

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

www.ramsey.gov.im

8th July, 2021.

Sir/Madam,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held at 7.00 p.m. on Wednesday evening next, **14th July, 2021**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence: Rev'd Canon Greenwood.

2. Minutes for Adoption:

page(s): 1 – 20

- Minutes of Board Meeting held on 16th June, 2021.
- Minutes of Special Board Meeting held on 23rd June, 2021.

3. Matters arising not included within the Agenda.

4. Chairman's Report:

page(s): 21 - 22

- Tynwald Day
- Town Cup
- 2021 AGM
- Chairman's End of Term Reception
- Municipal Association
- Ramsey Rocks
- Closing Comments

5. Finance and General Purposes:

page(s): 23 - 32

- Town Clerk's Report(s):
 - Local Authority General Elections 2021
 - Local Authority Vacancies
- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates

6. Works and Development:

page(s): 33 - 42

- Town Clerk's Report(s):
 - Area Plan for the North and West
 - Ramsey Swing Bridge

- Technical Services Manager's Report(s):
 - Planning Application
 - Appendix
 - Vehicle and Plant Sale
 - Waste Bins on Public Rights of Way

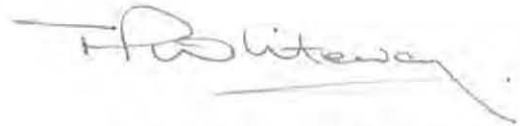
7. Any other Business:

page(s):

(by permission of Chairman - any will be advised)

- Matters Raised by the Public
 - ❖ None

- Representative Report(s):
 - ❖ None



Town Clerk & Chief Executive.

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

The Monthly Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 16th June, 2021, at 7.00 p.m.

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

Apologies for absence were received from Mrs. J. Wedgwood and Mr. N. P. Howard.

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

(2021/22:041) Minutes:

Resolved: That the Minutes of the Board Meeting held on 19th May, 2021, and those of the Special Meeting held 9th June, 2021, be confirmed and signed by the Chairman.

(2021/22:042) Matters Arising:

No matters were formally raised.

Mr. Young queried beach bathing water quality testing for the North beach. The Town Clerk advised that he understood that testing is on-going but no certification has been issued.

Mr. Parker queried the responses sought from the Department of Infrastructure with regard to traffic parking strategy and enforcement and road-line painting in Parliament Street. The Town Clerk advised that reminders had been given to the Department. Mr. Parker asked if road-line painting could also be requested for Bowring Road.

(2021/22:043) Chairman's Report:

Resolved: To note the Chairman's report dated 10th June, 2021.

Finance and General Purposes:

(2021/22:044) Town Clerk's Report – Local Authority General Elections:

Resolved: To note the Town Clerk's report dated 4th June, 2021, advising of the election date of 22nd July, and the schedule.

(2021/22:045) Finance Officer General Report:

Resolved: To note and approved the Finance Officer’s general report dated 9th June, 2021, subject to the following:-

Summary of Revenue Income and Expenditure: - Mr. Cowie queried the costs for refuse removal and was advised that Commercial Refuse is “playing catch-up” after technical difficulties.

Works and Development:

(2021/22:046) Town Clerk’s Report – Fibre in Ramsey – Planning:

Members discussed the Town Clerk’s report dated 2nd June, 2021, detailing the response to advice sought with regard to clarification of the provision of telegraph poles for fibre installation. The Town Clerk verbally reported on a letter sent by Manx Telecom to residents at Marlborough Crescent / Way. Clifton Drive and Thornhill Park, following a meeting held on 26th May, 2021, advising that Manx Telecom “...will not now proceed with the current proposals to erect poles in the area but will with the Department of Infrastructure and other interested parties to better understand the new options to deliver underground fibre in a cost-effective way.”.

Manx Telecom have committed to a further trial and have indicated that they will not progress any further works in the area without engaging with the residents first for a consensus on the plans. The company anticipate that it will take another six months for them to gather the information they need.

Resolved: That the Town Clerk’s report be noted.

(2021/22:047) Town Clerk’s Report – Planning Enforcement:

Resolved: To note the Town Clerk’s report dated 10th June, 2021, detailing that the Planning Office has confirmed that planning submissions are being dealt with at the time in respect of Unites 22 and 24 Gladstone Park and also that the Enforcement Officer has asked for more information with regard to a catering operation on the Industrial Park.

(2021/22:048) Technical Services Manager’s Report - Planning Applications:

Members agreed that the Technical Services Manager’s Report dated 9th June, 2021, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, be noted and no objections be made to such applications, subject to the following:-

(2021/22:048) Technical Services Manager’s Report - Planning Applications continued:

REF NO: 3895
P.A. NO.: 21/00585/B
PROPOSED: Erection of a building to provide retail and office space, with associated access, parking, landscaping and drainage
NOTES: P.A. in Detail
SITE: **Former Barry Curran and Farmers Combine Site, West Quay, Ramsey.**

Mr. Cowie welcomed the application and suggested the Commission indicate their support. Mr. Williams proposed the submission of an observation suggesting the opportunity had been missed to submit a modern design. Members were reminded that the planners had indicated that they would find it helpful if local authorities indicated support of applications.

Canon Greenwood referred to the comments made by the developers of “Auldyn House” that inferred there were too many offices in Ramsey. It was suggested that it was the nature of the building being converted that was the problem.

It was proposed by Mr. Parker, seconded by Mr. Cowie and agreed that the Commission indicate their support of the application. It was confirmed that there did not appear to be any problems with vehicular access or egress.

REF NO: 3896
P.A. NO.: 21/00593/B
PROPOSED: Erection of a detached dwelling with attached garage
NOTES: P.A. in Detail
SITE: **Rheast Moor House, Andreas Road, Ramsey.**

Although noting loss of an historic building, Mr. Williams proposed support of the application in that it is modern and energy efficient. Mr. Parker queried if the planning system “was being used” but seconded the proposal, which was carried by 7 votes to 1, Mr. Cowie voting against.

REF NO: 3897
P.A. NO.: 21/00600/B
PROPOSED: Erection of five detached dwellings with associated garages, parking and external works
NOTES: P.A. in Detail
SITE: **Land at Corner of Premier Road and Mooragh Promenade, Ramsey.**

It was proposed by Mr. Oldham, seconded by Mr. Williams and agreed by 5 votes to 3, that the Commission object to the application which is considered to be over-crowded and suggest 4 houses would be preferable. Messrs. Cowie, McGuinness and Parker voted against.

(2021/22:048) Technical Services Manager’s Report - Planning Applications continued:

REF NO: 3898
P.A. NO.: 21/00616/B
PROPOSED: Alterations and erection of extension (amendment to PA 20/01253/B)
NOTES: P.A. in Detail
SITE: **32, Laurys Avenue, Ramsey.**

It was proposed by Mr. Cowie, seconded by Mr. Williams that the Commission submit an observation, seeking clarification on the possible loss of parking space. Mr. McGuinness queried if the proposal was for an observation or an objection. Mr. Cowie qualified his proposal in suggesting an observation because he felt that an error has been made on the plans. The proposal was carried without division.

Appendix:

RTC Application 3777 – members were reminded that it had been a condition in the original approval about which an appeal had been submitted.

Housing and Property:

(2021/22:049) Housing and Property Manager’s Report – Various Assets Update:

Resolved: To note the Housing and Property Manager’s report dated 9th June, 2021, advising of the progress of the Waterplay Area Mooragh Park, the Beach Raft and repairs to the Hospice Sit and Chat benches, subject to the following:-

Water Play Area Mooragh Park – members were informed that the works are completed and the feature will be up and running from Friday, 18th June. It was agreed to give publicity to the re-opening.

Beach Raft – South Beach – in response to a query Mr. Young confirmed that he had made a personal donation of £100 towards the cost of the raft and “Save the Bay” had donated £150. The ultimate location requires to be confirmed.

Mr. Young referred to the lack of beach cleaning in recent years, which has resulted in birds nesting that cannot be disturbed, which he believes is restricting use of the foreshore.

Parks and Leisure:

(2021/22:050) Town Clerk’s Report Public Open Space – Royal Park Phase 2:

Members considered the Town Clerk’s report dated 4th June, 2021, advising of the approach made by Hartford Homes proposing the establishment of a “micro-forest” on land comprising part of Phase 2 the Public Open Space to be adopted at Royal Park.

Resolved: That, following a proposal by Mrs. Quayle, seconded by Mr. Parker and agreed, Hartford Homes be informed that the Commissioners support the creation of a micro forest in association with the Manx Wildlife Trust and will seek to promote a community event to undertake tree planting.

The Town Clerk referred to a suggestion from the Commission’s Head Gardener that a small area be kept cut to enable ball games and it was agreed this be discussed with the developers.

Any Other Business:

(2021/22:051) Representative Report(s):

Resolved: To note the representative report submitted by Mr. McGuinness for the Isle of Man Municipal Association.

(2021/22:052) Proposed 20 mph Zone Town of Ramsey / Parliament Street:

Members considered a map illustrating the proposed pedestrian crossing points intended for use in Parliament Street, such crossings also being intended to act as speed restrictors, as part of a recent Order to make part of the town centre subject to a 20 mph speed limit.

It was noted that the Department will liaise with local businesses in regard to the proposals and timing of works.

Resolved: That following a proposal by Mr. Parker seconded by Mr. Williams and agreed the proposals be supported subject to the timing of the works not clashing with works to be undertaken on the Quayside. Mr. Parker indicated that the proposal to introduce a 20-mph restriction is in accordance with the Commission’s agreed “Slow Down in our Town” policy.

(2021/22:053) Ramsey Quayside:

Members considered the Town Clerk’s tabled report dated 16th June, 2021, detailing the history of Board discussions / decisions with regard to the Department of Infrastructure’s proposals for Ramsey Quayside. The Town Clerk verbally advised that a meeting with representatives of the Board might also be a possible option.

(2021/22:053) Ramsey Quayside continued:

Mr. Williams expressed his understanding that with the exception of clarification on one matter, still awaited, the Commission had agreed to support the proposals.

Mrs. Quayle expressed the view that the Commission should endeavour to hold a further meeting with the Department to ensure that, as a retiring Board, all the matters had been progressed as far as possible.

Mr. Young indicated his total opposition to the Department's proposals.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Young and agreed by 7 votes to 1, Mrs. Quayle voting against, that the matter be deferred to allow the Board taking office on 1st August to progress.

(2021/22:054) Redundant Telephone Kiosk – Defibrillator Unit:

It was proposed by Mr. Cowic, seconded by Mr. McGuinness and agreed that Standing Orders be suspended to allow consideration of this matter.

The Town Clerk drew attention to a Building Preservation Notice issued by the Department of Environment, Food and Agriculture, issued to Manx Telecom in term of Section 17 of the Town and Country Planning Act, 1999, concerning the telephone kiosk situate at the Courthouse Grounds which the Department is considering including in the Protected Buildings Register. It is contended that the telephone kiosk, designated a K8 model, appears to be of special architectural or historic interest.

The Town Clerk advised that he would hope the Commission's proposal to insert a defibrillator unit in the redundant kiosk would still be acceptable but advised that it is probable that if registered the kiosk might have to remain red. It was noted that the Town Clerk would make enquiries about this. He also reminded members that formal Departmental approval is needed prior to the Commission acquiring the kiosk.

A proposal was put by Mr. Parker that the Commission, if the kiosk is registered as a Protected Building, have nothing further to do with the matter.

An amendment was put by Mr. McGuinness in line with that put by Mr. Parker with the addition that the Commission object to the registration. The amendment was seconded by Mr. Williams, put to the vote and carried without division.

It was noted that responses to the proposal to register the kiosk are required to be submitted on or before 9th July, 2021.

(2021/22:055) Mountain Road Closure – Essential Roadworks:

The Town Clerk advised members of proposals advised by the Department of Infrastructure to close the Mountain Road for essential roadworks from Barrule Park to the Bungalow between 16th August until no later than 19th September on a “24/7” basis. The Mountain Road will also close Monday to Friday 9 a.m. to 4 p.m. between the Creg Na Baa to the Bungalow during the same dates. The Tholt Y Will Road will remain open and access to the “Victory Café” and the Bungalow tram station will be maintained.

Mr. McGuinness expressed his disappointment on the poor communication from the Department of Infrastructure and his appreciation that the works do need to be undertaken commented that the Department need to improve their communication.

The Town Clerk reminded members that on other occasions when the Mountain Road had been closed the Commission had requested the Department to ensure other routes are fully maintained.

A proposal by Mr. Cowie seconded by Mr. McGuinness that the Department be again asked to ensure other routes are fully maintained was put to the vote and carried without division.

(2021/22:056) “Pride” Bench:

Mr. McGuinness referred to the “Pride” bench to be sited in Ramsey and his disappointment that it had not been in place during “Pride” week. The Housing and Property Manager advised that this was because it had not been possible to get access to the premises where the bench is stored.

The Chairman closed the public session at 8.07 p.m. and, after thanking Mrs. Woolley and a member of the public for their attendance, moved to private business.

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.

(2021/22:057) Minutes:

It was noted, for record purposes that no matters from the Board Meeting held on 19th May or the Special Meeting held on 9th June, 2021, were recorded in private.

The Town Clerk explained that the minutes of the special meeting were not available because confirmation was awaited from parties named therein to determine their concurrence with the content.

Matters for Information:

(2021/22:058) Housing Committee:

Resolved: To note and approve the Minutes of the meeting of the Housing Committee held on 1st June, 2021, subject to the following:

Clause 18 Vacant Properties – the Housing and Property Manager advised that since the compilation of the Minutes three of those properties listed have been allocated.

(2021/22:059) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 16th June, 2021, and the following comments made thereon, accepting that some matters may be referred to within other Clauses of these minutes:-

- **Vollan / Balladoole Odours** – the Technical Services Manager advised that 3 units have now been connected.
- **Shelter Public Art** – the Deputy Town Clerk advised that the new Head Teacher has expressed an interest to be involved with this project. The Deputy Town Clerk has been asked to liaise with the artist to see if progress can be expedited.
- **Toilet Art** - in response to a query the Deputy Town Clerk advised that the artist is to determine whether or not planning approval is required.
- **Public Open Space** – progress from the developer is awaited.
- **Street Traders’ Policy** – agreed to defer to the new in place from 1st August.
- **Boundary Extension** – the Town Clerk confirmed that receipt of the application has been acknowledged by the Department and referred to other local authorities for comment; a draft Order will then be prepared after which it is envisaged that the required Public Inquiry, for which the Commissioners will be required to pay, will be progressed after the House of Keys Elections in September, 2021.
- **Rate Arrears** – the Town Clerk was requested to discuss the matter with recently appointed Government Valuer.
- **Insurance Renewal** – in response to a query the Finance Officer advised that four expressions of interest have been received and that he is preparing papers to enable quotations to be submitted.
- **Town Branding** – the Deputy Town Clerk advised that proposals are on-going, the initial concept has been agreed and parties are waiting for the business case to be “sign-off”.

Members also noted the Register of Ruinous Property and Unsightly Land and Buildings to 16th June, 2021, subject to the following:-

- **Bleak House** – the Town Clerk updated members following a telephone call from an interested party that afternoon. It was agreed that the Town Clerk provide the “new Board” with a historic précis report of this matter. Mr. Young referred to the garden area that the late owner of the property had been using and was assured by the Town Clerk that the Deeds clearly show the garden as being in the Commission’s ownership.

(2021/22:059) On-Going Matters “Action Tracker” / Ruinous Buildings Cont:

- *Auldyn House* – the Technical Services Manager advised that the property has now been fully demolished, the road re-opened and the adjacent lane will be re-opened as soon as possible.
- *10/11 West Quay* – the Technical Services Manager advised that, she understood, application is to be made to demolish these premises.
- *Britannia Hotel* – following a proposal by Mr. McGuinness seconded by Mr. Cowie it was agreed to seek information from the brewery about 3 public houses in Ramsey; the company’s proposals for their future and conveying the Commission’s concerns about their current condition. It was agreed to advise the brewery of the powers available to the Commission with regard to unsightly and ruinous buildings.
- *40, Waterloo Road* – the Technical Services Manager was asked to discuss this property further with the owners.
- *5, College Street* – members were informed that it is understood that the occupant has now vacated the property and it was agreed to arrange a Time and Place meeting with the owner, such meeting requires to be a properly constituted quorate Special Board Meeting.

A general report on all outstanding matters is to be prepared as a briefing for the incoming new Board.

Finance and General Purposes:

(2021/22:060) Deputy Town Clerk’s Report – Mooragh Hall:

Members considered the Deputy Town Clerk’s report dated 10th June, 2021, advising of the wish of the proprietor of Parklands Nursery to assign the lease with effect from 1st September, 2021, and that the lease which expires on 31st March, 2022, be renewed for a period of 7 years.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed, the lease be assigned to Hopes and Dreams Limited, for a term of 7 years from 1st April, 2022.

(2021/22:0061) Finance Officer’s Report:

Resolved: To note and approved the Finance Officer’s Report dated 9th June, 2021, subject to the following:-

Estimates and Revenue Expenditure – reference was made to the decrease in Housing Deficiency receipts, members being informed that timing of receipt of deficiency and the monies held in the Housing Reserve Fund were factors but little account is taken by Government of the Commission’s on-going maintenance plans which will reduce the Fund. Mr. Cowie suggested that this matter might be progressed between the Commission’s Policy and Housing Committees.

(2021/22:0061) Finance Officer's Report continued:

The Finance Officer undertook to investigate costs allocated to car parks labour and maintenance, in response to a query; it was noted that "T.T Advertising" budget has been allocated to other events and all staff had undertaken First Aid Training as part of a rolling programme to ensure current certification.

Rent Arrears – members queried the debt by the tenant listed at No. 14 on the list and were advised that this tenant had defaulted on a direct debit payment; and that the tenant listed at No. 45 is being problematic and is not engaging with staff and others trying to assist.

Aged Debtors – the Finance Officer advised that 3 of the 4 larger debts listed have been paid since preparation of the report.

Housing and Property:

(2021/22:062) Housing and Property Manager's Report – Agreement for the Management of Properties....

Resolved: To note the Housing and Property Manager's report dated 9th June, 2021, concerning the proposal to enter into agreement with the Department of Infrastructure for the management of properties other than within the Town of Ramsey.

The Chairman was reminded that media comment would be sought from him, on behalf of the Commission, and that the agreement has yet to be signed by both parties.

(2021/22:063) Housing and Property Manager's Report – Current Capital Works Update.

Members considered the Housing and Property Manager's report dated 9th June, 2021, concerning current capital projects, discussion ensued:-

Close Woirrey: - members considered the options presented within the Housing and Property Manager's report in addition to which Mr. McGuinness suggested an additional option that the Commission opt out of the existing proposals, consider the purchase of Albert Road Car Park to provide a larger car park. The Housing and Property Manager emphasised that there was still a need for housing.

Mr. McGuinness then further proposed the demolition of the existing site, that it be grassed over, a new scheme progressed to provide a greater number of properties than that now proposal and that enquiry be made as to the acquisition of Albert Road Car Park. The proposal was seconded by Mr. Cowie and carried.

The Town Clerk advised that the matter should be raised with the Department and discussions include the possible reimbursement of the cost acquisition of the car park if housing development progressed on that site.

(2021/22:063) Housing and Property Manager’s Report – Current Capital Works Update. continued

Cronk Elfin – it was proposed by Mr. Cowie seconded by Mr. Parker and agreed to progress the scheme utilising the revised I3 Report. Mr. Oldham declared an interest, as a resident at Cronk Elfin, and did not vote.

(2021/22:064) Housing and Property Manager’s Report – Waiver of 10 Year Residency Requirement:

Members considered the Housing and Property Manager’s report dated 9th June, 2021, advising of the request made to the Department of Infrastructure that the 10 Year Residence Requirement for local authority housing be waived. It was noted that on 27th May local authorities had been informed of this and responses sought by 4th June. The Housing and Property Manager’s report detailed the Housing and Property Manager’s informal response, in that it was not political merely professional.

Members were informed that the Housing Act allows the Department to use discretion, to which Canon Greenwood suggested the Act be changed. Members felt that waiver of the residential criteria would be unfair on those applicants who may have been on a waiting list for many years.

Resolved: To approve the Housing and Property Manager’s report.

Parks and Leisure:

(2021/22:065) Deputy Town Clerk’s Report – British Enduro Round:

Members considered the Deputy Town Clerk’s report dated 9th June, 2021, enquiring if the Commission would grant exclusive use of the area of the Mooragh Amenity Area used for motorhome parking.

A proposal was put by Mr. McGuinness, seconded by Mr. Oldham that the area be kept open. Mr. Parker commented that the area was successfully closed to the public during TT / Festival of Motorcycling events.

Resolved: That the area be closed to the public. The vote was equal Messrs. Canon Greenwood, McGuinness Oldham and Young voting with the proposal but lost on the casting vote of the Chairman.

(2021/22:066) Deputy Town Clerk’s Report – Car Boot Sale / “Radio Caroline” Weekend / Events Update:

Members considered the Deputy Town Clerk’s report dated 9th June, 2021, concerning requests made to stage events, viz:

Car Boot Sale: Resolved: That, following a proposal by Mr. Cowie, seconded by Mr. Williams that subject to no clash of events a car boot sale be permitted on the Mooragh Amenity area in aid of Greenhills Animal Sanctuary on a date to be decided.

“Radio Caroline” Weekend: Resolved: That following a proposal by Mr. Williams seconded by Mrs. Quayle that the Commission welcome this event in 2022 and officers be permitted to engage further with the organisers.

(2021/22:066) Deputy Town Clerk’s Report – Car Boot Sale / “Radio Caroline” Weekend / Events Update:

Members also considered the Deputy Town Clerk’s tabled report dated 16th June, 2021, entitled “Events Update; viz:

Masons in the Park – Resolved: That following a proposal by Mr. Parker seconded by Mr. Williams and agreed that permission be granted to Northern Freemasons to organise a family charity event “Masons in the Park” on 7th August, 2021, between 1.00 p.m. and 6.00 p.m. and logistical support by way of the provision of barriers and additional litter bins be provided.

Youth Trials Event – Resolved: That following a proposal by Mr. Williams, seconded by Mrs. Quayle and agreed, to allow the event, on a date to yet be agreed, to take place in the Mooragh Park, subject to there being no clash of dates and subject to clarification that the areas proposed to be used are suitable.

Tin Baths / Snake Race and Carnival – Resolved: That, following a proposal by Mr. Cowie, seconded by Mrs. Quayle and agreed, subject to confirm of insurance arrangements and on-going discussions concerning viability, the events be permitted and progressed.

(2021/22:067) Deputy Town Clerk’s Report – Fireworks’ Display Novembre 5th 2021:

Members consider the Deputy Town Clerk’s report dated 9th June, 2021, concerning the 2021 Fireworks’ Display, Members were pleased to note that the costs are the same as those of 2020.

Trees Mooragh Island - Resolved: That, subject to confirmation with the Forestry division of the Department of the Environment Food and Agriculture, following a proposal by Mr. McGuinness, seconded by Mr. Williams, 3 trees considered dangerous to the display be felled and replaced by a tree(s) in a more suitable position(s).

(2021/22:068) Deputy Town Clerk's Report – Ramsey Motorcycle Festival:

Members considered the Deputy Town Clerk's report dated 9th June, 2021, concerning the request made by the organisers of recent motorcycle shows to expand the event on 21st and 22nd August and in so doing seeking the logistical support of the Commission. The organisers also ask if the Commission will make application to the Government's "Domestic Event Fund" for aid in financing the event.

Resolved: That following a proposal by Mr. Parker, seconded by Mr. Williams and agreed the expanded event be supported and requests for assistant be approved.

Matters of Establishment:

(2021/22:069) Minutes Establishment Committee:

Resolved: To note and approve the minutes of the meeting of the Establishment Committee held on 12th May, 2021.

Reference was made to trees identified at the Courthouse grounds which require replacing and Mr. Oldham indicated that the Royal British may be prepared to provide one tree. [Mr. Oldham was advised of the possible cost.]

The meeting closed at 9.58 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

**RAMSEY TOWN COMMISSIONERS
SPECIAL BOARD MEETING**

A Special Board Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Wednesday, 23rd June, 2021, at 7.00 p.m.

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

Apologies: Mr. L. Parker.

The Town Clerk, Deputy Town Clerk, and Technical Services Manager were in attendance.

(2021/22:070) Area Plan for North and West:

The Chairman welcomed Members and Officers to the meeting and noted that its purpose was to review the Area Plan for North and West and consider what response should be made to the Consultation.

The Consultation Response form had previously been circulated by the Town Clerk for Members to consider responses to each of the areas of consultation ahead of the meeting.

The Town Clerk tabled a report detailing each of the sites which had been submitted.

Following discussion Members considered and agreed a response to each of the questions raised in the Consultation with the Town Clerk completing a draft of the online during the meeting. A copy of the submission is appended to these minutes.

The Chairman thanked everyone for attending the meeting.

The meeting ended at 9:15 p.m. giving a time of 2½ hours for the payment of attendance allowances.

Chairman.

Response ID ANON-TPEE-V4XJ-T

Submitted to Area Plan for the North and West – Preliminary Publicity
Submitted on 2021-06-25 16:03:36

Processing Notice

What is your name?

First name:

Peter

Last name:

Whiteway

What is your address?

Address line 1::

Ramsey Town Hall

Address line 2::

Parliament Square

Address line 3::

Ramsey

Postcode::

IM8 1RT

What is your telephone number?

Telephone number:

810100

What is your email address?

Email:

peter.whiteway@rtc.gov.im

Are you responding on behalf of an organisation?

Yes

Organisation:

Ramsey Town Commissioners

May we publish your response?

Yes, you can publish my response in full

About you

I am the...

e) Local Authority

If you selected option g, please state the name of the residents group: :

If you selected option h, please state the name of the group::

If you selected option i, please specify::

Site Assessment Framework

Do you have any general or specific comments on the Site Assessment Framework or elements thereof?

No, I have no comments to make

If yes, please comment below:

Housing Need

Do you agree with the assessment of need up to 2026 based on the known census information?

No

Comments:

The use of 10 year old data, 2011 Census, is unacceptable.

The process should be timed to enable use of the most up-to-date and relevant data.

Housing demand post Covid is also not considered to be an appropriate indicator. The plan process should align with the release of 2021 census data so that the most accurate and timely data is used.

Employment

Do you have any comments on employment land requirements in the North and West, such as for industrial, special industrial, general industrial or business parks, etc.?

Yes

If yes, please comment below:

All current designated land uses should be retained, in particular land designated for other uses should not be re-designated to housing use.

Sufficient land should be designated for employment and amenity, proportionate to housing provision.

Spatial Vision

Do you have any comments on the Spatial Vision and what it should say?

Yes, I think the spatial vision for the North and West should refer to certain matters

If yes, please comment below:

Preferred development sites should be focused in and immediately adjacent to the existing service centre of Ramsey.

Landscape and Appearance

Do you feel there are any key views which should be protected in the North and West of the Island?

Yes, there are views I feel should be protected in the North and West

If yes, please comment below and provide a location and description of this view or views:

The view to the south of Ramsey incorporating North Barrule, the Albert Tower, and Ramsey Forest should be protected.

Other views including the Mooragh Estate, the Point of Ayre, and Ramsey Bay should be protected .

Open Space

Location 1

Location/site name::

Mooragh Estate. Mooragh Park and adjacent RTC owned amenity land.

Should be recognised as::

Public Open Space, Recreation and Sport.

Any other comments?:

Location 2

Location/site name: :

Ramsey Golf Course

Should be recognised as::

Sport and Recreation use

Any other comments?:

Location 3

Location/site name: ;
The Leighany Field

Should be recognised as::

Open Space, Recreation use

Any other comments?:

Access and provision of Green spaces

Are there any areas where you feel access to local green spaces could be significantly improved or areas where provision of green space is insufficient?

Neutral stance on this issue

If yes, please comment below and provide a location and any reason:

The town generally has good access to open space however the following could be considered

The Leighany Field, see submission RO002.

Sports fields at RGS and adjacent Bunschoil Rhumsaa should be protected for sport and recreation use with access permitted to the public outside times of educational use.

Coronation Park to be protected for recreation use.

Settlement Boundaries

Do you think any changes are necessary to the existing Settlement Boundaries on the annexed Draft Maps?

Yes, changes are needed

If yes, please identify the settlement that your comment relates to and email us a plan/drawing with your submission if possible.:

Reference the Town Boundary Extension application

Keeping our settlements distinct - Green Gaps

Are there any areas which you think should be considered as a potential Green Gap?

Yes, there should be Green Gaps, but I have no suggestions

If yes, please suggest locations below:

The existing settlements of Sulby, Andreas, Bride etc are remote from the town and coalescence is not an issue. The settlement at Glen Auldyn effectively meets the existing town and could be encompassed,

Active Travel

Are there any areas where improvements to the footpaths/cycle network would be of benefit?

Yes, access to the footpaths/cycle network could be improved, but I have no suggestions

If yes, please provide details of the location below:

Old railway line to Sulby, Ballaugh, Peel.

Beyond this the towns road infrastructure is considered difficult to adapt to improve pedestrian or cycle use without detriment to vehicle transport routes.

Town Centres

Should the Area Plan identify Town Centre Boundaries for Ramsey and Peel?

Neutral stance on this issue

If yes, would you like to describe either/both the Town Centre of Peel/Ramsey?:

The Town Centre could continue to be the area identified as such within the Ramsey (Local Plan) (No 2) Order 1998,

Important shopping/office streets

Are there any specific streets that should be highlighted for primary shopping/office or other use?

Yes, the following streets should be highlighted for primary shopping/office or other use

If yes, please comment below:

Primary shopping street to be Parliament Street, Parliament Square and West Quay, together with the section of Bowring Road from Parliament Street to Derby Road junctions, and property abutting to Market Place.

Unoccupied Urban Sites

Would you like to refer to any unoccupied/previously developed sites that might have the potential for another use?

Yes, unoccupied sites are a real issue (please describe site location, potential uses and anything else you think we should know below)

Detailed representations::

There are a number of vacant sites which give cause for concern however they generally have appropriate land use designation and in many cases have existing planning consents (although some may have been undeveloped for some time).

Conservation and Public Realm

Do you think one of the objectives of this plan should be to improve areas of public space in our urban areas often referred to as 'public realm'?

Yes, public realm improvements could be made to the following areas (see below)

Location 1

Description:

Parliament Street from East Street to Parliament Square.

Paving, Seating, Green infrastructure (planting), Lighting, Safety, Art

Other (please specify)::

Whilst the regeneration area has been substantially improved the section of Parliament Street from East Street to and including Parliament Square is looking tired

Location 2

Description:

West Quay

Paving, Seating, Safety

Other (please specify)::

Location 3

Description:

Public Transport Termini

Paving, Seating, Lighting, Safety, Art

Other (please specify)::

Location 4

Description:

Other (please specify)::

Comprehensive Treatment Areas

Do you agree for CTA's to be investigated for the North and West Area Plan?

Yes, CTA's should be investigated in the North and West in the locations below

If yes, please comment the locations below:

Ramsey town centre focussing on brownfield sites

Transport, Utilities and other Grey Infrastructure

Do you wish to highlight any issues/needs associated with any Grey Infrastructure such as highways, water and sewage, or flood risk, particularly in respect of any land use requirements and any implications for such infrastructure as a result of additional development in the North and West?

Yes

If yes, please comment below:

Ensure that estates and developments are not built without 52 week access to the town centre and routes south and west. eg the Poyll Dooley relief road to Gardeners Lane should be completed. Any development to the west should be linked to the town via the relief road.

Further expansion of settlements to the north of Ramsey will place increasing pressure on the river crossing and transport routes.

Protection of Ramsey Swing Bridge for vehicular use to ease pressure on Bowring Road and to enable vehicle access to Old River Road and Mooragh Promenade for parking use.

Flood risk should be addressed within any development proposals. Flood protection proposals require to be delivered to West Quay.

Tourism

Are there any tourism uses which you feel should be identified/retained? For example, any museums, hotels?

Yes, I feel as if the following tourism uses should be identified/maintained

If yes, please comment below:

Increase tourist bed spaces in the town and around. Potential for further hotel development.

Retain Ramsey Park Hotel, Milltown, Grove Museum, National Glens and walks.

Community Facilities

As part of the Draft Plan process, Cabinet Office will be producing a Community Facilities Audit. To assist that process, are there any community facilities whether spaces or indoor/outdoor assets that should appear on that audit?

Existing Facility name:

Are there any facilities that your feel are missing in the North and West or could be improved?

Yes, I feel as if the community facilities in the North and West are missing/could be improved, but I have no suggestions

If yes, please comment below:

Health, Education and Social Care

Do you wish to make any comments on the existing infrastructure and future needs in terms of Healthcare, Education or Social Care particularly if you feel there is a land use requirement associated with the future housing needs?

Yes, I have a comment

If yes, please comment below:

Cottage Hospital should be retained as a community health facility and MIU for Ramsey and the north.

Any expansion of population should be supported by ensuring funding to continue to deliver appropriate levels of education and health care in the north to meet population needs.

Building Densities

Which statement do you agree with? (tick as appropriate)

Future policy needs to maintain the balance which is set out in Strategic Policy 1 with final decisions being taken about density/layout/design at the planning application level.

Any other comments on this issue?:

Higher density in town centres has an impact in terms of car access, parking and public transport links.

Long list of Sites

Would you like to make a comment on any of these sites? Note: Views can still be submitted on the Draft Plan

Site Number:

Comments:

The Commissioners determined not to comment on individual site at this stage.

Would you like to leave a comment on an additional sites?

Not Answered

**RAMSEY TOWN COMMISSIONERS
CHAIRMAN'S REPORT
JULY, 2021.**

Fellow Members,

Tynwald Day

I was honoured to be able to represent the Town at the Tynwald Day Ceremony on 5th July, which was attended by The Princess Royal. The ceremony was well organized and benefitted from perfect weather with a strong attendance from the public.

The Petitions of Doleance presented on the day included one referring to insufficient Secondary Health Provision in the North, the response to which may need to be considered by the Board in due course.

Town Cup

It was a pleasure to be invited to present the Ladies' Town Cup on 6th July and many congratulations to all those who were successful at the event. Our thanks to the Ramsey Golf Club for keeping the Club and greens in such excellent condition and for arranging such a variety of popular events.

2021 AGM

The AGM will be held on the 2nd August to appoint the respective roles for the new Board. I would like to thank those returning members for their continued service and welcome the new members to the Board and wish them every success as they start their term.

Chairman's End of Term Reception

I would like to invite all current and new members of the Board to our much-delayed end of year review on Friday, 23rd July. The "Spirit of Ramsey" will be awarded and it will be an opportunity to thank all those who have contributed and reflect on the hard work and achievements of the current Board over the past five years.

Municipal Association

The role of the Municipal Association in bringing together the various authorities is very important particularly as proposed changes in legislation are brought forward and I would like to express my thanks to the members of the Association for hosting what were often highly entertaining meetings. The Municipal Association Dinner is to be held on 26th August, 2021, at "The Lodge" (formerly the Swiss Chalet), Glen Helen and all members are welcome.

Ramsey Rocks

Much deserved congratulations and thanks go the organizing team, staff and participants in the Ramsey Rocks event held over the weekend of the 3rd and 4th July. The event having been extended from last year's event was particularly well attended and very much enjoyed by all.

Closing Comments

This evening marks the final meeting of the current Ramsey Town Commissioners Membership with the newly elected Commissioners taking office on 1st August 2021.

We have faced a number of significant challenges over the term including the acquisition of the Courthouse, impact of Covid, the adoption of the Northern Civic Amenity Site and the proposed boundary extension and the team have dealt with these in a highly professional and effective manner.

Our environmental policy has seen major environmental improvements with the uptake of LED lighting and we are the first Local authority to undertake a major installation of heat pumps.

We have also been able to introduce a range of new policies and procedures particularly in terms of our financial management and I am grateful for the efforts of the team towards implementing these improvements. Our housing stock has expanded and improved and our excellent statistical reporting confirms the effectiveness of our management and the team are to be commended.

Our aim was to make Ramsey a better place to be and the board and the team have worked hard throughout our term to this end. My sincere thanks to the members and staff for their support and assistance throughout. It has been a pleasure to be a part of this team, and I wish the newly elected Board Members the very best for the forthcoming term of office.

8th July, 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LOCAL AUTHORITY GENERAL ELECTION 2021
JULY 2021 – PUBLIC**

Mr. Chairman and Members,

Nominations for the local authority election to Ramsey Town Commissioners closed at 5pm on Tuesday 29th June 2021.

At the close of nominations, a total of nine candidates had submitted nomination papers, four of which had submitted papers in both electoral wards, seven nomination papers were received for south ward and six nomination papers for north ward.

The Returning Officer attended the Town Hall at 2 p.m., on the day following close of nominations and received four notifications of withdrawal of candidature, the result of which being that the list of candidates for the two wards was as follows:-

North Ward	South Ward
Stephen Robert Kelly Juan McGuinness Wilfred George Young	Geoffrey Simon Court Robert Douglas Cowell Norman David Greenwood Albert James Oldham Leonard Ian Singer Ffinlo Bardolf Runciman Williams

There being no more than 6 candidates in South Ward or North Ward all those nominated candidates were declared to be elected, and will take up office from the 1st August 2021, subject to them having signed the declaration of acceptance of office.

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive.

1st July, 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LOCAL AUTHORITY VACANCIES
JULY 2021 – PUBLIC**

Mr. Chairman and Members,

See supplemental report at end of papers

Notice of Election for Ramsey North and South Wards has resulted in nine candidates being elected unopposed to the 12 seats on Ramsey Town Commissioners (6 in each ward).

The expectation was that in these circumstances casual vacancies would exist for the unfilled seats and a bye-election held. However, in reviewing the Local Elections Act 1986 specifically in relation to the declaration of vacancies (Section 14) and the date of casual vacancies (Section 15) the Town Clerk has formed the opinion that there appears to be no provision within the Act that deals with a failure to attract sufficient candidates to fill the seats available which would result in a casual vacancy being able to be declared.

The Town Clerk has discussed the position with the Commission's Advocate who concurs with the interpretation of the current statute and that there appears to be no vires for the holding of a bye-election as a result of an insufficient number of candidates having been nominated for election.

Section 14 of the Act states:-

14 Declaration of vacancy in office in certain cases [P1972/70/86]

Where a member of a local authority —

- (a) ceases to be qualified to be a member of the authority; or*
- (b) becomes disqualified for being a member of the authority otherwise than by virtue of —*
 - (i) and (ii) [Repealed]19*
 - (ii) section 7(6) of that Act; or*
 - (iii) a conviction; or*
 - (iv) a breach of any provision of the Representation of the People Act 1995; or*
 - (c) ceases to be a member of the authority by reason of failure to attend meetings of the authority;*

the authority shall, except in any case in which a declaration has been made by the High Court under this Act, forthwith declare his office to be vacant.

Section 15 of the Act defines the date upon which a vacancy (other than as defined in Section 14) is deemed to have occurred. The section provides for the following circumstances:-

15 Date of casual vacancies [P1972/70/87]

(1) For the purpose of filling a casual vacancy in any office of chairman, vice chairman or member of a local authority, the date on which the vacancy is to be deemed to have occurred shall be —

**Town Clerk's Report – Local Authority Vacancies
July, 2021 – Public Continued:**

(a) in the case of non-acceptance of office by any person who is required to make and deliver a declaration of acceptance of office, on the expiration of the period appointed under section 10 for the delivery of the declaration;

(b) in the case of resignation, upon the receipt of the notice of resignation by the clerk of the authority;

(c) in the case of death, on the date of death;

(d) in the case of a disqualification by virtue of a conviction, on the expiration of the ordinary period allowed for making an appeal with respect to the conviction or, if an appeal is made, on the date on which that appeal is finally disposed of or abandoned or fails by reason of non-prosecution thereof;

(e) in the case of an election being declared void by the High Court, on the date of the decision or order of the court;

(f) in the case of a person ceasing to be qualified to be a member of a local authority, or becoming disqualified, for any reason other than one mentioned in paragraphs (a) to (e), or ceasing to be a member of a local authority by reason of failure to attend meetings, on the date on which his office is declared to have been vacated either by the High Court or by the local authority, as the case may be;

A recent amendment of Section 17(1)(b) of the Act [by the Elections and Meetings (Local Authorities) Act 2021] has removed the provision for a vacancy to be required to be filled at the request of the electorate, notwithstanding that there may have been no declaration of vacancy (section 14).

Previously this section required an election to be held at the request of two person on the register of electors, the amended section now links the holding of an election specifically to circumstances for vacancies having occurred in Section 15(1) of the Act which does not make provision for having received insufficient nominations.

It would appear therefore that there are presently no powers to enable a local authority to declare a vacancy in the case of insufficient candidates. The only circumstance that is provided for is where there are so many vacancies that the authority is unable to act which is covered by Section 19, under which the Department of Infrastructure is empowered to appoint temporary Commissioners until such time as an election is held. The matter has been referred to the Department of Infrastructure who have advised that they are seeking further advice.

The vacancies would occur on the 1st August, 2021 when the existing Membership goes out of office and the newly elected Commissioners take up office, subject to further advice the Commission may not have the vires to declare and hold a bye-election for the vacancies.

Recommendation: to be noted and further report.

T. P. Whiteway
Town Clerk and Chief Executive.

2nd July, 2021.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
JULY 2021 - 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 June 2021 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 30th June 2021 – Appendix 2.

Accounts

Accounts of £1,698,253.91 were paid via the General Revenue Account and accounts of £38,012.45 were paid via the Northern Civic Amenity Site Account in June 2021. 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 2021-22 Income and Expenditure from 1st April to 30th June 2021 together with associated graphical depiction is attached at Appendix 2. The graphical disclosures are both month-by-month and cumulative figures.

Certain elements of capital expenditure incurred have been paid through the Revenue account and are to be financed by way of capital loans. They are not disclosed as part of Appendix 2 - the 2021-22 Income and Expenditure figures and graphs and they are:

Cronk Elfin – refurbishment scheme professional fees	£6,146.
Upper QPR – final refurbishment costs	£10,344.
Close Woirrey – design professional fees	£1,320.

Recommendation: To be noted.

Rates

During June, 2021, a £293,654 payment from the Treasury was received being the second instalment of rate income for the 2021-22 year (£287,058 was received in June 2020).

At 30th June the total 2021-22 rate income receipts was £587,308 (2020-21 £574,116).

Further rates income is expected in July, December and March.

Recommendation: To be noted.

7th July 2021.

N. Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Suppliers utilised during June 2021

Appendix 1

AB Photography Ltd.	IOM	Manx Business Solutions Ltd.	IOM
ACE Hire & Sales Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Allan C Swales Ltd.	IOM	Manx Telecom Ltd.	IOM
Argon Business Systems Ltd.	IOM	Manx Utilities	IOM
Argon Office Systems Ltd.	IOM	Manx Vehicle Glass Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	March Consultants Ltd.	IOM
Ballaneven Compost Ltd.	IOM	Marksmann Locksmith	IOM
Brew & Corkill Ltd.	IOM	Martin & Watson Ltd.	IOM
Bridge Bookshop Ltd.	IOM	MC Locksmith Services Ltd.	IOM
CE Richmond Ltd.	IOM	Mezeron Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Modus Architects Ltd.	IOM
ClearVu Aerial Specialists Ltd.	IOM	North Point Plastics Ltd.	IOM
Colas (IOM) Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Countryside Maintenance Ltd.	IOM	Outdoors Ramsey Ltd.	IOM
Cu-Plas Callow Ltd.	IOM	Paul Wheeler Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Phoenix Windows Ltd.	IOM
DQ Advocates Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Automotive Centre Ltd.	IOM
Feltons Ironmongers	IOM	Ramsey Shipping Services Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Ramsey Skips	IOM
Go Marketing Ltd.	IOM	Ronaldsway Aircraft Co. Ltd.	IOM
Gray Law Advocates	IOM	Specialist Coatings Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	St Johns Ambulance	IOM
Haldane Fisher (IOM) Ltd.	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
Investec Asset Finance Ltd.	IOM	Swales Electrical Ltd.	IOM
IOM Government	IOM	2 Clean	IOM
IOM Newspapers Ltd.	IOM	The Stage Media Co. Ltd.	UK
Island Drainage & Groundworks Ltd.	IOM	The Garage Door & Gate Co. Ltd.	IOM
IS Oxford Ltd.	UK	Ulverscroft Ltd.	UK
J Clawson Ltd.	IOM	Unique Fire Protection Ltd.	IOM
J P Corry (formerly Jewsons)	IOM	Vannin Officepoint	IOM
JR Riley Ltd.	IOM	Voodoo Ltd.	IOM
Kirby Park Garden Centre	IOM	W.D.S. Ltd.	IOM
Mac's Builders Merchants Ltd.	IOM	W.F. Howes Ltd.	UK
Mann Recovery Services Ltd.	IOM	Whittaker Trading Ltd.	IOM
		Worldpay (UK) Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 JUNE 2021 - Appendix 2

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	1,357,898	1,258,632	99,266	4,311,316	4,356,149	(44,833)
Cl. Woirey/ Cl. y C Glass	2,058	294	1,764	5,500	2,130	3,370
Brookfield Court	3,232	0	3,232	15,050	13,420	1,630
Close ny Mooragh	6,428	4	6,424	28,800	31,300	(2,500)
New vans	0	0	0	83,100	83,100	0
Sub Total	£1,369,616	£1,258,930	£110,686	£ 4,443,766	£ 4,486,099	£ (42,333)

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Property and Assets						
Town Hall	56,293	16,818	39,475	219,800	23,250	196,550
Workshops	23,969	0	23,969	95,110	0	95,110
Public Conveniences	9,316	0	9,316	58,850	0	58,850
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	4,212	625	3,587	12,200	2,650	9,550
Mansail Lease	1,601	2,437	(836)	6,020	10,275	(4,255)
Lakeside Centre	1,523	2,773	(1,250)	5,130	11,550	(6,420)
Parklands Day Nursery	620	2,741	(2,121)	2,620	17,900	(15,280)
Bowling Alley	165	3,125	(2,960)	2,000	15,000	(13,000)
Non-Lease Properties	682	0	682	6,150	0	6,150
Prom Shelters, etc	6,402	0	6,402	11,100	0	11,100
Private Property Repairs	430	0	430	10,500	0	10,500
CCTV town centre	121	0	121	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	12,579	13,656	(1,077)	38,900	42,790	(3,890)
Park assets	26,004	0	26,004	63,825	0	63,825
Sub Total	£158,717	£42,175	£116,542	£551,355	£123,415	£427,940

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Works & Development						
Foreshores & Flags	10	0	10	2,100	0	2,100
Car Parks	9,131	15,540	(6,409)	14,450	16,480	(2,030)
Refuse Removal	208,916	41,220	167,696	777,473	104,000	673,473
Civic Amenity contribution	56,420	0	56,420	225,685	0	225,685
Sewers & Pumps	26,141	26,141	0	104,500	104,500	0
Street lighting & maint.	8,423	0	8,423	79,000	0	79,000
Decorative lighting & maint.	123	0	123	11,150	0	11,150
Local Services	33,620	0	33,620	92,700	0	92,700
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£342,784	£82,901	£259,883	£1,307,058	£224,980	£1,082,078

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Parks & Leisure						
Advertising & Entertaining	5,121	4,725	396	55,950	4,000	51,950
Parks & Gardens	58,318	1	58,317	253,391	600	252,791
Games Concessions	150	0	150	12,000	0	12,000
Public Library	33,665	1,411	32,254	140,395	8,000	132,395
Sub Total	£97,254	£6,137	£91,117	£461,736	£12,600	£449,136

	2021-22 to date			Estimate for 2021-22		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Finance & General Purposes						
Administration	6,032	0	6,032	67,050	0	67,050
Office Expenses	238,738	81,300	157,438	977,386	88,250	889,136
Sundry Expenses	2,782	0	2,782	12,100	0	12,100
Miscellaneous	2,158	21,283	(19,125)	31,850	24,500	7,350
Swimming Pool	2,795	0	2,795	17,000	0	17,000
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	386	0	386	4,000	0	4,000
Sub Total	£254,891	£102,583	£152,308	£1,111,386	£112,750	£998,636

TOTAL	£2,223,262	£1,492,726	£772,711	£ 7,875,301	£ 4,959,844	£ 2,915,457
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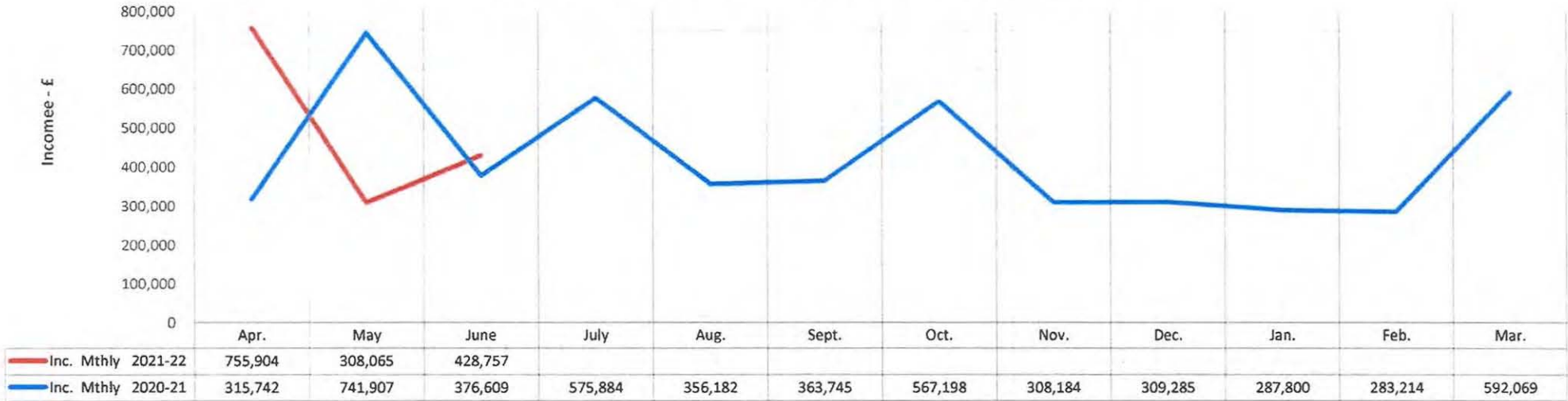
Town rates	£ -	£ 638,008	(£638,008)	£ -	£ 2,776,672	(£2,776,672)
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RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 JUNE 2021

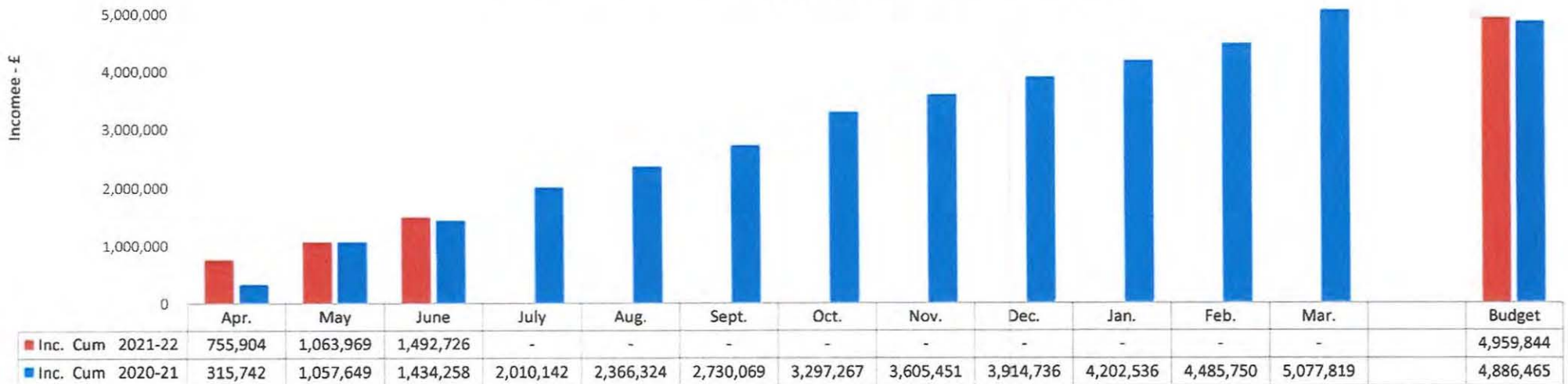
Appendix 2

Ramsey Town Commissioners
Month-on-month income summary 2021-22 & 2020-21 comparative



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Ramsey Town Commissioners
Comparing income to budget 2021-22 (with 2020-21 comparative)

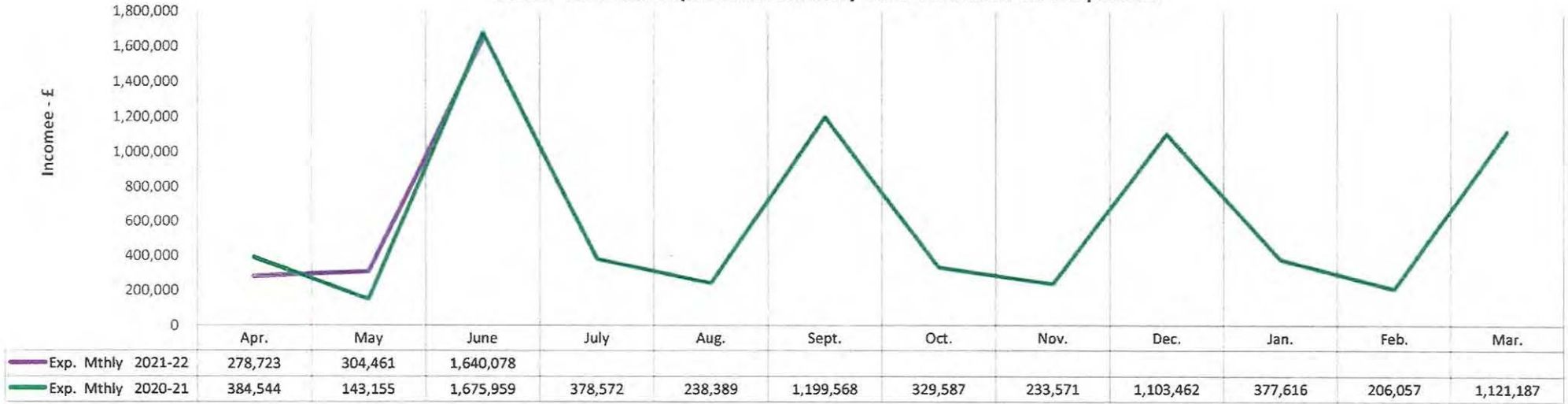


RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 JUNE 2021

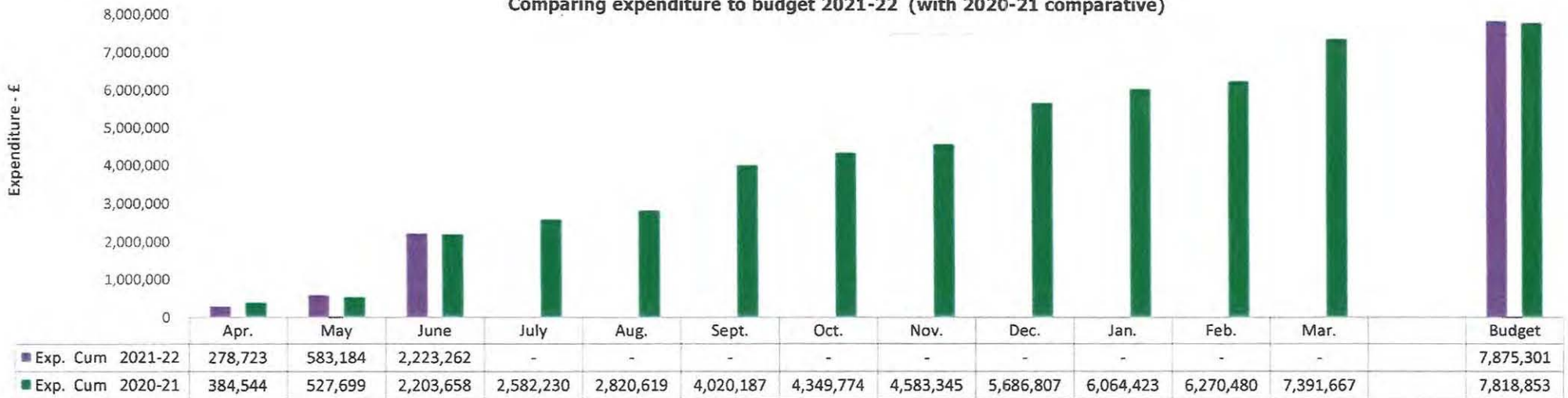
Appendix 2

Ramsey Town Commissioners
Month-on-month expenditure summary 2021-22 & 2020-21 comparative



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Ramsey Town Commissioners
Comparing expenditure to budget 2021-22 (with 2020-21 comparative)

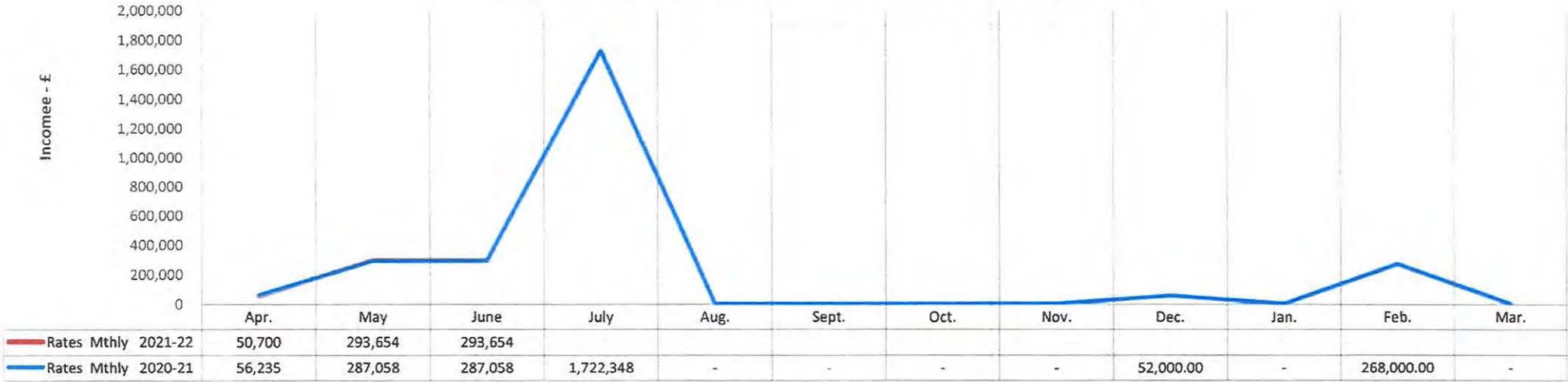


RAMSEY TOWN COMMISSIONERS

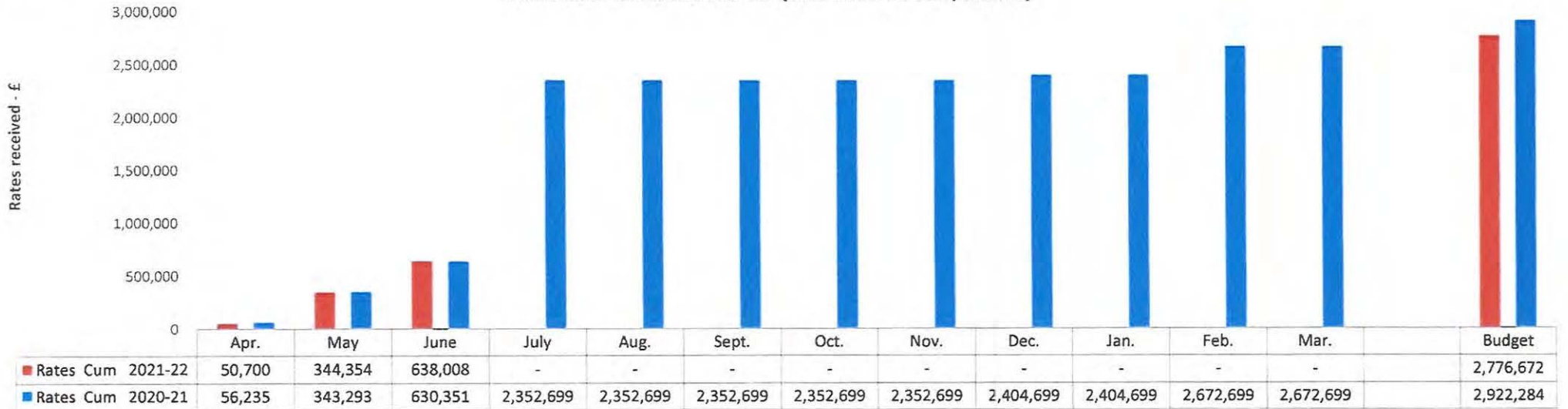
SUMMARY OF INCOME & EXPENDITURE TO 30 JUNE 2021

Appendix 2

Ramsey Town Commissioners
Month-on-month rate receipts summary 2021-22 & 2020-21 comparative



Ramsey Town Commissioners
Town rates received 2021-22 (with 2020-21 comparative)



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Ramsey Town Commissioners

Accounts paid to the 30 June 2021	Appendix 1
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Payee	Description	Amount (incl. VAT)
General Account		£
IOM Govt	2021-22 rates - social housing & other properties	516,764.32
Banks	Quarterly loan repayments - capital	439,021.81
Banks	Quarterly loan repayments - interest	386,276.15
Staff	Wages, salaries, ITIP, NI & superannuation	177,898.44
IOM Govt	Waste disposal at EFW plant	61,506.01
Various	Commission property repairs, maint. & safety checks	22,746.75
Various	Housing property repairs, maint. & safety checks	19,447.96
Various	Housing property refurbishment - UQPR	10,793.20
Various	Vehicle maintenance, repairs & licences	8,563.28
Ellan Vannin Fuels Ltd.	Fuel & heating oil	7,340.11
Manx Utilities	Electricity supply	6,871.83
Manx Telecom Ltd.	Phones	5,746.43
Various	IT costs	4,088.05
Various	Legal & prof. & final audit fees : housing	3,823.00
Various	Park materials	3,742.66
Various	Machinery - new flail mower	3,522.00
Various	Refuse materials & equipment	3,114.54
Account transfers	R & N DHC - transfer of rents collected by card	2,605.15
Various	Office expenses - post, printing, stationery etc.	2,189.83
Various	Contract cleaning	2,013.26
Various	Town events	1,800.00
Various	Library books & materials	1,603.46
Various	Security & safety costs	1,246.74
Various	Legal & prof. & final audit fees : non-housing	1,235.70
Various	Staff training	952.00
Various	Media & advertising	793.92
Banks	Bank & debit card charges	754.64
Various	Machinery servicing & repair	638.20
Various	Housing property refurbishment petition - C. Elfin	540.72
RTC	Petty cash	513.75
Various	Gift vouchers	100.00
		1,698,253.91
Northern Civic Amenity Site		
Island Drainage & Groundworks	Skip haulage	15,174.00
IOM Govt.	Waste disposal costs	12,664.56
Various	Recycling charges	4,101.58
Various	Plant & machinery maintenance	2,015.56
Various	Site maintenance	1,683.28
Mezeron Ltd.	New skips delivery	1,056.00
IOM Govt.	2021-22 rates	1,036.48
Manx Utilities	Heat & light	125.97
Manx Telecom	Phones	81.18
Worldpay (UK) Ltd.	Debit card reader charge	65.43
Bank	Charges	8.41
		38,012.45

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
AREA PLAN FOR THE NORTH AND WEST
JULY 2021 – PUBLIC**

Mr. Chairman and Members,

In accordance with the Development Plan Procedure, as set out in paragraph 2 of Schedule 1 to the Town and Country Planning Act 1999, the Cabinet Office gave notice that it is preparing an Area Plan for the North and West of the Island and is commencing Preliminary Publicity.

In simple terms, the 'Preliminary Publicity' represents the formal start of the process to produce a new development plan. It will be an Area Plan that will relate to the North and West of the Island, and individuals are being given an opportunity to comment at an early stage.

The Area Plan for the North and West will:

- Allocate land for development where there is an identified need up to 2026;
- Identify strategic reserves of land, where appropriate, for future development should the need arise;
- Preserve and protect land uses where there is community, environmental or social benefit or which are recognised as key infrastructure;
- Promote brownfield land for development to strengthen town and village centres; and
- Protect the countryside that falls outside of identified settlements and any sustainable extensions thereto.

The plan area will include the following Local Authority areas:

- The Town Districts of Ramsey and Peel; and
- The Parishes of Jurby, Andreas, Bride, Ballaugh, Lezayre , Garff (Maughold Ward only), Michael, German and Patrick

When approved by Tynwald, the Area Plan for the North and West will replace a number of extant Local Plans and will help guide planning application decisions. The Plan will be in operation for a number of years, so it is important that as many views as possible are captured during this early stage of the plan-making process. This will enable the Cabinet Office to prepare a Draft Area Plan for the North and West which is supported by good evidence and high levels of engagement.

Preliminary Publicity is the first stage in the plan making process. It publicises the topic areas that the Cabinet Office would like to address in detail within the Draft Area Plan and gives individuals the opportunity to comment from the outset of the formal process. Cabinet Office would welcome comments from a wide range of individuals, groups, businesses, landowners and developers, public bodies and Government Departments.

**Town Clerk's Report – Area Plan for the North and West
July, 2021 – Public Continued**

The Preliminary Publicity consultation has been informed by the responses to the 'Call for Sites' which was issued in 2019 and concluded in 2020. Cabinet Office also conducted further research to identify additional sites for assessment and the Site Identification Report (PP2) can be referred to for further detail on such sites.

The Commission discussed its response to the Preliminary Publicity Consultation at a special meeting held on 23rd June 2021 at which the Commission response to the consultation was agreed. The Commission was critical of the use of 2011 Census Data to inform the process and commented that the process should be informed by data gathered through the 2021 IOM Census. In responding to the consultation, the Commission chose not to comment on individual sites, the opportunity to do so will be available at the next stage of the process when the draft proposal is issued for consultation.

The Commission's response is appended to the minutes of the meeting.

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive.

1st July, 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
RAMSEY SWING BRIDGE
JULY 2021 – PUBLIC**

Mr. Chairman and Members,

Following discussion, at the June Board Meeting, on the registration of telephone boxes the Chairman has asked that a paper be presented for the Board to consider submitting a request that the Ramsey Swing Bridge be afforded Protected Building Status.

Ramsey Harbour Swing Bridge links the main areas of Ramsey town to the Mooragh Promenade and facilitates both road users and pedestrians. The bridge was built by the Cleveland Bridge & Engineering Co. of Darlington in 1892 and comprises two steel trussed arches which span 64 metres towards a central pivot.

~~Cleveland Bridge & Engineering Company was founded in 1877 as a fabrication business and continues as a renowned bridge building company which has completed many large and prestigious projects throughout its history.~~

Although commissioned and constructed for the Ramsey Town Commissioners the Ramsey Swing Bridge now forms part of the Island's harbours infrastructure and is owned by the Department of Infrastructure.

The swing bridge has been the subject of partial refurbishment and repair throughout its life, the swing bridge slewing ring was replaced in the 1970s and extensive blasting and painting were undertaken in the mid-1980s. In 2013 the Department of Infrastructure undertook a £750,000 refurbishment project, which work included replacement and realignment of the slewing mechanism and bearings etc.

The bridge is synonymous with Ramsey's working harbour providing access to the upper harbour old river harbour and the Ramsey Shipyard for commercial and private vessels, as well as providing an essential vehicle link from the West Quay to the Mooragh.

There are currently 43 buildings entered on the Register of Protected Buildings in Ramsey, it is understood a further 47 properties within Ramsey have been identified by DEFA as having potential for inclusion in the Register, it is not known whether the Swing Bridge is included in that list.

Recommendation: for discussion.

T. P. Whiteway
Town Clerk and Chief Executive.

1st July, 2021.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – JULY, 2021**

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. Hyperlinks are provided on the P.A. No. to link to the plans which are available on the IOM Government website.

REF NO: 3808 **AMENDED PLANS**
P.A. NO.: [20/01080/B](#)
PROPOSED: Residential development of 181 dwellings with associated drainage, highway works and public open space
NOTES: P.A. in Detail

SITE: **Land at Lower Milntown Farm (Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289) & a strip of land between Auldyn River and Auldyn Meadows, off Lezayre Road**

REF NO: 3877 **AMENDED PLANS**
P.A. NO.: 21/00251/CON
PROPOSED: Registered Building Consent for the conversion and erection of extension of existing offices to provide two residential apartments (class 3.4) in association with 21/00250/GB - Registered Building No. 152
NOTES: Registered Building

SITE: **9, Auckland Terrace, Parliament Street, Ramsey**

REF NO: 3884 **AMENDED PLANS**
P.A. NO.: [21/00310/B](#)
PROPOSED: Creation of new door and window in side elevation
NOTES: P.A. in Detail

SITE: **6, Parliament Square, Ramsey**

REF NO: 3902
P.A. NO.: [21/00621/C](#)
PROPOSED: Change of use of vacant site to a temporary car park
NOTES: P.A. – Change of Use

SITE: **Land to the East of Co Op, Albert Road, Ramsey**

REF NO: 3903
P.A. NO.: 21/00622/C
PROPOSED: Change of use of vacant site to a temporary car park
NOTES: P.A. – Change of Use
SITE: **21 – 22, West Quay, Ramsey**

REF NO: 3904
P.A. NO.: 21/00641/B
PROPOSED: Erection of a replacement garage with car port
NOTES: P.A. in Detail
SITE: **The Garth, Cloughbane Road, Ramsey**

REF NO: 3905
P.A. NO.: 21/00646/C
PROPOSED: Erection of building to provide ground floor retail use and first and second floor residential use
NOTES: P.A. – Change of Use
SITE: **Market Hill Plot, College Street, Ramsey**

REF NO: 3906
P.A. NO.: 21/00659/B
PROPOSED: Creation of painted mural on the side and front elevations of building
NOTES: P.A. in Detail
SITE: **73, Parliament Street, Ramsey**

REF NO: 3907
P.A. NO.: 21/00683/B
PROPOSED: Conversion of decommissioned generation station into storage building including re-roofing, installation of solar panels and air source heat pump
NOTES: P.A. in Detail
SITE: **Power Station, Gardeners Lane, Ramsey**

REF NO: 3908
P.A. NO.: 21/00691/C
PROPOSED: Change of use of ground floor office space to residential living space
NOTES: P.A. – Change of Use
SITE: **Brookdale, Parliament Square, Ramsey**

TSM's Report - Planning Applications – July, 2021 – Public Continued

REF NO: 3909
P.A. NO.: 21/00703/C
PROPOSED: Change of use of domestic garages to individual garage units
NOTES: P.A. – Change of Use
SITE: **The Elms, Lezayre Road, Ramsey**

B. Wallace
Technical Services Manager

8th July, 2021.

**R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – JULY, 2021**

<i>P.A. No.</i>	<i>Proposed Work(s)</i>	<i>Site</i>	<i>R.T.C. Recommendation</i>	<i>D.o.I. Correspondence</i>
20/01227/C R.T.C. 3819	Change of use from tourist accommodation to residential accommodation	1 & 2, Eskdale Apartments, Queen’s Drive West	Meeting held: 18/11/2020 No Objection	22/12/2020 Application REFUSED 08/01/2021 Appeal requested 15/06/2021 Application APPROVED
21/00463/B R.T.C. 3889	Removal of the front chimney stack	Norwood, May Hill	Meeting held: 19/05/2021 No Objection	01/07/2021 Application REFUSED
20/01063/B	Proposed Erection of a 3 Bed Dormer Bungalow	Land to the West of 17 Royal Park	Meeting Held Objection	01/12/2020 - Application APPROVED 22/12/2020 - RTC Appeal Request 20/05/2021 - Application REFUSED

R.T.C. - TECHNICAL SERVICES MANAGER - APPENDIX II - SUMMARY OF PLANNING APPLICATIONS – JULY, 2021

<i>P A No.</i>	<i>Site & Proposed Work(s)</i>	<i>Details</i>
20/01227/C R.T.C. 3819	1 & 2, Eskdale Apartments, Queen's Drive West Change of use from tourist accommodation to residential accommodation.	<p>The Minister for Environment, Food and Agriculture, the Hon G Boot MHK, has considered the report, concurs with the appointed person's conclusions, and accepts the recommendation that the appeal should be allowed. Accordingly, he has directed that the Department's refusal of the application should be reversed, and that the application should be Approved subject to the following conditions.</p> <ol style="list-style-type: none"> 1. The development hereby approved shall be begun before the expiration of four years from the date of this decision notice. <p>Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.</p> <ol style="list-style-type: none"> 2. Prior to the occupation of the apartments for permanent residential use, details of the siting of the bin store and the allocation of car parking spaces and garages shall have been submitted to and approved in writing by the Planning Authority and the development shall be carried out in accordance with the approved details. The bin store and parking and garaging arrangements shall thereafter be retained. <p>Reason: In the interests of amenity and to ensure that sufficient off-street car parking provision is made within the site in the interests of highway safety.</p>
21/00463/B R.T.C. 3889	Norwood, May Hill Removal of the front chimney stack	<p>The refusal is for the following reason(s):</p> <ol style="list-style-type: none"> 1. The removal of the front chimney stack would represent the loss of a prominent special feature which contributes to the character of the locality of the individual dwelling Norwood, the terrace which Norwood forms part of and the street scene as a whole contrary to General Policy 2 (b, c and g) of the Isle of Man Strategic Plan 2016 and the Residential Design Guide 2019 Section 5.1.

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**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
VEHICLE AND PLANT SALE
JULY 2021 – PUBLIC**

Mr. Chairman and Members,

Over the last 6 months we have sent vehicles, plant and equipment to auction for sale. These items were placed up for sale as they were beyond economical repair, no longer required or the cost of maintenance and training outweighed the time it was used.

I can confirm that the following items were sold and what they raised, all figures were subject to VAT at 20%:

Item	Sale price
HMN 315Y Parks pick up	£5,000
HMN 243F Housing Van	£900
KMN 295E small Kabota (grass cutter)	£7,500
Kranzle power wash	£460
JCB Mini Digger	£8,600
Vintage cast metal grass roller	£140
JMN 414R Parks' van	£3,800
Total	£26,400

Due to the amount raised the Board has previously agreed that the proceeds could be applied so that a vehicle replacement could be brought forward from the following year and was applied to replace a van in the Parks Section delivery of which is awaited.

Recommendation: For noting

B. Wallace.
Technical Services Manager

7th July, 2021.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
WASTE BINS ON PUBLIC RIGHTS OF WAY
JULY 2021 – PUBLIC**

Mr. Chairman and Members,

We have received a request from the Department of Infrastructure to take on the emptying of waste bins if they supply them on Public Rights of Way:

“With the Commissioners' help the Department would like to improve the provision of waste bins on Public Rights of Way.

Highway Services Division plans to purchase and install the bins at suitable locations if the Commissioners would undertake to empty the bins. The frequency of emptying the bins would need to be such that the bins do not present a nuisance to the public

Location of the bins would be agreed with the Commissioners to ensure they are easily accessible and appropriately placed, both for people to use and for ease of emptying. Funding is, of course, limited, and it may be that not all locations proposed will be able to have a bin would be grateful if you could respond to me with an indication of whether your Commissioners would be in agreement with this proposal.”

The Commission already has a number of litter bins around the town the number and locations of the bins may influence our ability to accommodate the additional collections.

We would also have to confirm who would maintain and replace damaged or old bins.

Recommendation: To agree in principle to the proposal and to arrange a meeting between officers and DOI with numbers and location of bins to be agreed.

B. Wallace.
Technical Services Manager

7th July, 2021.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
LOCAL AUTHORITY VACANCIES – SUPPLEMENTARY REPORT
JULY 2021 – PUBLIC**

Mr. Chairman and Members,

Further to the Town Clerks report on the agenda further advice has identified that Section 32(2) of the Elections (Keys and Local Authorities) Act 2020, which was implemented by the Elections (Keys and Local Authorities) (Appointed Day) Order 2021, made on 1st March 2021, provides that: -

(2) Where a seat is vacant as a result of a lack of candidates at a local election, that vacancy may be treated as a casual vacancy.

Although this provision presents a means whereby the Local Authority might treat a lack of candidates a casual vacancy there remains some lack of clarity as to whether the vires exists to declare such vacancy and hold a bye-election. In addition, it has been pointed out that this section is permissive, it does not require the vacancy resulting from a lack of candidates to be treated as a casual vacancy, it merely provides the local authority the opportunity to do so. In effect if a local authority in failing to obtain sufficient numbers to fill all the membership chose not to treat those vacancies as casual vacancies the authority could continue with reduced numbers until the next general election.

Further advice is being sought in order to clarify the position before the new Board takes up office and action in relation to the vacancies becomes necessary.

Recommendation: to be noted and further report

T. P. Whiteway
Town Clerk and Chief Executive.

9th July, 2021.