

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

www.ramsey.gov.im

13th June, 2024.

Mr. Chairman and Members,

The monthly **Public Meeting** of the Ramsey Town Commissioners will be held at 7.00 p.m. on **Wednesday evening next, 19th June, 2024**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence:

Mr. S. Kelly has been granted leave of absence

2. Minutes for Adoption:

page(s): 1 - 15

- Board Meeting held on 15th May, 2024.
- Special Board Meeting – 21st May, 2024.

3. Matters arising not included within the Agenda.

4. Matters for Information:

page(s): 16 - 19

- Action Tracker – June, 2024.
- Trackers - Budget Approved Projects

5. Finance and General Purposes:

page(s): 20 - 23

- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure
 - Rates

6. Works and Development:

page(s): 24 - 28

- Town Clerk's Report(s):
 - Marine Infrastructure Management Act 2016
- Technical Services Manager's Report(s):
 - Planning Applications
 - Appendix

7. Parks and Leisure:

page(s): 29

- Deputy Town Clerk's Report(s):
 - Sprintfest

8. Notice(s) of Motion:

page(s): 30 - 35

- Notice of Motion standing in the name of Mr. F. B. R. Williams viz:-
 - Dated 10th April, 2024 – Merging Town Wards
- Notice of Motion standing in the name of Mr. J. McGuinness viz:-
 - Dated 6th June, 2024 – Street Art Work

9. Any other Business:

page(s):

(by permission of Chairman)

- Matter(s) Raised by the Public
 - ❖ None received
- Representative Report(s):
 - ❖ None Received



T. R. K. Cowin,
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 May, 2024, at 7.00 p.m.

Present: Mr. R. D. Cowell, Mses S. Cottam-Shea and L. L. Craine, Messrs. A. R. Beighton, G. S. Court, Revd Canon N. D. Greenwood, J. McGuinness, A. J. Oldham, L. Parker, F. B. R. Williams and W. G. Young.

Mr. S. R. Kelly has been granted leave of absence.

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

(2024/25:007) Minutes:

Resolved: That the Minutes of the Board Meeting held on be 17th April, 2024, and of the reconvened meeting held on 24th April, 2024, be confirmed and signed by the Chairman, subject to the following:-

17th April 2024

Clause 366 – Solar Panels Voting – the Town Clerk drew attention to the correction to voting included within the Clause within square brackets.

Clauses 375, 376 and 377 – Notices of Motion – Mr. McGuinness drew attention to the power to hold these matters over to the next meeting of the Commission lay, in accordance with Standing Orders, with the Chairman and not the Board.

Clause 385 Special Board Meeting Harford Homes...Mr. McGuinness referred to the penultimate paragraph of the clause and commented that Mr. Parker's comments were just that and not an amendment. Mr. Parker concurred with this and accordingly, the wording "Mr. McGuinness seconded the amendment" were not necessary.

Ms Craine commented that she felt this clause was ratification of discussions held and points agreed with Hartford Homes. The Town Clerk confirmed that he had written to Hartford Homes and that Clause 385 will be suitably amended.

Clause 370 – Town Clerk's Report Cloughbane Public Open Space – Mr. McGuinness expressed his understanding that Mr. Cowell had declared a conflict of interest in regard to this matter. Mr. Cowell confirmed that he had not declared any conflict. Mr McGuinness referred to Mr. Cowell's parents being resident in the vicinity and it is understood they had objected to the proposals. Mr. Cowell commented that his parents had objected but the objection had been struck off as not being valid because they were not within a certain proximity of the site. Mr. McGuinness felt that in the interests of openness and transparency Mr. Cowell should have declared a conflict. Mr. Cowell noted Mr. McGuinness's comments but explained that he was representing many residents in the area.

24th April 2024

Clause 404 – Raft – Mr. McGuinness referred to his speaking at length about the way the report was presented based on the seriousness and the situation the Board had been put in with regards to risk and health and safety responsibilities and wished that to be recorded in the minutes.

(2024/25:008) Matters Arising:

Mr. Parker referred to the lease arrangements between the Commission and “Big Brother Little Brother” and queried how discussions had progressed. Members were reminded that this matter is discussed in private but the Deputy Town Clerk confirmed that he and the Town Clerk had met the Company.

Matters for Information:

(2024/25:009) Action Tracker May, 2024:

Resolved: To note the “Action Tracker” to 9th May, 2024, subject to the following and accepting that some matters may be referred to within other Clauses of these minutes:-

Mooragh Park Shelters Public Art – Ms Craine commented that there were issues and dissatisfaction with the preparation of the shelters; she was unsure whether a contractor or staff had undertaken work but the work had “come undone” and she asked that the work be done again; compensation be sought from the contractor or fresh tenders for the work invited.

Members were informed that the work had been stopped and a different approach was being taken in that the shelters were being faced with plywood by our direct workforce.

(2024/25:010) Action Tracker Budget Approved and Proposed Projects:

Resolved: To note the Action Tracker of Budget Approved projects at 9th May, 2024, and that for proposals for 2024/25, subject to the following:-

Projects 2023-24

Town Hall Solar Panels – members were shown a photograph of the works now nearing completion. Mr. McGuinness asked that the information be included on the Commission’s web and social media site.

Finance and General Purposes:

(2024/25:011) Deputy Town Clerk's Report – Street Trader's Licence Parish Pantry:

Members considered the Deputy Town Clerk's report dated May advising of the request made by the Parish Pantry for a Street Trader's Licence to enable them to trade, as they have in previous years, from locations in Ramsey.

Resolved: That, following a proposal by Mr. Williams, seconded by Mr. Beighton and agreed nem con, that permission be granted.

(2024/25:011) Deputy Town Clerk's Report – Water Fluoridisation:

Ms Craine queried the need to suspend Standing Orders to allow consideration of this report. Members felt that it was not really necessary, as the report was a follow-up from a matter raised in April. It was, however, proposed by Mr. Williams, seconded by Ms Cottam-Shea and agreed by 10 votes to 1, Mr. Oldham voting against, to suspend standing orders.

Resolved: To note the Deputy Town Clerk's report dated advising of the current stance of Tynwald with regard to the fluoridisation of water in the Isle of Man.

It was further resolved, following a proposal by Mr. Parker, seconded by Ms Craine and agreed nem com that the matter be dismissed in view of the Council of Ministers' current stance "to take no further action at this time".

Ms Craine referred to difficulties being experienced by Mr. Young in fully hearing proceedings and queried the provision of a "loop system". The Town Clerk explained that a loop system had offered to Mr. Young who had declined to accept it but further investigation could be made. Mr. Young offered to purchase compatible microphones.

(2024/25:012) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's general report dated 8th May, 2024.

Works and Development:

(2024/25:013) Town Clerk's Report – Area Plan for the North and West:

Members considered the Town Clerk's report dated 8th May, 2024, concerning the Area Plan for the North and West and the forthcoming Hearing in respect thereof. The Town Clerk drew attention to some of the difference between this and the former plan and reminded members of the date of the Public Inquiry, namely 16th July; he confirmed that he had registered to speak and to submit a written statement.

(2024/25:013) Town Clerk's Report – Area Plan for the North and West Cont:

Mr. McGuinness queried the zoning of "Mountain View .. as industrial. The Town Clerk commented that he did not have any qualification as to why this zoning was in place, but suggested that it was because of it was primarily a place of employment and that he had drawn attention to it because of the proximity to the Town.

A proposal was put by Mr. McGuinness seconded by Mr. Beighton that a special Board Meeting to held to discuss this matter.

An amendment was put by Mr. Williams, seconded by Mr. McGuinness and agreed nem con that the special meeting be held as a Special Public Meeting.

(2024/25:014) Technical Services Manager's Report – Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 3rd May, 2024, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, subject to the following:

REF NO: 4147
P.A. NO.: 24/00450/C
PROPOSED: Additional Use of Apartment 4, 6, 10, 12 and 15 as tourist accommodation
NOTES: P.A. - Change of Use
SITE: **Flats 4, 6, 10, 12 & 15, The Elms, Lezayre Road, Ramsey**

Mr. McGuinness referred to this application commenting that the area was becoming a tourist zone access being required through a public sector housing estate and should this be a matter of concern to the Commission?. Mr. Beighton commented that the use of the property would have no bearing on the volume of traffic.

Ms Craine commented that the creation of more tourist accommodation could result in the loss of property within the town available for purchase by locals residents.

REF NO: 4151
P.A. NO.: 24/00474/B
PROPOSED: Erection of two detached dwellings with garaging and alterations to existing vehicular access
NOTES: P.A. in Detail
SITE: **Land to the rear of The Auburns, 19, Lezayre Road, Ramsey.**

Mr. Oldham indicated that the recommendation for this application was no objection but invited comment from members.

(2024/25:014) Technical Services Manager's Report – Planning Apps Cont:

Ms Craine indicate that she thought the Commission had objected to previous applications on this site and queried how many trees would be lost as a result of the proposals. The Town Clerk indicated that the trees were shown on the plan on display and Mr. Beighton commented that he understood there was one "protected tree".

Mr. Beighton proposed that no objection be made, the proposal was seconded by Ms Cottam-Shea and carried by 9 votes to 2, Ms Craine and Mr. Court voting against.

(2024/25:015) Town Clerk's Report – "Destination First Board":-

Members considered the Town Clerk's report dated 8th May, 2024, advising of the wish of The Visit the Isle of Man Agency to create a "Destination First Board".

Mr. Court commented that he could see value in the proposals and that the Commission should support the initiative and allow officers to respond to the audit questionnaire referred to and possibly open the matter to the public.

Mr. Williams queried if any nomination to the "Destination First Board" should be undertaken at the Commission's annual meeting. He asked about the evening workshops and asked how many members could attend. The Town Clerk indicated that further information could be sought.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Court and agreed nem con that further information be sought, as follows:-

- a) is the individual nominee a political member or an officer and what is the duration of any appointment?;
- b) what is the nature of; the frequency and time factors of the workshops; and how many representatives can attend and again is this members of the Commission or officers?;
- c) Can the audit questionnaire be expanded to enable public feedback to the Board in the interim?

(2024/25:016) Town Clerk's Report – Library Report 1st Quarter 2024:

Resolved: To note the Town Clerk's report dated 16th April, 2024, advising of activity within the Town Library during the first quarter of 2024.

The Town Clerk and Members expressed their thanks to and appreciation of the Library staff. Mr. McGuinness, in echoing thanks to the staff, queried the intention put some time ago to reimagine the library's first floor and asked if the matter might be brought back into the 2025/26 budget process.

(2024/25:017) Deputy Town Clerk's Report – Orienteering Mapping Mooragh Park:

Members considered the Deputy Town Clerk's report dated 9th May, 2024, advising of the request made by the "Isle of Man Orienteering Klubb" to have an area of the Mooragh Park mapped for future orienteering use.

Resolved: That, following a proposal by Mr. Court, seconded by Mr. Williams and agreed nem con, permission be granted.

(2024/25:018) Notice of Motion – "Communication":

Ms Cottam-Shea presented and moved the Notice of Motion in three parts dated 2nd April, 2024, namely:-

1. Quarterly meetings/surgeries set up where the public have the opportunity to talk to us.
2. The website is completed, utilized to its fullest potential and managed within a time frame of 3 months.
3. The Town Clerk to monitor and report on responses to questions and queries raised via email and the enquiries@rtc.gov.im email address."

Ms Cottam-Shea felt there was no reason why "Political Surgeries" could not be tried again; that the website should be a "live entity" and updated; and response to emails is immediate.

Mr. McGuinness was in general concurrence with parts 1 and 2 but sought clarification with regard to part 3 and how that could be practically enacted and how it was envisaged reports to the Board be made, as Management Information or a service level agreement for responses. Ms Cottam-Shea commented that the emails should at least be acknowledged and depending on the subject the matters dealt with or escalated to the Board for discussion. She commented that this had been drawn to her attention during recent canvassing and applied to staff and members alike. Mr. McGuinness was cognisant of Standing Orders recognising the need to "travel carefully" because of public criticism of staff and sought clarification that the proposal was to set a service level agreement for the management of the enquiries inbox of an immediate response and a summary and for a monthly report of the number of emails or something else?

Ms Cottam-Shea commented that the matter was not as complicated as it seemed to be – she had conveyed concerns brought to her attention to the attention of the Town Clerk. Mr. McGuinness again sought clarification was the Town Clerk to monitor and report to the Board or to just respond to emails.

The Town Clerk commented that he could do the two things – we can make sure that people receive acknowledgements and some management information can be provided on the number of emails received and responded to.

(2024/25:018) Notice of Motion – “Communication” Continued:

Ms Craine commented that she agreed with the ethos of the motion; albeit that she felt she was already very contactable; she agreed the website needed updating including insertion of a telephone number which does not appear when the website contact is made via a mobile phone. She felt that monitoring of emails should be overseen by the Town Clerk and duties delegated.

Mr. Court commented that he was happy with points 1 and 2 of the notice, but felt that point 3 might be better to request a quarterly audit of email responses which might identify any problems areas and reflect upon how we are perceived in the public sector.

Mr. Court therefore moved an amendment to the Notice of Motion in that points 1 and 2 stand but point 3 be a quarterly report of communications including any barriers, stresses or obstacles and identifying any resources that may be necessary to make the process more efficient going forward. Ms Cottam-Shea was happy to second this amendment.

Mr. Williams formally seconded the working of the original Notice of Motion.

The amendment was put to the vote and carried nem con.

(2024/25:019) Notice of Motion – “Land to the Rear of Riverside Workshop”:

Mr. McGuinness moved the Notice of Motion dated 9th April, 2024, standing in his name, that staff be authorised to include within the 2025/26 budget process future use of the land to the rear of the Riverside Workshops. The motion was seconded by Mr. Beighton and carried nem con.

(2024/25:020) Notice of Motion – “Street Art”:

Ms Craine proposed the Notice of Motion dated 9th April, 2024, concerning the provision of “Street Art” standing in her name. Ms Craine seeks approval to the project including a sum of £2,000 being made available for the preparation of sites and provision of street art and to her being permitted to coordinate the project with the assistance of staff.

Ms Craine suggests that art work be mounted on marine grade plywood which could be provided at around the town and that at some point in the future artwork could be sold or auctioned to raise funds for what could be an ongoing project. Members queried if sponsorship or grant could be made available. Ms Craine commented that she would prefer not to involve other parties.

Mr. Beighton indicated his general support of the proposal but queried the proposal to sell or auction art work and queried if monies raise might go to charity? Ms Craine commented that a proposal to sell was only a suggestion and may be a way of bringing income to the project.

(2024/25:020) Notice of Motion – “Street Art” Continued:

The Notice of Motion was seconded by Ms Cottam-Shea.

An amendment was put by Mr. Court to extend the proposal to include that if any auctions go ahead such funds be “ring-fenced” to attempt to make the scheme self-funding. Ms Craine seconded this amendment which was put to the vote and carried nem con.

(2024/25:021) Notice of Motion – “Merging of Wards”:

The Chairman indicated his willingness to permit Mr. Williams to present the Notice of Motion dated 10th April, 2024, concerning the merger of the Town’s Wards.

Mr. Williams thanked the Chairman but indicated that he would, prefer, as permitted in terms of Standing Orders that the matter be considered next month, but that in the meantime the views of the public be sought.

(2024/25:022) Flooding Concerns Mooragh Estate:

Members considered the matter raised by a ratepayer in terms of Standing Order 13(1)(i) concerning flooding on the Mooragh Estate specifically in the area used by motorhomes.

Ms Craine queried the need to suspend Standing orders in view of the time scale when this matter was considered as part of the budget process. The Town Clerk confirmed that because it had been raised by a member of the public it would be prudent to discuss it more. Members were reminded that the matter had been rejected during the budget proposals because of the anticipated costs of approximately £60,000. Ms Craine felt that further report is required if the Board is to reconsider the matter.

Mr. Beighton proposed that investigation be made to identify if there are any other areas within the Mooragh Estate that might be used for parking motorhomes. The proposal was seconded by Mr. Cowell and carried by 10 votes to 1, Ms Craine voting against.

Any Other Business:

(2024/25:023) Sundry Matters:

The Town Clerk drew attention to the following:

023a) Invitation to tour Swimming Pool premises – 11th June 10 a.m. and noon or 12th June, 2024 between 6 p.m. and 8 .m.

023b) As requested Special Board Meeting arranged with representatives of Manx Care – 26th June, 2024, at 7.00 p.m.

023c) Invitation to tour Davison’s Ice Cream, in Peel, - Town Clerk will organise if there is sufficient interest.

(2024/25:024) Ramsey in Bloom:

Mr. Court took the opportunity to promote the launch of the 2024 Ramsey in Bloom garden competition and particularly the junior competition including “Build a Bug Hotel”.

The Chairman closed the public meeting at 8.13 p.m.

The following items were considered in private the detail of which, having regard to data protection, matters affecting persons who cannot be named, etc., is not as extensive as that contained in minutes of matters discussed in public.

(2024/25:025) Minutes Recorded in Private:

Resolved: That the Minutes, recorded in private, of Board Meeting reconvened to 24th April, 2024, be adopted and approved.

Matters for Information:

(2024/25:026) On-Going Matters “Action Tracker”:

Resolved: To note the “Action Tracker” to 9th May, 2024.

Finance and General Purposes:

(2024/25:027) Finance Officer’s Report:

Resolved: To note and approve the Finance Officer’s report dated 8th May, 2024, 2024.

The Finance Officer informed members that it was difficult to include comparative figures between actual and budgetary costs this early in the financial year.

Housing and Property:

(2024/25:028) Minutes Housing Committee:

Resolved: To note and approve the Minutes of the Meeting of the Housing Committee held on 7th May, 2024, subject to the following:-

002d) Cronk Elfin Environmental Project: Mr. Parker, as Lead Member informed the Board that he had pre-empted Board discussion on the proposal to undertake an environmental project at the Cronk Elfin “Circle”, in that he had halted the scheme because of the estimated costs and as he felt a simpler scheme could be considered at considerably less cost. Ms Craine queried whether the actions of the Lead Member were permissible and whether Standing Orders should be suspended to allow discussion on this matter. Mr. Williams felt that the original decision to progress a scheme had been taken more than 6-months ago and there was no need to suspend Standing Orders. Mr. Beighton commented that the Board was now being asked to ratify the decision made by the Lead Member and formally proposed that the action be ratified. The proposal was seconded by Mr. Cowell and carried nem con.

009b) Housing Waiting List: Mr. Parker commented on the increasing number of applicants on the housing waiting lists.

(2024/25:029) Housing and Property Manager’s Report – General Actions Update:

Resolved: To note and approve the Housing and Property Manager’s report on General Actions Update, dated 7th May, 2024, subject to the following:-

Ms Craine referred to the provision of public conveniences at the site of the Millennium Garden and was informed that this would progress if discussions with Tesco concerning the refurbishment of the public conveniences abutting their store did not come to fruition. Members were informed that improvement of facilities of the public conveniences would have no cost implications to the Commission.

(2024/25:030) Housing and Property Manager’s Report – General Projects Update:

Resolved: To note and approve the Housing and Property Manager’s report on General Capital Updates, dated 7th May, 2024, subject to the following:-

Cronk Elfin Environmental Improvements: - proposed by Mr. Parker, seconded by Mr. Cowell that the Housing and Property Manager be permitted to request Modus Architects to produce a further scheme and report further with costings.

An amendment was put by Mr. Beighton, seconded by Mr. McGuinness that a quotation be obtain for the possible fees and if the cost is above a figure, specified to members, an in-house project be presented to the Board for further consideration. The amendment was carried by 10 votes to 1, Mr. Parker voting against.

Other Housing Projects – Planned Maintenance Programme: - proposed by Mr. Parker, seconded by Mr. Beighton and agreed nem con that the Housing and Property Manager to look at current housing stock and report further to the Board on what planned maintenance schemes could be developed therefor with the aim of preparing business cases.

It was proposed by Mr. Oldham, seconded by Mr. McGuinness that Standing Orders be suspended to allow the meeting to continue, after 10.00 p.m., to its conclusion.

Any Other Business:

(2024/25:031) Use of Courthouse Grounds:

Mr. Oldham, on behalf of Ramsey Branch Royal British Legion, sought permission to utilise the Courthouse grounds on 6th June, 2024, to place wreaths, as part of the D-Day Landing commemorations.

Resolved: That following a proposal by Mr. Cowell, seconded by Mr. Williams and agreed nem con that permission be granted.

(2024/25:032) Meeting with Architects Riverside Development:

The Town Clerk conveyed the request made by Mr. Tony Lloyd-Davies, to meet the Commission within the next week to 10 days, if they so wished, to further discuss changes to the proposed development at Riverside.

A proposal was put by Mr. McGuinness that the Commission decline the invitation because of the short-time factors involved. This was seconded by Mr. Beighton and carried by 8 votes to 2, Messrs. Court and McGuinness and voting against. Mr. Williams declared an interest due to his employment.

Members were agreeable to a later meeting if required.

The meeting closed at 10.19 p.m. giving a time of 3 ½ hours for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS [PUBLIC]

A Special Public Meeting of the Ramsey Town Commissioners was held in the Boardroom of the Town Hall, Ramsey, on Tuesday, 21st May, 2024, at 7.00 p.m.

Present: Mr. R. D. Cowell, Mses S. Cottam-Shea and L. L. Craine, Messrs. J. McGuinness, A. J. Oldham and W. G. Young.

Apologies for absence were received from Messrs. A. R. Beighton, G. S. Court, L. Parker and F. B. R. Williams. Mr. S. R. Kelly has been granted leave of absence.

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

(2024/25:037) North West Area Plan:

The Town Clerk verbally presented some history, referring to the 1982 area plan, the 1992 boundary extension area and the Ramsey Area Plan No. 2 dated 1998 which remains in force and detailed three major areas of difference in those plans when compared to the proposed new area plan; being areas in Lezayre that was “white land” with no designation and remains so; land at the Vollan which was “white” but is now back in as planning applications for development are pending; and land at Ballachrink designated as “light industrial” is now “public open space.”.

The Town Clerk further advised that there were approximately 230 changes between the 2022 Area Plan and that proposed for 2024 of which 3 major changes affect Ramsey:-

- Changes to fields 009 public open space on Lezayre Road
- Inclusion of a potential active travel route between Gardeners Lane and Mountain View Innovation Centre; and
- Change at Poyll Dooley House from open space to garden

The Town Clerk advised members that he considered the 2024 proposals are extremely limiting for Ramsey and leave nothing to enable the Town to grow when compared to the other areas of the Island, citing area Peel in particular, left little or no capacity for growth in the North when considered in conjunction with the ideals of the Government to have a population of 100,000.

The Area plan, if / when approved will be used when all planning applications are considered thereafter by the Department of the Environment, Food and Agriculture, until the all-Island plan is developed and approved. The area plan is meant to have a “life-span” of 2 years but Cabinet Office have indicated that in reality it will have a life beyond the current plan period. Cabinet Office has allowed some modifications to the draft plan, as published, to allow for employment land and opportunities in the medium term in alignment with the goals set out in the Island Plan and Economic Strategy.

(2024/25:037) North West Area Plan Continued:

The Town Clerk referred to those areas of the Town that come under a “flood risk” and brought members attention to correspondence received from the Department of Infrastructure with regard to flood defences.

The Department, in their letter dated 17th May, 2024, which states that “Ramsey West Quay development which includes the reconstruction of the Quay and provision for a flood prevention wall is on hold”. The Business Case submitted to Treasury for funding to complete the design of this project was not approved. The Department will update the Commission if the present situation changes.

Reference was made to underutilised urban sights, all of which, with the exception of one, were within flood risk areas. The Town Clerk further advised that there is some reference to the town centre some of which is designated as a “comprehensive treatment zone” which is about what could potentially happen and how things could move forward in these zones, of which that in Ramsey is one of five in the Island.

The Town Clerk also referred to the Island Infrastructure Scheme – the reopening paper is in the Department next; this will need Departmental approval – the Town Clerk queried the timing and asked if the Commission felt they should seek a deferral or a meeting until such action is confirmed and advised that the Town and Village Scheme is also closed pending review. He felt the area plan was pushing people to redevelop the centre of town with no benefits to help them do so.

Mr. Young queried if the Commission had any influence on the matter and does it matter? The Town Clerk responded that it should matter, it is the views of the local authority which impacts the Town directly, adding that he felt that if the plan goes forward he felt the town is stepping backwards from where it was 26 years ago. Mr. Young contended that Government would do what it wants.

Mr. McGuinness commented that Peel getting a greater area for potential development was part of the strategic plan the aim of which is to promote development within towns, but he felt that this plan promotes development within villages which is against what area plan is stating in that they were not going to develop the smaller settlements but build up the regional hubs of which Ramsey is one. He felt that whilst we have geographical and flood restrictions we have land on our outskirts which is entire purpose of the boundary extension application and, in his opinion, this plan should be supporting what the Commission saw coming 5 years ago, that the town was at maximum growth. He felt that this should be addressed and that comment made that Ramsey should be supported in the same way as Peel, who are equally built up but are getting a nature extension outwards and Ramsey has an opportunity to extend North and West and this should be zoned or at least considered as part of the area plan. He questioned why the area plan was going against the strategic plan with regard to the villages expansion.

(2024/25:037) North West Area Plan Continued:

In response to a query addressed to Mr. McGuinness by Mr. Young “that he would like to see the Town extend, Mr. McGuinness further commented on recently published objective Housing Review which suggested a net increase of 10,000 homes on the Island and he felt that if the Island were to get that growth Ramsey should get a percentage of that or the town will become a smaller conurbation and the town centre will die; the town should be forward planning for growth. Mr. Young commented that he did feel the town could not accommodate any growth in vehicular traffic.

Mr. Cowell commented on the need to have resolution with regard to the boundary extension application, a positive result could enable Ramsey to develop further and this has to be considered in conjunction with the area plan.

Mr. Young commented that he would like to see brown-field sites developed. Members were reminded that the brown-field sites were in flood risk areas which would make their redevelopment more difficult and costly.

Ms Craine referred to recent opposition to redevelopment of land at Poyll Dooey / Ballachrink (next to the nature trail) and read the Cabinet Office’s response to representations that have been put concerning Strategic Policy No 2 of the 2016 sets out policy provisions for new development, including sustainable urban extensions to town and villages and referred particularly to concerns flagged against the site at Poyll Dooey namely landscape and settlement character, open space, biodiversity and increased risk of flooding and loss of high quality agricultural land. Ms Craine stated the Commission should be careful of the areas they wish to try and pursue to be changed on the draft area plan and also consider the points raised by Cabinet Office; the political wish to see growth of population would see loss of agricultural land and areas of significant ecological value.

No further points being made from members the Town Clerk recommended that the response be that there needs to be some land available for additional development particularly as the area plan will, in all probability live on past its 2026 date, and a series of points setting out that this is almost entirely negative for the Town; the plan is premature; there is a boundary extension process pending and this plan should be thrown out until a proper plan can be put in place and not this which he considered to be a stop-gap.

Mr. Cowell then put a proposal that the Town Clerk handle the response as he has outlined. This was seconded by Mr. Oldham.

(2024/25:037) North West Area Plan Continued:

Mr. McGuinness disagreed with the suggestion to throw out and completely reject the plan, proposing an amendment that we would like to see the plan amended to show more options for Ramsey, and seeking assurances that the extension of Ramsey is highlighted in this plan as something that needs to be looked at immediately with the All Island Plan which he feels has to be delivered on time – this area plan is only a stop-gap and cannot be seen as being a long-term vision and the Commission would have grave concerns if that were to be the reality. Mr. Cowell seconded this amendment which was put to the vote and carried by 5 votes to 1, Ms Craine voting against.

The public meeting was closed and the board sat in private to discuss the following:

(2024/25:038) Town Clerk Resignation:

Members were informed that the Town Clerk had tendered his resignation on 15th May, 2025, he is to assist his son in the development of his business in the UK.

(2024/25:039) Proposed Development Ballachrink:

The Town Clerk once again brought to the meeting that Cornerstone Architect would like to meet with the Commissioners to explain the latest proposal for the site prior to submission of a planning application. The board reiterated that a meeting can be planned but that it could not be until after TT.

[Post meeting note Cornerstone Architects have been invited to present at the Special Board meeting on the 26th June.]

The meeting closed at 7.55pm giving a time of 1 hour for the payment of attendance allowances.

Chairman.

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
	Adoption of Land Traie Twoaie	The developer has a proposal to add parking spaces within the area delineated for public open space. As per minute 2019/20:197 TC to clarify the matter and progress.	TC meet the developer on 11/3/22. He agreed to mark out the parking spaces and prepare the hand over of the site. TC chased 5/4/22 and 11/5/22, 30/5/22. The developer is to mark out the land after TT. Contacted 8/7/22, and 28/7/22,5/9/22,21/1/22 no response. Chased 11/1/23. TC proposes that the developer is left to cut the grass and maintain the area at his cost for 2023.Developer contacted our advocate proposing the POS is transferred (April 23). The car parking spaces are still not delineated, no further action to be taken until car parking spaces are delineated.TC has emailed the contractor June 2024	FGP	Jun-24	TRKC	Sep-23	
	Mooragh promenade shelter public art.	4 shelters are complete, minor works required to the school shelter, the school has been contacted and asked to complete the work.	The school have been contacted about the missing sea gull! Further enquiries made to school.	PL	Jun-24	SB	Apr-23	
	Planning Enforcement Gladstone Park, 2 Industrial units used for retail.	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.	Planning contracted 21/7/22 re planning enforcement re SMS trading, they had not but will take enforcement action. Planning confirmed suspected breach is actively being progressed (13/9/22).Chased Dec 2022 and Feb 23- no change. TC wrote to DEFA Minister, and response given to members at July 2023 board meeting. A new cycle shop has set up in another one of the units, DEFA have been informed. Awaiting conclusion of the planning process.	WD	Jun-24	TRKC	Jun-23	
	Fibre Broadband (request for easement for service poles)	Report on roll out March 2024- The final phases are dependant on poles receiving planning approval.	MT have been asked to facilitate an open meeting for residents of Ramsey impacted by the pole planning applications. Planning Applications have been recommended for approval.	FGP	Jun-24	TRKC	Jun-24	

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started	Item	Current position	Action	Area	Last Update	Officer	Target Completion Date	RAG Status
Dec-21	Adoption of land at Auldryn Walk, Ramsey	Petition approved by DOI Feb 2022, playground received planning approval 25/2/22. Legal transfer of land can only take place following completion of the playground.	All snagging works are not complete. RTC will adopt the land when complete.	FGP	Jun-24	TRKC	May-24	
Jun-18	War Memorial (repair and renovation)	Memorial added the Register of Protected Buildings 2021. TSM to meet the War Memorial committee representative to discuss cleaning of the memorial and future works 10/2/21. No costs have been included in the RTC 2022/23 budget. War memorial committee want minimal intervention and work on the memorial (it is about maintenance and not restoration).	Clean the memorial. Prepare project and costs for repairs to the memorial 2023/24 financial year. Drain survey undertaken 5/9/22, drains go to soakaways, one of which appears to be silted up. The memorial has been cleaned prior to 11/11/23. Minor scratches to the slate name plates are being addressed.	WD	Nov-23	BW	Repairs 23/24	
May-22	Bus services	DTC wrote to Bus Vannin 21/4/22 regarding TT bus service and evening bus services towards the west. TC wrote to the new DOI Minister June 22. Reply received from Bus Vannin reported to Board.	Bus Vannin advice that the TT service is likely to be same as TT 2023 with services at 22.01, 22.35 and 23.10. They are looking at operating an N6 but this has not been confirmed.	FGP	Mar-24	SB	Apr-24	
Jul-22	Mooragh Park shelter public art.	Funding secured for art work. Funding application submitted for assistance for works to the structures.	4 Shelters ready and the other shelters being made ready for the artists to undertake their work.	PL	Jun-24	SB	Jun-24	
Feb-23	Move from weekly to monthly pay	Met with HR advisors and preparing option appraisal ahead of a plan. There will be consultation with the workforce.	Unions, MIRS and workforce have been informed. Revised offer as Feb 2024 has been communicated to staff and unions.		Jun-24	TRKC/NC	Dec-23	
Jul-23	Claughbane Public Open Space	A report was presented to the board in September 2023 concerning the potential adoption of land as POS. Planning application approved.	Documents being drawn up.		Jun-24	TC	Dec-24	
Nov-23	Social Media Campaign showing the work of the commission.	Prepare content	Solar panels and raft.		Jun-24	SB	Mar-24	
Jan-24	BMX track	Understand how the club is structured and the plans for the course	Expressions of interest process launched. Discussions taking place with interested individuals.		Jun-24	SB	Feb-24	
Jan-24	Cronk Elfin circle	Proposals developed for the circle, which have not been sent to residents as yet.	Revised drawing quote requested.		Jun-24	AF	Feb-24	
Feb-24	Advertise Town Hall rooms	Ongoing	Ongoing		Jun-24	SB	Jun-24	

Projects 2022-23

No.	Date started	Item	Current position	Action	Area	Officer	Target Completion Date	RAG Status
3	Mar-22	Station Road Car Park re surface	Almost complete area outside front of store yet to be completed.	To be done at time of shop refit (June 2024) Meeting with Tesco 18 June 2024.	WD	BW	Apr-23	
16	Mar-22	Coronation Park Toilets	Works being developed but requires planning due to proposed changes to the roof.	States here, awaiting scaffold.	HP	RK	Mar-23	

There were originally 19 projects, once complete and shown complete for a month they are removed

Projects 2023-24

No.	Date started	Item	Current position	Action	Area	Officer	Target Completion Date	RAG Status
12	Mar-23	South Prom Changing facility	Facility agreed, swimming group raising the required additional funds.	Steel frame being constructed.	HP	SB/AF	Sep-23	

There were originally 13 projects, once complete and shown complete for a month they are removed.

Projects 2024-25

No.	Date started	Item	Current position	Action	Area	Officer	Target Completion Date	RAG Status
2	Apr-24	Street lighting	Non Destructive Testing of - 228 columns Street Lighting Provision for column replacement after NDT tests	Order placed NDT test results required prior to starting column replacement	WD	BW	Oct-24	
3				3 columns have been removed and a further 3 are to be removed a programme of work is being developed. Petition being developed TSM and FO.	WD	BW	Apr-25	
4	Apr-24		Street Lighting Replace existing light heads with LEDs - 549 total (via 10-yr. loan) Street Lighting Replacement of high risk Columns - utilising UCR funds	NDT test results required prior to starting column replacement. Collate information for review.	WD	BW	Apr-25	
5	Apr-24		Christmas decorative lighting	Underway.	WD	BW	Sep-24	
6	Apr-24	IT & communications	Wi-Fi Streaming laptop Server room	Review with Lead Member. Installed and being tested	WD	BW	May-24	
8	Apr-24		Update WIFI	Purchase lap top	FGP	SB	Jun-24	
10	Apr-24		Define spec	Specify cage and cooling	FGP	SB	Sep-24	
11	Apr-24		In progress	Planning approval required and being prepared	WD	BW	Apr-25	
12	Apr-24	Volian	Site discharge drain	Works being undertaken	WD	BW	Apr-25	
13	Apr-24	Campervan site	Surveys & necessary work		WD	BW	Apr-25	
15	Apr-24	Trees	Street nameplates		WD	BW	Sep-24	
16	Apr-24	Signs	Byelaw & Parking		WD	BW	Apr-25	
17	Apr-24		Directional signs x 2	Review with Lead Member.	WD	BW	Apr-25	
18	Apr-24	Office furniture	Provision for new office furniture after Occupational Health staff reviews	Collate information for review. Undertake staff reviews	WD	BW	Apr-25	
19	Apr-24	Courthouse windows	Provision subject to challenge to Registered Buildings Officer. Grants	Identify funding source, and prepare grant application.	H&P	AF	Apr-25	
20	Apr-24	Recycling	Collection Nodes	Site on Mooragh Prom agreed with Highways and Waste Management. Develop procedure with support.	WD	BW	Aug-24	
21	Apr-24	Ruinous buildings	Development of procedure to tackle problem	STEP student for summer 2024	WD	BW	Sep-24	
22	Apr-24	Riverside Workshop CCTV	3 new cameras & upgrade viewing monitor	Ordered installation July	H&P	AF	Sep-24	
23	Apr-24	Coronation Park play surfaces	Replace safety surfaces around play equipment	To be completed in July	H&P	AF	Oct-24	
24	Apr-24	Staffing	1 full-time staff. Works & Development	Commence recruitment process Awaiting approvals for reprofiling	WD	BW	May-24	
25	Apr-24	South Beach	Engage volunteers to 'reprofile' & 'clean' the beach	Volunteers have cleaned the beach, works supporting by removing waste material.	WD	BW	May-24	
26	Apr-24	BMX Track maintenance	Provision for track & surrounding area maintenance	Initial works to the area have been completed.	WD	BW	Sep-24	
27	Apr-24	GDPR / FOI support	Engage professional for support	Order placed and initial consultation has taken place.	FGP	SB	Jun-24	

There were originally 27 projects, once complete and shown complete for a month they are removed.

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
JUNE 2024 - 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 May 2024 – Appendix 1.
2. Tabulated summary of the Income and Expenditure for the period to 31st May 2024 – Appendix 2.

Accounts

Accounts of £546,714.85 were paid via the General Revenue Account and accounts of £49,439.79 were paid via the Northern Civic Amenity Site Account in May 2024. 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 2024-25 Income and Expenditure from 1st April to 31st May 2024 is attached at Appendix 2.

Certain elements of capital expenditure incurred have been paid through the Revenue account with some being financed by way of capital loans. They are not disclosed as part of Appendix 2, the 2024-25 Income and Expenditure figures, and they are:

Cronk Elfin refurbishment – prof. fees & works	£109,767.
New telephones & communications system	£18,448.
Replacement street lighting columns	£32,560.
Beach raft	£3,353.
Jet washer – for general purposes	£2,639.
Printer for Library	£2,470.

Recommendation: To be noted.

Rates

During May 2024 £359,184 rates income was received from Treasury re the 2024-25 financial year (for comparison £338,131 was received in May 2023 re the 2023-24 financial year).

This is the first instalment for the 2024-25 financial year with further instalments due in the June - August period and then later in the financial year.

Recommendation: To be noted.

12th June 2024

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid during May 2024

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	191,495.48
J Clawson Ltd.	Cronk Elfin refurbishment	128,048.40
IOM Government	Waste disposal at EFW Plant	39,410.06
Various	Housing property repairs, maint. & safety checks	33,400.07
Electric Avenue Leeds Ltd.	New street lighting columns	19,536.00
Various	Boiler replacements	16,197.90
Electric Avenue Leeds Ltd.	NDT programme	15,797.99
Swept Clean Services IOM	Sweeper & gulley cleaner hire	13,656.00
Various	Vehicle maintenance, repairs & licences	13,443.78
Various	Commission property repairs, maint. & safety checks	12,410.26
Various	Fuel & heating oil	9,886.00
Various	Refuse materials & equipment	9,037.91
Various	Office expenses - post, printing, stationery etc.	4,774.56
Various	Materials for Park shelters	4,172.81
Wardle Marine Services Ltd.	Raft	3,573.60
Warwick IOM	New jet washer for Street & Water feature cleaning	3,363.54
Various	Legal & professional fees: Housing	3,295.06
Electric Avenue Leeds Ltd.	Street lighting maintenance	3,044.08
Evolution Accounting Ltd.	Internal audit	3,000.00
Various	Telephones - charges	2,896.95
Various	IT costs	2,854.48
2 Clean	Toilet cleaning contract	2,321.64
Various	Park goods & materials	2,120.39
Banks	Bank & debit card charges	1,548.19
Sure IOM Ltd.	Additional phone equipment	1,483.20
Various	Library books, materials & IT licences	1,218.86
Manx Utilities	Electricity supply & water charges	1,194.90
Various	Rent refunds & transfers	852.24
Various	Staff training	705.00
IOM Newspapers Ltd.	Advertising	661.27
Various	Security & safety	602.92
Various	Machinery maintenance	591.31
Various	Gift vouchers	120.00
		546,714.85
Northern Civic Amenity Site		
IOM Govt.	Waste disposal costs	15,829.94
RTC	Site admin costs	10,000.00
IOM Govt.	Site rental quarter 1	8,503.27
Various	Recycling charges	5,294.06
Manx Waste Recycling Ltd.	Skip haulage	4,462.41
Fox Brothers (Lancashire) Ltd.	Equipment hire	2,973.60
Various	Equipment repair & maintenance	1,476.22
Various	Site maintenance	434.66
Various	PPE	190.00
Manx Telecom Ltd.	Phones	176.52
Worldpay (UK) Ltd.	Debit card reader charge	73.88
Bank	Charges	25.23
		49,439.79

Ramsey Town Commissioners

Suppliers utilised during May 2024

Appendix 1

Access UK Ltd.	UK	Logistics UK Ltd.	UK
Argon Business Systems Ltd.	IOM	Mac's Builders Merchants Ltd.	IOM
Ashcrofts (1997) Ltd.	IOM	Mannin Retail Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Mann Waste Recycling Ltd.	IOM
Axis Consulting Engineers Ltd.	IOM	Manx Business Solutions Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Manx Telecom Ltd.	IOM
Ball Colegrave Ltd.	UK	Manx Utilities	IOM
BHW Print Group Ltd.	IOM	Martin & Watson Ltd.	IOM
B.P.D. Ltd.	IOM	Modus Architects Ltd.	IOM
Brew & Corkill Ltd.	IOM	Monarch Roofing Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Northern Fuels Ltd.	IOM
Brunel Engraving Co. Ltd.	UK	North Point Plastics Ltd.	IOM
C E Richmond Ltd.	IOM	Otis Ltd.	UK
Craigs Construction Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Crowe 7 Ltd.	IOM	Paul Wheeler Ltd.	IOM
Cu-Plas Callow Ltd.	IOM	Pegasus Safety Consulting Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Phoenix Windows Ltd.	IOM
Derby Process Services Ltd.	UK	P & J Dust Extraction Ltd.	UK
DQ Advocates Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Egan Reid Stationery Co. Ltd.	UK	Ramsey Automotive Centre Ltd.	IOM
Electric Avenue Leeds Ltd.	UK	Ramsey Garden Centre	IOM
Ellan Vannin Fuels Ltd.	IOM	Ramsey Skips	IOM
Evolution Accounting Ltd.	IOM	Safety Management Services IOM Ltd.	IOM
Exceed Business Services Ltd.	IOM	Sage UK Ltd.	UK
Feltons Ironmongers	IOM	Screwfix Direct Ltd.	UK
Fox Brothers (Lancashire) Ltd.	UK	Suez Recycling & Recovery IOM Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Sure (IOM) Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	Swales Electrical Ltd. & Hoistline	IOM
Hersham Electrical Engineers Ltd.	IOM	Swept Clean Services IOM	IOM
Homesafe Fire Sprinklers Ltd.	IOM	2 Clean	IOM
Howdens Joinery Ltd.	IOM	Top 2 Toe Ltd.	IOM
IOM Government	IOM	Ulverscroft Ltd.	UK
IOM Newspapers Ltd.	IOM	Vannin Officepoint Ltd.	IOM
JAC Distribution Ltd.	IOM	Wardle Marine Services Ltd.	UK
J Clawson Ltd.	IOM	Warwick IOM	IOM
Just Bathrooms Ltd.	IOM	Whittaker Trading Ltd.	IOM
J P Corry (formerly Jewsons)	IOM	Workwear Express Ltd.	UK
LC Consultancy Ltd.	IOM	Worldpay (UK) Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31st MAY 2024 - Appendix 2

	2024-25 to date			Estimate for 2024-25		
Social Housing	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Housing Schemes	163,478	1,417,094	(1,253,616)	5,039,706	5,012,829	26,877
Cl. Woirrey/ Cl. y C Ghlass	94	0	94	448	0	448
Brookfield Court	2,992	0	2,992	25,687	20,800	4,887
Close ny Mooragh	6,651	42	6,609	50,934	53,586	(2,652)
Sub Total	£173,215	£1,417,136	(£1,243,921)	£ 5,116,775	£ 5,087,215	£ 29,560

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	9,675	16,429	(6,754)	230,449	25,293	205,156
Workshops	5,615	0	5,615	75,990	0	75,990
Public Conveniences	5,611	0	5,611	76,746	0	76,746
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	479	0	479	34,157	0	34,157
Mansail Lease	485	2,500	(2,015)	5,700	11,680	(5,980)
Lakeside Centre	1	0	1	4,778	12,546	(7,768)
Parklands Day Nursery	130	4,466	(4,336)	3,539	20,965	(17,426)
Bowling Alley	662	0	662	2,780	15,000	(12,220)
Non-Lease Properties	2,351	0	2,351	5,294	0	5,294
Prom shelters, benches, signs	6,947	0	6,947	30,625	0	30,625
Private Property Repairs	176	0	176	40,500	0	40,500
CCTV town centre	0	0	0	6,135	0	6,135
Apprentices	0	0	0	21,467	1,628	19,839
R.N.D.H.C.	1,690	1,939	(249)	15,955	17,551	(1,596)
Park assets	6,231	0	6,231	111,302	0	111,302
Sub Total	£54,853	£25,334	£29,519	£680,217	£104,663	£575,554

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	400	0	400	4,463	0	4,463
Car Parks	1,940	11,502	(9,562)	31,112	28,903	2,209
Refuse Removal	118,721	29,582	89,139	872,357	173,334	699,023
Civic Amenity contribution	65,341	0	65,341	302,325	0	302,325
Sewers & Pumps	0	0	0	104,141	104,141	0
Street lighting & maint.	32,270	0	32,270	151,163	0	151,163
Decorative maint.	0	0	0	35,343	0	35,343
Decorative lighting new items	0	0	0	31,047	0	31,047
Local Services	53,903	0	53,903	327,391	0	327,391
Sub Total	£272,575	£41,084	£231,491	£1,859,342	£306,378	£1,552,964

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Events & Attractions	4,613	3,100	1,513	78,068	16,000	62,068
Parks & Gardens	50,854	0	50,854	297,067	710	296,357
Games Concessions	63	0	63	1,280	0	1,280
Public Library	21,695	1,327	20,368	180,595	9,165	171,430
Sub Total	£77,225	£4,427	£72,798	£557,010	£25,875	£531,135

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	2,581	0	2,581	139,679	0	139,679
Office Expenses	122,576	33,747	88,829	853,909	134,135	719,774
Sundry Expenses	1,810	0	1,810	9,582	0	9,582
Miscellaneous	5,295	4,312	983	62,148	34,419	27,729
Swimming Pool	9,060	0	9,060	45,111	0	45,111
Town Band	0	0	0	2,000	0	2,000
Town Centre Management	0	25	(25)	1,368	506	862
Sub Total	£141,322	£38,084	£103,238	£1,113,797	£169,060	£944,737

TOTAL	£719,190	£1,526,065	(£781,541)	£ 9,327,141	£ 5,693,191	£ 3,633,950
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Town rates	£ -	£564,109	(£564,109)	£ -	£ 3,513,954	(£3,513,954)
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**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
MARINE INFRASTRUCTURE MANAGEMENT ACT 2016
JUNE, 2024 – PUBLIC**

Mr. Chairman and Members,

The Department of Infrastructure is progressing secondary legislation under the Marine Infrastructure Management Act 2016 (“the Act”), and as part of that process the Department is reviewing the list of consenting regimes within Section 9(5) of the Act.

Firstly, the purpose of the Act is to provide a single consenting regime for controlled marine activities, and their associated marine activities. Where a controlled marine activity or its associated marine activity is carried out in accordance with a marine infrastructure; the Act states those activities do not require permission, consent or approval under any of the consenting regimes. Section 9(5) of the Act lists all the consenting regimes, which are as follows —

- (a) the Town and Country Planning Act 1999;
- (b) the Harbours Act 2010;
- (c) the Water Pollution Act 1993;
- (d) the Submarine Cables Act 2003;
- (e) the Minerals Act 1986;
- (f) the Petroleum Act 1986;
- (g) the Wildlife Act 1990;
- (h) the Fisheries Act 2012;
- (i) the Electricity Act 1996;
- (j) the Petroleum Act 1998 (an Act of Parliament) (as applied by the Petroleum Act 1998 (Application) Order 2000); and
- (k) the Ramsey Bay (Marine Nature Reserve) (No. 2) Byelaws 2011.

Therefore, if a submarine cable were to be landed on the Island, and those works formed part of a marine infrastructure consent; it would not need to obtain a planning approval under the Town and Country Planning Act 1999.

The issue is byelaw 17 (removal of sand, gravel or stone) of the Ramsey Public Parks and Foreshore Byelaws 2020 (“the Byelaws”) which states that —

“A person must not remove any sand, gravel or stone from the foreshore without the prior written permission of the Commissioners”

As you can see the Byelaws are not listed above as a consenting regime. Therefore, if a submarine cable were to be landed on the foreshore, and it requires the removal of any sand, gravel or stone from the foreshore; the applicant would need to apply to Ramsey Town Commissioners for the removal of the sand, gravel or stone from the foreshore.

Therefore, it is Department’s intention to amend section 9(5) so to include the Byelaws in the list of consenting regimes to ensure that the principle of a single consenting

**Town Clerk's Report – MARINE INFRASTRUCTURE MANAGEMENT
ACT 2016 - June, 2024 – Public Continued:**

regime is maintained for controlled marine activities under the Act. It should be noted that controlled marine activities for the purpose of the Act are as follows —

- (a) offshore renewable energy generation;
- (b) aggregate extraction;
- (c) laying of submarine cables;
- (d) laying of submarine pipelines;
- (e) gas drilling;
- (f) carbon capture and storage; and
- (g) exploration for and exploitation of natural gas and petroleum (within the meaning given by section 9 of the Petroleum Act 1986 (interpretation)).

The Byelaws would still apply to activities which are not a controlled marine activity, for example a marina. Therefore, if any removal of sand, gravel or stone from the foreshore was required as part of a marina development, permission from Commissioners would still be required before any removal can occur from the foreshore.

The DOI would welcome comments from Ramsey Town Commissioners about the inclusion of the Byelaws in the list of consenting regimes, as listed under section 9(5) of the Act.

Recommendations: Discussion.

T. R. K Cowin
Town Clerk

12th June 2024.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – JUNE, 2024 PUBLIC**

Mr. Chairman and Members,

Copies of the following application has been received from the Department of the Environment, Food and Agriculture, Planning and Building Control Division under the planning consultation procedures. The application is 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: 4090 APPLICATION RE-ADVERTISED
P.A. NO.: [23/00744/B](#)
PROPOSED: Full approval for a residential development comprising up to 153 dwellings and community uses with associated highway and pedestrian access and infrastructure, drainage, landscaping and public open space together with approval in principle for a primary school on land at Vollan Fields together with enhancement of existing habitat on land to the east of Royal Park
NOTES: P.A. in Detail
SITE: Land At Vollan Field No's 131042, 131043, 135315 and 135318, Land East of Royal Park, Field No's 131085 and 135140, Andreas Road Ramsey

REF NO: 4153
P.A. NO.: [24/00566/C](#)
PROPOSED: Change of use of building for the storage of vehicles (retrospective)
NOTES: P.A. - Change of Use
SITE: **Former Milk Depot, Approach Road, Ramsey**

REF NO: 4154
P.A. NO.: [24/00608/GB](#)
PROPOSED: of railings from external boundary wall (in association with 24/00609/CON)
NOTES: Registered Building
SITE: **St Pauls Church, Market Place West, Ramsey**

REF NO: 4155
P.A. NO.: [24/00609/CON](#)
PROPOSED: of railings from external boundary wall (in association with 24/00608/GB)
NOTES: Registered Building
SITE: **St Pauls Church, Market Place West, Ramsey**

**Technical Services Manager's Report – Planning Applications
June 2024 – Public Continued:**

REF NO: 4156
P.A. NO.: [24/00631/B](#)
PROPOSED: Installation of replacement front doors
NOTES: P.A. in Detail
SITE: **2 & 3, Barrack Lane, Ramsey**

B. Wallace,
Technical Services Manager

10th June, 2024.

R.T.C. – TECHNICAL SERVICES MANAGER'S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – JUNE, 2024

<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>
24/00272/B	Installation of replacement front doors	2 & 3, Barrack Lane	Meeting held: 20/03/2024	21/05/2024 Application REFUSED
R.T.C. 4135			No objection	

The refusal is for the following reason(s):

1. The replacement door would not respect the material, finish or panel arrangement of the existing door and fails the statutory test within Section 18 of the Town and Country Planning Act. Therefore, it is recommended for a refusal.

The replacement door would not replicate the form, finish, materials or opening method of the existing door, and as a result the proposals fail the statutory test within Section 18 of the Town and Country Planning Act 1999 as the replacement door would not preserve or enhance the character or appearance of the Peel (sic) Conservation Area.
2. The replacement doors would not preserve or enhance the character of the Ramsey Conservation Area and would affect adversely the character of the surrounding townscape and would affect adversely the character of the locality and is not considered to respect the design of the existing building. Therefore failing to comply with Strategic Policy 4, General Policy 2 and Environment Policy 35 of the Strategic Plan.

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
SPRINTFEST
JUNE 2024 – PUBLIC**

Mr. Chairman and Members,

Sprintfest 2024 took place on 31st May, 1st, 2nd and 3rd June 2024 in Market Place, Ramsey.

Eight local bands played a fantastic range of music to appreciative audiences. Attendance at the event this year across the four nights was noticeably higher than previous years.

This year's festival was enhanced with a street entertainer who wowed the audience with displays during the music acts and also performed a 30-minute set each evening in the interval between the bands. These interval shows captivated young and old.

As with last year we will be undertaking a survey of those who attended the event and the business community to provide feedback. Details of the survey will be published on our website and social media channels.

Event organisers were assisted by many contractors and stakeholders including Mezeron, the Department for Enterprise, St John Ambulance the Northern Neighbourhood Policing Team.

In addition to supporting Sprintfest our workforce worked around the clock to keep the town safe and clean in addition to undertaking their normal duties. In the three weeks from 20th May street litter bins were emptied a total of 964 times – these contained litter weighing 7,093 kgs – a normal week would see around 850 kgs collected.

Recommendation: for noting and further reporting

H. S. Bevan
Deputy Town Clerk

12th June 2024

RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION - MERGER OF TOWN WARDS
JUNE, 2024 – PUBLIC

Mr. Chairman and Members:

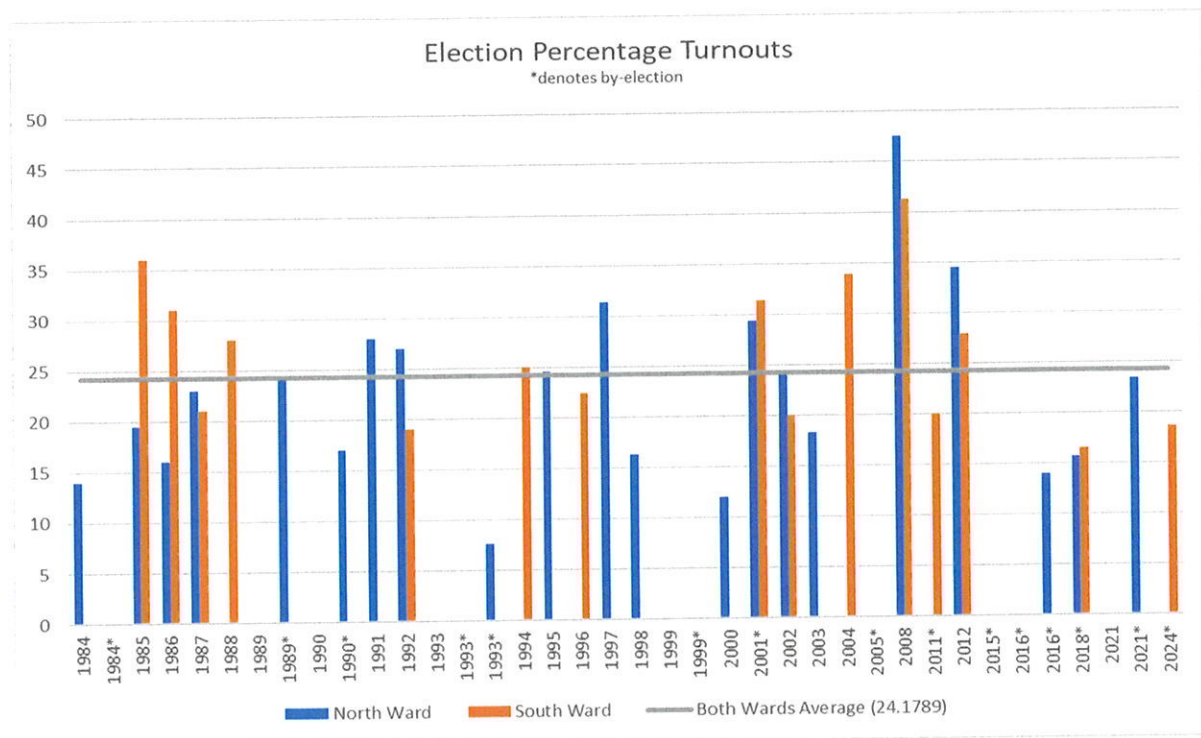
The following Notice of Motion, dated 10th April, 2024, submitted in the name of Mr. F. B. R. Williams, was presented at the May, 2024, meeting of the Commissioners, and at Mr. Williams' request was in terms of Standing Orders, held over for consideration at the June, 2024, meeting: namely

"Under Section 14 of our Standing Orders, I propose a motion for the merger of South Ward and North Ward to create one voting district for local authority elections in Ramsey.

We have recently, again, been through the process of electing a member to serve the town of Ramsey where less than half of the constituents they represent have had the opportunity to vote. I have again had comments and discussions from community members questioning why this is the case. Aside from monetary discussions, there appears to be no logical reasoning behind the Wards system. The most recent by-election had associated costs of the following;

Item	Cost	Notes
Poll cards postage	£2,254.20	2652 @ 85p
Poll cards cost	£434.67	0.16p per card
Advertising	£2,000.00	3 Notices
Staff Fees	£1,179.73	
Total	£5,868.60	

When this issue has been discussed previously, we have assumed that merging wards would double these costs plus the need for a second polling station. The average percentage of voters in elections since 1984 is 22% for North Ward and 26% for South Ward which has been fairly consistent throughout these years – the average of both wards combined being 24.2%:



Blank years denote a vacancy (or more) where not enough stood to trigger an election. There are currently 3609 and 2652 voters registered in North and South Ward respectively in 2023, data from the 2021 House of Keys general election shows a higher number of voters at a total of 6288 so this figure has been used as a worst-case scenario for my figures below. If wards were merged and there was a 26% turnout (as the higher percentage of the two wards) that would mean 1,627 voters or 136 an hour passing through the town hall.

For reference during a general election, two polling stations are used; there was a 53.55% turnout of 6288 voters in 2021; meaning one station had to facilitate 280 an hour. Therefore, one voting station in the town hall should be sufficient for a merged ward and 136 voters an hour however, additional staff would presumably be needed – but not double.

Furthermore, the amount of advertising would not likely change whether one ward or both wards voted. Therefore, whereas if we assumed double the costs plus venue hire (assuming hire charge of £360 per day – based on £30 per hour) we would be looking at £12,097.20 in reality it would be as follows:

Item	Cost	Notes
Poll cards postage	£5,344.80	6288 @ 85p
Poll cards cost	£1,066.82	0.16p per card
Advertising	£2,000.00	3 Notices
Staff Fees	£1,474.66	Added 25% for additional staff
Total	£9,886.28	

While the price is increased, it is not double, I think it should also be noted when calculating expenses that the majority of expenses are on poll cards with previous election figures taken from South Ward, which is nearly 1,000 voters less than North Ward.

I do not believe the budgetary concerns are as steep as we have previously assumed, this aside I do not believe it to be a fair democratic system where potentially less than half of the town a commissioner is elected to represent *actually* have the ability to vote for that representative.

I accept the role of a commissioner is to ensure Ramey's finances are utilised appropriately, it is also the role of a commissioner to ensure democracy is defended in all our actions as a board, this is not the case with a split Ward system, particularly when the number of voters in each Ward is not even. The recent consultation for the Draft Area Plan for the North showed a great number of potential sites put forward for consideration, all of which were to the North of Ramsey, showing there is a clear want for Ramsey to expand and also if it did (and if the boundary followed accordingly) the divide between North and South numbers would further increase. As it stands there is still further development to be undertaken in the existing North Ward with Poyll Dooey fields and the Hartford Home Development.

I have made it clear that I do not think a split system is fair or democratic, but to have a split system where it is feasible that a South Ward only containing 30% of the voting population, is responsible for electing members to serve the rest to me seems minoritarian or vice versa when North Ward are electing, oppressive.

Finally, as a comparison, from the data of elections since 1984 there have been 21 elections held in North Ward, whereas there have only been 15 in South Ward. Again, this means that the town's collective voice is being skewed unequally by 33% regardless of future development. I, therefore, think the merging of wards is a move to protect our constituent's right to vote and have their voice heard.

Information on the 2021 general election can be found here:

<https://www.gov.im/media/1379924/2021-general-election-turnout-v2.pdf>

Information on the Draft Area Plan for the North can be found here:

<https://www.gov.im/categories/planning-and-building-control/planning-policy/development-plan/draft-area-plan-for-the-north-and-west/>

10th June, 2024.

**RAMSEY TOWN COMMISSIONERS
NOTICE OF MOTION – STREET ART WORK
JUNE, 2024 - PUBLIC**

Mr. Chairman and Members:

The following Notice of Motion, dated 6th June, 2024, is submitted in the name of Mr. J. McGuinness.

“Notice of Motion

Proposal for the Creation of a Mural Inspired by "The Great Wave off Kanagawa" with Ramsey, Isle of Man Themes on the West facing wall at the rear of the Bowling Alley (old swimming pool)

Proposed By: Juan McGuinness

Date: 6th June 2024

Motion:

I propose that the Ramsey Town Commissioners approve the creation of a mural that draws inspiration from the iconic artwork "The Great Wave off Kanagawa" by Katsushika Hokusai. This mural will integrate and celebrate local landmarks such as the Queen's Pier, the Albert Tower, and Sky Hill, thereby creating a unique piece of art that resonates with both the historical and cultural heritage of Ramsey, Isle of Man.



Background:

The Great Wave off Kanagawa is one of the most recognizable works of art globally, known for its dynamic depiction of the sea. By reimagining this masterpiece to include elements of Ramsey's landscape, we can create a visually striking mural that brings together the sea and the town in a meaningful way.

**Notice of Motions – Street Art Work –
June, 2024 Public Continued:**

Key elements proposed for the mural include:

Queen's Pier: The pier will be depicted stretching into the wave, symbolizing the connection between Ramsey and the sea.

The Albert Tower: The iconic tower will be prominently featured on a hill within the mural, representing a landmark that is synonymous with Ramsey's historical significance and standing as a beacon over the waves.

Sky Hill: In the background, Sky Hill will rise, providing a serene contrast to the powerful waves and paying homage to the historical Battle of Skyhill.

Rationale:

Cultural Enrichment: The mural will enhance the town's visual landscape and foster a sense of cultural pride.

Tourism Attraction: The combination of international artistic inspiration with local landmarks will attract visitors, boosting local tourism.

Educational Value: The mural can serve as an educational tool, teaching about both Hokusai's work and the historical significance of Ramsey's landmarks.

Community Engagement: Involving local artists creating public art for all to witness during the creation process will foster a sense of ownership and pride as has already been identified during the North Prom Mural's.

Implementation:

Design Phase: Collaborate with local artists to create a design that integrates the specified elements through an expressions of interest prrocess.

Funding: Explore funding options including IOM Arts Council, Culture Vannin, IOM Lottery & Town regeneration grants, sponsorships, and community fundraising efforts.

Timeline: Establish a project timeline from design to completion, this will most likely take the rest of 2024 to secure an artist capable of undertaking the work and obtaining funding approval with a proposed start date of Spring/Summer 2025.

Conclusion:

By approving this motion, the Ramsey Town Commissioners will enable the creation of a mural that not only pays homage to a world-renowned piece of art but also celebrates and immortalizes the unique beauty and heritage of Ramsey. This mural will stand as a testament to the town's rich history, its connection to the sea, and the vibrant artistic culture that the town can become famous for with the right amount of support.

Requested Action:

I move that the Ramsey Town Commissioners approve the proposal for the creation of a mural inspired by "The Great Wave off Kanagawa," incorporating themes and scenery connected to Ramsey, Isle of Man, and proceed with the necessary steps to bring this project to fruition."

**Notice of Motions – Street Art Work –
June, 2024 Public Continued:**

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.”

6th June, 2024.