

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, 9th 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, and W. G. Young.

Apologies: Mr. L. Parker

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

(2021/22:040) Ballachrink Farm Development Proposals :

The Chairman welcomed Mr Richard Coutts, Architect and Project Manager, BACA Architects, and Mr Joshua Church, Developer Principal, who joined the meeting by Microsoft Teams audio visual link, to present proposals for Ballachrink Farm area of Poyll Dooley in advance of the proposed submission of a planning application.

Mr. Coutts and Mr. Church provided a joint presentation, advising that the developer has already undertaken a pre application process with the planning team.

Mr. Coutts advised that the developer has experience of riverside development and aware of the challenges type of development presents. Mr. Coutts is a specialist Architect in aqua side development, his company are advisors to UK DEFRA, they specialise in flood risk sites with carbon neutral solutions incorporating management of flood risk. Baca Architects "Life (Long-term Initiatives for Flood-risk Environments) Project" was developed for the British Government and their flood-proof master planning approaches are being adopted as best practice. The company has worked on major projects such as Liverpool Docks, Dover Waterfront and the proposed Commonwealth War Memorial.

The land at Ballachrink is seen as an opportunity to deliver residential and commercial development to enhance the town.

The site has been purchased from Ballachrink Limited. Development proposals centre around two main elements, being the central road linking Poyll Dooley Road to Gardeners Lane, as envisaged in the West Ramsey Development Framework, and standard and innovative elements of housing and commercial property to be included either side of the road.

The site is zoned for development within the area plan as a mix of area light industrial, commercial, and residential use. The developer proposes a development comprising residential units along with commercial and business use. Site constraints have been identified and are recognised.



(2021/22:040) Ballachrink Farm Development Proposals continued:

The company has reviewed housing types from existing developments to produce an appropriate contextual design suitable for the environment of the island.

The scheme will create a main spine road through the site, and indicative master plan shows terrace housing along main road (south) with light industrial to the north. The development will provide public connections between the former with railway line to the nature area. Possible commercial uses include neighbourhood shop, nursery and a pub. The design focuses on place making to create a sense of community. The development would be flood resilient and low energy with residential and visitor parking, and attenuation in surface water drainage.

The first phase would entail the installation of the spine road. The road would be raised to provide flood protection. Phase 2 would provide residential property to the south of road. Designers are working with ecologists to avoid existing tree locations and surveys have been commissioned to identify archaeology, topography etc

The developers have undertaken research into the island market. Retail and commercial development will be neighbourhood type development, the policy against out of town retail is recognised, commercial and business development would be demand led. The housing follows island trend but built at a lower density than might be seen on existing developments.

In response to a question from Mrs. Quayle Mr. Coutts advised that the development incorporated a mix of 2,3, and 4 bed units, the homes were predominantly family units, a small number of apartments would be provided. Discussions with the Education Department had indicated that the schools have capacity for growth. The site is a key strategic site in terms of the town and has been zoned for almost 20 years without any proposals being brought forward. The site is considered a better development offering than out of town development such as that proposed further to the west of Ramsey.

The meeting noted that the Poyll Dooley nature reserve could be better promoted and used with links from the new development.

In response to a question from Mrs. Wedgwood about parking and jobs Mr. Coutts advised that start-up and small business hubs are being investigated to reduce travel and to provide a local location for employment. Mr. Church added that there is considered to be a cohesion to the development with the town, the development would enhance town experience, its location enabling easy pedestrian and cycle links to the town centre. The developer would be happy to consider any ideas from the Commission to create a legacy project.

Mr. Church advised that the scheme would be a long-term phased development, the spine road which would be the first phase would provide immediate benefit to the town followed by the delivery of housing over time subject to demand.

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(2021/22:040) Ballachrink Farm Development Proposals continued:

Mr. Oldham expressed concern that that business would drift from town. Mr. Church reiterated the intent to provide neighbourhood services only and not large-scale retail.

In response to questions Mr. Church advised that landscaping would be designed as low maintenance, a local landscape architect would be used to produce low maintenance and climate resilient planting. The developer is aware of the 25% affordable housing requirement and is happy to comply with that policy but would not wish to use apartments for that purpose. The houses would also be designed to lifetime homes standards.

Mr. Coutts advised that subject to data and surveys it is anticipated that the scheme might be submitted to planning within the next 4-6 months. The developer would welcome further discussion after surveys etc as the design will have to respond to any issues discovered. At an appropriate time, the scheme would be the subject of a public presentation – an online presentation and chat box facility for feedback is also anticipated.

The Chairman thanked Mr. Coutts and Mr. Church for the presentation, and they left the meeting at 7:50 p.m., when the “Teams” meeting was terminated.

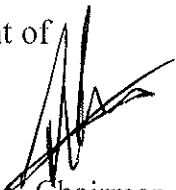
The meeting continued to discuss the presentation; Members expressed a wish to see development closer to the town centre, as proposed, in preference to out of town green field development. Members noted that the West Ramsey Development Framework proposes that this land should be developed before the land west of Gardeners Lane is developed which forms part of the objection to the current Dandara planning submission for Lower Milntown Farm.

Mrs. Wedgwood stated that the scheme seems well thought out and in her view preferable to what the Island is used to. Mr Oldham concurred stating it was pleasing to see a collaborative approach by developers.

Whilst generally well received Members expressed concern in regard to the long-term viability of the development land to the north of the proposed road. Members were however pleased to see that the design team had experience in development of this type of location.

Members noted that the planning application would be presented after the local authority general election when a new Board would be in place.

The meeting ended at 8:15 p.m. giving a time of 1½ hours for the payment of attendance allowances.


Chairman.