

**RAMSEY TOWN COMMISSIONERS**  
**[ PUBLIC ]**

A Special Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall on Wednesday, 25<sup>th</sup> November, 2020, at 6:30 p.m.

**Present:** Mr. A. G. Cowie (part of meeting), Mesdames M. D. Quayle and J. Wedgwood (part of meeting), Messrs' Rev Canon N. D. Greenwood, J. McGuinness, N. P. Howard (part of meeting), A. J. Oldham, L. Parker and W. G. Young.

**Apologies:** Mr. F. B. R. Williams.

The Town Clerk and Deputy Town Clerk were in attendance.

**(2020/21:206) Dandara Development Proposals:**

The Chairman having been delayed Mr. Parker, Deputy Chairman took the chair.

The Commission welcomed representatives of Dandara Limited Messrs' S. Nugent Managing Director, C. Downie Housing Director, D. Humphrey Planning Director,

Mr. Humphrey advised that the Auldyn Meadow development had incorporated within the initial plans a neighbourhood centre. Due to lack of commercial interest these elements had been deferred, and included a public house, retail units and children's nursery. The developer had hoped that they would be able to attract operators however market changes had shown this hope to be misguided.

Dandara have re-evaluated the proposal and would now wish to remove the public house but retain the other commercial aspects being the Children's Nursery and neighbourhood shop. Both had been subject of engagement and design guidance with commercial interest, the shop would be limited in size (100m<sup>2</sup>) so as not to compete with town centre retail, from retail and nursery operators. The balance of site was proposed to be used for housing including an element of affordable housing with apartments over the shop and nursery. It is the intention to proceed once planning consent has been obtained.

In response to questions from the Town Clerk, Dandara representatives confirmed that public open space requirement would require to be addressed, it was suggested that this might be in the form of provision of play equipment. That the site included affordable housing provision, parking of 2 spaces per property and neighbourhood parking associated with the commercial aspect.

It was noted that the earlier proposals had included 60-70 spaces for the public house and that land for parking had therefore been released for housing use.

**(2020/21:206) Dandara Development Proposals Continued:**

Mr. Young expressed his support for the proposals and encouraged the developer to make an early planning submission.

Mr. Humphrey introduced proposals to amend the design for the application ~~for~~ *mu* for 181 new housing units. It was intended, following discussion with neighbours, to move the access towards town, and provide more space between the estate and the existing central hawthorn hedge.

Members noted that the road would be proposed to be built on existing white land – this site was confirmed by the developer as being the subject of a submission in the call for sites for northern and west plan for development. The extent of development had not as yet been determined.

The Dandara representatives were thanked for their attendance and left the meeting at 18:55.

Mrs. Wedgwood, and Messrs' Cowie and Howard joined the meeting at 7pm.

**(2020/21:207) Boundary Extension: discussion with Garff Commissioners**


The Commission welcomed representatives of Garff District Parish Commissioners, ~~Miranda~~ *mu* Miranda Fargher Chairman, Members Julie Pinson, Tim Kenyon, Jamie Smith, and Deputy Clerk Martin Royle.

The Chairman explained that the Commission had undertaken a review of the town's boundaries following the progression of various residential developments and the depletion of available development land within Ramsey. The review had followed criteria laid down by Government and reaffirmed at the public inquiry into the Port Erin Boundary Extension Proposals.

The Chairman presented a selection of maps demonstrating the existing boundary, the impact of revised flood risk mapping and sanitising of established development land within the West Ramsey Development Framework area. He explained by following the review criteria and a number of communities of interest in areas had been identified. Consideration of development growth land and the need to establish clear physical boundaries had resulted in actual lines now proposed.

The meeting was advised that it had been 30 years since the last review, during which time there had been major changes - i.e. Garff expanded greatly, and that the Commission was looking at <sup>a</sup>30 year boundary to safeguard the town for future development needs.

**(2020/21:207) Boundary Extension: discussion with Garff Commissioners Cont:**


A question was raised regarding the expansion of boundaries into Garff, and, in particular, Lhergy Frissell. In response the Chairman and Mr. McGuinness explained that the revised boundary resulted from the adoption of natural features and recognised the relationship of Albert Tower to the Town of Ramsey, and also that Lhergy Frissell although outside <sup>the</sup> existing boundary was in fact in the ownership of Ramsey Town Commissioners. 

Mrs Fargher commented that the area was not occupied and therefore could not have community, the Commission was seeking to change ancient boundaries. The Chairman responded advising that there was community use particularly for recreation and through the Ramsey Forest initiative. The ancient boundary lines would continue to exist for instance where the boundary of the Lezayre and Maughold parishes meeting within the town. In relation to the Ramsey Forest a question was raised as to the Town contribution, it was noted that the project includes the town and that the Commission were also incorporating planting of trees in the town e.g., Market Place, Coronation Park, and Mooragh Park.

Mr. Kenyon asked whether consultation had taken place with property owners, and was advised that at this stage no contact had been made, the process provided for a public inquiry at which time individuals and others would have the opportunity to submit views.

The meeting noted that the financial impact of any change was not considered to be relevant to the inquiry which would take place. Mr. Royle confirmed that the proposed boundary changes, if implemented, would have no financial impact on the Garff authority. Ms Pinson asked whether there would be assistance for existing property owners and was advised that in past boundary changes there had been a rates transition period of 10 years to assist.

Mr. Smith asked about the impact of the flood risk mapping and the Chairman advised that the mapping cast doubt on the use of a major section of land which had been zoned for development within west Ramsey. The loss of this land for development was a prime factor in the need to reassess the boundary to allow for additional development land.

Mrs. Fargher asked what driver exists for more development in the town, Mr. McGuinness explained that the Commission recognised the need for immediate development land due to the removal of land due to flood risk, and that a long-term view had been adopted to future proof against the need for successive short term boundary changes. 

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**(2020/21:207) Boundary Extension: discussion with Garff Commissioners Cont:**

Ms. Pinson questioned what immediate action to improve services in the expansion areas would be expected and commented that extra development will bring more money into town business, she felt that the Commission was only seeking to increase rate income.

Mr. Royle commented that land ownership and authority boundaries were not linked, and that there would be potential benefits from development and additional draw on amenities.

Mr. Young expressed his opposition to any boundary extension stating that the town did not have the capacity for further development. .

Mr. Smith expressed the view that he could accept the need for development land but did not see how land in Garff could be associated with the town other than being visible from town. Mrs. Wedgwood reminded members of the association with the Ramsey Forest, comprising large tracts of land outside the town, to which Mrs. Fargher advised that she understood the naming of the project was chosen for promotional reasons.

The Chairman asked whether there were any further points to raise, Members noted that the discussion had been open and useful, and the representatives of Garff Commissioners advised that they would discuss the matter further at their next meeting.

Garff Parish Commissioners left the meeting at 8:20pm.

Canon Greenwood gave his apologies and left the meeting at 8:25pm

**Resolved:** that the matter be placed on the agenda for further discussion at the December meeting and the Commissioners for Garff and Lezayre be invited to provide any further feedback.

**(2020/21:208) Consultation - Mid-Rent Housing:**

Resolved: Members to feed comments back to the Town Clerk for compilation and response.



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**(2020/21:209) Consultation Equality Act - Code of Practice**

Members noted that the draft document was drawn heavily from UK guidance with very few actual changes. Mr. McGuinness reported that having researched the UK position he had been unable to find issues to question and felt that no material response was necessary. Mr Cowie commented that the document was verbose, it should be a usable document and was too weighty a tome to be easy reference.

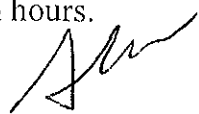
Resolved: to submit a general comment that the document was unwieldy, poorly presented, and not conducive to easy use.

**(2020/21:210) Dandara Development Proposals:**

Members reviewed the earlier discussion with Dandara in relation to the development at Auldryn Walk

Resolved: It was proposed by Mr McGuinness, seconded by Mr Cowie and agreed by 7 votes to 1, that there was no in principle objection to the proposals subject to the position in relation public open space being determined, Mrs. Quayle voted against the proposal. *Ar*

The meeting ended at 8:50pm giving a time for attendance of 2½ hours.

  
Chairman