

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

www.ramsey.gov.im

14th November, 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, 20th November, 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 – 8

- Board Meeting held on 16th October, 2024.

3. Matters arising not included within the Agenda.

4. Matters for Information:

page(s): 9 - 19

- Minutes Meeting NCAS Committee September 2024
- Action Tracker – November, 2024.
- Trackers - Budget Approved Projects
- Ruinous Register – November, 2024.

5. Finance and General Purposes:

page(s): 20 - 23

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

6. Works and Development:

page(s): 24 - 30

- Acting Town Clerk's Report(s):
 - Draft Area Plan North and West
 - Stanley Mount East – Proposed One Way
- Technical Services Manager's Report(s):
 - Planning Applications
 - Appendix

7. Parks and Leisure:

page(s): 31 - 33

- Acting Town Clerk's Report(s):
 - Festive Events 2024
 - RNLI Chilly Dip 2025
 - Shennaghys Jiu 2025

8. Notice(s) of Motion:

page(s): 34 - 41

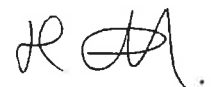
- Notices of Motion:
- Dated 10th November, 2024, standing in the name of Ms L. L. Craine. Viz:-
 - One Bed Properties
 - Dog Fouling
 - Let it Bee Wildflowers
 - Cigarette Litter
 - Idling Internal Combustion Engines
 - Pedestrianisation
- Dated 12th November, 2024, standing in the name of Ms S. Cottam-Shea
 - Thomas the Town Cat

9. Any other Business:

page(s):

(by permission of Chairman)

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



H. S. Bevan,
Acting Town Clerk

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, 16th October, 2024, at 7.00p.m.

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

Apologies: Messrs' A. R. Beighton, A. J. Oldham and F. B. R. Williams. Mr. S. R. Kelly has been granted leave of absence.

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

(2024/25:156) Minutes:

Resolved: That, following a proposal by Mr. Parker, seconded by Ms Cottam-Shea and agreed nem con, the Minutes of the Board Meeting held on 18th September, 2024, be confirmed and signed by the Chairman. [Mr. Williams was not in attendance – his name appeared incorrectly in the list of attendees.]

(2024/25:157) Matters Arising:

Public Conveniences “Tesco” Property: It was proposed by Ms Craine seconded by Mr. Court and agreed nem con that the Housing and Property Manager’s report dated 8th October, 2024, be brought into the public sector. [Clause 167 refers.]

Matters for Information:

(2024/25:158) Action Tracker October, 2024:

Resolved: To note the “Action Tracker” to 10th October, 2024, subject to the following:-

Cronk Elfin “Circle” – Ms Craine drew attention to this matter being listed twice – this will be corrected for future reports.

BMX Track – Ms Craine asked if there was any further progress in this matter – the Acting Town Clerk advised that discussions are ongoing in a hope to identifying a way forward.

(2024/25:159) Action Tracker Budget Approved and Proposed Projects:

Resolved: To note the Action Tracker of Budget Approved projects at 10th October, 2024.

(2024/25:160) Ruinous Register:

Resolved: To note the Ruinous Register at 9th October, 2024, detailing properties within the Town about which there are concerns.

Ms Craine welcomed production of the register as she felt it reflected that the Commission is taking seriously the condition of properties within the Town and hoped that the public could take comfort from this.

Finance and General Purposes:

(2024/25:161) Acting Town Clerk's Report – Civic Service of Remembrance:

Resolved: To note the Acting Town Clerk's report dated 9th October, 2024, giving details of the Civic Service of Remembrance on 10th November and also the Act of Remembrance to be observed on Armistice Day, 11th November.

(2024/25:162) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's general report dated 9th October, 2024.

The Finance Officer gave details of some of the larger payments listed and invited members to make contact him should they have any queries on the report or its appendices.

Works and Development:

(2024/25:163) Acting Town Clerk's Report – Proposed Reserved Parking Place:

Members considered the Town Clerk's Report dated 8th October, 2024, advising of the request made by the Department of Infrastructure for comments on an application for a reserved parking space in Ballure Road, Ramsey.

Resolved: That, following a proposal by Mr. Parker, seconded by Ms Craine and agreed nem con, the Department be informed that the Commission has no comment to make on the application.

**(2024/25:164) Acting Town Clerk's Report – Public Right of Way 454
Pooildhooie Walk:**

Members considered the Acting Town Clerk's Report dated 8th October, 2024, advising that the Department of Infrastructure propose to make an Order to divert a small section of Public Right of Way 454 at Pooildhooie Walk.

Resolved: That, following a proposal by Mr. Parker, seconded by Mr. McGuinness and agreed nem con, the Department be informed that the Commission has no comment to make on the application. Members were informed that the Department of Infrastructure is responsible for public rights of way.

(2024/25:165) Technical Services Manager's Report – Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 8th October, 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:	4179
P.A. NO.:	24/91093/C
PROPOSED:	Additional use of apartment 5 as tourist accommodation
NOTES:	P.A. - Change of Use
SITE:	5, The Elms, Lezayre Road, Ramsey

Members had no specific comments to make on the above application but Ms Craine felt that the Commission should be mindful of the loss of housing accommodation to tourist accommodation:-

There were no comments on the Appendix to the Technical Services Manager's report.

Parks and Leisure:

(2024/25:166) Acting Town Clerk's Report – Fireworks Display and Other Events:

Resolved: To note the Acting Town Clerk's report dated 8th October, 2024, detailing the arrangements for the Fireworks Display to be held on Saturday, 2nd November, and the Christmas Lights Switch-On to be held on Friday, 22nd November.

Matter Brought into Public:

(2024/25:167) Housing and property Manager's Report – TESCO WCs:

Resolved: To note the Housing and Property Manager's Report dated 8th October, 2024, brought into the public sector, and detailing the actions taken by TESCO in advance of the re-opening of the public conveniences abutting their store.

Ms Craine asked that officers double check the arrangements, whereby the Commission is responsible for arranging cleaning of the toilets.

The Chairman thanked the public for attending and viewing the live-streaming and closed the public part of the meeting at 7.19 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.

(2024/25:168) Minutes Recorded in Private:

Resolved: That, following a proposal by Mr. Parker, seconded by Ms Cottam-Shea, and agreed nem con, the Minutes recorded in private of Board Meeting held on 18th September, 2024, be confirmed and signed by the Chairman.

Matters for Information:

(2024/25:169) On-Going Matters "Action Tracker":

Resolved: To note the "Action Tracker" to 10th October, 2024, subject to the following:-

Ms Craine queried progress on the "Weekly to Monthly Pay" proposals for staff. Members were reminded that this matter appeared on the public Action Tracker, the Acting Town Clerk advised there was no update.

(2024/25:169) On-Going Matters "Ruinous Register Tracker":

Resolved: To note the "Ruinous Register" to 10th October, 2024, subject to the following:-

The Technical Services Manager drew attention to comments received about publicly owned properties, namely Close Woirrey and Cooil ny Marrey, and queried whether these should be included on the register.

Ms Craine commented that she could see no reason why not, and proposed that the Commission write to the Department of Infrastructure explaining that delays on their part are preventing the Commission making progress in the provision of public sector housing. This proposal was seconded by Ms Cottam-Shea and agreed nem con.

Mr. McGuinness agreed in principle to writing to the Department but queried if the Commission could do something themselves about Close Woirrey using funds in the Housing Reserve Account. The Housing and Property Manager was asked to investigate the possibility of this, especially to determine if Departmental approval was required. Mr. McGuinness also suggested that the Ramsey and Northern Districts Housing Committee write to the Government to seek an update on progress for proposals with regard to Cooil ny Marrey.

It was suggested that both properties be included on the public register of ruinous buildings and details include the difference in ownership and administration between the sites.

Finance and General Purposes:

(2024/25:170) Acting Town Clerk's Report – Albert Street Flats:

Resolved: To note and approve the Acting Town Clerk's Report dated 7th October, 2024, detailing the additional actions required in respect of the sale of Albert Street Flats, and advising that further report will be made thereon.

(2024/25:171) Acting Town Clerk's Report – Business WhatsApp Group:

Members considered the Acting Town Clerk's Report dated 9th October, 2024, advising of the desirability, not least because of the request of the Northern Chamber of Commerce, to shut down the business WhatsApp group administered by the Commission. Members were reminded that the group had been set up at the behest of the then Ramsey Chamber of Commerce during the Covid pandemic.

Resolved: That following a proposal by Ms Craine, seconded by Mr. Parker and agreed nem con, the group be shut down.

(2024/25:172) Acting Town Clerk's Report – Ramsey Courthouse / Ramsey Community Hub:

Members considered the Acting Town Clerk's Report dated 7th October, 2024, advising of proposals put forward by the Commission's Policy Committee, following their engagement with representatives of Ramsey Community Hub, with regard to the lease of the former Courthouse premises, and of terms to be incorporated into the lease agreement.

Ms Craine proposed that Clause vi be amended to reflect that the Hub be open for a minimum of five days each week – the word minimum having been added. This was seconded by Mr. Parker and agreed nem con.

Resolved: That, having regard to the proposal previously mentioned, it was proposed by Ms. Cottam-Shea, seconded by Mr. Young and agreed by 6 votes to 2, Messrs. Court and McGuinness voting against, the lease agreement be entered into.

(2024/25:173) Finance Officer's Report:

Resolved: To note and approve the Finance Officer's report dated 9th October, 2024, subject to the following:-

Capital Expenditure: Ms Craine queried the purchase of a jet-washer within Capital Expenditure and queried why some street cleaning works were undertaken by private contractors. The Technical Services Manager explained the various reasons for this.

Rent Arrears – the Finance Officer advised members that approximately £4,500 rent income had been received since compilation of the appendix.

Aged Debtors – the Finance Officer again advised that some of the debts listed had been paid since compilation of the appendix.

2024-25 Insurance – proposed by Ms Craine seconded by Mr. Parker and agreed nem con to accept the combined motor and engineering insurance policy and brokerage fees presented within the appendix to the Finance Officer's report. Ms Cottam-Shea was temporarily absent and did not vote.

2024 Audit Fraud Questionnaire – it was proposed by Mr. McGuinness, seconded by Mr. Court and agreed nem con to authorise the Establishment Committee to review the Management response to the Audit Fraud Questionnaire, and to complete the "TCWG" response on behalf of the Commission.

Works and Development:

(2024/25:174) Technical Services Manager's Report – Additional Vehicles:

Members considered the Technical Services Manager's report seeking permission to acquire 2 additional vehicles for use by Works and Housing staff.

Resolved: That following a proposal, that subject to that being used for housing being included within housing deficiency calculations/housing funding, the purchase be put in place. The proposal was seconded by Ms Craine and agreed by 7 votes to 1, Mr. Young voting against.

Ms Craine then proposed that the Commission be provided with details of the Commission's vehicles replacement programme. This was seconded by Mr. Young and carried by 7 votes to 1, Mr. Parker voting against.

(2024/25:175) Technical Services Manager's Report – "Cone Tree" Location:

Resolved: To note and approve the Technical Services Manager's report dated 7th October, 2024, advising that, having regard to the views of the Northern Chamber of Commerce, the cone tree will, subject to permission to site it being obtained, be located on the open ground at the junction of East Street with Parliament Street.

Housing and Property:

(2024/25:176) Acting Town Clerk's Report – Housing Association:

Members considered the Acting Town Clerk's Report to which was appended a letter dated 27th September, 2024, from the Chief Minister, concerning the Government's initiative to establish a Housing Association as part of "Our Island Plan".

Mr. McGuinness commented that he did not consider that local authorities had been well canvassed to be true and felt that authorities had been afforded little opportunity to respond as little information had been forthcoming.

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed nem con, the Chief Minister be informed that the Commission do not believe that there is any benefit in altering the present public housing situation, nor would the formation of a housing association be beneficial especially having regard to current housing funding which has issues and which should be reviewed.

Ms Craine queried why this matter had not been included within the public agenda.

(2024/25:177) Minutes Housing Committee:

Resolved: That, following a proposal by Mr. Cowell, seconded by Ms Craine and agreed nem con to approve the Minutes of the Meeting of the Housing Committee held on 1st October, 2024, subject to the following:-

Clause 52a) Close Woirrey – Mr. McGuinness queried if funding in the Housing Reserve Account could be used to progress demolition of Close Woirrey and proposed works at Cronk Elfin, because of the delay in the Department of Infrastructure making decisions on these matters.

The Acting Town Clerk indicated that permission would need to be sought to spend funds in these ways.

Clause 60d) Updating Housing Applications: Mr. McGuinness proposed that applicants on the shared housing waiting be contacted and advised that if they are prepared to expand their preferences for location of housing it may be possible to reduce time on the waiting list. The proposal was seconded by Mr. Cowell and agreed nem con.

(2024/25:178) Housing and Property Manager's Report – H&S and Control of Asbestos Regulations 2012 Update:

Resolved: To note the Housing and Property Manager's report dated 8th October, 2024 giving an update of progress being made with regard to the establishment of an "in-house" Control of Asbestos Register and for which costings are yet to be determined. Ms Craine queried why this matter was not reported in public.

Any Other Business:

(2024/25:179) Future Meetings:

The Acting Town Clerk sought confirmation from members about possible future special meetings; viz

179a) Area Plan Strategy – proposed by Mr. McGuinness, seconded by Ms Cottam-Shea and agreed by 7 votes to 1, Mr. Parker voting against, that this meeting be scheduled.

179b) Meeting with Members of the House of Keys – proposed by Mr. McGuinness, seconded by Mr. Parker and agreed nem con that the quarterly meeting be scheduled to coincide with that in January 2025 at which the Commission discuss the town budget for the forthcoming financial year with the members of the House of Keys for Ramsey.

(2024/25:180) Northern Civic Amenity Site:

Members discussed the Finance Officer's tabled report concerning the Northern Civic Amenity Site and detailing legal advice received to various queries and various options available for the recalculation of the funding process for operation of the site.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mr. Parker and agreed nem con, the charges to authorities remain unchanged based on rateable values and further discussions take place to attain an amicable resolution to current problems.

It was further proposed by Ms Craine seconded by Mr. McGuinness and agreed nem con, that the NAS Committee be implored to be more transparent in producing figures into the public sector.

With the exception of the Acting Town Clerk other officers were asked to withdraw from the meeting at 9.02 p.m.

Further matters of Establishment were discussed and recorded in private.

The meeting closed at 9.20 p.m. giving a time of 2 ½ hours for the payment of attendance allowances.

Chairman.

Northern Districts Civic Amenity Site Joint Committee
Committee Meeting held at Ramsey Town Hall at 7:00pm on Thursday 11th September 2024

Present: Mr K Brew, Chairman (Lezayre), Mr R Cowell Deputy Chair (Ramsey), Mr S Smith (Ballaugh), Mr D Hope (Jurby), Mr J Allison (Andreas)

In attendance: The following Clerks and Officers attended the meeting:
Mrs M. Callow (Andreas – Clerk), Mrs A Done (Ballaugh - Clerk), Mr NQ Cannell (Ramsey - Finance). Ms B Wallace (Ramsey - Technical Services Manager), Mr M Royle (Garff - Clerk).

1. Apologies for absence:

Mr S Ryzak (Garff) Mr B. Kennedy (Jurby – Clerk)

2. Minutes for Adoption

It was unanimously agreed that the minutes from the 15th August 2024 (as circulated in advance of the meeting) be confirmed and signed by the Chairman.

3. Matter Arising not included within the agenda:

Site Future - this was carried over to Section 5.

4. Finance report:

Report circulated prior to the meeting.

£(25,842) Deficit for the period to 31.8.24; £185,906 Net Assets at 31.8.24

Budget impacted by the digger repairs and the hiring of another vehicle whilst repairs undertaken.

Waste disposal and recycling are on-par with last year.

5. General Site Updates

RTC had received some information around DEFA's guidance for small WEEE from DOI, so it is likely that further separation is going to be required within the re-use area.

On target for 1st October return to 7 day operation.

Complaints – more complaints had been received over the closure of the re-use compared to the reduction in days for the site. For the time being the re-use is to remain closed but will look at operational use later.

Site Future –

Ballaugh – not had meeting yet to discuss further however, general consensus is not prepared to subsidise Bride.

Andreas – Do not want legal action. Keep site going – suggested stop paying rent.

Jurby – not had meeting yet – but general consensus is that they do not want to subsidise Bride.

Lezayre – Do not want to subsidise Bride, want to keep site going but do not want legal action.

Ramsey – want site operating 7 days, have the re-use open, keep running the site. Not sure how to take forward.

Garff – want 7 day opening, re-use open but do not want to subsidise Bride.

Northern Districts Civic Amenity Site Joint Committee

Committee Meeting 11th September 2024 – continued

Discussions were held around

- the site operations and the anomalies that the public can't see.
- How to go forward – negotiations with Bride??
- The public wanting the site.
- The cost to the remaining authorities to run the site with and without Bride.
- Do we ask the DOI to subsidise Bride? What about remaining authorities – do we get a subsidy as well? The remaining authorities involved in the site are already subsidising Bride now by using reserves.
- Stop paying rent – RTC would be sued for breach of contract as lease in their name.
- Meeting with authorities and MHK's?
- Concerns about mis-information being given out by Bride.
- There being no or limited legislation in place to help authorities to take this forward and lack of action by DOI.
- Contributing to the Eastern and Western sites to allow residents to still be able to dispose of items should the site close.
- The need to know what is going on so fair rates can be set for the parishes contributions to the site for the next financial year.
- The need for Government to do something.
- If the quarries were removed from Brides rates – they would pay less to the site but would have to put their rates up to almost double what they are now. Would everyone be happy with that and be excepting of Bride – yes.
- Disappointment in the lack of action by Northern MHK's in the matter.
- Recognise the need for the site but can't see a way forward – need to look at handing back to the DOI and pay them. There is nothing to help and support authorities through this.
- Ratable value system isn't fair but its what we have.

Proposed by KB, seconded by RC – Write an open letter to DOI and all Island MHK's, stating that the remaining Northern Authorities want to retain the site at current contributions, it's an asset, but DOI must subsidise Brides contributions. If they disagree or refuse then the remaining committee members will withdraw from the site and hand it back from the 31st March 2025. Response required by 8th October in time for the next meeting.

Carried unanimously.

Andreas have written to Bride to ask questions around waste collection service following withdrawal from site. MC to circulate letter.

Lezayre have written to Central Government about Bride.

Proposed by KB, seconded by JA – write to Bride Commissioners to explain current situation.

Carried unanimously.

Proposed by KB, seconded by JA – write to Bride residents to explain current situation subject to cost of postage.

Carried unanimously.

Northern Districts Civic Amenity Site Joint Committee

Committee Meeting 11th September 2024 – continued

6. Any Other Business

What is the procedure for fly tipping – report it through Town Hall who will let the site know. The site has a form to complete. No cost to authorities.

The Committee were reminded of the process of which they operate and the need to pass decisions through the Board of Ramsey Town Commissioners before actioning. They were also reminded of the need for confidentiality and not to discuss items until they were printed and available in public.

Next meeting: set for Wednesday 9th October 2024 7pm – Lezayre Parish Hall.

Chairman

2024

RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	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 met 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 28/7/22,5/9/22,2/11/22 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. ATC emailed developer again for update	FGP	Nov-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! School contacted for update.	PL	Oct-24	SB	Apr-23	Oct-24	
		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		
		Empty Pubs	Concern regarding vacant properties and potential for deterioration in condition. DTC has engaged with the Property Manager at the Brewery. Special Board meeting took place 22 June when the Brewery presented ideas and plans for the buildings.	Asked for an updated status for the properties 5/9/22,3/11/22, The Stanley is currently in the process of being sold and the brewery have submitted a planning application for the Britannia. The Britannia planning application has been revised July 2023. The Stanley has been sold. Planning application for the Brit has been approved agreement for the commuted sum to be put in place. The Stanley owner is seeking engagement on the property.	WD	May-24	SB	May-24		

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RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
		Fibre Broadband (request for easement for service poles).	Report on roll out March 2024 - The final phases are dependent on poles receiving planning approval.	MT have been asked to facilitate an open meeting for residents of Ramsey impacted by the pole planning applications. Appeals lodged in respect of refused applications - RTC submitted response.	FGP	Sep-24	TC	Jul-24		
Dec-21		Adoption of land at Auldyn 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 to met with developer on 25 October 2024.	FGP	Oct-24	TC	Jul-24		
Jun-18		War Memorial (repair and renovation).	Memorial added to 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. Keep on tracker to follow up with DOI in future.	FGP	Mar-24	SB	Apr-25		
Jul-22		Ramsey bags for life.	The 2 designs of bags are being sold at the Town Hall.	Monitor sales of bags. 113 out of 200 have been sold of the original design and 97 out of 100 have been sold of the new design	PL	Sep-24	SB	Jul-25		
Jul-22		Mooragh Park shelter public art.	Mooragh Park shelters.	Three shelters underway or complete.	PL	Nov-24	SB	Jun-24		
Aug-22		Recycle conference	The main UK Recycle conference in Sept.	TC booked to attend. Report Oct 2023.	PL	Oct-23	TRKC/ BW	Sep-23		
Nov-22		Railway Line	Plots are being sold on the railway line. Awaiting quote from our advocate	Quotes received and forwarded to the potential purchasers. Now with the advocates. First sale complete.		Jan-24	TRKC/ BW	Jan-24		
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.	ATC spoke with Developer, work being undertaken and documents to be drawn up.		Jul-24	TC	Dec-24		
Nov-23		Social Media Campaign showing the work of the commission.	Prepare content.		FGP	Jun-24	SB	Mar-24		
Jan-24		BMX track.	Understand how the club is structured and the plans for the course.	Further meeting to take place in November.	PL	Nov-24	SB	Sep-24		

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RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Jan-24		Cronk Elfin circle.	Proposals developed for the circle, which have not been sent to residents as yet.	Drawings received and discussed at Housing Meeting. Sent to Tenants for feedback.	HP	Aug-24	AF	Feb-24	Oct-24	
Jul-24		Merger of Town Wards.	Request DOI to put forward a scheme under Section 9 of the Local Government Act 1982 to make a scheme to merge the current North and South Wards into one electoral district.	Scheme advertised. Deadline for feedback is 15 November 2024	FGP	Nov-24	SB	May-25		
Jul-24		"Great Wave" Street Art - Old Swimming Pool.	Seek Expressions of Interest for Great Wave inspired art on west facing gable of Old Swimming Pool.	Artist chosen and met with RTC.	PL	Sep-24	SB	Jul-25		
Jul-24		Hearing Loop for Board Room.	Look at options for provision of hearing loop within Board Room.	Portable unit declined by member. Looking at substantive provision.	HP	Aug-24	AF	Dec-24		
Jul-24		Alternate Hard Standing Locations.	Identify alternate hard standing location options within Mooragh Estate.		WD	Jul-24	BW			
Sep-24	24/25:127	Waste Strategy.	Consultation from DOI. Respond to survey.	Deadline extended to 31st October - submitted by 11th October.	WD	Oct-24	BW	Sep-24		
Sep-24	24/25:128	Sprintfest 2025.	2024 completed. 2025 event to held using same format. Include in 2025-26 budget.		PL		SB	Jun-25		
Sep-24	24/25:133	CA Site Minutes.	Minutes currently presented in private. Going Forward minutes to be reported in public.	NCAS September 2024 in Public this month - work still required to get others into public.	WD		BW / NC	Oct-24		
Sep-24	24/25:141	Refuse Vehicle Replacement.	Progress Petition for Borrowing Powers.	Petition gone in for vehicle replacement.	FGP	Sep-24	BW/NC/SB	Oct-24		
Sep-24	24/25:143	Boathouse clock.	Clock faulty - authorise repairs.	Repairs instructed to be carried out.	PL	Nov-24	AF	Dec-24		
Sep-24	24/25:146	NCAS Committee.	Identify how to progress/make public aware of actions. Write further letter to NCAS Committee.	Letter sent 24/10/2024.	WD	Oct-24	BW			
Sep-24	24/25:148	Station Road Car Park.	Installation of cooling units. Liaise with interested parties to resolve.	Met with advocate and lease holder to resolve matter.	FGP/WD	Nov-24	SB	Jan-25		
Sep-24	24/25:149	FO Report Aged Debtors.	Doubtful commercial debt. Seek independent legal advice about recovery and report to the October Board Meeting.	Request for opinions sent to Advocates. Included in October Finance Report. Further report in November.	FGP	Nov-24	NC	Oct-24		
Sep-24	24/25:153	Cronk Elfin Circle.	Accepted illustration of improvements. Bring to the attention of the tenants of Cronk Elfin.	Sent to Tenants for feedback. Feedback being received and noted. Cost exercise being carried out.	HP	Nov-24	AF	Sep-24	Oct-24	
Oct-24	24/25:167	Toilets at Station Road Car Park	Did RTC agree to enter into agreement regarding toilets at Station Road.	Resolved at 2023/24:369) for RTC to clean toilets if bought up to usable standard. Owner is progressing the updating of toilets	HP	Oct-24	AF	Oct-24	Dec-24	
Oct-24	24/25:169	Ruinous Register	TSM to add Close Woirrey and Cool ny Marrey to register. HPM write to Department of Infrastructure in respect of Close Woirrey	Added to register October 2024	WD	Oct-24	BW	Oct-24	Oct-24	
Oct-24	24/25:170	Albert Street Flats	Further report	Petition being prepared	FGP	Oct-24	SB	Jan-25		

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RAMSEY TOWN COMMISSIONERS - ACTION TRACKER - PUBLIC

Date started / Date of Resolution	Clause Number	Item	Current position	Last Action	Area	Last Update	Officer	Target Completion Date	Date Completed	RAG Status
Oct-24	24/25:172	Courthouse / Community Hub	Progress Lease	Advocate preparing lease.	FGP/HP	Oct-24	SB	Nov-24		
Oct-24	24/15:173	Audit Fraud Questionnaire	Consider by Establishment Committee	To be reported at next estbalishment meeting	Estab	Oct-24	SB/NC	Dec-24		
				List provided 25/10/2024 - age profile need additional investigation into utilisation	WD	Oct-24	BW		Oct-24	
Oct-24	24/25:174	Additional Vehicles	Provide detials of replacement programme		PL	Oct-24	BW	Nov-24	Nov-24	
Oct-24	24/25:175	Cone Tree	Seek permission to site cone tree land	Permission obtained 01/11/2024	HP	Oct-24	AF	Nov-24		
Oct-24	24/25:176	Housing Association	Advise Chief Minsiter of views / concerns	AF advised Altair. CM to be advised	HP	Oct-24	AF	Nov-24	Nov-24	
Oct-24	24/25:177	Housing Applications	Write to applicants HWL expand preferences	completed.	HP	Oct-24	AF	Nov-24	Nov-24	
Oct-24	24/25:179	Future Meetings	Arrange meetings Area Plan / with MHK's	MHK meeting arranged for 27 January 2025	WD/FGP	Oct-24	SB	Jan-25		

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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 in place, external cladding nearly complete, windows & internal seating to be completed soon.	HP	SB/AF	Sep-23	

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	Order placed	WD	BW	Oct-24	
3	Apr-24		Street Lighting Provision for column replacement after NDT tests	NDT test results required prior to starting column replacement	WD	BW	Apr-25	
4	Apr-24		Street Lighting Replace existing light heads with LEDs - 549 total (via 10-yr. loan)	Petition to be submitted.	WD	BW	Apr-25	
5	Apr-24		Street Lighting Replacement of high risk Columns - utilising UCR funds	NDT test results required prior to starting column replacement	WD	BW	Apr-25	
6	Apr-24		Christmas decorative lighting	Collate information for review.	WD	BW	Sep-24	
8	Apr-24							
10	Apr-24	IT & communications	Wi-Fi	Update WIFI	FGP	SB	May-24	
10	Apr-24		Streaming laptop	Define spec	FGP	SB	Jun-24	
11	Apr-24		Server room	In progress / Two quotes expected	FGP	SB/AF	Sep-24	
12	Apr-24	Vollan Campervan site	Site discharge drain	Planning Application Submitted.	WD	BW/AF	Apr-25	
13	Apr-24	Trees	Surveys & necessary work	Order placed	WD	BW	Apr-25	
15	Apr-24	Signs	Street nameplates	Ongoing	WD	BW	Apr-25	
16	Apr-24		Byelaw & Parking	Ongoing	WD	BW	Sep-24	
17	Apr-24		Directional signs x 2	Collate information for review.	WD	BW	Apr-25	
18	Apr-24	Office furniture	Provision for new office furniture after Occupational Health staff reviews	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	
21	Apr-24	Ruinous buildings	Development of procedure to tackle problem	Develop procedure with support.	WD	BW	Sep-24	
22	Apr-24	Riverside Workshop CCTV	3 new cameras & upgrade viewing monitor	Confirm specification.	H&P	AF	Sep-24	
23	Apr-24	Coronation Park play surfaces	Replace safety surfaces around play equipment	Order materials	H&P	AF	Oct-24	
24	Apr-24	Staffing	1 full-time staff, Works & Development	Commence recruitment process	WD	BW	May-24	
25	Apr-24	South Beach	Engage volunteers to 'reprofile' & 'clean' the beach	Awaiting approvals for reprofiling	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	Review being progressed.	FGP	SB	Jun-24	

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

Case Ref No	Property Address	Ruinous Register Entry Date	Commission's correspondence dates	Owner's correspondence dates	Stage	Letters of notices dates (if given)
	9 Auckland Lane	2019				
	Water Street Boundary Wall	2018				
	10/11 West Quay Old Joke Shop		30/08/2024			21st August 2021 19th Jan 2022 4th July 2023 5th Oct 23 - extended November 23
				23/09/2024		
				07/10/2024		
	Britannia Hotel	2019				
	Victoria Mall	2018	20/09/2024			15th December 2023
				23/09/2024		
			09/10/2024	09/10/2024		
				14/10/2024		
			15/10/2024			
	Seymour House - Ballure Road	2018		16/05/2024		4th May 2021 28th October 2022 27th February 2023
	The Poplars - Bircham Ave, Ramsey	2019	13/12/2022			
	4 Hespera Terrace	2020				
	3 West Quay	2021				
	13 Water Street	2021				
	15 Water Street	2021				
	17 Water Street	2021				

Case Ref No	Property Address	Ruinous Register Entry Date	Commission's correspondance dates	Owner's correspondance dates	Stage	Letters of notices dates (if given)
	Old Odra Building Tower road	2021				
	Stanley Public House	2021				
	3 Cowell's Terrace	2018	13/08/2024			1st May 2024
				16/08/2024		
	St Olaves House Bowring Rd	2019				
	Railway Line	2022				
	Coffee Pot	2022	30/09/2022			
	Sub-station - Tower Street	2022				
	21 Bowring Road	2023	04/03/2024			
				04/03/2024		
	2 Albion Terrace, Lezayre Road	2023	04/12/2023			
	Barry Curran's West Quay	2024	21/08/2024			
				21/08/2024		
	5 Marine Gardens	2024				
	4 Albert Street					
	5 College Street	2019				
	Cannon Court	2022	27/08/2024			
				28/08/2024		
	Close Woirrey Queens Pier Road	Oct-24				
	Cooil-Ny-Marrey Waterloo Road	Oct-24				

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

Accounts

Accounts of £533,174.59 were paid via the General Revenue Account and accounts of £38,246.76 were paid via the Northern Civic Amenity Site Account in October 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 October 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	£124,061
Replacement street lighting columns	£55,945
Solar panels – Town Hall	£29,982
New telephones & communications system	£19,684
Upper Queens Pier Road refurbishment – initial prof. fees	£51,450
New rear door access – Town Hall	£6,276
Recycling collection housing	£3,943
Beach raft	£3,520
Jet washer – for general purposes	£2,639
Printer for Library	£2,470
South Beach shelter	£10,420
Associated fund-raising	(£9,684)

Recommendation: To be noted.

13th November 2024

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid during October 2024

Appendix 1

Payee	Description	Amount (Incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	185,913.17
NCAS	Quarter 3 contribution	78,409.20
IOM Government	Waste disposal at EFW Plant	37,684.34
NLASPB	Swim pool rate contribution	36,096.53
Various	Housing property repairs, maint. & safety checks	32,511.16
Galagher Insurance	First insurance payment	31,388.38
Various	Commission property repair, maint. & safety checks	23,071.09
Various	Legal & consultancy fees - Housing	21,231.50
Manx Utilities	Electricity supply	18,549.15
Various	Fuel & heating oil	11,064.59
Various	Street lighting maintenance	9,170.40
Swept Clean Road Sweeping Serv. Ltd.	Sweeper & gulley cleaner hire	8,184.00
Various	Vehicle maintenance, repairs & licences	6,336.17
Various	Refuse materials & equipment	4,703.08
Various	Legal & professional fees - non-housing	4,693.57
Various	Tree surgery work	3,480.00
Various	Park materials	2,437.27
2 Clean	Toilet cleaning contract	2,251.82
Various	IT costs	2,239.34
Various	Rent refunds & transfers	2,183.51
Various	Office expenses - post, printing, stationery etc.	1,670.30
Various	Library books, materials & IT licences	1,605.57
Various	Town events	1,497.00
Various	Telephones	1,493.01
Banks	Bank & debit card charges	1,465.28
Various	Media & advertising	1,213.44
Various	Machinery servicing & repair	955.33
Various	Security & safety	797.76
Various	Gift vouchers	385.00
Various	Staff training	300.00
RTC	Petty cash	193.63
		533,174.59
Northern Civic Amenity Site		
Various	Waste disposal costs	11,775.50
Various	Recycling charges	9,588.56
IOM Government	Site rent - quarter 3 Oct. - Dec. 2024	8,503.27
Manx Waste Recycling Ltd.	Skip haulage	3,977.55
Recruitment Works Ltd.	Contract labour	2,719.56
Various	Equipment servicing & maintenance	1,290.28
Various	Site maintenance	215.89
Manx Telecom Ltd.	Phones	83.90
Worldpay (UK) Ltd.	Debit card reader charge	72.62
Bank	Charges	19.63
		38,246.76

Ramsey Town Commissioners

Suppliers utilised during October 2024

Appendix 1

Access UK Ltd.	UK	Mac's Builders Merchants Ltd.	IOM
Allan C Swales Ltd.	IOM	Mannin Retail Ltd.	IOM
Argon Business Systems Ltd.	IOM	Mann Waste Recycling Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Manx Business Solutions Ltd.	IOM
Axis Consulting Engineers Ltd.	IOM	Manx Fork Trucks Ltd.	IOM
Ballaneven Compost & Horticulture Ltd.	IOM	Manx Telecom Ltd.	IOM
Bikestyle Ltd.	IOM	Manx Utilities	IOM
Bounce Above the Rest	IOM	Martin & Watson Ltd.	IOM
Brew & Corkill Ltd.	IOM	Modus Architects Ltd.	IOM
Bridge Bookshop Ltd.	IOM	Neil Elder	IOM
C E Richmond Ltd.	IOM	NLASPB	IOM
City Electrical Factors IOM Ltd.	IOM	North Point Plastics Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Countryside Maintenance Ltd.	IOM	Paul Wheeler Ltd.	IOM
CPL Maps & Media Ltd.	UK	Phoenix Windows Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	P & M Window Cleaners Ltd.	IOM
Diversesigns Ltd.	IOM	Promenade Shirts & Embroidery Ltd.	IOM
Drains IOM Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
DQ Advocates Ltd.	IOM	Ramsey Skips	IOM
Easy Mix Concrete Ltd.	IOM	Recruitment Works Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Rentokil Pest Control	UK
Electric Avenue Leeds Ltd.	UK	Rowany Solutions Ltd.	IOM
Exceed Business Services Ltd.	UK	Sadler Agricultural Supplies Ltd.	IOM
Farmers Combine Ltd.	IOM	Screwfix Direct	UK
Feltons Ironmongers	IOM	Sneaky Weasel	IOM
Ferncroft Environmental IOM Ltd.	IOM	Specialist Coatings Ltd.	IOM
Gallagher (Rossborough Insurance Ltd.)	IOM	Stewart Footer	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Suez Recycling & Recovery IOM Ltd.	IOM
Gough Electrical Ltd.	IOM	Sure IOM Ltd.	IOM
Haldane Fisher (IOM) Ltd.	IOM	Swales Electrical Ltd. & Hoistline	IOM
Hannah Clinton	IOM	Swept Clean Road Sweeping Services Ltd.	IOM
Howdens Joinery Ltd.	UK	2 Clean	IOM
Impact Professional Services Ltd.	IOM	TCQ Ltd.	IOM
IOM Government	IOM	The Garage Door & Gate Co. Ltd.	IOM
IOM Newspapers Ltd.	IOM	Ulverscroft Ltd.	UK
IOM Post Office	IOM	Vannin Officepoint Ltd.	IOM
Joe Wood Tree & Garden Services Ltd.	IOM	Viking Office UK Ltd.	UK
J P Corry (formerly Jewsons)	IOM	Whittaker Trading Ltd.	IOM
J Qualtough & Co. Ltd.	IOM	Wicksteed Leisure Ltd.	UK
J P Corry (formerly Jewsons)	IOM	Worldpay (UK) Ltd.	UK
L C Consultancy Ltd.	IOM	Wurth UK Ltd.	UK

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31st OCTOBER 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	2,713,651	3,680,401	(966,750)	5,039,706	5,012,829	26,877
Cl. Wolreay/ Cl. y C Ghlass	194	0	194	448	0	448
Brookfield Court	8,697	5,102	3,595	25,687	20,800	4,887
Close ny Mooragh	22,861	13,081	9,780	50,934	53,586	(2,652)
Sub Total	£2,745,403	£3,698,584	(£953,181)	£ 5,116,775	£ 5,087,215	£ 29,560

Property and Assets	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Town Hall	115,054	22,340	92,714	230,449	25,293	205,156
Workshops	43,819	0	43,819	75,990	0	75,990
Public Conveniences	41,019	0	41,019	76,746	0	76,746
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	3,187	0	3,187	34,157	0	34,157
Mansail Lease	5,257	9,148	(3,891)	5,700	11,680	(5,980)
Lakeside Centre	2,172	7,218	(5,046)	4,778	12,546	(7,768)
Parklands Day Nursery	893	15,277	(14,384)	3,539	20,965	(17,426)
Bowling Alley	6,317	7,500	(1,183)	2,780	15,000	(12,220)
Non-Lease Properties	7,116	0	7,116	5,294	0	5,294
Prom shelters, benches, signs	27,206	0	27,206	30,625	0	30,625
Private Property Repairs	2,626	1,711	915	40,500	0	40,500
CCTV town centre	807	0	807	6,135	0	6,135
Apprentices	0	0	0	21,467	1,628	19,839
R.N.D.H.C.	11,561	12,277	(716)	15,955	17,551	(1,596)
Park assets	45,038	0	45,038	111,302	0	111,302
Sub Total	£326,872	£75,471	£251,401	£680,217	£104,663	£575,554

Works & Development	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Foreshores & Flags	2,149	0	2,149	4,463	0	4,463
Car Parks	11,978	19,301	(7,323)	31,112	28,903	2,209
Refuse Removal	486,912	100,346	386,566	872,357	173,334	699,023
Civic Amenity contribution	196,023	0	196,023	302,325	0	302,325
Sewers & Pumps	52,100	52,100	0	104,141	104,141	0
Street lighting & maint.	90,497	0	90,497	232,350	0	232,350
Decorative maint.	1,079	0	1,079	10,343	0	10,343
Decorative lighting new items	0	0	0	25,000	0	25,000
Local Services	154,261	0	154,261	327,391	0	327,391
Sub Total	£994,999	£171,747	£823,252	£1,909,482	£306,378	£1,603,104

Parks & Leisure	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Events & Attractions	43,975	15,605	28,370	78,068	16,000	62,068
Parks & Gardens	187,153	2	187,151	297,067	710	296,357
Games Concessions	223	0	223	1,280	0	1,280
Public Library	89,271	5,446	83,825	180,595	9,165	171,430
Sub Total	£320,622	£21,053	£299,569	£557,010	£25,875	£531,135

Finance & General Purposes	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Administration	49,728	0	49,728	139,679	0	139,679
Office Expenses	399,083	40,132	358,951	853,909	134,135	719,774
Sundry Expenses	5,155	0	5,155	9,582	0	9,582
Miscellaneous	24,919	26,337	(1,418)	62,148	34,419	27,729
Swimming Pool	45,156	0	45,156	45,111	0	45,111
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	64	58	6	1,368	506	862
Sub Total	£526,105	£66,527	£459,578	£1,113,797	£169,060	£944,737

TOTAL	£4,914,001	£4,033,382	£956,090	£ 9,377,281	£ 5,693,191	£ 3,684,090
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Town rates	£ -	£3,078,398	(£3,078,398)	£ -	£ 3,513,954	(£3,513,954)
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**RAMSEY TOWN COMMISSIONERS
ACTING TOWN CLERK'S REPORT
DRAFT AREA PLAN NORTH AND WEST
NOVEMBER 2024- PUBLIC**

Mr. Chairman and Members,

The Cabinet Office have advised that Inspectors Report on the Draft Area Plan North and West has now been published.

The Report can be downloaded from the public enquiry website - <https://nwinquiry.gov.im/> and a copy is available to view in the Library.

Members wishing to receive a printed copy of the report should contact the Acting Town Clerk

The Cabinet Office will provide a further update on this at the end of November. The Area Plan will only come into operation after being adopted by the Cabinet Office and approved by Tynwald.

Recommendation: For noting and further reporting.

H S Bevan
Deputy Town Clerk

13th November 2024

**RAMSEY TOWN COMMISSIONERS
ACTING TOWN CLERK'S REPORT
STANLEY MOUNT EAST – PROPOSED ONE WAY
NOVEMBER 2024– PUBLIC**

Mr. Chairman and Members,

The Highway Services section of the Department of Infrastructure has received a request from a resident of Stanley Mount East who would like this section of road to be made one-way. The proposal was for the one-way to be in a northerly direction as outlined in the attached map.

Highway Services have made a site visit and are unsure of the need for this to be made one-way and make the following observations:

- There has been no injury reported accidents within the last five years at this location.
- There is sufficient forward visibility for motorists to see those coming in either direction with room to wait.
- The negative impact this may have on Queen's Drive East with an increase in vehicle movement.
- Lighting column would need to be utilised for signage.

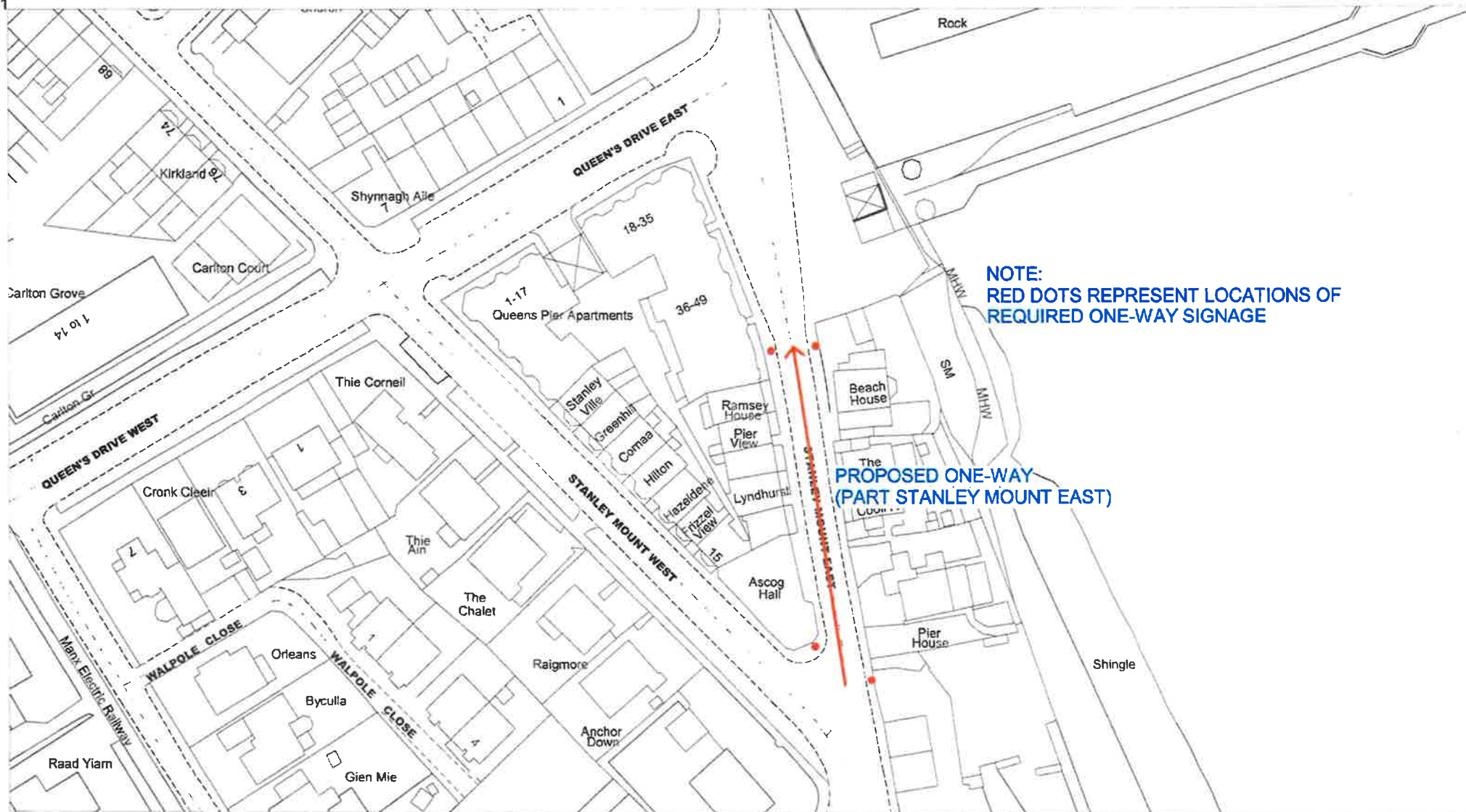
The Department is seeking the views of the Commission before making any further assessment.

Members are therefore asked to consider if they wish to comment on this proposal.

Recommendation: for discussion.

H S Bevan
Deputy Town Clerk

7th November 2024



Proposed One-way Stanley Mount East Ramsey

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SCALE	1 : 1000
DATE	01/11/2024
DRAWING No.	
DRAWN BY	
CHECKED BY	

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – NOVEMBER, 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: 4151 (Re-advertised due to amended and additional plans/info)
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 rear of The Auburns, 19, Lezayre Road, Ramsey**

REF NO: 4182
P.A. NO.: [24/91118/B](#)
PROPOSED: Erection of cabin in rear garden; alteration to eastern boundary fencing with pedestrian gated access
NOTES: P.A. in Detail
SITE: **Claverdon, 14, Queen's Valley, Ramsey**

REF NO: 4183
P.A. NO.: [24/91146/B](#)
PROPOSED: Redevelopment of an existing Sure Mobile site that will consist of replacing the current monopole with a new 15 meter slimline lattice with multiple mobile panel antennas/dishes/radio kit with associated ground equipment cabinets and boundary fence
NOTES: P.A. in Detail
SITE: **Sure Mobile Site, The Shipyard, Ramsey**

REF NO: 4184
P.A. NO.: [24/91154/B](#)
PROPOSED: Removal of two chimneys and replacement roofing
NOTES: P.A. in Detail
SITE: **Captains Cabin, 8, Bridge Lane, Ramsey**

<p align="center">Technical Services Manager's Report – Planning Applications November 2024 – Public Continued:</p>
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REF NO: 4185
P.A. NO.: [24/91155/B](#)
PROPOSED: Demolition of existing building and construction of 4 no. detached dwellings
NOTES: P.A. in Detail
SITE: **St Olaves, Bowring Road, Ramsey**

REF NO: 4186
P.A. NO.: [24/91175/B](#)
PROPOSED: Single storey rear extension to existing dwelling
NOTES: P.A. in Detail
SITE: **22, Royal Park, Ramsey**

REF NO: 4187
P.A. NO.: [24/91202/B](#)
PROPOSED: Replacement of roof covering, installation of new dormer and replacement of existing conservatory
NOTES: P.A. in Detail
SITE: **41, Ormly Road, Ramsey**

REF NO: 4188
P.A. NO.: [24/91234/C](#)
PROPOSED: Additional use of ground floor annexe as tourist accommodation
NOTES: P.A. - Change of Use
SITE: **Acharn, Grove Mount, Ramsey**

REF NO: 4189
P.A. NO.: [24/91237/B](#)
PROPOSED: Erection of summer house / garden studio to rear garden
NOTES: P.A. in Detail
SITE: **Cronk Mullagh, Brookfield Crescent, Ramsey**

REF NO: 4190
P.A. NO.: [24/91263/B](#)
PROPOSED: Erection of replacement floodlights
NOTES: P.A. in Detail
SITE: **Bowling Green, Walpole Road, Ramsey**

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

REF NO: 4191
P.A. NO.: [24/91273/GB](#)
PROPOSED: Replacement of four windows on east elevation (in association with RB consent application 24/01274/CON)
NOTES: Registered Building
SITE: **Courthouse, Parliament Street, Ramsey**

REF NO: 4192
P.A. NO.: [24/91274/CON](#)
PROPOSED: Registered building consent for replacement timber windows on east elevation - RB 79 (in association with 24/91273/GB)
NOTES: Registered Building
SITE: **Courthouse, Parliament Street, Ramsey**

REF NO: 4193
P.A. NO.: [24/01253/LAW](#)
PROPOSED: Certificate of Lawful Development for installation of a flue for a multi-fuel stove
NOTES: Certificate of Lawful Development
SITE: **9, Lezayre Park, Ramsey**

B. Wallace,
Technical Services Manager

12th November, 2024

R.T.C. – TECHNICAL SERVICES MANAGER’S REPORT
APPENDIX I - SUMMARY OF PLANNING APPLICATIONS – NOVEMBER, 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>
R.T.C. 4090 23/00744/B	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	Land at Vollan Field No's 131042, 131043, 135315 and 135318 Land East of Royal Park Field No's 131085 and 135140 Andreas Road	Meeting held: 19/07/2023 Observation	11/10/24 Application APPROVED 30/10/24 Appeal requested Link to Planning Application
R.T.C. 4136 24/00289/B	Erection of attached garage and ancillary accommodation and detached garden store	Mount Auldyn House, Jurby Road	Meeting held: 20/03/2024 No Objection	17/10/24 Application REFUSED Link to Planning Application
R.T.C. 4170 24/90901/B	Demolition of building (retrospective)	11 – 12, West Quay	Meeting held: 18/09/24 No Objection	30/10/24 Application REFUSED Link to Planning Application

**RAMSEY TOWN COMMISSIONERS
ACTING TOWN CLERK'S REPORT
FESTIVE EVENTS 2024
NOVEMBER 2024 PUBLIC**

Mr. Chairman and Members,

Ramsey Christmas Light Switch On – Friday 22nd November 2024

The Ramsey Christmas Light Switch-on is taking place on the evening of Friday 22nd November 2024. Events will take place along Parliament Street commencing at 5 p.m. with the countdown to the switch on of the lights taking place at the Courthouse at 7.30 p.m. Entertainment on the evening will include Father Christmas, live music, performances, Christmas Crazy Golf and a parade.

There will be a number of road closures in place to support the event which will also provide a great opportunity for people to do some late-night shopping or visit one of the many hospitality venues in the town.

Ramsey Festival of Christmas Trees – Saturday 30th November 2024 and Saturday 4th January 2025

Ramsey Town Commissioners are inviting organisations to take part in the Ramsey Festival of Christmas Trees being staged at Ramsey Town Hall between Saturday 30th November 2024 and Saturday 4th January 2025. We would particularly welcome entries from schools, charities, community groups, sporting groups and businesses.

Those wishing to enter can do so via the link on the Commission website – www.ramsey.gov.im.

Young Farmers Christmas Tractor Run – 7th December 2024

The Isle of Man Young Farmers are staging a tractor run on 6th and 7th December 2024. This event will call into Ramsey for a pit stop during the early evening of 7th December 2024.

Carols at the Courthouse with Ramsey Town Band – Saturday 21st 2024

Ramsey Town Band will lead carol singing outside the Courthouse from 4 p.m.

Recommendation: for noting.

H S Bevan
Acting Town Clerk & Chief Executive

7TH November 2024

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
RNLI CHILLY DIP 2025
NOVEMBER 2024 – PUBLIC**

Mr. Chairman and Members

Ramsey Branch RNLI is seeking permission to hold their annual community Chilly Dip event on Ramsey foreshore on 1st January 2025, for logistical support in respect of a road closure for the event and to borrow pedestrian barriers. This popular event raises funds for Ramsey RNLI.

A full event risk assessment will be in place. Dippers will be issued with safety advice at the point of registration. RNLI Crew members in dry suits will be in the water; RNLI crew members are highly trained and qualified in lifesaving techniques and first aid. Other members of the crew will also be on hand to assist dippers and members of the public as required.

The event takes place at 11 a.m. on New Year's Day, registration on the day will be available from 10 a.m.

Recommendation: to confirm that Ramsey RNLI can hold a Chilly Dip on 1st January 2025.

H S Bevan
Deputy Town Clerk

7TH November 2024

**RAMSEY TOWN COMMISSIONERS
ACTING TOWN CLERK'S REPORT
SHENNAGHYS JIU 2025
NOVEMBER 2024– PUBLIC**

Mr. Chairman and Members,

Shennaghys Jiu is a music and performing arts festival organised by a community committee which first took place in 1997. It features performances from local and visiting artists in a variety of settings.

The organisers have advised that it is their intention to stage the event between 3rd April 2025 and 6th April 2025.

The Commission has previously supported the event by providing use of the Town Hall Board Room for the opening event, hosting exhibitions and support with applying for a road closure around the Courthouse to allow public displays to take place on the road whilst the Farmers Market is taking place. The Courthouse event would take place on Saturday 5th April 2025.

The organisers have asked if the Commission would be able to provide similar support for the Shennaghys Jiu festival in 2025.

Members are therefore asked to consider if they wish to support this request.

Recommendation: To support Shennaghys Jiu festival in 2025 by providing support requested.

H S Bevan
Deputy Town Clerk

7th November 2024

**RAMSEY TOWN COMMISSIONERS
NOTICES OF MOTION – VARIOUS
NOVEMBER, 2024 - PUBLIC**

The following Notices of Motion, dated 10th November, 2024, are submitted in the name of Ms L. L. Craine:-

**“Notice of Motion 1/6
One Bed Properties**

As the Board has become aware that there is a major lack of one bed properties on RTC's housing stock list, this knowledge and information will likely fall by the way side when the new board is elected in April 2024. Currently, people on the property waiting list waiting for a one bed property make up 75-80% of the entire waiting list. RTC's housing stock consists of 554 properties of which 33 are one bed properties which equates to 5.9% of the stock. Many individuals on the waiting list consist of single people or couples who have been waiting for years to be granted the opportunity to live in social housing. The average household size has continued to fall since 2016, dropping from 2.28 to 2.22 people per household. Individuals and couples usually have at least 9 months and up to 2 or more years before requiring an upgrade from a one bed to a two bed property upon welcoming their first child into the household. Given that the two bed list is much lower than the one bed list, these individuals should be able to allocated a larger property within a reasonable period of time. Consideration should also be given that the single individual or couple occupying a one bed property will be able to more easily afford to save for their own property if they are able to be provided with social housing earlier on in their lives. Similarly, individuals and couples who's children have vacated the property will be able to downsize to a smaller property, allowing for those needing a larger one. The cycle will therefore continue. However, currently there is no cycle and so many people are struggling in the private rental sector whilst stuck on a stagnant waiting list.

Proposal 1: Property Stock Table

The below table is used going forward and that the **Property Stock Table** is included in the Housing Committee Meeting Minutes and Reports in the private section of the monthly board pack in order that all present and future Commissioners are aware of the stock list.

Property Size	Number of Properties	Percentage of Stock
1 Bed	33	5.95%
2 Bed	269	48.5%
3 Bed	229	41.3%
4 Bed	21	3.79%
5 Bed	2	0.36%
Total	554	100%

<p style="text-align: center;">Notices of Motion – Various – November, 2024 – Public Continued:</p>
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Proposal 2: Property Designs

The architectural designs for the housing development at Close Woirrey should include a substantial portion of one bed properties in order to tackle the high demand and low provision issue for one bed properties in RTC's housing.

Proposal 3: Property Development

A report should be undertaken to investigate the potential to develop one of RTC's largest under-utilised site at Old River Road which could be used for the development of one bed apartments with ground level parking, similar to the Yew Tree housing development on Ballure Road."

"Notice of Motion 2/6

Dog Fouling

Following my proposal to install more cameras around Ramsey, I wish to continue tackling the issue of dog fouling. Dog faeces is still an issue for residents and for Ramsey Town Commission which is tasked with cleaning up the mess that is left by inconsiderate or inattentive owners.

Proposal: Dog Fouling Report

A report should be created for January's board meeting focusing on how the dog fouling issue can be addressed in Ramsey particularly concentrating on the potential to increase the fixed penalty fine of £50 to £300."

"Notice of Motion 3/6

Let It Bee Wildflowers

RTC gardening staff have successfully increased the abundance of wildflowers in the Mooragh Park much to the delight of the majority of Ramsey residents. Insect and invertebrate populations are decreasing island and world-wide. Pollinators are vital for the production of food and the support of the food webs for wildlife. Currently, there are prime locations which would benefit from reduced mowing, the introduction of wildflower seeds and appropriate management. Many other local authorities including Douglas and Peel have introduced wildflower schemes which require little investment and offer aesthetic beauty to local areas which were once monocultures of biologically low value grass.



Proposal: Create Wildflower Areas

Grass verges to be prepared in early spring for the sowing of wildflower seeds. The flora should be cut at the end of the growing season after the flowers have seeded ensuring growth for next season. Sites with sufficient wildflowers may not need to be prepared by ploughing or seeded and may just need to be cut later in the season to allow flowers to flourish. Appropriate signage similar to that pictured above be placed in the areas in full view so that residents may be made aware of the environmentally friendly planting regime. Cuttings must be removed to ensure that the growing site does not become nutrient rich which may encourage the growth of plants considered as weeds.



The sites to be prepared initially will be as follows:

- Mooragh Promenade central reservation
- Bowling Alley grass verge
- Public Toilets at Bowling Alley grass verge
- Donkey Path sod bank on Old River Road
- Grass fields on Hope Street between Old River Road and Mooragh Promenade

**Notices of Motion – Various –
November, 2024 – Public Continued:**

More sites will be identified as the scheme is rolled out. Lamara Craine as Town Commissioner will oversee the project and coordinate with the Commission as and when necessary.”

**“Notice of Motion 4/6
Cigarette Litter**

Cigarette butts make up an astonishing 66% of all littered items! This creates a big issue as cigarette butts are made of plastic and do not biodegrade. Over time, cigarette butts break apart into microplastics and seep toxins into the earth and our waterways. Many hospitality businesses struggle to tackle the issue of cigarette litter despite providing receptacles for the disposal of butts. Ramsey is fast becoming renowned for beautiful street art which is brightening up our town and making it more pleasant for residents and visitors alike. Other towns have employed various methods to tackle the issue of cigarette litter and one of those successful methods is using street art to raise awareness, increase personal responsibility and impose peer pressure on neglectful or forgetful litter disposers. 'The Sea Starts Here' campaign aims to highlight this issue and reduce the instances of litter from toxic cigarette butts. By focusing the issue around disposal of butts in, down or near drains which always lead to the sea, we can aim to change how people think about disposing their litter and encourage the result of cleaner streets.”



<p style="text-align: center;">Notices of Motion – Various – November, 2024 – Public Continued:</p>
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Proposal: Drain Street Art

Grant permission to artists to allow the use of non-toxic paint to create artworks around drains to tackle the issue of cigarette litter in the streets and sewers of Ramsey. Assign the amount of £500 to cover the costs of paint and materials for the creation of the artwork pieces. Only suitable drains in appropriate locations will be considered for the project and consideration will be given to locations dependent on surrounding buildings and amenities. Lamara Craine as town commissioner will oversee the project and coordinate with the Commission as and when necessary."

"Notice of Motion 5/6

Idling Internal Combustion Engines

Under the Manx highway code, drivers MUST NOT leave a parked vehicle unattended with the engine running or leave a vehicle engine running unnecessarily while that vehicle is stationary on a public road. It is only permissible to leave the engine running if the vehicle is stationary in traffic or for diagnosing faults [Road Vehicles (Maintenance and Use) Regulations 2012, regs 18]. An idling vehicle releases harmful chemicals, gases and particle pollution ("soot") into the air, contributing to ozone, regional haze, and global climate change. Every gallon of gas burned produces more than 20 pounds of greenhouse gases. Idling for more than 10 seconds uses more fuel and creates more CO₂ than turning off and restarting an engine. An idling car emits around 20 times more pollution than one traveling at 30 miles per hour. A leading motoring expert has predicted that electric vehicles will not outnumber petrol cars until 2039. Currently, idling engines are a frequent problem both in Ramsey and island-wide. The low level of crime, together with low pedestrian footfall and a high dependency on vehicles, means that drivers in Ramsey and the Isle of Man in general often feel comfortable leaving their engines running while either parked up or while not being present in the vehicle. The maximum fine is £500 in the courts, however, there does not seem to be a function or method within Ramsey that is being deployed to tackle this issue.

Proposal 1: Warden Priority & Authority

That the Town Warden is afforded the authority to tackle this problem by issuing fines and escalating matters if necessary and that car idling be a priority for the Warden when on duty.

Proposal 1: Publicity Campaign

That RTC undertake a publicity campaign involving social media, news releases, posters and information leaflets to highlight the unnecessary pollution problem in Ramsey and dissuade drivers from breaking the Highway Code. Lamara Craine as Town Commissioner will oversee the project and coordinate with the Commission as and when necessary."

**Notices of Motion – Various –
November, 2024 – Public Continued:**

**“Notice of Motion 6/6
Pedestrianisation**

Pedestrianisation aims to improve a pedestrian's safety and mobility. In its guidance on pedestrian safety, the World Health Organisation finds that pedestrianisation not only improves safety for pedestrians but also contributes to lower levels of noise and air pollution. Pedestrianisation helps in reducing all these pollutants in the air by banning the use of motor vehicles, hence improving lungs and respiratory system health. Clean air intake in respiration leads to many health benefits and safety from fatal diseases of lungs. Pedestrianising or 'pacifying' streets increases local revenues for businesses, reduces pollution, protects health and improves children's autonomy. Towns around the world are opting for more humane high-streets. A pedestrian-friendly street reduces stress levels by providing walkers with a place where they can take a break from their daily routines. This makes them feel better about themselves as well as their city or town. Pedestrian-friendly streets increase property values because they make the area look nicer. Data on streets where the pedestrian experience has been improved shows footfall increasing 20-35%. Multiple case study evidence suggests that well-planned improvements to these public spaces can boost footfall and trading by up to 40%. Discussions have taken place between Lamara Craine as a Town Commissioner and delivery drivers, businesses owners and local residents. Delivery drivers have expressed their thoughts on how traffic flow can be altered to best suit their requirements. Some business owners are keen to increase footfall by reducing traffic flow and utilise opened up space on pavements outside their businesses. On the other hand, it has also been argued that there are also some downsides to pedestrianisation, as it may cause disruption as permanent schemes can cause traffic build-up in the short-term, put pressure onto public transport operators and could event isolate key businesses relying on vehicle access. Therefore the need for a well considered and consulted on plan is vital.



Proposal 1: Pedestrianisation Consultation

An online consultation questionnaire focusing on businesses be created and uploaded to RTC's website and promoted on RTC's social media.

Proposal 2: Pedestrianisation Report

Following the receipt of the results of the consultation, RTC staff will prepare a report of the findings of the consultation and a report of the pedestrianisation options which could be implemented.

Proposal 2: Pedestrianisation Trial

Notwithstanding the results of the consultation or board reports, a trial be conducted during the summer from the beginning of May to the end of September on every Saturday between the hours of 10am and 2pm along Parliament Street between Christian Street and Crellin's Lane. Flower planters with wheels will be used to mark the beginning of the pedestrian friendly area and road signs will be in place to notify vehicle users. Reverse traffic flow will be directed southwards from the Quay entering East Street allowing deliveries and commercial vehicles to enter East Street to service the businesses on east side of the pedestrianisation of Parliament Street from Crellin's Lane. The trial will last for three seasons and can be made permanent thereafter dependent on the will of the Board of Commissioners in office. The trial will be publicised using news outlets, social media, the website and posters."

**Notices of Motion – Various –
November, 2024 – Public Continued:**

The following Notice of Motion, dated 12th November, 2024, is submitted in the name of Ms S. Cottam-Shea:-

“Thomas the Town Cat”

I have been approached by Suzanne Young of the Yoga and Pilates Studio with full support from Dawn of Copy Cat for RTC to consider making Thomas the town cat a free cat of Ramsey.

It would only be symbolic of course and no formal legalities would be required, perhaps just the fashioning of a mayoral chain similar to our chairman's.

Thomas has a large following on his Facebook page and is well known for his swagger about town, he literally does own his environment.

We could do with a bit of light-heartedness and pre-Christmas cheer, but this could also be of benefit to traders in the town if we could arrange media cover. Positive marketing and exposure for town traders on the run up to Christmas.

Kindness to animals says a lot about individuals and a community and it is heart warming to see the affection Thomas attracts. People look out for him, and he has his regular snooze spots where he feels safe enough to sleep. He also has his own merchandise, calendars, cups etc.

His management team are also hoping to do some charitable work with him, fundraising for hospice so it would be nice to be involved in that.

Perhaps we could ask Emma if this is something that would interest her as a reporter?"

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.”

12th November, 2024.