

RAMSEY TOWN COMMISSIONERS

[PUBLIC]

A Special Meeting of the Ramsey Town Commissioners was held in the Town Hall, Ramsey, on Wednesday 8th September, 2021, at 7.00 p.m.

Present: Messrs' A. J. Oldham, G. S. Court, R. D. Cowell, Revd. Canon N. D. Greenwood, S. R. Kelly, J. McGuinness, F. B. R. Williams and W. G. Young.

Apologies: Mr. L. I. Singer.

The Town Clerk and Chief Executive, and Deputy Town Clerk were in attendance.

(2021/22:150) Ramsey Quayside

The Chairman welcome Scott Duncan and William Blake, Department of Infrastructure Design Engineers, who were attending to brief on the proposals for the Ramsey quayside flood protection and road re-construction scheme.

The scheme provides the refurbishment of the quay roadway, this is presently reinforced concrete and a full reconstruction required as the existing slabs are moving and surface dressing not suitable. Ramsey is also identified as being at high flood risk, the Department propose providing 1300mm flood defence wall along full length of the Quay, from Market Place to Bowring Road, with glass walls for public recreation areas. The datum for the walls was the lowest level on the quayside. Flood defence requirement are driven by the JBA Report which provides for a 1:200 year high tidal event.

In response to a query from Mr. Kelly, it was confirmed that the road width had been established using tracking for a maximum HGV width of 2.5m. It was noted that the quayside is a haul route for heavy vehicles using the commercial port area.

Mr. Young disagreed with the flood defence height stating that a 2-foot wall would be adequate, and that chevron parking whilst disliked was a necessary evil to provide much needed parking in the town.

DoI officers continued to explain the scheme which comprised: -

- From Bowring Road to East street ash-felt finishes to footpaths and roads. Providing a loading bay at Farmers Combine.
- A raised table crossing at East Street and the Swing Bridge, this would provide traffic calming and pedestrian crossing points. The table-top to be red asphalt to differentiate and show the change in areas.
- A glass panel wall from the Swing Bridge to Market Place. A recreation area opposite the Trafalgar Hotel. The road surface is proposed to be ash-felt. Planners would like to see an enhancement for the paving finishes from East Street to Market Place.



(2021/22:150) Ramsey Quayside Continued:

It was pointed out that there are three garages requiring access between the Trafalgar Hotel and East Street. DoI officers indicated that the parking provision could be adjusted post planning, if found necessary following consultation.

In response to a question from Mr. McGuinness, it was noted that the kerb lines would incorporate drainage and include dropped kerbs to facilitate disabled access.

Mr. Cowell raised a concern that the scheme dealt only with the quayside and that the flood wall will hold water on the quayside if flooding occurs from south promenade through Dale Street and Market Place, which has occurred in the past.

Mr. Oldham raised the question of cellar flooding, and whether work would be undertaken to prevent such. Mr. Duncan advised that the scheme proposed a new storm water drainage system which would include a 2-hour storage attenuation provision to allow for heavy rainfall events coinciding with high tides.

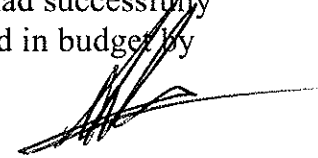
It was explained that the road was intended to be excavated 500mm prior to reconstruction, providing an overlay to the existing surface was not an option due to property threshold heights. The work will be the subject of a tendered contract external contractors, provision will be made for “finds” during the works which on a project in this type of location were inevitable, a 12-month contract is envisaged subject to completion of the design after consultation with local businesses.

Mr. Duncan advised that there is no start date for the scheme as yet, the scheme remains subject to planning, following which a start within the 4-year approval period is expected. Subject to planning the Department will need to undertake detailed design, consultations, and seek Treasury approval, before the contract programme is defined. The overall project has a £4.4million budget.

Mr. Duncan advised that the scheme was presently being submitted for planning approval.

Discussions have taken place with David Beard of IOM Fishermen’s Association to alleviate fishery concerns, and most issues have been resolved. The Department understands concerns regarding the granite finishes installed in Parliament Street and will therefore be seeking conditional approval requiring further agreement to be obtained for material finishes to pavements, general road surfaces will however be tarmacadam. The Department would say that granite is the most hard wearing and least porous of the materials used for pavements. The Department recognises that there will be mixed views, it had taken on board the views previously expressed and wishes to consult further.

In response to a question from Mr. Williams referencing delays to the Douglas Promenade scheme, Mr. Duncan advised that the proposed works in Ramsey were a much smaller scheme, with considerably less risk. The Department had successfully delivered schemes to North Quay in Douglas, and in Peel, on time and in budget by working with authorities and local businesses.



(2021/22:150) Ramsey Quayside Continued:

The existence of potential unknown historic infrastructure was acknowledged and is expected and allowed for in the Department's project planning.

The meeting noted that the scheme proposed setting the flood defence wall back from the quayside, allowing access for boat owners and mooring ropes, etc.

Mr. Oldham raised the question of parking. Mr. Duncan confirmed a loss of approximately 63 spaces, from those 23 were temporary spaces achieved by installing chevron parking during the town centre regeneration project. The Department feels that the loss of the remaining 40 spaces could be managed by introducing disc parking at the Albert Road and Plaza car parks. It is believed that these town centre car parks are generally used by commuters and that the introduction of an element of disc parking would produce approximately 57 additional short term shopping spaces.

Mr. Cowell acknowledged that reducing commuter parking in close proximity to the town centre would enhance shopper parking, he noted however that some of those spaces may actually be used by people working in the town.

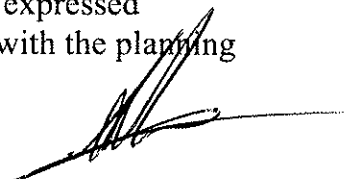
The Department wishes to hold a public display in town hall for a period then hold a drop-in session with officer in attendance to answer questions from the public. Plans and the planning statement would be provided, together with a comment book and the ability to provide views electronically would be provided. Members expressed concern that this process might not be concluded before the deadline for submission of views on the planning process.

Messrs Duncan and Blake were thanks for their attendance and presentation and left the meeting at 8:20 p.m.

The Town Clerk explained the timescale for planning and the manner in which interested party status is granted. It was noted that the local authority has statutory party status and was therefore able to represent the wider community view, adjacent property owners could also be afforded interested party status provided their interest fell within the parameters of the planning process. Members were appraised of the history of the scheme and earlier discussions with the Department.

It was proposed by Mr. McGuinness and seconded by Mr. Court that any application be objected to immediately once advertised.

Mr. Cowell felt that an immediate objection might be seen as negative but agreed that an objection be submitted if the application preceded the conclusion of a public consultation. Mr. Cowell proposed an amendment that the Commission seek a delay to the planning process to enable public consultation to be concluded before the time for submission of views on any planning application but submit an objection if the planning process concludes before the consultation. Mr. McGuinness expressed concern that the Department having already commenced engagement with the planning authority had made clear its intentions.



(2021/22:150) Ramsey Quayside Continued:

Mr. Cowell's motion was seconded by Mr. Williams and agreed by the Board by 6 votes to 2, Messrs Court and McGuinness voting against.

The Chairman thanked members for attending and closed the meeting at 8:40 p.m., giving a time for computation of attendance allowance of two hours.



Chairman.