

**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.

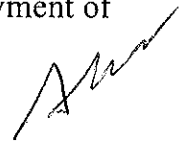
The Consultation Response form had previously been circulated by the Town Clerk for Members to consider responses to each of the areas of consultation ahead of the meeting.

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 Monragh 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, Milntown, 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

