sup> November, 2019.

**RAMSEY TOWN COMMISSIONERS  
HOUSING AND PROPERTY MANAGER'S REPORT  
FIBRE BROADBAND REQUEST  
PUBLIC NOVEMBER 2019**

Mr Chairman and Members,

A Ramsey Town Commission Tenant has enquired with Manx Telecom to have a Fibre Broadband Service connected into his home. This is to enable him to continue to have broadband without the cost of having a telephone landline and associated rental charge.

Manx Telecom has written to the Tenant advising that additional work is required before they can fully connect a fibre service to the property. This is because there is no service duct installed between the building and Manx Telecom's network in the road or pavement closest to the building.

The installation of a service duct between the building and the Manx Telecom network will involve the excavation of a trench across the footpath and gardens and the new fibre cable installed in the duct to the property.

Manx Telecom has informed the Tenant that the provision of the duct and the associated cost is the responsibility of the property owner and as he is not the property owner will need to seek appropriate consent from the owner before proceeding.

The Commission has received a request to install the appropriate service duct at the Commissions expense.

The Housing & Property Manager met with a Manx Telecom engineer on site and has been informed that it each unit is currently fed via a directly buried cable, meaning new ducts will be required to serve the properties. There are a number of properties within the site, however MT have suggested to not install individual ducts to each property as this would be expensive and cause a huge amount of disruption. NB MT advise that one duct could feed two properties.

It is expected that more requests of this nature will come from other tenants within the Commissions housing stock where no service duct exists for the provision of a Fibre Broadband Service. The Commission have already provided a phone line that allows a broadband connection in its properties. Providing a service duct for this request, will set a precedent, become difficult for the Commission to refuse future requests and will become costly.

**Recommendation: to recommend to the Board to not agree to this request to fund a service duct for a Manx Telecom Fibre Broadband Service at a property in Close ny Mooragh or any other public sector property at this time and review requests such as this at a later date if required. The tenant would be allowed to install the service at their expense.**

1<sup>st</sup> November, 2019.

**Mark Close  
Housing & Property Manager**



**RAMSEY TOWN COMMISSIONERS  
DEPUTY TOWN CLERK'S REPORT  
FESTIVE EVENTS 2019  
NOVEMBER 2019 – PUBLIC**

Mr. Chairman and Members,

The following events are taking place in the run up to Christmas:

**Christmas Lights Switch On**

This event is taking place on Saturday 23<sup>rd</sup> November 2019 from 2.30pm until 5.30pm. Lights will be switched on 4.45pm.

**Ramsey Festival of Trees**

At the time of writing 10 entries had been submitted for this event which will be from 30<sup>th</sup> November 2019 until 3<sup>rd</sup> January 2020 in the public areas of Ramsey Town Hall.

**Carols at the Courthouse**

This will take place at Ramsey Courthouse at 3.30pm on Saturday 21<sup>st</sup> December 2019 with music being provided by Ramsey Town Band.

**Recommendation:** For noting.

*H. S. Bevan*  
Deputy Town Clerk

13<sup>th</sup> November 2019

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

Mr. Chairman and Members,

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

***“Isle of Man Municipal Association***

“Meeting held Thursday 31<sup>st</sup> October 2019 at Braddan Parish Commissioners office.

Minister Harmer and Emily Curphey, Director of Strategy and Policy attended.

The Minister gave a briefing covering some topical items including:-

- Recycling and how this could be expanded
- Environmental concerns
- The merger of Local Authorities
- It was noted that there were no requests for feedback from recently merged authorities
- Change needs to be driven from the LA’s, although DoI are here to assist

Some concerns were raised and countered on the availability of housing team officers.

I asked if there was anything that we could do to expedite the process of approving Byelaws, based on RTC’s ongoing experiences with the town byelaws. It was reported that there has been a transfer of function to the AG’s office and a general lack of resource to deal with a lot of major issues. The DoI would be pleased to assist if we can predict and prioritize upcoming legislation requests.

I also suggested that Tynwald might consider the provision of a Green Fund that could be accessed by LA’s to partially support climate change initiatives to make these projects more attractive and beneficial for the ratepayer. The Minister agreed this was worthy of consideration.

Concerns were raised at abandoned vehicles, the Minister responded that new road Transport regulations have provision for dealing with abandoned vehicles and will be coming into effect soon. It was noted that Steve Taggart is very helpful.

The Prom works were raised and it was pointed out by a Douglas representative that we need to go through the bad to get to the good.

There were concerns raised at potholes on the Marine drive and flooding on the Tholt-Y-Will Road.

A question was raised as to how new members of LA’s were trained. EC informed us that a new handbook and induction meeting for all new members was planned for the forthcoming LA elections.

A discussion on flooding took place and the Minister confirmed that plans for West Quay, Ramsey, to address tidal flooding were proceeding.

## **Representative Reports November, 2019 - Public Continued**

A member suggested that beavers could be a solution to upland flooding.

I enquired on the medium term plans for the EFW plant and was informed that below inflationary rises were likely to occur next year although the following years could see further increases.

Further discussions concerning Rates reform and a suggestion was made to hold a joint Civic service.

The Municipal Association voted to thank the retiring James Cherry for his valuable contributions to the MA.

A brief discussion on combined service synergies was held and the members agreed to take the topic back to their own LA's for response. Topics to be discussed included, streetlights, waste, vehicle procurement, HR, civic amenities (pools, waste centres, parks, libraries, etc.)"

November, 2019.