



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

www.ramsey.gov.im

14th October, 2021.

Mr. Chairman and Gentlemen,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held at 7.00 p.m. on Wednesday evening next, **20th October, 2021**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence:

2. Minutes for Adoption:

page(s): 1 – 10

- Minutes of Board Meeting held on 15th September 2021.
- Minutes of Special Board Meeting held on 11th October, 2021.

3. Matters arising not included within the Agenda.

4. Matters for Information:

page(s): 11 - 15

- Action Tracker – October 2021.

5. Chairman's Report:

page(s): 16 - 17

- Mr. Trevor Hemmings CVO
- House of Keys General Election
- Invitation Civic Sunday Andreas
- Annual Civic Service of Remembrance
- Attendances
- Ramsey Town Commissioners Meet and Greet
- Festival of Motoring

6. Finance and General Purposes:

page(s): 18 - 40

- Town Clerk's Report(s):
 - Local Authority Vacancies
- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Audit and Financial Statements for the year ended 31st March 2021
- Technical Assistant's Report(s):
 - Advertising Boards and Street Furniture

7. Works and Development:

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- Town Clerk's Report(s):
 - Area Plan for the North and West – Ramsey Marina
 - Cycle Path Lighting
 - Electric Vehicle Charging Points
- Technical Services Manager's Report(s):
 - Planning Application
 - Appendix
 - All Island Weight Limit Order
 - Queen's Pier Storage of Timber

8. Notice(s) of Motion:

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- Notices of Motion dated 30th September, 2021, standing in the name of Mr. L. I. Singer. "South Beach"
- Notice of Motion dated 13th October, 2021, standing in the name of Mr. J. McGuinness. "Live Streaming".

9. Any other Business:

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(by permission of Chairman - any will be advised)

- Matters Raised by the Public
 - ❖ Parking of Camper Vans on Public Highway
- Representative Report(s):
 - ❖ Northern Local Authorities Swimming Pool Board



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, 15th 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, L. I. Singer, F. B. R. Williams and W. G. Young.

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

(2021/22:150) Minutes:

Resolved: That the Minutes of the Board Meeting held on 18th August, 2021, and those of the Special Meetings held on 25th August and 8th September, 2021, be confirmed and signed by the Chairman, subject to the following:-

19th August - Clause 124(b) – Penultimate paragraph – Mr. Williams asked that the words of the Manx Wildlife Trust and Chamber of Commerce be added between the words “representation” and “separate” for clarity. This was agreed.

(2021/22:151) Matters Arising:

Mr. Singer queried if a response had been received in respect of the Media Partnership referred to in Clause 143 and was informed that the Chamber of Commerce has not met recently but the matter will be discussed between officers on 17th September.

Matters for Information:

(2021/22:152) Policy Committee:

Resolved: To note the minutes of the meeting of the Policy Committee held on 1st September, 2021.

(2021/22:153) Action Tracker September 2021:

Resolved: To note the “Action Tracker” to 9th September, 2021, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Ramsey Quayside – it was noted that a display of proposals will be staged at Ramsey Courthouse prior to the scheme going forward for planning approval.

Empty Pubs – it was noted that the Town Clerk and Deputy Town Clerk are scheduled to meet with representative of the brewery on 20th September.

Mr. McGuinness thanked the Chairman for bringing these matters into public.

(2021/22:154) Chairman's Report:

Resolved: To note the Chairman's report dated 9th September, 2021, subject to the following:-

Ramsey in Bloom / Ramsey Horticultural Society – the Chairman asked the Lead Member to consider if these events could be of mutual benefit each to the other.

Battle of Britain Sunday – the Chairman commended attendance at this commemorative Service.

Finance and General Purposes:

(2021/22:155) Town Clerk's Report – Local Authority Vacancies:

Resolved: To note the Town Clerk's report dated 9th September, 2021, concerning the filling of vacancies within the Commission that will take place following the House of Keys elections. It was noted that the date of the Polling, which has yet to be decided upon, is likely to be in late November and that Notice of Poll will be issued allowing for statutory time factors.

(2021/22:156) Finance Officer General Report:

Resolved: To note and approved the Finance Officer's general report dated 8th September, 2021, subject to the following:-

The Lead Member took the opportunity to again remind members that the budget process for 2022/23 will commence shortly.

Accounts – in response to a query the Finance Officer explained why Manx Utilities appear twice within the accounts list and was advised that this was for ease of referencing the cost of electricity supplied and maintenance and renewal works.

Income and Expenditure:

- Mr. Singer queried why there was an account heading for "private property repairs" and was advised that the item referred damaged caused to property, for which the Commission has responsibility, by a third party in a motor vehicle accident reparation for which is being liaised between the owner of the car and insurers.
- Mr. Oldham queried why the Commission does not employ any apprentices at the moment. Mr. McGuinness advised that the Commission hoped to change this in the near future. Whilst the offer of any apprenticeship carries no guarantee of future employment the Commissioners were pleased that it had been possible to offer the last apprentice a full-time position.

Works and Development:

(2021/22:157) Technical Services Manager's Report - Planning Applications:

Members agreed that the Technical Services Manager's Report dated 8th September, 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:-

REF NO:	3808	<u>AMENDED PLANS</u>
P.A. NO.:	<u>20/01080/B</u>	
PROPOSED:	Residential development of 166 dwellings with associated drainage, highway works and public open space	
NOTES:	P.A. in Detail	
SITE:	Land at Lower Milntown (Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289) and Strip of Land Between Auldyn River & Auldyn Meadows, Off Lezayre Road, Lezayre & Ramsey.	

It was proposed by Mr. Singer that the Commission object to the application as the earlier development approved is not yet completed and that the application does not comply with sections of the West Ramey Development Framework, nor does it seem to provide the required number of affordable housing units.

The Town Clerk explained the Section 13 agreements that can be entered into with regard to alternative provision than affordable housing and advised that the Commission should see if any provision is included in the planning report. Mr. Cowell queried why the application was presented as the development is in Lezayre. The Town Clerk advised that the Commission has statutory interested party status as the development abuts the Town Boundary.

Mr. Young seconded Mr. Singer's proposal which was carried without division.

REF NO:	3897	<u>AMENDED PLANS</u>
P.A. NO.:	<u>21/00600/B</u>	
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.	

Members were informed that this application has been withdrawn.

(2021/22:157) Technical Services Manager's Report - Planning Applications Continued:

REF NO:	3902	<u>AMENDED PLANS</u>
P.A. NO.:	<u>21/00621/C</u>	
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	<u>AMENDED PLANS</u>
P.A. NO.:	<u>21/00622/C</u>	
PROPOSED:	Change of use of vacant site to a temporary car park	
NOTES:	P.A. – Change of Use	
SITE:	21 – 22, West Quay, Ramsey	

Members considered these applications at the same time. The Lead Member's suggestion to submit an observation did not find favour.

Mr. McGuinness proposed that the Commission do not submit an observation as the Commission would not be in favour of the short-time frame allowed. The Technical Services Manager informed members that the short-time parking for vacant sites was in accordance with the policy of the Department of Infrastructure and that the surfaces would require to be laid with hardcore.

An amendment was put by Mr. Williams that the Commission comment that the Commission would wish to see the car parking being permitted until such time as the owners of the respective sites submit plans for redevelopment.

Mr. McGuinness withdrew his original proposal and seconded that put by Mr. Williams, which was put to the vote and carried without division.

REF NO:	3922
P.A. NO.:	<u>21/01005/B</u>
PROPOSED:	Demolition of 22 Parliament Street and 6 West Quay
NOTES:	P.A. in Detail
SITE:	22, Parliament Street and 6 West Quay, Ramsey.

The Town Clerk was granted permission to speak on this application and advised the Board that a request had been received that any demolition directive in respect of the sites be subject to such works not being carried out before Christmas, to prevent impact upon the retail sector leading up to Christmas through obstruction and possible closure of Parliament Street, etc.

Resolved: That following a proposal by Mr. Oldham seconded by Mr. Kelly and agreed without division that the comments be conveyed to the Planning Committee.

(2021/22:157) Technical Services Manager's Report - Planning Applications:

Appendix:

REF NO: 3914
P.A. NO.: 21/00814/B
PROPOSED: Creation of a driveway and vehicular access
NOTES: P.A. in Detail
SITE: **2, Coburg Road, Ramsey.**

Members noted that this application had been refused by the Planning Committee and queried whether the applicant or any neighbours had submitted an appeal against the decision.

Resolved: That following a proposal by Mr. Williams, seconded by Mr. McGuinness and agreed to submit an appeal, should no one else do so. The Town Clerk reminded members that there would be cost implications in submitting an appeal.

Any other business:

(2021/22:158) Sundry Matters:

- ***Provision of Toilet Facilities T.T. Week*** – Mr. McGuinness ask Mr. Kelly, as Lead Member for Works and Development, to give budgetary consideration to the provision of temporary toilet facilities for T.T. week 2022, to be sited in the vicinity of Parliament Square. Mr. Singer queried who would be responsible for cleaning and was informed that the hirer undertakes responsibility for cleaning and “servicing” the toilets.
- ***Manx Telecom Fibre Poles Wayleaves*** – in response to a query on progress on this matter Mr. Cowell was informed that advice is still awaited from the Government Valuer.
- ***Demolition of Property 22 Parliament Street*** – Mr. Cowell referred to the proposed demolition of yet another property and asked if the Commission can insist on development. The Town Clerk informed members of his understanding that the owner has plans being prepared for the site.
- ***Raft South Foreshore*** – Mr. Young queried why the raft had been removed from the foreshore and was advised that it had come loose from its moorings and it had been decided to remove it. It was suggested that stronger anchorage be investigate for 2022.
- ***Removal of Gravel South Foreshore*** – Mr. Young asked if could remove more gravel from the South Foreshore, at no cost to the Commission. The Town Clerk advised that the area between the high and low water marks is registered as an Area of Special Scientific Interest, but anything above the high-water mark could be removed but could not be sold on to a third party.
- ***Weeding Mooragh Promenade*** – Mr. Young asked if the weeding programme being undertaken on the Queen's Promenade could be extended to the Mooragh Promenade and was informed that this work was within the scheduled programme of works.

The Chairman thanked the public and media for attending and closed the public session at 7.45 p.m.

(2021/22:159) Minutes:

It was noted, for record purposes that no matters from the Board Meeting held on 18th August, 2021, nor the Special Meetings held on 25th August, and 8th September, 2021, were recorded in private.

The Minutes of the Special Meeting held on 6th September, 2021, were presented in private and approved for signature by the Deputy Chairman, subject to the following:

Members queried if the minutes could be brought into the public sector and were advised not because formal agreement has not yet been reached nor have all parties been informed of the decision taken.

Mr. Singer referred to the special board meeting held on 8th September and informed members that he did not attend as he had not received notification of the meeting.

Matters for Information:

(2021/22:160) Housing Committee:

Resolved: To note and approve the Minutes of the meeting of the Housing Committee held on 7th September, 2021, subject to the following:

Clause 32b) Cronk Elfin External Refurbishment – the Housing and Property Manager was asked to ensure that tenants are kept informed of the schedule of works. **Clauses 44) Tenant Issues** – in response to a query from Mr. Singer, the Housing and Property Manager explained the circumstances of this clause, which was complicated because the tenant will not communicate with officers. It was confirmed that legal advice will be sought as to how best to progress this matter, after a final attempt to contact the tenant.

Clause 45d) Additional Resident – Mr. Singer queried the lack of decision conveyed within the clause and was informed that the request had been approved for a temporary lodger for which a lodger charge would be applied.

(2021/22:161) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 9th September, 2021, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

- **Rate Arrears** – the Town Clerk advised that a meeting has been requested with the Government Valuer.

Finance and General Purposes:

(2021/22:162) Town Clerk's Report – Land at Royal Park:

Members considered the Town Clerk's report dated 9th September, 2021, advising of the request made by a resident at Royal Park to purchase an area of land scheduled to be transferred to the Commission as public open space.

Resolved: That, following a proposal by Mr. McGuinness seconded by Mr. Court and agreed unanimously that the request be refused, as the Commissioners believe such sale could set an unwelcome precedent.

(2021/22:163) Finance Officer's Report:

Resolved: To note and approved the Finance Officer's Report dated 8th September, 2021, subject to the following:-

Aged Debtors – Mr. Cowell queried the first debtor appearing on this appendix and was advised of the circumstances pertaining thereto.

Provision of Insurance Service – it was proposed by Mr. McGuinness, seconded by Mr. Williams and agreed without division to accept the insurance services detailed in Quotation 1 which is based on a 5-year appointment plan.

(2021/22:164) Technical Services Manager's Report – Wayleave Agreement:

Members considered the Technical Assistant's report dated 7th September, 2021, advising of the request received for a wayleave agreement to be entered into to facilitate a water connection across land in the Commission's ownership.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Court and agreed without division, that the wayleave be granted subject to the consent of the Department of Infrastructure and agreement of the fee to be charged with the Government Valuer.

Works and Development:

(2021/22:165) Technical Services Manager's Report – Ruinous Property:

Members considered the Technical Services Manager's report dated 9th September, 2021, advising of the protracted efforts that have been made to contact the owner of the property referred to therein, which is considered to be in a ruinous state. The Technical Services Manager advised that the options available to the Commission under Building control legislation are limited and seeking legal advice would be beneficial having regard to the circumstances of this case.

Resolved: That, following a proposal by Mr. Court, seconded by Mr. McGuinness and agreed without division, to progress legal proceedings.

Parks and Leisure:

(2021/22:166) Deputy Town Clerk's Report – Fireworks Display:

Members considered the Deputy Town Clerk's report dated 9th September, 2021, concerning the 2021 Fireworks Display, as a result of which the following resolutions were framed:-

- **Charitable "Bucket Collection":** – proposed by Mr. Court, seconded by Mr. McGuinness and agreed by 7 votes to 2 to refuse the request for a bucket charitable collection to be taken at the event. Messrs. Cowell and Singer voted against.
- **Sale of Merchandise by Schools:** proposed by Mr. Court, seconded by Mr. McGuinness and agreed without division, that should a request be made, as in previous years, it be approved.
- **Sale of Merchandise Commercial Operators:** proposed by Mr. Court, seconded by Mr. Singer and agreed by 8 votes 1 to, Mr. Williams voting against that no commercial trading be permitted. Members were reminded that food outlets will be permitted, as in previous years, to complement those already operating within the Mooragh Park.

Any Other Business:

(2021/22:167) Development of Town Houses:

The Town Clerk drew attention to a request made by a potential developer of town houses within Ramsey seeking the Commission's agreement in principle to such application, yet to be made, but for which a preliminary architect's drawing was provided. It was noted that the proposal was for 2 blocks each of 4 town houses.

Resolved: That following a proposal by Mr. Singer, seconded by Mr. Cowell and agreed by 8 votes to 1, Mr. Young voting against, the Commission agree in principle to the application.

(2021/22:167) Tenant Criteria Qualification:

Mr. Young informed members of his understanding that a tenant had recently come into a significant amount of money and queried that tenant's qualification for public sector housing.

The Housing and Property Manager undertook to investigate the matter.

The meeting closed at 8.48 p.m. giving a time of 2 hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS
[PUBLIC]

A Special Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Monday 11th October 2021, at 7.00 p.m.

Present: Messrs. G. S. Court, Revd Canon N. D. Greenwood, S. R. Kelly, J. McGuinness, L. I. Singer, F. B. R. Williams and W. G. Young.

Apologies: Messrs. A. J. Oldham and R. D. Cowell

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

In the absence of Mr Oldham, Mr Williams took the chair.

(2021/22:169) Decorative Lighting

The Report of the Technical Services Manager to the effect that there had been difficulties in obtaining sufficient estimates for the purpose of securing grant assistance from the Department of Enterprise was noted. Members noted that the proposed works had included replacement of the existing lighting canopy which had several strings damaged, and introduction of a new LED Christmas Tree.

Mr. McGuinness expressed disappointment with the progress and felt that the delay left too little time to achieve the intended changes this year. He felt the Board should consolidate the existing provision and make early and proper progress for the next year.

Reverend Greenwood concurred with this view; Mr. Kelly however felt that some effort should be made to improve the existing provision. In response to a question from Mr. Singer the Technical Services Manager advised that replacement of the light canopy would require an immediate order to be placed.

Mr McGuinness expressed support for a process of incremental improvement however past 2 years this had not been able to be delivered.

Resolved: Proposed by Mr. McGuinness, seconded by Mr. Young and agreed by 6 votes to 1, Mr. Kelly voting against, that the existing installations be maintained for the current year and to progress subsequent years improvements in good time.

The Technical Services Manager was requested to provide a short update report on current year's budget and costs.

(2021/22:170) PA 21/00814/B - Off Street Parking Coburg Road.

Mr. Williams drew attention to previous discussion regarding a proposal to introduce off-street parking to properties in Coburg Road. At the previous meeting members had resolved to appeal one of the applications, however on review of the planning decision notice it was felt that no valid planning reason to appeal existed.

Resolved: Proposed by Mr. Williams seconded by Mr. Kelly and agreed unanimously not to progress an appeal request.

(2021/22:171) Mountain Road Closures

Members noted a report from the Town Clerk detailing notification from the Department of Infrastructure of intended Mountain Road daytime closures for essential maintenance between 9.15 a.m. and 4.30 p.m. on Monday 8th to Thursday 11th November.

Resolved: Proposed by Mr. Williams, seconded by Mr. McGuinness, and agreed unanimously that the Commission support the proposal and request that the Department ensure that there are no works on the coast roads during the mountain closure.

There being no other business Mr. Williams closed the meeting at 7:25pm giving a time for attendance of ½ hour.

Chairman.

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Item	Current position	Action	Area	Last Update	Officer
Adoption of Land Traie Twoie	Agreement to adopt subject to Petition.	Report on Agenda November 2019. Developers proposals for parking require planning consent, developer to delineate none adoption areas before completion. Parking would require planning consent. Awaiting developer action.	FGP	Dec-19	TPW
Ramsey North Beach	Options to improve/promote use of beach. DEFA rejected Bathing Beach application sue to lack of water quality data, testing to be undertaken during 2021.	Budget bid for initial improvements of: - beach rafts- <i>officers viewed other on island rafts. DOI consulted over sinking of anchor block.</i> - distance markers on prom - <i>RTC Sourcing through Signrite</i> - provision changing huts south end - HPM to submit report January 2020 - BBQ area, with beach hut, tables in Section 13 land at GI site (should be no cost to RTC) Future options: - pods and showers	PL	Aug-21	SB
Parking	Officers to report on options to improve parking	STEP student report tabled at September 2019 meeting. Officers to produce an analysis of the recommendations contained in the report. Separate report to be provided on parking enforcement for December 2019. DOI have indicated a parking strategy consultation is to commence and clarity is being sought on this prior to reporting further.	WD	Jul-21	SB

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Item	Current position	Action	Area	Last Update	Officer
Shelter Public Art	Call to artists to submit designs prior to IOMAC application	Artist has completed work on first shelter. Work on second shelter is underway. Dates for other shelters likely to be in spring 2022.	PL	Oct-21	SB
Toilet Art	Isle of Man Arts Council Public Toilet Art	A planning application is to be submitted for this work.	PL	Oct-21	SB
Public Open Space	Vollan	Proposal to provide public open space at the Vollan against planning application for apartments on land at Mooragh Promenade. Awaiting draft legal documentation and commencement date for works to be completed prior to transfer. Petition approved and notified to developer. Developer promoting alternative development proposals for Mooragh Promenade which would obviate requirement to provide POS - to which the Board has objected as over intensive.	WD	Jul-20	TPW
Changing Huts Mooragh Promenade	Planning application submission	Further information and scale drawings requested by planning authority and resubmitted. Planning approved. Scheme deferred until status of bathing water known. Testing being undertaken during 2021 season.	HP	Jul-20	MC

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Item	Current position	Action	Area	Last Update	Officer
Ramsey Quayside	RTC opposed to overall scheme due to parking loss	DoI considering additional parking and request agreement to hold public display for consultation prior to planning. DOI negotiation acquisition of Albert Road site for parking, further report awaited. Meeting held 28 October 2020. Report on January 2021 Agenda. DoI requested to provide samples and advise on parking proposals. Town Clerk met Director of Highways 24/2/21 confirmatory correspondence awaited in relation to car parking options. Further meeting with Minister held May 2021. Board resolved to defer consideration of support for the submission of a planning application to the new Board. Public display and meeting to be hosted by DoI prior to planning application submission.	WD	Nov-20	TPW
3 Legs - North Barrule	RTC opposed planning application, application withdrawn, DEFA indicate development under investigation for which RTC interest has been lodged.	Awaiting determination of the Planning Authority.	WD	May-21	TPW

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RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Item	Current position	Action	Area	Last Update	Officer
Planning Enforcement	Gladstone Park - 2 units	Reported for investigation update awaited. Town Clerk has provided property ownership details to Planning Authority as occupier has not submitted appropriate application despite request to do so. Meeting with Enforcement Officer sought to be held on date to be advised. Further property report for alleged breach 25/2/21 and update requested. PEO advise regulating application to be submitted.	WD	Jul-21	TPW
Boundary Extension	Commission to make application for revision of Town Boundary under S6 Local Government Act 1985.	Formal submission made by Town Clerk 12/1/21. RTC responded to DoI enquiries re membership and ward boundaries. Request to detail precise boundary mapping received and a special meeting will be set to consider.	FGP	Jan-21	TPW
Empty Pubs	Concern regarding vacant properties and potential for deterioration in condition	Officers to meet with Heron & Brearley on 21/10/21.	WD	Oct-21	SB
Ramsey Swing Bridge	Request inclusion in Register of Protected Buildings	TC wrote to DEFA 19/7/21 requesting consideration. Reply received 27 July 2021- initial assessment complete and for progression by protected buildings officer.	WD	Aug-21	TPW

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Item	Current position	Action	Area	Last Update	Officer
Public Sector Rents	Views on 2022/22 increases sought by DoI	Resolved to seek 1% increase in rents and an increase in maintenance allowances to 30% of rent receivable.	HP	Aug-21	MC
Local Authority Vacancies	3 Vacancies in North Ward due to lack of nominations	Report on September meeting. Notice of Election issues 19/10/21	FGP	Oct-21	TPW
Public Toilets	Provision for TT 2022 following closure of Station Road facilities	Consider hire facilities and report on longer term proposals	WD/HP	Sep-21	BW/MC
Fibre Broadband	Request for easements for service poles	Advice to be sought from Valuer	FGP	Sep-21	TPW

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

Fellow Members,

Mr. Trevor Hemmings CVO

I should like to express my sadness in hearing of the passing of Trevor Hemmings who had a long association with the Island, and particularly Ramsey, and was a significant investor in the town.

He was known for his discreet but generous support of many local causes and charities. His faith and vision in building the very successful Ramsey Park Hotel, and the subsequent extension and function room, has provided employment and brought many visitors to the town with tremendous benefits to local retail and hospitality businesses.

Our thoughts are with his family and close friends at this very sad time.

House of Keys General Election

We take the opportunity to congratulate Mr. Lawrie Hooper and Dr. Alex Allinson on their re-election to the House of Keys at the recent elections and we look forward to continuing the close working relationship we have had with them.

It is hoped that the unsuccessful candidates who sought to serve the community as members of the House of Keys, and who are not already members of the Commission, might consider the opportunity to provide that service by standing to fill the vacancies that exist on the Commission. A report detailing the arrangements for this bye-election is included in the Agenda for this meeting.

Invitation Civic Sunday Andreas:

An invitation to the Chairman, Members and Clerk has been received from Mr. Robert Clague, Chairman Andreas Parish Commissioners to attend Divine Service in Andreas Parish Church on Sunday, 24th October, 2021, at 10.30 a.m.

At the conclusion of the service Mr. Clague and his fellow Commissioners will be pleased to welcome guests in the Parish Hall, Smeale Road, Andreas, where refreshments will be served.

Annual Civic Service of Remembrance:

The annual Civic Service of Remembrance will take place at the War Memorial in the Courthouse Grounds, Parliament Street, commencing 10:50 a.m. on Sunday 14th November, 2021.

Chairman's Report – October 2021, Public Continued:
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Attendances:

During the past month I have represented the Commission through attendance of the following events:-

- the RAF laying up of their standard at St George's,
- the Cloideryn pantomime at St Paul's Church Hall.

I would like to congratulate Cloideryn, ably lead by Mrs. Heather Ruffino, for their excellent production and for enabling so many young members of the community the opportunity to participate in theatre in the north of the Island. The enthusiasm of all involved was evident and contributed greatly to the enjoyment of the production.

Ramsey Town Commissioners Meet and Greet

Arrangements have been made for the first meet and greet event to be hosted by the newly elected Town Commissioners.

Elected Commissioners will be in attendance at the Ramsey Courthouse between 10:00am and 1:00pm on Saturday 23rd October, 2021, where they will be very happy to meet local residents and discuss matters and concerns related to the town. This is also an ideal opportunity for anyone considering standing as a Commissioner to talk to existing members about the role and function of the Commissioners.

Festival of Motoring

The Deputy Chairman has reported as follows:-

"I was pleased to attend the Festival of Motoring's Gala Dinner. It was very encouraging to hear so many people from the event excited to visit Ramsey. There was also talk from various attendees (including other local authority members) that more of an event could be made of the cars visiting the town."

I hope this talk comes to fruition in the next few years and the town and the event are able to build on each other's success."

14th October, 2021.

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

Mr. Chairman and Members,

Statutory Provision for Local Elections

The Bye-Election for Ramsey North Ward will be undertaken in accordance with the Local Elections Act 1986, the Local Elections Rules 2003 (as amended) and the Local Election (Absent Voters) Regulations 2008 (as amended).

The Elections (Keys and Local Authorities) Act 2020 was introduced for the House of Keys General Election, however the Act does not extend to local authority elections until the 1st April 2022. As a consequence, although it would have made sense to introduce the electoral changes for all elections at the same time, the provisions contained in the Act and Keys Election Rules which provide for postal and proxy voting at Keys Elections, are not available for local authority elections until new Local Elections Rules have been produced and approved by Tynwald. This will mean that voting will be limited to the existing absent voting provisions under the Local Election and attendance at a polling station.

The Elections (Keys and Local Authorities) Act 2020 also transfers responsibility for the organising of local elections to the Cabinet Office, with effect from the 1st April 2022 the Chief Secretary will be the Returning Officer of all Isle of Man Elections.

Bye-Election for Ramsey North Ward

On the instruction of the Chairman of Ramsey Town Commissioners, in his capacity of Returning Officer under the Local Elections Act 1986, Notice of Election has been issued for the three vacancies existing as Town Commissioners in Ramsey North Ward

The closing date for receipt of nominations will be 5 p.m. on Monday 1st November, 2021. Nominations papers must be delivered to the Town Hall and each person nominated must appear on a current Register of Electors on the Island, and have their nomination proposed, seconded and assented to by 8 persons who appear on the current Register of Electors for Ramsey North Ward

The Returning Officer will attend at the Town Hall at 2 p.m. on Tuesday 2nd November 2021, to consider objections to, and any withdrawal of, nomination.

Subject to there being more nominations than vacancies to be filled a Poll will be held on Thursday 25th November 2021, between 8.00 a.m. and 8.00 p.m.

Polling Cards will be issued a few days before the date of the poll – these cannot be sent out any earlier because it is a requirement of the Election Rules that Poll Cards cannot be sent to anyone who has applied to be an Absent Voter.

<p style="text-align: center;">Town Clerk's Report - Local Authority Vacancies October 2021 – Public Continued</p>
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Absent Voters can make application for a Ballot Paper only by means of an application duly completed and received by the Returning Officer : -

- (a) where it is to be marked in the Isle of Man, at least 7 clear days before the day fixed for the poll; or
- (b) where it is to be marked elsewhere than in the Isle of Man, at least 9 clear days before the day fixed for the poll.

Instructions as to how to apply for an Absent Voter's ballot paper are included within the Notice of Election. It should be noted that Absent Voter provision will not include any provision for Postal or Proxy Voting as this is not provided for within Regulations applicable to local authority elections at this time.

Recommendation: to be noted.

T. P. Whiteway
Town Clerk and Chief Executive.

12th October, 2021.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
OCTOBER 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 September 2021 – Appendix 1.
2. Tabulated and graphical summaries of the Income and Expenditure for the period to 30th September 2021 – Appendix 2.
3. Extracts from the draft financial statements for the year ended 31st March 2021 Appendix 3.

Accounts

Accounts of £1,307,024.46 were paid via the General Revenue Account and accounts of £28,584.41 were paid via the Northern Civic Amenity Site Account in September 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 September 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	£3,060.

Recommendation: To be noted.

Audit and Financial Statements for the year ended 31st March 2021

The annual audit fieldwork on the financial statements for the year ended 31st March 2021 has been completed. At the time of writing we await discussions with the auditors in respect of any potential adjustments or disclosures. One area for potential adjustment is the carrying value of the Close Woirrey housing complex.

During the financial year ended 31st March 2021 the complex was not fully occupied as we waited for the completion of the Mayfield site with the tenants expected to be transferred from Close Woirrey into the Mayfield complex. The auditors may view this as a need to impair the Close Woirrey value and therefore reduce its value in the accounts.

I do not envisage there being any qualification on the audit and the auditors have not raised the issue of potential qualification of the audit report.

All Local Authorities are required to submit their financial statements to the Department of Infrastructure by the 31st October.

Appendix 3 discloses extracts from the draft financial statements for review. The full accounts are 39 pages long hence the use of extracts for disclosure purposes now. Certain items to be noted from the extracts are :

- There is a £104,542 increase in net expenditure on General Fund services. Individual Income & Expenditure A/cs. at the back of the appendix provide further detail.
- There is a £26,903 decrease in net housing income; mainly linked to the Housing Deficiency.
- There is a £155,601 increase in net rate income.
- Overall, there is a net surplus on the provision of services of £726,008, (2020 £597,530).
- There is a large charge related to the re-measurement of the pension liability.
- During the year we took on £348,395 more long-term debt for housing complex refurbishments but also made loan repayments of £1,750,456; a net reduction in long-term loan liabilities of £1,402,061.
- Over the financial year the net assets position (as shown on the balance sheet) has decreased by £1,274,992 to £26,608,727.

Part of the audit work involves the auditors preparing a Letter of Representation which is a method by which the auditors seek confirmation and comfort on various items including:

- That all financial records have been made available for their review.
- That there are no material misstatements, etc.
- That we are confident that there have been no allegations of fraud or suspected fraud.
- That we are of the view that the Commission has adequate resources to continue operations for the foreseeable future.

As signing off on the accounts will be before our November meeting I now seek the Board's approval and authorisation as follows :

1. Approval of these draft financial statements.
2. Authorisation for the Chairman and Responsible Finance Officer to sign both the accounts and the auditor's Letter of Representation.

Recommendation : approval of the draft financial statements for the year ended 31st March 2021 and authorisation for the Chairman and Responsible Finance Officer to sign them and the associated Letter of Representation on completion of the audit process.

13th October 2021

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid to the 30 September 2021

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Banks	Quarterly loan capital repayment	431,857.76
Banks	Quarterly loan interest payment	382,230.52
Staff	Wages, salaries, ITIP, NI & superannuation	203,384.29
Rosborough Insurance IOM Ltd.	2021-22 insurance premiums	80,578.20
IOM Government	Waste disposal charges	67,974.51
Various	Refuse materials & equipment	38,290.86
Various	Housing property repairs, maint. & safety checks	22,588.55
Various	Commission property repairs, maint. & safety checks	18,551.97
NLASPB	2021-22 swimming pool rate contribution	14,000.00
Manx Utilities	Street lighting repairs & maintenance	9,638.96
Ellan Vannin Fuels Ltd.	Fuel & heating oil	7,146.89
Various	Vehicle maintenance, repairs & licences	3,634.67
Manx Utilities	Electricity supply & Water charges	3,234.17
Account transfers	Rent refunds and R & N DHC rents collected by card	2,730.35
Banks	Bank & debit card charges	2,726.72
Various	Legal & prof. & final audit fees : housing	2,448.60
Various	Office expenses - post, printing, stationery etc.	2,340.67
Various	Park materials	2,119.63
Various	Contract cleaning	2,013.26
Various	Town events	1,678.67
Various	Library books & materials	1,476.18
Manx Telecom Ltd.	Phones	1,361.28
Various	Media & advertising	1,197.78
Various	Machinery repair & maintenance	1,182.00
Various	Security & safety costs	944.98
Various	IT costs	738.27
RTC	Petty cash	579.72
Various	Gift vouchers	375.00
		1,307,024.46
Northern Civic Amenity Site		
IOM Govt.	Waste disposal costs	13,262.93
Island Drainage & Groundworks	Skip haulage	7,023.60
Various	Recycling charges	6,940.23
Various	Site maintenance	959.95
Various	PPE	132.66
Manx Utilities		106.52
Manx Telecom	Phones	79.49
Worldpay (UK) Ltd.	Debit card reader charge	53.45
Bank	Charges	25.58
		28,584.41

Ramsey Town Commissioners

Suppliers utilised during September 2021

Appendix 1

AB Photography Ltd.	IOM	Manx Telecom Ltd.	IOM
AP Plastics & Supplies Ltd.	IOM	Manx Utilities	IOM
ACE Hire & Sales Ltd.	IOM	Marksmann Locksmith	IOM
Argon Business Systems Ltd.	IOM	Martin & Watson Ltd.	IOM
Argon Office Systems Ltd.	IOM	McGarrigle Architects Ltd.	IOM
Arven Chemicals Ltd.	UK	MC Locksmith Services Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Neil Elder	IOM
Ballaneven Compost & Horticulture	IOM	Northern Local Authority Swim Pool Board	IOM
Brew & Corkill Ltd.	IOM	North Point Plastics Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Bridson & Horrox Ltd.	IOM	Paul Wheeler Ltd.	IOM
British Wildflower Meadow Seeds	UK	Phoenix Windows Ltd.	IOM
CE Richmond Ltd.	IOM	Play Solutions	IOM
City Electrical Factors IOM Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	Promenade Shirts & Embroidery Ltd.	IOM
Cuplas Callow IOM Ltd.	IOM	Quadient UK Ltd.	UK
David Perry Electrical Contractors Ltd.	IOM	Ramsey Art Gallery	IOM
Derby Process Servers Ltd.	UK	Ramsey Automotive Centre Ltd.	IOM
DQ Advocates Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Skips	IOM
Equi-Ag	IOM	Rossborough Insurance IOM Ltd.	IOM
Farmers Combine Ltd.	IOM	Screwfix Direct Ltd.	UK
Feltons Ironmongers	IOM	Showtech IOM	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Signrite IOM Ltd.	IOM
Go Marketing Ltd.	IOM	Specialist Coatings Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	SSI Schaefer Ltd.	UK
Hedges Direct Ltd.	UK	Star Services Ltd.	IOM
Hersham Electrical Engineers Ltd.	IOM	Steven Morley	IOM
Investec Asset Finance Ltd.	IOM	St Johns Ambulance	IOM
IOM Government	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
IOM Newspapers Ltd.	IOM	2 Clean	IOM
IOM Post Office	IOM	The Number 23 Ltd.	IOM
Island Drainage & Groundworks Ltd.	IOM	Top-2-Toe Ltd.	IOM
J P Corry (formerly Jewsons)	IOM	Ulverscroft Ltd.	UK
J Qualtrough & Co. Ltd.	IOM	W.D.S. Ltd.	IOM
J R Riley Ltd.	IOM	Westminster Car Restoration Ltd.	IOM
K & R Parts Ltd.	IOM	WF Education Group Ltd.	UK
Mac's Builders Merchants Ltd.	IOM	W.F. Howes Ltd.	UK
Magnet IOM Ltd.	IOM	Whittaker Trading Ltd.	IOM
MannVend Ltd.	IOM	Worldpay (UK) Ltd.	UK
Manx Business Solutions Ltd.	IOM	Wurth UK Ltd.	UK
Manx Independent Carriers Ltd.	IOM	Yesss IOM Electrical Ltd.	IOM

RAMSEY TOWN COMMISSIONERS

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

	2021-22 to date			Estimate for 2021-22		
Social Housing	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	2,248,097	2,336,620	(88,523)	4,311,316	4,356,149	(44,833)
Cl. Woirrey/ Cl. y C Glass	4,904	976	3,928	5,500	2,130	3,370
Brookfield Court	5,611	3,813	1,798	15,050	13,420	1,630
Close ny Mooragh	10,733	7,895	2,838	28,800	31,300	(2,500)
New vans	0	0	0	83,100	83,100	0
Sub Total	£2,269,345	£2,349,304	(£79,959)	£ 4,443,766	£ 4,486,099	£ (42,333)

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	120,671	18,648	102,023	219,800	23,250	196,550
Workshops	48,658	0	48,658	95,110	0	95,110
Public Conveniences	21,523	0	21,523	58,850	0	58,850
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	7,025	1,913	5,112	12,200	2,650	9,550
Mansail Lease	2,346	3,687	(1,341)	6,020	10,275	(4,255)
Lakeside Centre	2,757	5,273	(2,516)	5,130	11,550	(6,420)
Parklands Day Nursery	1,939	7,064	(5,125)	2,620	17,900	(15,280)
Bowling Alley	388	6,875	(6,487)	2,000	15,000	(13,000)
Non-Lease Properties	1,507	0	1,507	6,150	0	6,150
Prom Shelters, etc	12,907	0	12,907	11,100	0	11,100
Private Property Repairs	4,440	813	3,627	10,500	0	10,500
CCTV town centre	367	0	367	4,350	0	4,350
Apprentices	0	0	0	0	0	0
R.N.D.H.C.	20,200	24,832	(4,632)	38,900	42,790	(3,890)
Park assets	38,665	0	38,665	63,825	0	63,825
Sub Total	£298,193	£69,105	£229,088	£551,355	£123,415	£427,940

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	1,792	0	1,792	2,100	0	2,100
Car Parks	10,472	18,801	(8,329)	14,450	16,480	(2,030)
Refuse Removal	415,898	66,102	349,796	777,473	104,000	673,473
Civic Amenity contribution	112,840	0	112,840	225,685	0	225,685
Sewers & Pumps	52,275	52,275	0	104,500	104,500	0
Street lighting & maint.	51,043	0	51,043	79,000	0	79,000
Decorative lighting & maint.	244	0	244	11,150	0	11,150
Local Services	61,288	0	61,288	92,700	0	92,700
Govt Department Agencies	0	0	0	0	0	0
Sub Total	£705,852	£137,178	£568,674	£1,307,058	£224,980	£1,082,078

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Advertising & Entertaining	26,973	5,468	21,505	55,950	4,000	51,950
Parks & Gardens	104,169	3	104,166	253,391	600	252,791
Games Concessions	584	0	584	12,000	0	12,000
Public Library	66,942	4,121	62,821	140,395	8,000	132,395
Sub Total	£198,668	£9,592	£189,076	£461,736	£12,600	£449,136

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	18,945	0	18,945	67,050	0	67,050
Office Expenses	484,325	84,739	399,586	977,386	88,250	889,136
Sundry Expenses	6,375	0	6,375	12,100	0	12,100
Miscellaneous	7,117	31,048	(23,931)	31,850	24,500	7,350
Swimming Pool	16,795	0	16,795	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	£535,943	£115,787	£420,156	£1,111,386	£112,750	£998,636

TOTAL	£4,008,001	£2,680,966	£1,396,140	£ 7,875,301	£ 4,959,844	£ 2,915,457
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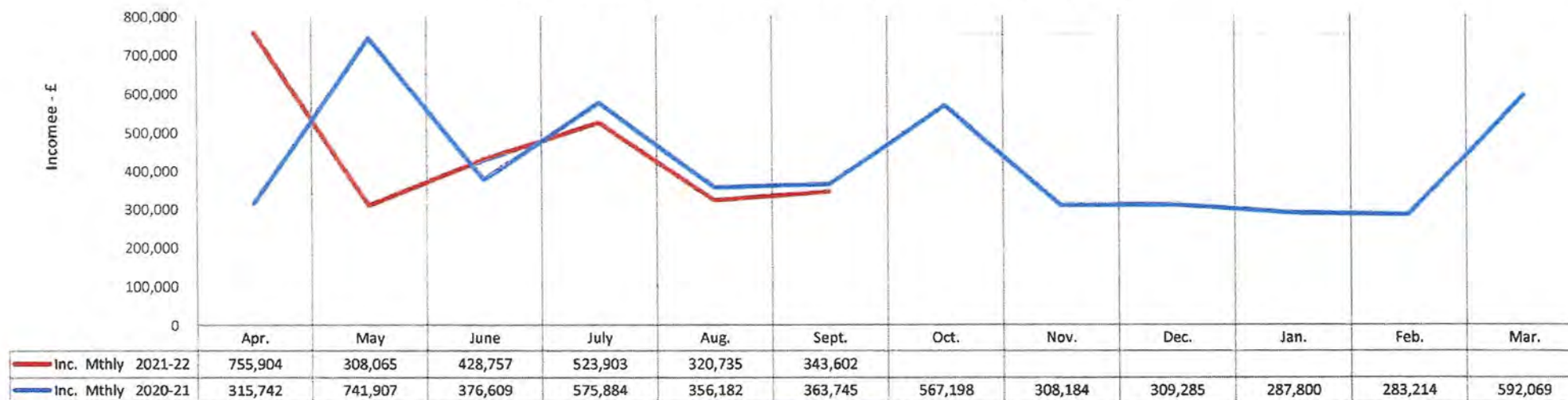
Town rates	£ -	£ 2,399,934	(£2,399,934)	£ -	£ 2,776,672	(£2,776,672)
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RAMSEY TOWN COMMISSIONERS

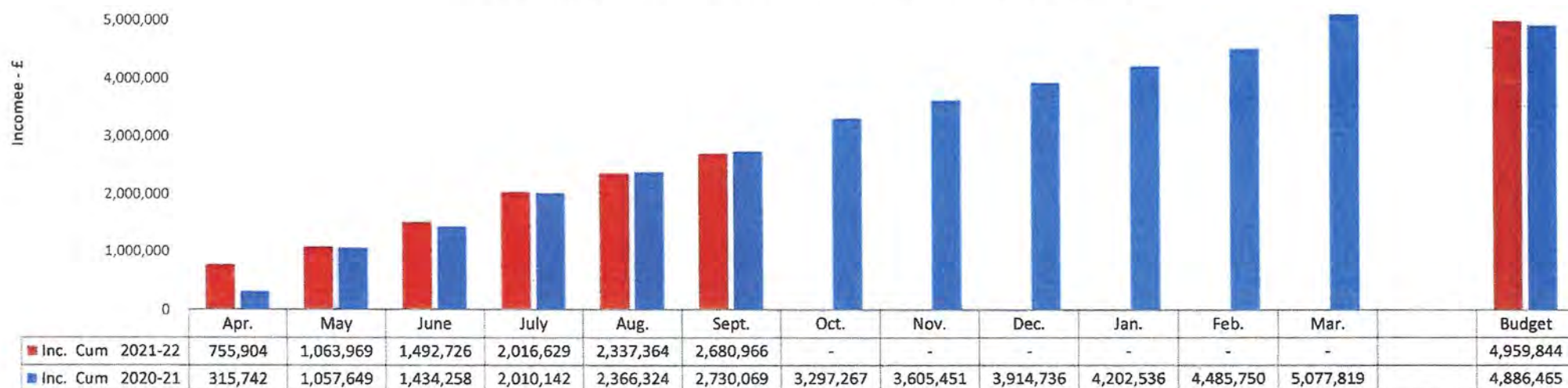
SUMMARY OF INCOME & EXPENDITURE TO 30 SEPTEMBER 2021

Appendix 2

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



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

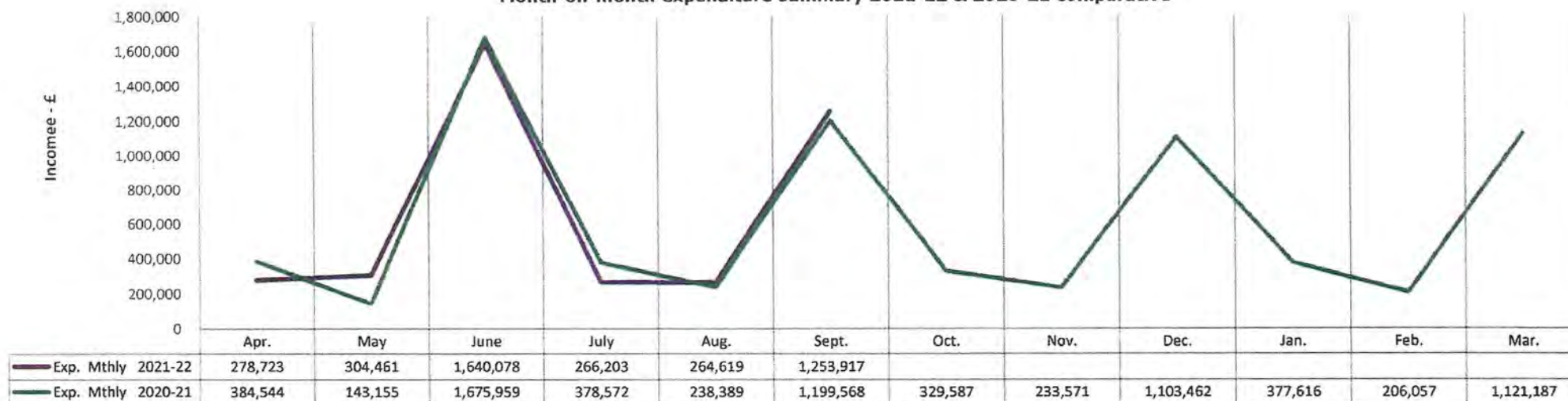


RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 30 SEPTEMBER 2021

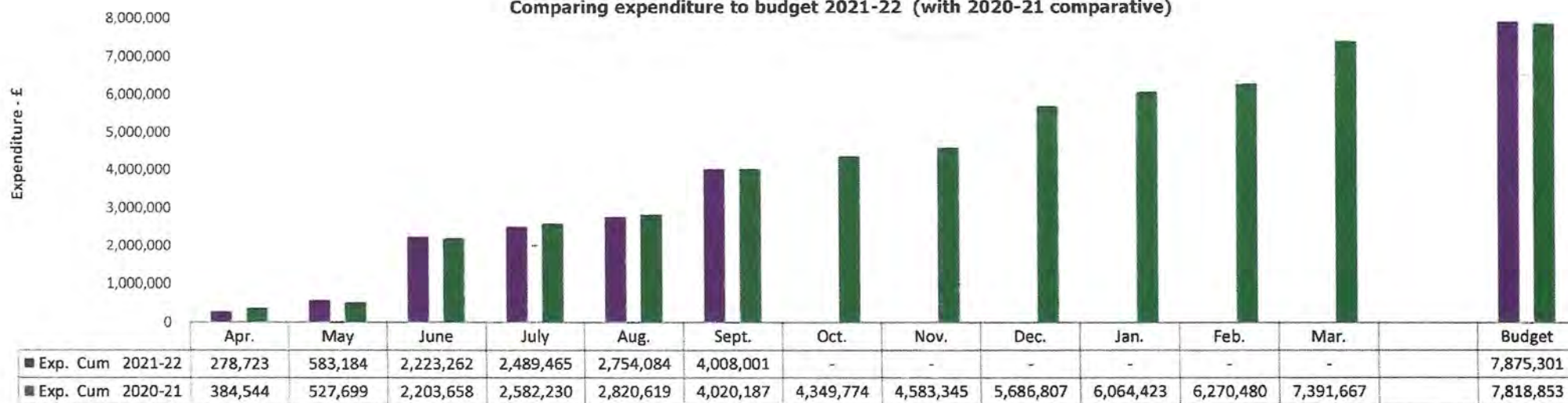
Appendix 2

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



26

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

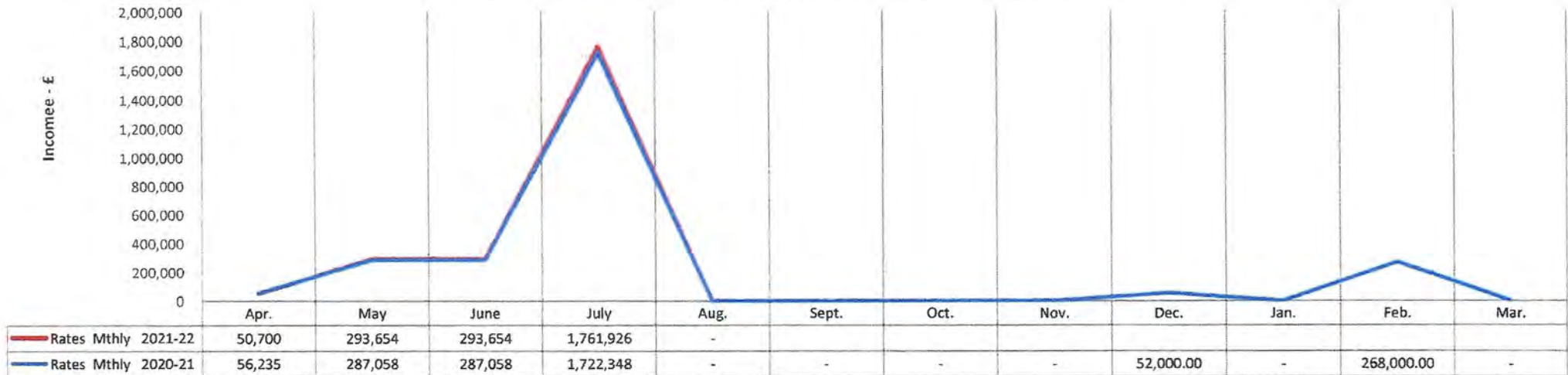


RAMSEY TOWN COMMISSIONERS

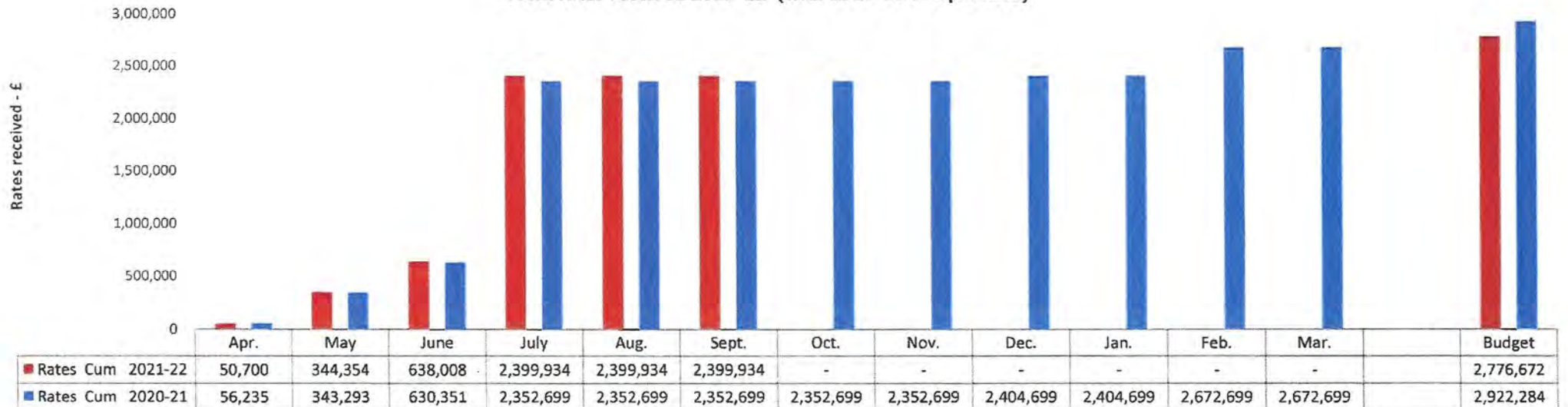
SUMMARY OF INCOME & EXPENDITURE TO 30 SEPTEMBER 2021

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)



**Comprehensive Income and Expenditure Statement
for the year ended 31 March 2021**

	2020-21 Gross expend £	2020-21 Gross income £	2020-21 Net expend £	2019-20 Net expend £
Continuing operations:				
Finance and general purposes	(1,046,188)	81,170	(965,018)	(853,019)
Miscellaneous	(38,497)	62,176	23,679	1,475
Property	(259,058)	262,262	3,204	(22,946)
Works and Development	(1,563,237)	561,857	(1,001,380)	(940,568)
Parks and Leisure	(485,982)	87,275	(398,707)	(458,622)
Net pension current service cost	(106,000)	0	(106,000)	(66,000)
Net cost of General Fund services	(3,498,962)	1,054,740	(2,444,222)	(2,339,680)
Housing income & expenditure account	(2,320,225)	3,274,620	954,395	904,172
Housing Deficiency	0	1,034,813	1,034,813	1,111,939
Net income from housing services	(2,320,225)	4,309,433	1,989,208	2,016,111
Income from the General Rate Fund			2,826,574	2,670,973
Interest payable and similar charges			(1,589,032)	(1,689,131)
Interest and investment income			0	0
Net pension interest cost			(75,000)	(75,000)
Surplus / (deficit) on disposal of fixed assets			18,480	14,257
(Deficit) / Surplus on provision of services			726,008	597,530
Other Comprehensive Income & Expenditure				
Surplus / deficit on revaluation of fixed assets			0	0
Remeasurement of net pension liability			(2,001,000)	90,000
Total comprehensive income & expenditure			(1,274,992)	687,530

Ramsey Town Commissioners

Balance Sheet

As at 31 March 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible fixed assets					
Operational assets					
Dwellings	1		51,073,174		51,360,982
Other land & buildings	1		8,009,316		8,104,786
Vehicles, plant, furniture & equipment	1		347,126		431,540
Infrastructure assets	1		67,812		79,019
			<u>59,497,428</u>		<u>59,976,327</u>
Non-operational assets					
Assets under construction	1	334,253		641,818	
Investment properties	1	<u>2,105,250</u>		<u>2,105,250</u>	
			2,439,503		2,747,068
Intangible assets	2		2,732		4,582
Long term debtor	3		<u>1,027,258</u>		<u>1,073,995</u>
			62,966,921		63,801,972
Current assets					
Debtors & prepayments	3	730,784		757,031	
Cash at bank		<u>1,275,764</u>		<u>709,964</u>	
		<u>2,006,548</u>		<u>1,466,995</u>	
Current liabilities					
Other creditors & accruals	4	641,516		422,769	
Short-term borrowing	5	1,757,883		1,736,271	
Hire purchase liability	6	<u>3,871</u>		<u>15,034</u>	
		<u>2,403,270</u>		<u>2,174,074</u>	
Net current assets / (liabilities)			<u>(396,722)</u>		<u>(707,079)</u>
Total assets less current liabilities			62,570,199		63,094,893
Long-term liabilities					
Other creditors	4	310,800		325,600	
Long-term borrowing	5	30,105,899		31,529,574	
Hire purchase liability	6	6,773		0	
Pension liability	17	<u>5,538,000</u>		<u>3,356,000</u>	
			35,961,472		35,211,174
Total assets less liabilities			<u>26,608,727</u>		<u>27,883,719</u>

	2021	2020
	£	£
Financed by:		
Revaluation reserve	13,795,151	13,954,530
Capital adjustment account	17,116,216	16,231,683
Usable capital receipts reserve	67,007	38,007
Pension reserve	(5,538,000)	(3,356,000)
Heating reserve	38,975	10,919
General fund	965,115	853,778
Housing repairs account	56,106	131,676
Northern Civic Amenity reserve	108,157	19,126
	<u>26,608,727</u>	<u>27,883,719</u>

Ramsey Town Commissioners

Notes to the financial statements

forming part of the financial statements for the year ended 31 March 2021

Tangible fixed assets

	Dwellings £	Other L & B £	M vehs., Pl. & equip't £	Infrastructure assets £	Community assets £	Total £
Cost or valuation						
At 1 April 2020 - previous	53,049,725	8,354,406	2,504,853	555,505	160,745	64,625,234
Prior yr. adj.						
At 1 April 2020 - restated	53,049,725	8,354,406	2,504,853	555,505	160,745	64,625,234
Additions in the year	0	0	46,352	11,465	0	57,817
Transfers in the year	591,785	0	0	0	0	591,785
Revaluation	0	0	0	0	0	0
Disposals in the year	0	0	(186,806)	(24,500)	(28,202)	(239,508)
As at 31 March 2021	53,641,510	8,354,406	2,364,399	542,470	132,543	65,035,328
Depreciation						
At 1 April 2020 - previous	1,688,743	249,620	2,073,313	476,486	160,745	4,648,907
Prior yr. adj.						
At 1 April 2020 - restated	1,688,743	249,620	2,073,313	476,486	160,745	4,648,907
Charge for the year	879,593	95,470	130,251	22,672	0	1,127,986
Released on transfers in yr.	0	0	0	0	0	0
Released on revaluation	0	0	0	0	0	0
Released on disposals	0	0	(186,291)	(24,500)	(28,202)	(238,993)
As at 31 March 2021	2,568,336	345,090	2,017,273	474,658	132,543	5,537,900
Net book value						
As at 31 March 2021	51,073,174	8,009,316	347,126	67,812	0	59,497,428
As at 31 March 2020	51,360,982	8,104,786	431,540	79,019	0	59,976,327

Included within Motor vehicles, plant and equipment above, are three vehicles which are/were held on finance lease (2020 : 2 vehicles). The cost of these assets are £246,895 (2020 : £246,895), to which £35,271 (2020 : £35,271) of depreciation has been attributed in the year.

Non-operational assets	Assets under construction £	Investment properties £	Total £
Cost or valuation			
At 1 April 2020 - previous	641,818	2,105,250	2,747,068
Prior yr. adj.			
At 1 April 2020 - restated	641,818	2,105,250	2,747,068
Additions in the year	284,220	0	284,220
Transfers in the year	(591,785)	0	(591,785)
Disposals in the year	0	0	0
Revaluation	0	0	0
As at 31 March 2021	334,253	2,105,250	2,439,503

Valuation of fixed assets

The Authority plans to revalue its fixed assets every five years. Valuations were carried out by Chrystals Commercial Chartered Surveyors, the Authority's external valuer, as at 31 March 2018.

The basis for valuation is set out in the statement of accounting policies. Assets were valued at that date as follows :

	Land & dwellings £	Other L & B £	M vehs., Pl. & equip't £	Infrastructure assets £	Community assets £	Non- operational assets £	Total £
Valued at historical cost	2,468,787	487,404	2,364,399	542,470	132,543	334,253	6,329,856
Valued at current value in use	51,172,723	7,867,002	0	0	0	2,105,250	61,144,975
	53,641,510	8,354,406	2,364,399	542,470	132,543	2,439,503	67,474,831

Ramsey Town Commissioners**Notes to the financial statements****forming part of the financial statements for the year ended 31 March 2021****Intangible fixed assets**

	Website £	Computer software £	Total £
Cost or valuation			
At 1 April 2020 - previous	9,250	31,405	40,655
Additions in the year	0	0	0
Transfers in the year	0	0	0
Revaluation	0	0	0
Disposals in the year	0	0	0
As at 31 March 2021	<u>9,250</u>	<u>31,405</u>	<u>40,655</u>
Amortisation			
At 1 April 2020 - previous	4,668	31,405	36,073
Charge for the year	1,850	0	1,850
Released on revaluation	0	0	0
Released on disposals	0	0	0
As at 31 March 2021	<u>6,518</u>	<u>31,405</u>	<u>37,923</u>
Net book value			
As at 31 March 2021	<u>2,732</u>	<u>0</u>	<u>2,732</u>
As at 31 March 2020	<u>4,582</u>	<u>0</u>	<u>4,582</u>

**General Rate Fund
as at 31 March 2021**

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Ramsey Town Commissioners

Housing Revenue Income and Expenditure Account for the year ended 31 March 2021

	2021		2020	
	£	£	£	£
Income:				
Dwelling rents		2,751,142		2,727,101
Housing Deficiency		1,034,813		1,111,939
Other income		523,478		503,497
Total income		4,309,433		4,342,537
Expenditure:				
Repairs & maintenance	756,155		801,505	
Supervision & management	156,215		152,405	
Rent, rates, taxes & other charges	492,016		491,555	
Provision for doubtful debts	0		0	
Depreciation	884,377		856,926	
Rates surfeit	31,462		24,035	
		(2,320,225)		(2,326,426)
Net income from Housing Revenue services		1,989,208		2,016,111

Ramsey Town Commissioners
Year ended 31 March 2021
Detail income & expenditure account

Office administration and general expenses	2021		2020	
	£	£	£	£
Rate collection costs		27,621		26,627
Audit fees		12,715		12,651
Internal audit fees		5,000		5,000
Legal expenses		2,482		2,189
Election expenses		105		32
Insurance		11,956		11,590
Heat and light		17,598		22,649
Printing, stationery, telephone & rent		55,462		55,973
Caretaker's wages		21,931		20,701
Salaries		678,848		665,609
Pensions		164,153		163,726
Staff training		1,674		671
Business continuity plan		1,596		1,913
Fuel for vehicle		1,353		2,700
Depreciation		30,661		32,875
Doubtful debts		13,033		(93,323)
		<u>1,046,188</u>		<u>931,583</u>
Fixed penalties	250		2,217	
Administration fees	<u>80,920</u>		<u>76,347</u>	
		(81,170)		(78,564)
		<u>965,018</u>		<u>853,019</u>

Ramsey Town Commissioners
Year ended 31 March 2021
Detail income & expenditure account

Miscellaneous	2021		2020	
	£	£	£	£
Advertising		340		2,013
Members' expenses		4,398		4,486
Chairman's expenses		45		639
Town Band		2,000		2,000
Municipal Sunday		439		589
War Memorial		1,403		2,608
Incidental		4,090		2,414
Town Warden		2,749		14,915
Bank & debit card reader charges		16,178		14,029
Amenity byelaw regulations		2,316		380
Ramsey Town centre management		4,539		4,589
		<u>38,497</u>		<u>48,662</u>
Incidental	33,351		28,069	
Flat regulation fees	625		571	
Search fees	<u>28,200</u>		<u>21,497</u>	
		(62,176)		(50,137)
		<u>(23,679)</u>		<u>(1,475)</u>

Ramsey Town Commissioners
Year ended 31 March 2021
Detail income & expenditure account

Housing and Property

	2021		2020	
	£	£	£	£
Housing				
Heating oil	45,099		66,897	
Electricity	6,115		5,366	
Garage repairs	492		330	
		51,706		72,593
Heating charges	73,155		84,458	
Drying tokens	29		742	
Restroom hire	364		780	
Garage rents	1,352		1,378	
		(74,900)		(87,358)
		(23,194)		(14,765)
Workshops				
Maintenance	29,168		43,038	
Rates and insurance	10,756		10,556	
		39,924		53,594
Town Hall				
Maintenance	32,837		35,747	
Rates and insurance	11,104		10,996	
Depreciation	57,200		57,200	
Rental & hire income	(20,510)		(22,848)	
Registry office income	(8,022)		(11,753)	
		72,609		69,342
Public Conveniences				
Contract cleaners	23,685		24,235	
Maintenance	16,627		14,820	
Rates and insurance	5,191		5,127	
Cleaning materials	2,351		1,967	
Depreciation	10,640		10,640	
		58,494		56,789
Ramsey Courthouse				
Maintenance	1,698		5,968	
Rates and insurance	3,111		3,219	
Heat & light	2,984		4,734	
Rental & hire income	(2,615)		(3,530)	
		5,178		10,391
Housing Revenue Account				
Administration charge		(156,215)		(152,405)
		(3,204)		22,946

Ramsey Town Commissioners
Year ended 31 March 2021
Detail income & expenditure account

Works and Development	2021		2020	
	£	£	£	£
Amenities and services				
Foreshore, flags and deckchairs		670		1,683
Car Parks				
Operational costs	6,852		17,841	
Car parking spaces income	(15,736)		(16,394)	
		(8,884)		1,447
Refuse				
Wages	266,178		250,161	
Operational costs	646,523		619,243	
Depreciation	60,657		65,097	
	973,358		934,501	
Collection charges	(89,487)		(128,031)	
Gain on disposal of fixed asset	0		0	
Sale of bins	(428)		(591)	
		883,443		805,879
Sewers and Pumps				
Government refund re sewer connections		(33,988)		(89,075)
Civic Amenity Site				
Operational costs	36,103		46,733	
Labour costs	107,577		96,193	
Waste haulage & disposal	167,618		230,636	
Rent & rates	16,209		13,030	
Depreciation	5,680		3,702	
	333,187		390,294	
Parish contributions	(400,000)		(355,000)	
Recycling & scrap income	(22,218)		(38,165)	
		(89,031)		(2,871)
Miscellaneous				
Seats, promenade shelters, street nameplates & town clock maintenance	8,368		17,559	
Street and decorative lighting maintenance	86,586		78,534	
CC TV town area	1,224		8,087	
Local services	130,663		91,830	
Property repairs private sector	(343)		1,283	
Depreciation	22,672		26,212	
Gain on disposal of fixed asset	0		0	
		249,170		223,505
		<u>1,001,380</u>		<u>940,568</u>

Ramsey Town Commissioners
Year ended 31 March 2021
Detail income & expenditure account

Parks and Leisure	2021		2020	
	£	£	£	£
Advertising and entertainment				
Publicity	0		449	
Seasonal entertaining and attractions	35,209		42,369	
Ramsey in Bloom	7,970		14,247	
TT events	0		13,982	
	<u>43,179</u>		<u>71,047</u>	
Camper van permit income	(3,812)		(3,123)	
TT events	0		(7,278)	
Advertising income	<u>(417)</u>		<u>0</u>	
		38,950		60,646
Amenities and Services				
Mooragh Park amusements maintenance		10,011		13,037
Mooragh Park Gardens and Land				
Wages	142,320		169,730	
Maintenance	50,307		68,173	
Skate Park	134		1,228	
Depreciation	<u>26,401</u>		<u>26,400</u>	
	<u>219,162</u>		<u>265,531</u>	
Gain on disposal of fixed asset	0		0	
Area rents	<u>(623)</u>		<u>(1,113)</u>	
		218,539		264,418
Trading Concessions				
Rates, insurance and licences	6,662		6,426	
Courts and greens maintenance	7,196		7,912	
Maintenance of buildings	6,647		7,087	
Depreciation	<u>4,070</u>		<u>4,070</u>	
	<u>24,575</u>		<u>25,495</u>	
Rent & rates	<u>(36,602)</u>		<u>(51,943)</u>	
		(12,027)		(26,448)
Swimming Pool				
Rate contribution		16,795		16,524
Maintenance of Properties		3,138		4,827
Ramsey & Northern Districts Housing Committee				
Wages and materials	34,636		49,551	
Income	<u>(38,427)</u>		<u>(60,646)</u>	
		(3,791)		(11,095)
Library				
Salaries	88,003		96,992	
Repairs and maintenance	19,005		19,231	
Depreciation	<u>27,478</u>		<u>30,830</u>	
	<u>134,486</u>		<u>147,053</u>	
Library fee income	<u>(7,394)</u>		<u>(10,340)</u>	
		<u>127,092</u>		<u>136,713</u>
		<u>398,707</u>		<u>458,622</u>

**RAMSEY TOWN COMMISSIONERS
TECHNICAL ASSISTANT'S REPORT
ADVERTISING BOARDS AND STREET FURNITURE
OCTOBER, 2021 – PUBLIC**

Mr. Chairman and Members,

The Good Stuff, 6 – 10, Peel Street – Advertising Board and Display of Goods

An application was received from owner of The Good Stuff to place an advertising board on the public highway adjacent to their business premises at 6 – 10, Peel Street, Ramsey. It was also brought to our attention that they were placing benches outside of the premises which were not included in the original application.

The width of the pavement immediately outside of The Good Stuff is 2030mm and the applicant has provided the measurement of the benches (1200mm x 470mm) which allows for the minimum clearance required and complies with the Commission's policy. The advertising period has commenced and any comments or objections etc. are required to be submitted to the Authority by Tuesday 9th November, 2021.

The advertising board however, if placed directly outside of the premises, would only allow a clearance of 500mm which does not comply with the Commission's policy.

The Applicant has been advised of this and has now asked whether the Board would consider allowing the advertising board to be placed on the wider section of pavement in Peel Street. The owner of The Good Stuff has provided the following statement to support his request:

As we are a bit hidden away from the high street and main square, it is imperative we have an A board in a position that people can see. We do not get a lot of passing trade and people do not really know if we are open during the day. This would really help us get our message out and hopefully pull the trade a bit our way.

This is the area which the Applicant has suggested:



**TA's Report - Advertising Boards and Street Furniture
October, 2021 – Public Continued**

The Commission's adopted Policy states that:

- i) "No 'A' Board is to be placed such that it protrudes beyond a point 1000mm from the frontage of the premise to which it pertains"; and
- ii) A minimum unobstructed width of 1500mm must be maintained between the up-stand of the kerb (or any existing street furniture) and any item to allow the free passage of pedestrians and wheelchairs.

The 28 day advertising period for the 'A' board has been completed and there were no objections or comments received.

The Commission is invited to consider whether the A Board should be permitted in this location.

Recommendation: **For discussion.**

G. Kelly (Miss),
Technical Assistant

12th October, 2021.

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

Mr. Chairman and Members,

Cabinet Office have notified of an additional development site proposal under the Area Plan for the North and West – Sites identified during the Preliminary Publicity Stage.

The submission relates to land on Ramsey South Shore from the South Breakwater to the Queen's Pier, the submission seeks designation for mixed use - this could include various development including housing, retail, commercial or tourist uses.

The submission can be found, and responded to, using the following link:-

<https://consult.gov.im/cabinet-office/area-plan-for-the-north-and-west-sites-identified/consultation/subpage.2021-10-01.7299260450/>

The site, which is shown in the attached plan, extends from mean high and to mean low water, marina development beyond mean low water is covered by the Marine Infrastructure Management Act 2016 and is therefore not subject to the area plan process. Elements of the Marine Infrastructure Management Act 2016 remain subject to an Appointed Day Order and, as yet, have not been introduced to statute.

The consultation seeks a response to the following question:-

RM010 – Do you support this site? Yes / No / Neutral
Comments: -

Further information on the area plan process can be found at
<https://www.gov.im/categories/planning-and-building-control/planning-policy/development-plan/area-plan-for-the-north-and-west/>

The process of area plans is determined by Schedule 1 of the Town and Country Planning Act 1999 a copy of which is appended.

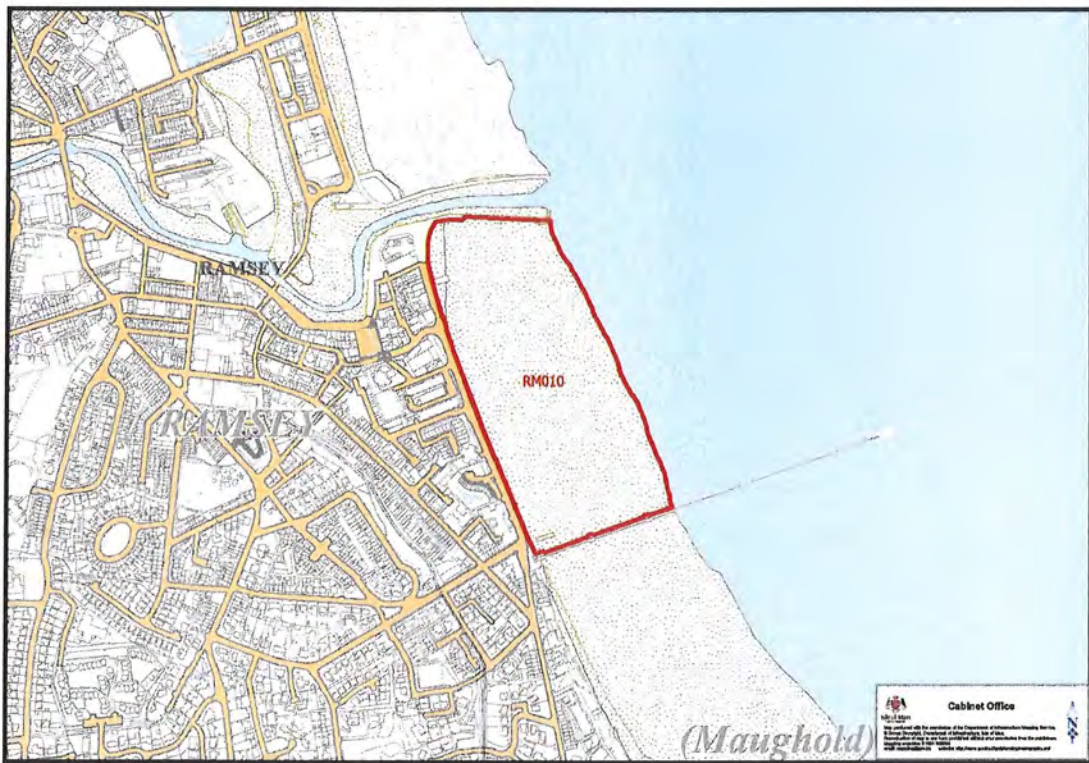
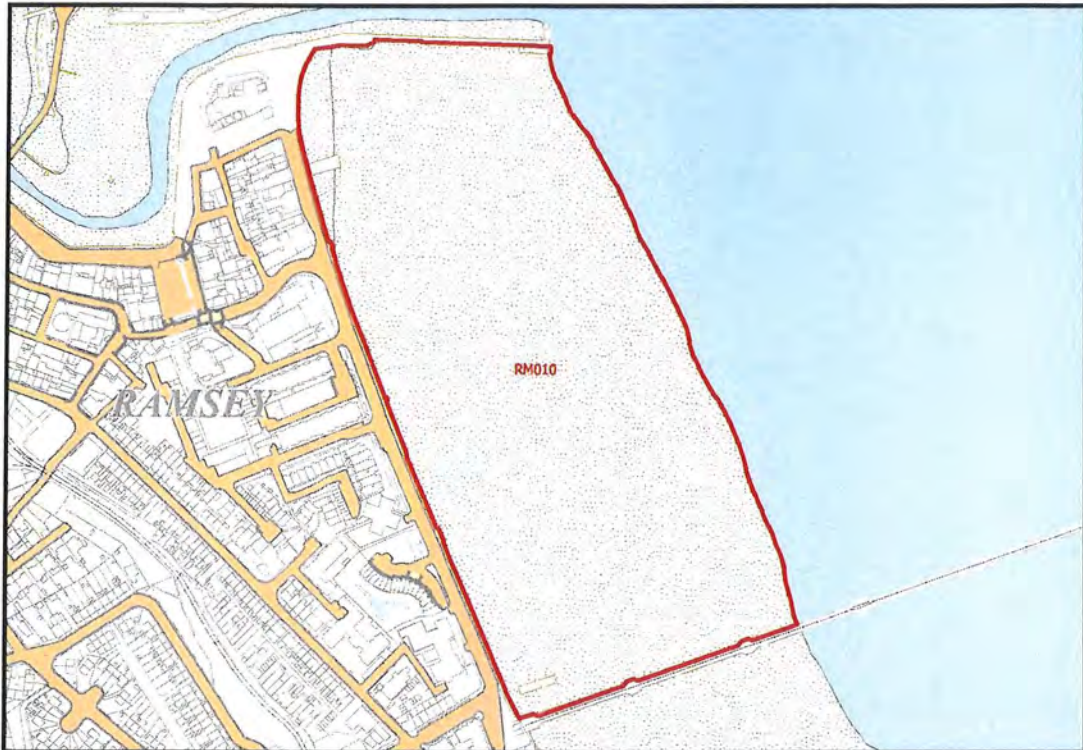
At the request of Members the Town Clerk has sought clarification from the Cabinet Office as to the introduction of the site to the Area Plan process outside the timescale for the submission of proposed development sites, under the call for sites process, and after the closing date for responses under the preliminary publicity process.

Recommendation: to consider a response to the consultation in regard to this site.

T. P. Whiteway
Town Clerk and Chief Executive.

1st October 2021.

Area Plan for the North & West - RM010



Schedule 1

Development Plan Procedure

Interpretation

1. In this Schedule 'plan' means a strategic plan or an area plan.

Preliminary publicity

2. When preparing a plan and before finally determining its content, the Department shall take such steps as will in its opinion secure-
 - (a) that adequate publicity is given to the matters with which it intends that the proposals in the plan should deal;
 - (b) that persons who may be expected to desire an opportunity of making representations to the Department with respect to those matters are made aware that they may do so; and
 - (c) that such persons are given an adequate opportunity of making such representations.

Publication of draft plan

3. (1) After complying with the requirements of paragraph 2 and considering any representations made with respect to the matters there referred to, the Department shall publish a draft of any plan.

(2) A draft plan may not be published more than 12 months after the steps referred to in paragraph 2 with respect to the plan have been completed.

(3) Where a draft of a plan is published, the notice under section 45(2)(a) shall state-
 - (a) that copies of the plan may be inspected and obtained as mentioned in section 45(2)(b) and (c); and
 - (b) that within such period as may be specified in the notice (not being less than 42 days beginning with the date on which it is first published), any person may make objections or representations in writing with respect to any proposal in the draft plan.

Inquiry

4. (1) After the expiry of the period specified under paragraph 3(3)(b), the Department shall cause an inquiry to be held.

(2) The inquiry shall be conducted by a person or persons appointed by the Governor for the purpose; and-
 - (a) the Inquiries (Evidence) Act 2003 applies to such an inquiry with the omission, in section 1(1), of the words from 'where Tynwald' onwards, and of section 3; and
 - (b) any person shall be entitled to be heard (in person or by a representative) at the inquiry.

Publicity for report of appointed person

5. As soon as may be after it receives the report of the person or persons by whom the inquiry was conducted, the Department shall publish the report.

Adoption of draft plan

6. (1) After considering the report of the person or persons by whom the inquiry is held, the Department may by order adopt the plan in the terms of the draft, with or without modifications; and the plan as adopted shall be annexed to the order.

(2) Where the Department proposes to adopt the plan with modifications-

(a) it shall publish a notice stating-

(i) the general effect of the proposed modifications, and

(ii) that within such period as may be specified in the notice (not being less than 21 days beginning with the date on which it is first published), any person may make objections or representations in writing with respect to any of the modifications;

(b) it shall not adopt the plan before the expiration of the period so specified; and

(c) before doing so it shall consider any objections and representations duly made with respect to the modifications and not withdrawn.

Publication of plan after approval

7. As soon as practicable after a plan has been approved by Tynwald, the Department shall publish it.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CYCLE PATH LIGHTING
OCTOBER 2021 – PUBLIC**

Mr. Chairman and Members,

In agreeing the creation of a new cycleway on the former railway line Poyll Dooley Road and Gardeners Lane, the Department of Infrastructure and Commission agreed to the installation of lighting bollards to the path to enable it to be used outside day light hours.

The pathway has been completed and the route designated as a Cycle Path / Public Highway, however there have been delays in installing the lighting bollards.

Department Officers report that they are experiencing delays in acquiring the lighting bollards and have enquired whether the Commission would be agreeable to having lighting columns installed as an alternative. In the event that bollards are preferred then delivery and installation may be early in 2022.

When considering this matter previously the Board felt that bollards would be less obtrusive than lighting columns and would have less impact on adjacent properties.

Recommendation: for discussion.

12th October, 2021.

T. P. Whiteway
Town Clerk and Chief Executive.

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
ELECTRIC VEHICLE CHARGING POINTS
OCTOBER 2021 – PUBLIC**

Mr. Chairman and Members,

At the recent Municipal Association meeting the subject of Electric Vehicle Charge Points was discussed. Following the meeting Councillor F Schuengel has written to all represented authorities on the subject.

Councillor Schuengel is of the belief that the often reported change over date of 2030, when many manufacturers will switch to alternative fuel for their whole range of vehicles, may seem far away, but that the actual date when we will see many more electric cars on the island's roads will be much, much sooner.

He is currently trying to establish what steps are being taken by DBC and also the MUA and IOM Government in general when it comes to preparing for this and suggested that there be an all-island plan or strategy of some kind, and that if none exists then he would suggest creating one.

He states that:-

"Electric cars will affect all our local authorities as a quickly increasing number of people will be looking for places to charge their cars, and this brings many challenges. Especially where owners cannot charge the car at home, they are often relying on public charging stations and I have already noticed an increase in vehicles using the ones around Douglas. A typical use case that can be observed here is a nearby resident leaving the car in a place like Chester street car park overnight for example to get a full charge without having to pay for parking or falling foul of hourly restrictions. In general, two hour disc parking limits (and actual charging times) are sufficient, though, and one hour limits for fast chargers like the 50Kw one at the sea terminal."

Another topic to plan for is non-electric vehicles taking up EV charging spots. This is happening more and more, and currently there is little a driver can do if there isn't a traffic warden nearby. I personally experienced this over the weekend when two diesel vans blocked the charging stations in Peel, and the owner of one of the vans - who had been parked there all weekend - even gloated about it on Facebook. Robust regulations are needed that allow for the towing of vehicles blocking these charging stations going forward. There is already a Electric Vehicle Parking Places

Designation Order draft

http://douglas.im/index.php/info/item/download/1060_c924b9e44e1b03e855c83d3e104e65c4

and once in operation, processes should be put in place to allow for the swift removal of vehicles wrongly parked in such spaces.

He continues "at the moment there are only around 14 different locations across the island with a total of around 30 actual charging stations, mostly run via PodPoint. A list can be found here: <https://www.zap-map.com/?s=isle+of+man>

Town Clerk's Report - Electric Vehicle Charging Points
October 2021– Public continued

I would like to keep the topic on our minds going forward and would welcome any comments, ideas and thoughts on the subject."

Members may be aware that Ramsey was one of the first towns to provide publicly accessible electric charge points. At the present time EV charging is available at three locations within the town being: -

- Market Place – 2 Spaces
- Station Road Car Park – 2 Spaces
- Northern Swimming Pool Car Park – 4 Spaces.

Discussions have also taken place with Manx Utilities regarding the introduction of further charge points. Manx Utilities are leading the introduction of EV charge points through a contracted service provider. Through this process several additional potential locations for EC charging, on sites owned by the Commissioners, have been identified including: -

- Additional Spaces at Station Road Car Park
- College Street Car Park
- Mooragh Park Amenity Car Park
- Park Road Extension Car Park (hotel end)
- Parsonage Road Car Park
- Town Hall Car Park

Where EV Charge Points are incorporated on private land the MUA require to obtain a leasehold interest for such. The MUA have been asked for an update on progress on providing further charge points within the town and a further report will be made, however it is known that they have submitted a request that spaces be provided within any proposal for works to the quayside.

As the availability of charge points on RTC owned car parks expands there will be a requirement to consider revising the off-street parking regulations to deal with instances of misuse, for example non electric vehicles parking in charge bays and EV's being left in charge bays whilst not charging. The Technical Assistant is currently reviewing the existing order and a report on this matter will be presented.

Recommendation: to be noted and further report.

T. P. Whiteway
Town Clerk and Chief Executive.

14th October 2021.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – OCTOBER, 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:	3913	<u>AMENDED PLANS</u>
P.A. NO.:	<u>21/00810/C</u>	
PROPOSED:	Change of use from motorbike workshop to leisure facility and kart repair workshop	
NOTES:	P.A. - Change of Use	
SITE:	Unit 1B, Gladstone Park Industrial Estate, Ramsey	
REF NO:	3925	
P.A. NO.:	<u>21/00994/B</u>	
PROPOSED:	Alterations, erection of ground floor extension, raising part of first floor roof and installation of additional front and rear dormers	
NOTES:	P.A. in Detail	
SITE:	43, Cloughbane Drive, Ramsey	
REF NO:	3926	
P.A. NO.:	<u>21/01062/B</u>	
PROPOSED:	Erection of a detached dwelling with integral garage	
NOTES:	P.A. in Detail	
SITE:	Plot west of 10, Westlands Close, Ramsey	
REF NO:	3927	
P.A. NO.:	<u>21/01071/B</u>	
PROPOSED:	Erection of an infill extension to underside of rear balcony	
NOTES:	P.A. in Detail	
SITE:	31, Fairway Drive, Ramsey	
REF NO:	3928	
P.A. NO.:	<u>21/01122/B</u>	
PROPOSED:	Creation of fenced children's playground with play equipment	
NOTES:	P.A. in Detail	
SITE:	Public Open Space, Auldyn Meadow Drive, Auldyn Meadow, Ramsey	

REF NO: 3929
P.A. NO.: 21/01207/D
PROPOSED: Installation of illuminated signage to front elevation
NOTES: P.A. - Advertising
SITE: **Ye Old Royal Oak, 14 - 16, Market Place East, Ramsey**

REF NO: 39309
P.A. NO.: 21/01217/A
PROPOSED: Approval in principle for the creation of ten town houses
NOTES: P.A. – In Principle
SITE: **Manninagh / Dalveen Bircham Avenue Ramsey**

B. Wallace
Technical Services Manager

13th October, 2021.

R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – OCTOBER, 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>
21/00125/B R.T.C. 3861	Erection of a detached dwelling with integral garage and associated parking and access	Plot 1, Port e Chee, Lheaney Road	Meeting held: 17/02/21 Observation	24/03/21 Application REFUSED 20/04/21 Appeal requested 10/09/21 REFUSED
21/00126/B R.T.C. 3862	Erection of a detached dwelling with integral garage and associated parking and access	Plot 2, Port e Chee, Lheaney Road	Meeting held: 17/02/21 Observation	24/03/21 Application REFUSED 20/04/21 Appeal requested 10/09/21 REFUSED
21/00127/B R.T.C. 3863	Erection of a detached dwelling with integral garage and associated parking and access	Plot 3, Port e Chee, Lheaney Road	Meeting held: 17/02/21 Observation	24/03/21 Application REFUSED 20/04/21 Appeal requested 10/09/21 REFUSED
21/00433/B R.T.C. 3891	Alterations and erection of replacement extension	Byculla, Walpole Road	Meeting held: 16/06/21 No Objection	13/09/21 Application REFUSED 30/09/21 Appeal requested
21/00947/B R.T.C. 3918	Creation of a driveway and vehicular access	Ballachrink, 3a, Coburg Road	Meeting held: 18/08/21 Observation	22/09/21 Application REFUSED

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

<i>P A No.</i>	<i>Site & Proposed Work(s)</i>	<i>Details</i>
21/00125/B R.T.C. 3861	Plot 1, Port e Chee, Lheaney Road Erection of a detached dwelling with integral garage and associated parking and access	The application should be Refused for the following reasons. 1. The proposed development, if approved, would fail to respect the site and surroundings in layout, form and spaces between buildings and also would fail to protect the character and identity of the street scene contrary to General Policy 2(b) & 2(c) and Environmental Policy 42 of the Isle of Man Strategic Plan 2016. 2. The proposed development, if approved, would fail to protect or enhance the character of Ramsey or make a contribution to the Island environment contrary to Strategic Policy 3(b) & 5 of the Isle of Man Strategic Plan 2016.
21/00126/B R.T.C. 3862	Plot 2, Port e Chee, Lheaney Road Erection of a detached dwelling with integral garage and associated parking and access	The application should be Refused for the following reasons. 1. The proposed development, if approved, would fail to respect the site and surroundings in layout, form and spaces between buildings and also would fail to protect the character and identity of the street scene contrary to General Policy 2(b) & 2(c) and Environmental Policy 42 of the Isle of Man Strategic Plan 2016. The proposed development, if approved, would fail to protect or enhance the character of Ramsey or make a contribution to the Island environment contrary to Strategic Policy 3(b) & 5 of the Isle of Man Strategic Plan 2016.
21/00127/B R.T.C. 3863	Plot 3, Port e Chee, Lheaney Road Erection of a detached dwelling with integral garage and associated parking and access	The application should be Refused for the following reasons. 1. The proposed development, if approved, would fail to respect the site and surroundings in layout, form and spaces between buildings and also would fail to protect the character and identity of the street scene contrary to General Policy 2(b) & 2(c) and Environmental Policy 42 of the Isle of Man Strategic Plan 2016. The proposed development, if approved, would fail to protect or enhance the character of Ramsey or make a contribution to the Island environment contrary to Strategic Policy 3(b) & 5 of the Isle of Man Strategic Plan 2016.

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

<i>P A No.</i>	<i>Site & Proposed Work(s)</i>	<i>Details</i>
21/00433/B R.T.C. 3891	Byculla, Walpole Road Alterations and erection of replacement extension	The refusal is for the following reason(s): 1. The scale and design of the rear element of the extension, including the roof design window designs, would introduce an incongruous and unsympathetic element to the dwelling which would harm the appearance of the site and the overall character and appearance of the street scene when considered against the overall design in the area. In this regard, the proposal would not accord with General Policy 2 (b,c,g) of the Isle of Man Strategic Plan.
21/00947/B R.T.C. 3918	Ballachrink, 3a, Coburg Road Creation of a driveway and vehicular access	The refusal is for the following reason(s): 1. The proposal would result in the loss of more than 50% of the existing front landscaped garden and front boundary wall resulting in a detrimental to the appearance of the street scene and to the individual property all contrary to General Policy 2 (b), (c) & (g) of the Isle of Man Strategic Plan 2016 and the Residential Design Guide 2021. 2. The proposal would result in the potential net loss of on-street parking due to the width of the new access detriment to on street parking along Coburg Road.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
ALL ISLAND WEIGHT LIMIT ORDER
OCTOBER 2021 – PUBLIC**

Mr. Chairman and Members,

The Commission has received a copy of a draft order from the DOI on a Proposed All Island Weight Limit.

The order seeks to consolidate all previous orders across the Island into one to make it easier to find weight limits for each area.

The DOI have requested that any objections be submitted no later than 21st October 2021.

The weight restrictions in Ramsey do not affect any works that the Commissioners undertake and there are exemptions in place for the authority to carry out work should the need arise.

Recommendation: No objection.

B. Wallace.
Technical Services Manager

7TH October, 2021.

C

Road Traffic Regulation Act 1985

ROAD TRAFFIC REGULATION (WEIGHT LIMIT) ORDER 2021

Made:

Coming into Operation:

The Department of Infrastructure, after complying with the requirements of paragraph 1 of Schedule 2¹ to the Road Traffic Regulation Act 1985, makes the following Order under section 1 of that Act.

1 Title

This Order is the Road Traffic Regulation (Weight Limit) Order 2021.

2 Commencement

This Order comes into operation on .

3 Interpretation

In this Order –

“**Department**” means the Department of Infrastructure;

“**emergency services’ vehicle**” means –

- (a) an ambulance, fire brigade vehicle or police vehicle during such time as the vehicle is in actual use for any emergency purpose;
- (b) a motor vehicle or trailer during such time as it is in actual use by any coastguard service provided by the Department for the purposes of giving aid to persons in danger or vessels in distress on or near the coast; or
- (c) a motor vehicle or trailer during such time as it is in actual use for civil defence or bomb disposal purposes;

“**motor vehicle**” has the meaning given by section 65 of the Road Traffic Act 1985;

¹ As required by section 4A of the Road Traffic Regulation Act 1985

"public passenger vehicle" has the meaning given by section 63 of the Road Transport Act 2001.

4 Weight limit

A person must not cause or permit a motor vehicle to proceed on a road specified in column 1 of Schedule 1 if the weight of which, whether laden or unladen, exceeds the limit specified in column 3 of that Schedule.

5 Exemptions

Paragraph 4 does not apply to –

- (a) an emergency services' vehicle;
- (b) a vehicle specified in column 4 of Schedule 1; or
- (c) a vehicle authorised by the Department.

6 Revocation

The orders specified in Schedule 2 are revoked.

Signed by authority of the Minister for Infrastructure

MADE

J F ROBINSON

Director of Highway Services

20. <u>Ramsey</u>	Ramsey Swing Bridge – for its entire length.	3 tonnes	
	Windsor Mount – from Ballacloan Road to Windsor Road.	3½ tonnes	access, works, statutory powers or duties

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
QUEEN'S PIER - STORAGE OF TIMBER
OCTOBER 2021 – PUBLIC**

Mr. Chairman and Members,

The Commission has been approached by the Friends of Queen's Pier Group; they have requested assistance from the Commission in the form of storage space for the timber for the next section of works on Queen's Pier.

The Commission stored timber for the Group while they undertook repairs for the first section. The timber was stored for approximately 2 years in the Old River Road Depot.

It is envisaged that it will be the same amount of timber for approximately 1-2 years. We have informed the Group that Old River will not be available as plans are in place for the depot and have asked them if the area to the rear of Riverside would be a suitable alternative. They have agreed that it would be suitable and have indicated that they would like to store material along the fence bordering the road (as indicated in yellow on the plan), the locations will not interfere with other uses.



The area to the rear of Riverside sees the storage of bins and barriers at present, but has been utilised by others for various projects such as the DOI while they undertook reconstruction of the railway line and some patching works.

Allowing the Group Storage along the edge of the compound would not take up a large amount of space and would still leave the Commission with a large amount of space. Should anyone request to use the compound we may have to buy additional fencing to help segregate the different areas and to prevent damage or theft.

Recommendation: Agree to the storage of timber at Riverside.

B. Wallace.
Technical Services Manager

24th September, 2021.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION
OCTOBER, 2021 - PUBLIC**

Mr. Chairman and Members:

The following Notice of Motion, dated 30th September, 2021, is submitted in the name of Mr. L. I. Singer, Town Commissioner:

“Ramsey Town Commissioners oppose commercial development, including housing, of a permanent nature on South Beach Ramsey and are of the opinion that South Beach should remain a public area for the future.”

Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended to bring it forward.

Standing Order 14 also provides that “the Chairman may, if conducive to the despatch of business, allow the motion to be dealt with at the meeting at which it is brought forward.”

4th October, 2021.

**RAMSEY TOWN COMMISSIONERS
MATTER RAISED FROM THE PUBLIC
PARKING OF CAMPER VANS ON PUBLIC HIGHWAY
OCTOBER 2021 – PUBLIC**

Mr. Chairman and Members,

This matter is presented in terms of Section 13 (i) of Standing Orders.

A request has been made by a ratepayer to raise the question of camper van parking with the Commissioners.

The ratepayer who lives in the vicinity of Mooragh Park is concerned that increasing numbers of camper vans are being parked both in Old River Road and on Park Road. He feels that Park Road, in particular, should be fully available for people who wish to access Mooragh Park and that restrictions should be introduced to prevent the long term parking, which they see as abandonment, of camper vans in the area.

The suggestion is made that Old River Road and Park Road should have introduced a parking restriction of 8 (or more) hours in 24 hours so that vehicles are required to be removed daily.

The question of camper van parking presently falls under the Road Traffic Regulation Act 1985. IOM Constabulary website provides the following explanation:-

- Overnight parking - commercial vehicles parking legislation applies to vehicles parked on a restricted road.
- It covers all day Saturday and Sunday and 6pm to 7am Monday to Friday.
- It doesn't cover general motorcars, small vans or motorcycles.
- It does cover HGV's, trailers and small goods vehicles. In relation to goods vehicles they cannot be over 6m in length or 2m in height.
- The important factor is the unladen weight of the vehicle. If it is under 3050kgs then it is classified as a motorcar, irrespective of size.
- A motorhome is classified as a motorcar if the unladen weight is under 3050kgs and therefore the length and height restrictions do not apply to them. They can legally park anywhere a car can.
- It makes no difference whether the vehicles are used privately or commercially, the Act makes not such distinction.

In response to an enquiry the Department of Infrastructure has advised that exiting legislation that relates is dated and more complex than it should be. Firstly, it fails to recognise motor homes as a vehicle which is why they are categorised as motor cars, and also that enforcement is only by way of a Police summons which then places an unreasonable burden on Police resources.

The Department presently have an Amendment Bill that is awaiting Royal Assent. Once enacted, this seeks to deal with overnight parking and, importantly, pave the way for enforcement by way of fixed penalties. This means enforcement can be undertaken by parking controllers.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION
OCTOBER, 2021 - PUBLIC**

Mr. Chairman and Members:

The following Notice of Motion, dated 13th October, 2021, is submitted in the name of Mr. J. McGuinness, Town Commissioner:

“In order to facilitate greater engagement and transparency with the people of Ramsey I move that the Board commits that by the 2022/23 Annual General Meeting Ramsey Town Commissioners are Live Streaming online (via social media or RTC’s own website) each public board meeting.”

Standing Order 14 - Notices of Motion provides that every motion relating to any new subject or matter not already before the Board, other than a motion which under Standing Order 15 may be moved without notice, shall be given in writing at the ordinary meeting preceding the one at which it is intended to bring it forward.

Standing Order 14 also provides that “the Chairman may, if conducive to the despatch of business, allow the motion to be dealt with at the meeting at which it is brought forward.”

13th October, 2021.

<p>Town Clerk's Report - Parking of Camper Vans on Public Highway - October 2021 – Public continued</p>
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Whilst the Department will need to prescribe new regulations under this section (as amended), it is likely they will simply follow the current rule of not exceeding 6m in length or 2m high.

In addition to the question of overnight parking, the Ramsey Town General Byelaws 2020 prohibit habitation of campervans on the public highway:-

12 Moveable dwelling

(1) A person must not maintain, or reside in, a moveable dwelling in a public place without prior written permission from the local authority.

(2) For the purpose of this byelaw, the following maintain a moveable dwelling —
(a) a person by whom the moveable dwelling was placed in a public place; and
(b) a person who resides in or makes domestic use of the moveable dwelling.

(3) In this byelaw, "moveable dwelling" means a tent, living van, motor caravan, shed, van or other conveyance or similar structure, whether or not capable of being used on roads, which is made, adapted or used for human habitation.

Recommendation: to be noted and await the introduction of revised legislation and advise the ratepayer accordingly.

T. P. Whiteway

Town Clerk and Chief Executive.

6th October 2021.

**RAMSEY TOWN COMMISSIONERS
REPRESENTATIVE REPORT(S)
OCTOBER 2021 – PUBLIC**

Mr. Chairman and Members,

The following Report has been submitted by Mr. McGuinness:-

“The Northern Local Authority Swimming Pool Board met for its AGM on Thursday 16th September 2021 at 7.30pm following a tour of the facility for the new board members.

The initial item of business was the appointment of Chairman of the Board and I was honoured to be nominated and elected to this post.

The new board were provided with a detailed explanation of the Manager’s report and finances along with updates on minor capital works that have both recently been completed or are ongoing. A brief summary of highlights follows;

- The project to replace the main entrance has been delayed due to the steel frame not being supplied on time from UK suppliers, whilst a disappointing development this has always been a risk with the fluctuating situation in manufacturing in the UK due to Covid. The positive to this is that despite the delay it has not and will not affect the continued use of the facility thanks to the secondary entrance via the café.

- Following the successful replacement of all lights in the Pool with LED bulbs last year the administrator advised the board that a year on year comparison for electricity costs has shown a £1200 saving per month.

- Attendance figures at the pool remain strong, whilst numbers have dipped from this period last year it was noted that a summer of good weather will result in lower numbers of people looking for indoor activities.

The pool continues to be a huge asset to the north of the Island and we are incredibly lucky to have a team of fantastic staff that make the facility such a well run and welcoming place to visit. I hope that the next Minister for DESC will also recognise the value of these facilities and support them appropriately when reviewing the budgets for the forthcoming year.”

14th October, 2021.