



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

www.ramsey.gov.im

11th September, 2025.

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, 17th September, 2025**, in the Boardroom of the Town Hall, Ramsey.

BUSINESS:

1. Apologies for Absence:

Mr. A. J. Oldham

2. Minutes for Adoption:

page(s): 1 - 10

- Board Meeting held on 20th August, 2025.

3. Matters arising not included within the Agenda.

4. Matters for Information:

page(s): 11 - 16

- Action Tracker – September, 2025.
- Ruinous Buildings Register – September, 2025

5. Finance and General Purposes:

page(s): 17 - 24

- Deputy Town Clerk's Reports:
 - Public Accountability Meeting
 - Rating and Valuation (Amendment) Bill – Consultation
 - Section 13 Agreement – Land Abutting Isle of Alanis
 - "Sweet Victory" Outside Courthouse
- Finance Officer's General Report(s):
 - Accounts
 - Summary of Revenue Income and Expenditure

6. Works and Development:

page(s): 25 - 34

- Town Clerk's Reports:
 - Strategic Plan Review – Consultation
- Technical Services Manager's Report(s):
 - Planning Applications
 - Tower Street Carpark
 - Serving a Section 51 Notice for Trees Raggleswood Crescent West

7. Parks and Leisure:

page(s): 35

- Town Clerk's Reports:
 - TT 2026 – Air Display

8. Notices of Motion:

page(s): 36 - 39

- Notices of Motion submitted by Mr. C. J. Martin:
 - Dogs in Mooragh Park
 - Considerably Sized Art Project
- Notices of Motion submitted by Mr. J. McGuinness:
 - Cummal Mooar
 - Ramsey Library Statistics

9. Any other Business:

page(s): 40 - 41

(by permission of Chairman)

- Matter(s) Raised by the Public
 - ❖ None Received
 - ❖ Representative Report(s):
 - ❖ Manx Wildlife Trust



D. C. Flint
Town Clerk and 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, 23rd July, 2025, at 7.00p.m. having been rescheduled from 16th July, because of the proximity of that date to a By-Election in South Ward held on 17th July.

Present: Mr. A. J. Oldham, Mesdames S. Cottam-Shea, E. L. Honey, P. Johns-Garrett, S. M. Moss, E. S. Shimmin and M. M. J. Webb; Messrs. Revd Canon N. D. Greenwood, J. McGuinness, C. J. Martin and W. G. Young.

Apologies for absence were received from Mrs. W. S. Bruchal

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

(2025/26:097) Minutes:

Resolved: That, following a proposal by Mrs. Webb, seconded by Mrs. Honey and agreed without division, the Minutes of the monthly Board Meeting held on 23rd July, 2025, be confirmed and signed by the Chairman.

Mr. Martin qualified that his voting against Clause 073 was because he favoured utilising local traders.

It was further resolved, following a proposal by Mr. McGuinness, seconded by Ms. Cottam-Shea and agreed by 9 votes to 2, Ms Shimmin and Mr. Martin voting against, that the minutes of the Special Private Board Meeting, the minutes of which were recorded in public, be also confirmed and signed by the Chairman.

(2025/26:098) Matters Arising:

No matters were raised.

Matters for Information:

(2025/26:099) Action Tracker August, 2025:

Resolved: To note the “Action Tracker” to 14th August, 2025, subject to the following: -

Dog Fouling Campaign – Mr. McGuinness sought an update on this matter – Ms. Cottam-Shea advised that the launch had been put on hold, pending the appointment of a Town Warden, and in the absence thereof will take place in September.

Leighney Field – Ms Shimmin sought an update on this matter – the Town Clerk informed members of his understanding that Ramsey AFC is shortly to meet with UK sporting representatives to discuss venue options available to the Club.

Railway Line – Mr. Martin queried progress on this matter – the Technical Services Manager advised that not much progress had been made recently but it is hoped the matter can soon regain impetus.

Bus Services – Mrs. Johns-Garrett asked if Bus Vannin could be asked to reintroduce a Skipper Bus Service within the Town.

Cigarette Litter – Mr. Martin sought clarification on this matter – Members were informed that it had been a decision of the previous Board to introduce art work at drain covers as a deterrent against cigarette littering – enquiry has been made with the Department of Infrastructure; a “tester” is being carried out in the Mooragh Park. The Town Clerk added that if the Department of Infrastructure is agreeable Road Closure applications would be necessary to facilitate the works – the cost of which would exceed the budget allowed for the works. Mr. Martin commented that used e-cigarettes were also being disposed of into drains.

Merger Town Wards – Mr. Martin sought an update on this matter – the Deputy Town Clerk informed members that the Department had deferred progressing the required Public Inquiry until the local authorities’ general elections, and subsequent By-Elections had been held.

Hearing Loop Board Room – Mrs. Moss sought an update on this matter – members were informed that discussions have been ongoing with the Manx Deaf Society

Art Trail – Mr. Martin queried the cost implications of implementing the Art Trail – the Deputy Town Clerk informed members that there would be no cost to the Commission.

Re-evaluation Re-Use Facility – Mrs. Johns-Garrett sought information on whose is financial responsibility for “WEEE” goods and disposal thereof at the CA Site – the Town Clerk undertook to seek further information. Mrs. Johns-Garrett referred to previous suggestions that volunteers be asked to assist and sought clarification – members were informed that at some point in the future volunteers may be sought to help in various ways within the Town.

(2025/26:100) Ruinous Buildings Register August, 2025:

Resolved: To note the “Ruinous Buildings Register” to 14th August, 2025, subject to the following: -

Seymour House Ballure Road – Mrs. Moss sought an update regarding this property - the Technical Services Manager advised that an update would be given in private.

(2025/26:101) Minutes Policy Committee:

Mr. McGuinness advised members that if members wished they could comment on the Minutes of the Policy Committee and each of the policies presented therewith separately. No comments were forthcoming.

Resolved: That following a proposal by Mr. McGuinness, seconded by Ms. Cottam-Shea and agreed without division that the Minutes of the Meeting of the Policy Committee held on 31st July, 2025, and the policies, as listed below, presented therewith be adopted: -

Code of Conduct Policy; Whistleblowing Policy; Corporate Governance Policy; and Strategic Plan Policy

Finance and General Purposes:

(2025/26:102) Deputy Town Clerk's Report – Public Accountability Meeting:

Resolved: To note the Deputy Town Clerk's report dated 10th August, 2025, advising that the first public Accountability meeting has been arranged, in accordance with new Standing Orders, and will take place at the Town Hall on Wednesday, 24th September, 2025, at 7.00 p.m.

(2025/26:103) Finance Officer's General Report:

Resolved: To note and approve the Finance Officer's general report dated 14th August, 2025.

Works and Development: -

(2025/26:104) Town Clerk's Report – Strategic Plan Review – Consultation:

Members considered the Town Clerk's report dated 11th August, 2025, advising that the Isle of Man Government has launched a Preliminary Publicity Consultation concerning the Isle of Man Strategic Plan.

Resolved; That, following a proposal by Mr. McGuinness seconded by Ms Cottam-Shea that the Commissioners submit their individual comments to the Town Clerk by 8th September, 2025, to enable a collective response to be considered by the Board at their meeting on 17th September, to enable its submission by the required date, namely 27th October, 2025.

Mr. McGuinness commented that there would be little value in the Commission establishing their own Planning Policy, as the Commission is required to have regard to the Strategic Plan itself and current Planning Regulations.

(2025/26:105) Town Clerk's Report – Update on Reopening of the Re-Use Centre:

Resolved: To note the Town Clerk's report dated 4th August, 2025, concerning the re-use section of the Northern Civic Amenity Site.

It was further resolved, following a proposal by Mr. McGuinness, seconded by Ms Shimmin and agreed without division that consideration of the matter be deferred until September, 2025, to enable further information to be provided with regard to costings and staffing.

(2025/26:106) Technical Services Manager's Report – Planning Applications:

Resolved: To note the Technical Services Manager's Report dated 13th August, 2025, detailing planning applications received from the Department of the Environment, Food and Agriculture, under the planning consultation procedures, subject to the following: -

P.A. NO.: 25/90650/B
PROPOSED: Conversion of part of existing commercial property to four residential apartments, extension to existing first floor apartment with associated amendments to building access.
NOTES: P.A. in Detail
SITE: **River Lodge, Lezayre Road, Ramsey.**

A proposal put by Ms Cottam-Shea that the application be objected to on the grounds that it is contrary to the Zoning of the area and is in an area prone to flood risk, was seconded by Mr. McGuinness and agreed without division.

P.A. NO.: 25/90665/B
PROPOSED: Erection of a rear dormer
NOTES: P.A. in Detail
SITE: **43, Ormly Road, Ramsey.**

A proposal was put by Ms Cottam-Shea, seconded by Mrs. Honey and agreed without division, that the Commission object to the application on the grounds that it does not contravenes General Policies of the Isle of Man Strategic Plan 2016.

P.A. NO.: 25/00766/D **RETROSPECTIVE**
PROPOSED: Installation of illuminate and non-illuminated signage
NOTES: P.A. – Advertising
SITE: **Tesco, 1a, St. Paul's Square, Ramsey.**

A proposal was put by Ms Cottam-Shea, seconded by Mr. Oldham that the Commission submit an observation commenting that it is disappointing that the applicant had not submitted a planning application, other than retrospectively.

An amendment was put by Mr. McGuinness that the Commission object to the application because the lack of plans did not enable the Commission to judge the details thereof. The amendment was seconded by Ms. Cottam-Shea and carried by 10 votes to 1, Mr. Oldham voting against.

(2025/26:107) Technical Services Manager's Report – MUA Wayleave Agreement for Deed of Easement (Water) Coronation Park:

Members considered the Technical Services Manager's report dated 11th August, 2025, advising of the request made by Manx Utilities Authority for permission to lay a new water main across land in the Commission's ownership at the Coronation Park.

Resolved: That, following a proposal by Ms. Cottam-Shea, seconded by Mr. McGuinness, and agreed by 10 votes to 1, Ms Shimmin voting against, permission be granted subject to the required Departmental approval being received; and that upon receipt of such approval the Wayleave Agreement be sealed and signed on behalf of the Commission.

(2025/26:108) Technical Services Manager's Report – Serving a Section 51 Notice for Trees Raggleswood Crescent West:

Members considered the Technical Services Manager's report dated 11th August, 2025, advising of actions that have been taken to attempt to resolve a problem with trees in the vicinity of Raggleswood, Crescent West.

A proposal by Ms Cottam-Shea that if the owners of the land upon which the trees are located fails to respond to correspondence sent, a Section 51 Notice in terms of the Highways Act 1986 be issued. The proposal did not receive a seconder; and accordingly, the report was noted.

Parks and Leisure:

(2025/26:109) Deputy Town Clerk's Report – Events Update:

Resolved: To note the Deputy Town Clerk's report dated 10th August, 2025, advising on forthcoming events – Ramsey Rocks and the Fireworks Display.

Housing and Property:

(2025/26:110) Housing and Property Manager's Report – Update from the Department of Infrastructure – Housing:

Resolved: To note the Housing and Property Manager's report dated 11th August, 2025, advising of the intention to introduce a new "Housing Agency Board" in September 2025 which has resulted in some internal structural changes within the Department of Infrastructure.

Notices of Motion:

(2025/26:111) Notice of Motion – Reduction of Beds Ramsey and District Cottage Hospital:

Mr. McGuinness presented the Notice of Motion dated 13th August, 2025, as hereunder, standing in his name: -

“That Ramsey Town Commissioners write to the Chief Executive of Manx Care and the Minister for Health and Social Care to:

1. Express the Board’s disappointment at the announcement to reduce the number of beds on Martin Ward at Ramsey and District Cottage Hospital by 30 per cent.
2. Highlight the Board’s concern that this decision may adversely impact the provision of rehabilitation and care for older people in Ramsey and the rest of the Island.
3. Seek reassurance that Ramsey and District Cottage Hospital will remain a key part of Manx Care’s and the Department’s strategy for delivering healthcare and rehabilitation services in the Isle of Man.
4. Request clarification on what consultation took place prior to this decision, and how the views of local staff and stakeholders were considered.”

Ms Cottam-Shea informed members that Martin Ward had originally been 20 beds and indicated that it is her understanding that works at the hospital that will be of benefit to the community are to take place in the near future. Ms. Cottam-Shea proposed that the Commission contact Manx Care and ask to be included in discussions concerning the hospital and informed. No seconder was forthcoming at this stage.

Mr. McGuinness formally proposed the Notice of Motion as it stood. The Town Clerk suggested that assurances could be sought that the decision would not adversely impact services at the hospital.

Ms Cottam Shea proposed an amendment that sections 2, 3 and 4 of the Notice of Motion be conveyed to the Minister for Health and Social Care. The amendment was seconded by Mrs. Webb and carried by 8 votes to 3: Mrs. Johns-Garrett and Messrs. McGuinness and Martin voted against.

(2025/26:112) Notice of Motion – Investigation Introduction of Separate Fixed Charge Provision of Household Refuse Collection:

Mr. McGuinness presented the Notice of Motion dated 13th August, 2025, as hereunder, standing in his name: -

“That Ramsey Town Commissioners investigate and consider the introduction of a separate fixed charge per property for the provision of household refuse collection, to be levied independently of the general town rate, and that officers be instructed to prepare a report setting out:

- (a) the legal and financial implications of introducing such a charge,
- (b) potential models for calculating and implementing the fixed charge,
- (c) the process and timetable for making the change within the annual budget and rates resolution, and
- (d) options for reduced refuse charges for properties in single occupancy, including eligibility criteria, administration, and potential impact on service income.”

Mr. McGuinness asked that reports and cost options be provided that might provide for an introduction of this charging process during the 2027/28 financial year.

Ms. Cottam-Shea seconded the motion, which was put to the vote and carried by 10 votes to 1, Mr. Martin voting against.

Any Other Business:

(2025/26:113) Representative Report(s):

113a) Northern Local Authorities Swimming Pool: McGuinness presented a report following a meeting of the Northern Local Authorities Swimming Pool held on 28th July, 2025.

113b) Northern Chamber of Commerce: Mrs. Johns-Garrett presented a verbal report as the Commission’s representative on the Northern Chamber of Commerce, commenting particularly on the recent exhibition held at the Town Hall which encouraged public input into ideas to take the Town forward.

(2025/26:114) Sundry Matters: -

114a) VJ Day Wreath Laying Ms Shimmin and Mrs. Webb were thanked for their attendance this commemoration.

114b) Artwork Changing Hut Queen’s Promenade: Mr. Young referred to the art piece placed on the wall of the changing hut at Queen’s Promenade. Whilst Mr. Young had queried his interpretation/ appreciation of the piece; Mrs. Webb reminded members that it was contrary to the agreement to place anything on an external wall. Members were informed that the artwork would be relocated to a nearby location.

115c) Recycling Bins – South Ramsey: Mrs. Moss queried if any recycling bins were located in South Ramsey? The Technical Services Manager advised not. Mr. McGuinness advised members that it had been proposed to provide recycling facilities at Cloughbane but this had not proceeded because of complaints against the proposal by residents.

The Chairman closed the public meeting at 8.35 p.m. Ms. Cottam-Shea withdrew from the meeting at this stage.

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.

(2025/26:116) Minutes Recorded in Private:

Resolved: That, following a proposal by Mr. McGuinness, seconded by Mrs. Honey and agreed without division that the minutes of the Board meeting held on 23rd July, 2025, recorded in private be confirmed and signed by the Chairman.

Matters for Information:

(2025/26:117) Action Tracker:

Resolved: To note the “Action Tracker” to 14th August, 2025, subject to the following:-

Mr. McGuinness sought progress regarding Close Woirrey Design Fees – members were informed that work is continuing with the PMU but nothing in writing has yet been received.

(2025/26:118) Ruinous Register:

Resolved: To note the “Action Tracker” to 14th August, 2025, subject to the following:-

Seymour House – the Technical Services Manager informed members of her understanding that the owner of this property has recently died it is unknown who is next of kin, or which Advocates are acting in this matter.

Finance and General Purposes:

(2025/26:119) Finance Officer’s Report:

Resolved; to note the Finance Officer’s private report dated 13th August, 2025, subject to the following:-

Aged Debtors – Mr. McGuinness queried a specific debt - members were informed that attempts are being made to determine where that debtor is currently resident.

Works and Development:

(2025/26:120) Town Clerk's Report – Response to Minister – Ramsey Harbourside Defences:

Members considered the Town Clerk's report dated 11th August, 2025, which comprised a suggested response to the Minister of the Department of Infrastructure following a recent private meeting at which harbourside defences and other matters were discussed.

Mr. McGuinness advised that the Commission would be required to comments as the consultative and planning processes progressed and felt that it would be better to make more public final statements at those stages.

Mr. McGuinness also reminded members that a former scheme to provide flood defences had included discussions with numerous interested parties who had been afforded the opportunity to have input which he felt the current scheme lacks.

Resolved: That following a proposal by Mr. McGuinness, seconded by Mrs. Honey and carried by 10 votes to 1, Mr. Martin voting against, the Commission do not respond at this stage.

(2025/26:121) Town Clerk's Report – Padel Tennis Proposal:

Members considered the Town Clerk's report dated 11th August 2025, advising of the approach made by an interested party to establish Padel Tennis facilities withing the Town, of land in the Commission's ownership, possibly within the Mooragh Park.

Resolved: That following a proposal by Mr. McGuinness seconded by Mr. Martin and carried without division that officers be authorised to enter into further discussions with the third party, confirming the Commission's interest to the principle without any guarantees, of providing padel tennis facilities and are prepared to consider the matter further subject to a site being identified and firm plans being submitted of the proposals.

Housing and Property:

(2025/26:122) Minutes Housing Committee:

Resolved: To note and approve the minutes of the meeting of the Housing Committee held on 5th August, 2025, subject to the following:-

Mr. McGuinness queried the "turn around" period for vacancy properties – the Housing and Property Manager advised that this was dependent upon the degree of work required when a property is vacated.

Matters of Establishment:

(2025/26:123) Minutes Meeting Establishment Committee

Resolved: That following a proposal by Mr. McGuinness seconded by Mrs. Honey and agreed by 9 votes to 1, Mr. Martin voted against, the minutes of the meetings of the Establishment Committee held on 10th June, 8th July, and 5th August, 2025, be ratified.

The meeting closed at 9.45 p.m. giving a time of 3 hours for the payment of attendance allowances.

Chairman.

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	Dec-24	TRKC	Sep-23		
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 remain outstanding.. Work has commenced. Discussions with developer on going with regards to park standard etc.	FGP	Apr-25	TC	Mar-25		
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. Waiting on mason names from War memorial committee for someone competent to work on monument	WD	Aug-25	AF	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. No additional services during 2025. Town Clerk has written to Minister.	FGP	Jul-25	SB	Apr-26		
Jul-22		Mooragh Park shelter public art.	Mooragh Park shelters.	EOI process underway for final shelters	PL	Aug-25	SB	Jun-24		
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. Letters need sending to other people who have occupied land not belonging to them.		Jan-24	BW	Jan-24		

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
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.	Developer been pursued about this area alongside Auldryn Walk.		Jul-25	TC	Dec-24		
Jan-24		BMX track.	Understand how the club is structured and the plans for the course.	Interested parties asked for update of their intent. Consider options available and consider including a budget allowance for 2026/27	PL	Aug-25	AF	Dec-25		
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.	A public enquiry will be held in due course - after the local Authority General Election. This will now be after the by election. Follow up with DOI	FGP	Aug-25	SB	Sep-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.	Awaiting outcome of application to DFE for Local Economy Fund grant.	PL	Aug-25	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. AF to bring to March meeting - none compatible hearing aids. Alternative option to be looked into. Local charity have presented options to be considered. Likely to be a project for the Budget process.	HP	Sep-25	AF	Nov-25		
Sep-24	24/25:128	Sprintfest	2026 event to held using same format. Include in 2026/27 budget.	Agreed in June 2025 to hold event on 2026	PL	Jun-25	SB	Jun-26		
Sep-24	24/25:148	Station Road Car Park.	Installation of cooling units. Liaise with interested parties to resolve.	Meeting with leaseholder during w/c 21 July 2025	FGP/ WD	Jul-25	SB	Mar-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. All appropriate contribution invoices now raised, but remain outstanding. Report on outstanding debt treatment prepared. Provision to be made against debt in 2025 accounts as part of NCAS accounting.	FGP	Aug-25	NC	Oct-24		
Nov-24	24/25:190	Area Plan North and East	Provide further report once further Cabinet Office response received	Cabinet Office Response now received -- subject to Special Board.	WD	01/03/2025	DF	Jan-25		
Nov-24	24/25:196	Dog Fouling	Raise awareness and report on fines	Enquiries ongoing about options. Fixed Penalty set by Dog (Amendment) Act 2006 so would require a new Act to increase. Courts have option to fine up to £1,000 TA has prepared a report for the Board	FGP	Jun-25	TC	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
Nov-24	24/25:196	Cigarette Litter	Illustrations around drain covers - seek permission from Department for those on highways	Enquiries with DOI being undertaken by Member. Identifying suitable materials locations to illustrate Looking for alternative areas to do e.g. Park Road and Mooragh access Road. <i>We are going to utilise the template that Douglas have used on the pavements on town.</i>	WD	Sep-25	BW	Feb-25		
Jan-25	24/25:256	Review of Re-Use	To ask NCAS to allow to year end	With new regulations around the disposal of electrical items the re-use is current being used as collection and storage points as they have to be stored in the dry. Reviewed not able to change at this moment. <i>See 25/26:078</i>	WD	Aug-25	DF/BW	Feb-25		
Feb-25	24/25:284	Sprintfest Fan Zone and Vintage Club event	Attempt to obtain additional funding and enter into discussions with VMCC	View options for 2026	PL	Feb-25	SB	Jul-26		
Mar-25	24/25:302	Policy ruinous Buildings	Policy to be formatted	Draft Policy received reviewed, and amendments needed Clarification sought from EHI inspectorate on application of different parts of various legislation. Documentation sent to Policy Committee as requested Second draft received - in review Sent to Lead & Deputy W&D for comments on review & setting of authorisation levels for cost and charges to owners	Policy	Aug-25	BW	May-25		
Mar-25	24/25:302	Volunteer Policy	A volunteer Policy to be created		Policy	Mar-25	DF	Aug-25		
Mar-25	24/25:310	S13 Ballachrink	Seek meeting with Developer regarding proposals for the area		FGP	Mar-25	DF	May-25		
Mar-25	24/25:311	Loading Bay	Consult with business community regarding provision of loading bays	Survey to commence with Chamber of Commerce members	FGP	Jul-25	SB	Aug-25		
Apr-25	24/25:341	New Commissioners "On Boarding	Member photographs on website.	<i>One Photograph pending.</i>	FGP	Sep-25	SB	May-25		
Apr-25	24/25:342	New Land Sculpture	"I Ramsey" sculpture	Survey to be undertaken. <i>Use draft report to put options out to public.</i>	PL	Sep-25	SB/AF	Oct-25		
Apr-25	24/25:344	Review of Recording of Minutes	Establish a Decision Table	Trailing Otter AI and format of table	FGP	Jun-25	DF	01/09/2025		
Apr-25	24/25:348	Provision of Free Wi-Fi	Investigate costs for various locations	Investigate costs and report back to Board	FGP	May-25	SB	Sep-25		
May-25	25/26:022	Car Parking Residents' Rates	Request to consider residents' rates	Refer to policy Committee	Policy	Jun-25	DF			
May-25	25/26:023	Hedges	Problem overgrown hedge	Action taken by property owner	WD	Jul-25	BW	Jul-25	Jul-25	
May-25	25/26:025	Anti-Dog Fouling Campaign	Options for Campaign agreed	Ongoing	WD	Aug-25	GK	Aug-25		
May-25	25/26:031	Family Library	Meeting to organised with LM and DLM with northern local authorities.	Meeting date to be set	PL	Jul-25	SB	Aug-25		
Jun-25	25/26:042	Action Tracker Bus Services	Concern at level of services TT week etc.	Minister written to conveying concern.	FGP	Jul-25	DF	Jul-25	Jul-25	
Jun-25	25/26:042	Action Tracker Bags for Life	Assess costs and purchase if acceptable		PL	Jul-25	SB	Sep-25		

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
Jun-25	25/26:048	Leighney Field	Seek information from Ramsey AFC	Ongoing correspondence between TC and Club no update. Club was due to meet with FA	PL	Jul-25	DF	Jul-25		
Jun-25	25/26:051	Community Garden	Site identified	Compiling documents for interested parties - documents sent Aug 25 Tenders being reviewed 15/09/25	PL	Sep-25	BW	Jul-25		
Jun-25	25/26:055	Redundant Telephone Kiosk	Pending installation of defibrillator	Checking planning obligations	FGP	Sep-25	SB	Nov-25		
Jul-25	25/26:071	Environmental Projection	Bill yet to progress - progress report on implications	Note consultation	FGP/WD	Jul-25	DF			
Jul-25	25/26:073	Street Traders Rumblin Tum	Agreement in principle to licence	Other areas to be considered by applicant.	FPB	Aug-25	SB			
Jul-25	25/26:076	Social Housing	Draft Strategy and budgetary reports Lead Member for Housing with HPM; Publish strategy. Strategy development ongoing	Approval of Notice of Motion	HPE	Sep-25	AF	Dec-25		
Jul-25	25/26:077	Art Trail	Agreement to set up an Art Trail	Discussions continuing with APP developer.	PL	Sep-25	SB			
Jul-25	25/26:078	Re-Evaluation Re-use Facility	Agreement in principle to re-opening - further reports to be presented on financial implications	Defer until September 25 Meeting	WD	Jul-25	DF			
Jul-25	25/26:081	Clearing Foreshores	Agreement in principle to clearing	Obtain approval Harbours Division Department of infrastructure - aim to have clear if approved prior to nesting season Works undertake a clean of the south beach every year following storms and before nesting season anyway. We rake the beach to remove debris. Waiting on an answer from DOI	PL	Sep-25	BW	Jan-26		
Aug-25	25/26:104	Isle of Man Strategic Plan	Members to submit views to Town Clerk by 8th September.	No submissions received	FGP		DF	Sep-25		
Aug-25	25/26:105	MUA Wayleave - Coronation Park	Petition DOI	Petition submitted	WD	Sep-25	BW	Oct-25		
Aug-25	25/26:111	Reduction of Beds at RDCH	Write to Minister	Letter sent	FGP	Sep-25	DF	Sep-25		
Aug-25	25/26:112	Investigate Fixed Charge for Household Waste	Investigate per Notice of Motion		WD		BW	Jan-26		
Aug-25	25/26:113	West Quay Defences	Response to presentation - make comments when planning starts	Advised DOI	FGP	Sep-25		Sep-25	Sep-25	
Aug-25	25/26:121	Padel Tennis	Carry on discussions with interested party	Ongoing no update	FGP		DF	Jan-26		

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	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	27/02/2025			
	Water Street Boundary Wall	2018	27/02/2025			
	Britannia Hotel	2019				
	Seymour House - Ballure Road	2018	07/05/2025	16/05/2024		04/05/2021 28/10/2022 27/02/2023
	The Poplars - Bircham Ave, Ramsey	2019	13/12/2022			
	4 Hespera Terrace	2020				
	3 West Quay	2021				
	13 Water Street	2021	27/02/2025 12/05/2025			
	15 Water Street	2021	27/02/2025			
	17 Water Street	2021				
	Old Ocra Building Tower road	2021				
	Stanley Public House	2021				
	Railway Line	2022				
	Coffee Pot	2022	30/09/2022			
	Sub-station - Tower Street	2022				
	21 Bowring Road	2023	04/03/2024 24/01/2025 27/01/2025 13/02/2025 13/02/2025 Mar-25 01/08/2025	04/03/2024 24/01/2025 27/01/2025		
	2 Albion Terrace, Lezayre Road	2023	04/12/2023			
	Barry Curran's West Quay	2024	21/08/2024 23/01/2025 24/01/2025 04/02/2025	21/08/2024		
	5 Marine Gardens	2024				
	Cannon Court	2022	27/08/2024	28/08/2024		
	Cooil-Ny-Marrey Waterloo Road	Oct-24				
	Auldyn House - 22 Parliament St, 6 West Quay & 24 Parliament St (Tide & Jewel Box)	2019	20/01/2025 14/02/2025	22/01/2025 Feb-25 23/04/2025		
	The Groom, Bride Road	2025	12/02/2025 27/05/2025	22/05/2025		Mar-25

	Property Address	Ruinous Register Entry Date	Commission's correspondance dates	Owner's correspondance dates	Stage	Letters of notices dates (if given)
	Old River Road Depot	2025	18/02/2025			
	Lloyds Bank	May-25				
	Barclays Bank	May-25				
	6 Ash Grove	Jun-25	24/06/2025			
	48 Ormly Road	Jun-25	23/07/2025			
	70 Ormly Estate	Jun-25	23/07/2025			
				28/07/2025		
	19 West Quay	Jul-25	22/07/2025			
	Tutti Fruitii	Jul-25	24/07/2025			
				29/07/2025		
	Flat Above Youngs	Sep-25				

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
PUBLIC ACCOUNTABILITY MEETING
SEPTEMBER 2025 – PUBLIC**

Mr. Chairman and Members,

The Ramsey Town Commissioners' first Public Accountability Meeting will be taking place at 7 p.m. on **Wednesday 24th September 2025**. The meeting will take place at Ramsey Town Hall.

The meeting is open to members of the public who can submit a question in advance of the meeting or register to speak at the meeting.

The meeting will start with a presentation from the Chairman on the work and decisions of the Commission. This will be followed by questions from the public.

Details of how to register to speak or to submit a question can be found www.ramsey.gov.im.

Recommendation: for noting.

H. S. Bevan
Deputy Town Clerk

10th September 2025

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
Rating and Valuation (Amendment) Bill - Consultation
SEPTEMBER 2025 - PUBLIC**

Mr. Chairman and Members

Treasury has opened a consultation on proposed amendments to the Rating and Valuation Act 1953. Responses need to be submitted on or before Friday 17th October 2025.

The changes aim to make targeted improvements to the way rates are applied in relation to four specific areas: dangerous or ruinous buildings, rebate schemes, quarries and property owned by charitable organisations.

Proposals include:

- Removing rates exemptions for dangerous or ruinous buildings to: discourage long-term vacancy; and promote property upkeep to bring more into economic use
- Allowing greater local flexibility in rebate schemes by removing the requirement that all such schemes are funded by the Treasury
- Introducing a discount and potential cap on the rateable value of quarries, recognising their unique nature
- Clarifying the treatment of property owned by charitable organisations, to ensure consistency and transparency in how rates are applied

The consultation can be accessed online at <https://consult.gov.im/treasury/rating-and-valuation-amendment-bill/>. A copy of the consultation is enclosed with members' agenda papers.

Officers are currently undertaking an exercise to review the properties which Treasury have listed as Zero rated.

Members are asked to consider if they wish to make a submission as an authority.

Recommendation: for discussion.

H. S. Bevan
Deputy Town Clerk.

8th September 2025

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
SECTION 13 AGREEMENT – LAND ABUTTING ISLE OF ALANIS
SEPTEMBER 2025 – PUBLIC**

Mr. Chairman and Members,

Planning Application 24/91268/B, in respect of the construction of a six storey apartment block containing 12 apartments and associated parking, was granted Planning Permission on 19th May 2025 subject to a number of conditions. There are also obligations under Section 13 of the Town and Country Planning Act 1999 relating to commuted sums payable in lieu of the provision of Affordable Housing and Public Open Space.

The amount payable in lieu of the provision of Public Open Space is £7,149. This sum is in line with similar applications. This amount is payable to Ramsey Town Commissioners.

The Planning Decision Notice will not be issued until the Section 13 Legal Agreement has been agreed and signed.

The Attorney General's Chambers have provided an Agreement for signing and execution. Members are therefore asked to consider whether authorise the signing of the Agreement.

Recommendation: for discussion.

H. S. Bevan
Deputy Town Clerk

8th September 2025

**RAMSEY TOWN COMMISSIONERS
DEPUTY TOWN CLERK'S REPORT
SWEET VICTORY – OUTSIDE COURTHOUSE
SEPTEMBER 2025 – PUBLIC**

Mr. Chairman and Members,

Sweet Victory has requested permission to have a stall outside Ramsey Courthouse on Saturday after the Farmers Market. Sweet Victory offers a range of homemade sweet and savoury food items, traditional sweet shop, pic and mix and homemade candle soap.

The stall will be selling their homemade products at the Isle of Man Farmers Market on a Saturday. They wish to carry on selling after the Farmers Market has finished until no later than 4.30 p.m.

The area outside of the Courthouse is owned by Ramsey Town Commissioners and is not part of the agreement with Ramsey Community Hub. That said there is agreement that Isle of Man Farmers Market can operate in the outside space on a Saturday.

The company has indicated that they have insurance and are registered as a food business with DEFA. They will also vacate the site in the event that the Commission are using the area for an event.

Recommendation: for discussion.

H. S. Bevan
Deputy Town Clerk

8th September 2025

**RAMSEY TOWN COMMISSIONERS
FINANCE OFFICER'S GENERAL REPORT
SEPTEMBER 2025 - 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 August 2025 – Appendix 1.
2. Tabulated summary of the Income and Expenditure for the period 1st April to 31st August 2025 – Appendix 2.

Accounts

Accounts of £372,463.32 were paid via the General Revenue Account and accounts of £34,252.32 were paid via the Northern Civic Amenity Site Account in August 2025. 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 2025-26 Income and Expenditure from 1st April to 31st August 2025 is attached at Appendix 2.

Certain elements of capital expenditure incurred have been paid through the Revenue account some of which have been or will be financed by way of capital loans. They are not disclosed as part of Appendix 2, the 2025-26 Income and Expenditure figures, and they are:

LED street lighting replacement programme	£74,607
Cronk Elfin refurbishment – retentions & consultancy payments	£22,599
Upper Queen's Pier Road refurbishment – on-going prof. fees	£12,655
Close Woirrey demolition & site clearance	£14,532
Computer hardware	£10,716
Office equipment	£9,297
Boathouse boiler	£7,344
Machinery – chainsaws, mower, trimmers	£3,897

Recommendation: To be noted.

10th September 2025

N.Q. Cannell, FCCA
Finance Officer

Ramsey Town Commissioners

Accounts paid during August 2025

Appendix 1

Payee	Description	Amount (incl. VAT)
General Account		£
Staff	Wages, salaries, ITIP, NI & superannuation	152,665.54
IOM Government	Waste disposal at EFW Plant	87,457.69
Various	Housing property repairs, maint. & safety checks	44,477.11
Various	Commission property repair, maint. & safety checks	25,568.63
Various	IT costs - new computer hardware	12,859.20
Various	Vehicles maintenance & servicing	6,518.46
Various	IT costs - general expenditure	5,192.72
Various	Housing - Cronk Elfin refurb.	4,422.65
Steven Morley Ltd.	Legal & professional fees - ruinous properties	4,050.00
Various	Staff training	3,741.00
Various	Machinery repair & maintenance	3,189.89
Swept Clean Road Sweeping Serv. Ltd.	Sweeper & gulley cleaner hire	2,928.00
Various	Town events	2,701.31
Electric Avenue Leeds Ltd.	Street lighting maintenance	2,229.76
Ellan Vannin Fuels Ltd.	Fuel & heating oil	1,094.59
	Tree survey works	1,080.00
2 Clean	Toilet cleaning contract	2,664.87
Various	Rent refunds & transfers	3,017.66
Various	Phones	1,570.59
Banks	Bank & debit card charges	1,590.37
Electric Avenue Leeds Ltd.	Street lighting - LED replacement programme	1,215.92
DQ Advocates Ltd.	Housing legal & professional - repossession	840.00
Various	Refuse materials & equipment	328.88
Various	Office expenses - post, printing, stationery etc.	320.40
Various	Park materials	256.78
Various	Security & safety	243.78
Various	Library books, materials & IT licences	237.52
		372,463.32
Northern Civic Amenity Site		
IOM Government	Waste disposal at EFW Plant & Wrights Pit North	19,525.98
Various	Recycling charges	8,233.61
Various	Skip haulage	4,781.16
Various	Equipment repairs	963.00
Manx Utilities	Heat & Light	224.25
Oddjob Services	Contract labour	187.50
Various	PPE	95.00
Worldpay (UK) Ltd.	Debit card reader charge	90.94
Manx Telecom Ltd.	Phone	88.45
Various	Site maintenance	39.60
Bank	Charges	22.83
		34,252.32

Ramsey Town Commissioners

Suppliers utilised during August 2025

Appendix 1

A B Clark	IOM	J Wood Tree & Garden Services Ltd.	IOM
Access UK Ltd.	UK	Magnet IOM Ltd.	IOM
Allan C Swales Ltd.	IOM	Mann Hire Ltd.	IOM
Argon Business Systems Ltd.	IOM	Mann Waste Recycling Ltd.	IOM
Askews & Holts Library Services Ltd.	UK	Manx Business Solutions Ltd.	IOM
Barry Gelling t/a Gellings Removals	IOM	Manx Telecom Ltd.	IOM
BHW Print Group Ltd.	IOM	Manx Utilities	IOM
Brew & Corkill Ltd.	IOM	North Point Plastics Ltd.	IOM
C E Richmond Ltd.	IOM	Oddjob Services Ltd.	IOM
City Electrical Factors IOM Ltd.	IOM	Outdoor Power & Plant Ltd.	IOM
Cleervu Aerial Specialists Ltd.	IOM	Paul Wheeler Ltd.	IOM
Crossroads Manx Workshop	IOM	P & M Window Cleaners Ltd.	IOM
David Perry Electrical Contractors Ltd.	IOM	Ramsey Shipping Services Ltd.	IOM
DQ Advocates Ltd.	IOM	Ramsey Skips	IOM
Drains IOM Ltd.	IOM	R Turner Electrical Ltd.	IOM
Egan Reid Stationery Co. Ltd.	IOM	Signrite IOM Ltd.	IOM
Ellan Vannin Fuels Ltd.	IOM	Specialist Coatings Ltd.	IOM
Exceed Business Services Ltd.	IOM	STARK Building Materials Ltd. (formerly Jewsons)	IOM
Feltons Ironmongers	IOM	Steven Morley Ltd.	IOM
Fenay Machine Safety Ltd.	UK	Suez Recycling & Recovery IOM Ltd.	IOM
G4S Secure Solutions (IOM) Ltd.	IOM	Sure IOM Ltd.	IOM
Glasdon UK Ltd.	UK	Swales Electrical Ltd. t/a Hoistline	IOM
Haldane Fisher (IOM) Ltd.	IOM	Swept Clean Road Sweeping Services Ltd.	IOM
Infotech Systems Ltd.	IOM	2 Clean	IOM
IOM Government	IOM	3FM Ltd.	IOM
IOM Post Office	IOM	The Garage Door & Gate Automation Co.	IOM
Jacqui Mulvagh Illustration & Design	IOM	Whittaker Trading Ltd.	IOM
J Clawson Ltd.	IOM	Worldpay (UK) Ltd.	UK
J W Kneen & Son Ltd.	IOM		

RAMSEY TOWN COMMISSIONERS

SUMMARY OF INCOME & EXPENDITURE TO 31st AUGUST 2025 - Appendix 2

	2025-26 to date			Estimate for 2025-26		
	Expenditure	Income	Net Expend. / (Income)	Expenditure	Income	Net Expend. / (Income)
Social Housing						
Housing Schemes	1,873,072	2,506,775	(633,703)	4,767,064	5,193,041	(425,977)
Cl. Woirrey/ Cl. y C Ghlass	90	0	90	486	0	486
Brookfield Court	4,709	4	4,705	22,954	17,091	5,863
Close ny Mooragh	13,178	125	13,053	53,755	43,023	10,732
Sub Total	£1,891,049	£2,506,904	(£615,855)	£ 4,844,259	£ 5,253,155	£ (408,896)
Property and Assets						
Town Hall	74,431	19,337	55,094	297,764	28,716	269,048
Workshops	24,714	0	24,714	128,554	0	128,554
Public Conveniences	18,988	0	18,988	64,466	0	64,466
Courthouse - loan repayment	14,800	0	14,800	14,800	0	14,800
Courthouse - maint., H & L etc.	3,065	1,250	1,815	7,251	0	7,251
Mansail Lease	5,485	8,250	(2,765)	5,692	13,257	(7,565)
Lakeside Centre	2,639	4,645	(2,006)	5,523	12,600	(7,077)
Parklands Day Nursery	754	10,265	(9,511)	4,540	20,733	(16,193)
Bowling Alley	0	3,750	(3,750)	5,613	15,000	(9,387)
Non-Lease Properties	6,935	0	6,935	10,293	0	10,293
Prom shelters, benches, signs	13,555	4,183	9,372	41,572	0	41,572
Private Property Repairs	3,402	11,905	(8,503)	20,500	0	20,500
CCTV town centre	638	0	638	1,910	0	1,910
Apprentices	0	0	0	0	0	0
Asbestos survey	0	0	0	17,167	0	17,167
R & N Districts Housing C.	4,899	5,810	(911)	20,600	22,660	(2,060)
Park assets	41,171	0	41,171	97,866	0	97,866
Sub Total	£215,476	£69,395	£146,081	£744,111	£112,966	£631,145
Works & Development						
Foreshores & Flags	1,655	0	1,655	4,339	0	4,339
Car Parks	7,890	19,796	(11,906)	27,566	29,827	(2,261)
Refuse Removal	321,164	68,580	252,584	873,134	175,701	697,433
Civic Amenity contribution	0	0	0	255,948	0	255,948
Civic Amenity contracting	210,011	111,761	98,250	470,000	470,000	0
Sewers & Pumps	26,008	26,008	0	103,978	103,978	0
Street lighting & maint.	59,720	0	59,720	288,268	0	288,268
Decorative maint.	252	0	252	10,940	0	10,940
Decorative lighting new items	0	0	0	50,000	0	50,000
Local Services	190,796	0	190,796	341,154	0	341,154
Sub Total	£817,496	£226,145	£591,351	£2,425,327	£779,506	£1,645,821
Parks & Leisure						
Events & Attractions	30,010	4,692	25,318	62,997	12,500	50,497
Parks & Gardens	132,765	2	132,763	339,262	4	339,258
Games Concessions	19	0	19	546	0	546
Public Library	65,162	3,367	61,795	170,103	9,616	160,487
Sub Total	£227,956	£8,061	£219,895	£572,908	£22,120	£550,788
Finance & General Purposes						
Administration	16,207	0	16,207	128,909	0	128,909
Office Expenses	323,600	17,220	306,380	848,073	120,803	727,270
Sundry Expenses	7,448	0	7,448	10,117	0	10,117
Miscellaneous	10,006	23,202	(13,196)	71,295	41,563	29,732
Swimming Pool	9,060	0	9,060	47,451	0	47,451
Town Band	2,000	0	2,000	2,000	0	2,000
Town Centre Management	6,734	44	6,690	66	102	(36)
Sub Total	£375,055	£40,466	£334,589	£1,107,911	£162,468	£945,443
TOTAL	£3,527,032	£2,850,971	£745,456	£ 9,694,516	£ 6,330,215	£ 3,364,301
Town rates	£ -	£3,232,572	(£3,232,572)	£ -	£ 3,635,908	(£3,635,908)

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
CONSULTATION STRATEGIC PLAN REVIEW
SEPTEMBER 2025 – PUBLIC**

Mr. Chairman and Members,

As per my circulation to you on email on 5th August, Last, The Isle of Man Government has launched a Preliminary Publicity consultation on the Strategic Plan Review running through October 27, 2025. This is the first formal statutory phase in updating the Strategic Plan—a high-level statutory framework for island-wide land use and development

The updated Plan will guide the Island's growth over a 20-year horizon, covering 2021 to 2041, replacing the version adopted in 2016

Background & Legislative Timeline

The Preliminary Publicity stage began with a previous consultation in July–September 2023, which attracted 209 responses from the public, developers, local authorities, government bodies, and community groups.

Under the Town and Country Planning Act 1999, Cabinet Office must have published a Draft Plan by 28 September 2024, based on those early consultations. The current 2025 re-launch builds upon that earlier stage.

Core Issues Under Review

The consultation focuses on these topic areas (largely aligned with evidence papers released alongside the Main Consultation Document):

- Island Spatial Strategy: balanced urban/rural development
- Housing needs: addressing demand and affordability
- Environment & Climate Change: embedding climate policy and biodiversity net gain into planning
- Business & Employment Land
- Tourism, Recreation & Community Facilities
- Infrastructure & Transport
- Utilities, Waste, Energy & Minerals
- Design, Heritage & Landscape Protection and renewable energy policy integration

Town Clerk's Report – Consultation Strategic Plan Review – September, 2026 – Public Continued:

What Respondents Said (2023 Feedback Summary)

From the 209 responses (153 public, plus stakeholders including local authorities and developers), key thematic priorities emerged:

- Strong interest in embedding climate resilience and net-zero commitments in planning
- Concern about housing supply, affordability, and rural vs urban balance
- Calls for better alignment with the 'Our Island Plan' vision of a secure, vibrant, sustainable future
- Need for clearer frameworks around heritage conservation, design quality, and renewable energy development

Cabinet Office is now preparing a consultation summary report detailing these themes to inform the Draft Plan.

Strategic Implications for Local Authorities

This is an early, influential stage where responses can directly shape the Draft Strategic Plan. Local Authorities are key stakeholders, likely consulted separately or in a manner coordinated by Cabinet Office. The Plan will influence future Area Plans and decision-making, including major infrastructure, housing, climate adaptation, and land use. Embedding climate goals—aligned with the Climate Change Act 2021—is now statutory, placing greater importance on local planning policy levers. **NOTE – We don't have a local planning policy, but it would probably be very useful!**

We will now need to do the following:

- Review the Main Consultation Document and relevant evidence papers (e.g. Climate, Spatial Strategy, Housing)—available online via the Consultation Hub
- Develop a structured response covering:
 - Key local priorities and concerns
 - Impacts on housing and infrastructure
 - Local environmental and climate resilience considerations
 - Opportunities for employment, design quality, heritage protection

We will need to submit our response by the deadline (5 pm, 27 October 2025) by email to StrategicPlan@gov.im. You may of course wish to add your own comments as a private individual.

Recommendation:

Based on your responses to date, I respectfully advise on the form of words at Appendix A to be sent as our response.

D C FLINT
Town Clerk

9th September, 2025.

APPENDIX A

1. Introduction

Ramsey Commissioners welcome this opportunity to contribute to the Strategic Plan Review. As the **largest Manx town by status**, Ramsey plays a major role as a regional centre and service hub for the north of the Isle of Man. Our submission draws on local demographic pressures, housing demand, infrastructure capacity, environmental assets, and economic regeneration initiatives.

2. Local Context & Key Evidence

Population & Growth

- Ramsey serves as a **service centre for surrounding rural parishes**, supporting projected growth of approximately 500 residents up to 2031
- The town's boundary expansion bid was rejected emphasizing that **sufficient land exists within existing boundaries** to meet growth needs

Housing & Affordability

- Approved development at **Vollan Fields** will deliver **153 new homes**, including 38 affordable units and significant public open spaces, though flood risk remains a concern
- A separate scheme at **Sulby Riverside** proposes up to **205 homes**, including industrial units and community facility—but faces environmental objections due to proximity to protected saltmarsh and floodplain

Infrastructure & Climate Resilience

- Local evidence confirms Ramsey's infrastructure is capable of supporting new development, but road closures due to **flood risk** remain a community concern
- Local planning must embed **flood resilience measures**, especially on sites adjacent to sensitive ecosystems like Poyll Dooley.

Economy, Town Centre Regeneration

- Around **17% vacancy** in Ramsey's high street, with lower-than-desired footfall. Retail and hospitality performance rated ~1.9/5 and 2.7/5 respectively
- Government has earmarked up to **£2.4m** for town centre regeneration, including local grants to reduce vacancies and boost events based activity

Heritage, Recreation & Culture

- Ramsey contains a **Conservation Area** with many registered buildings. The **Queen's Pier restoration** (begun in 2016) remains an important heritage and tourism asset
 - The town benefits from amenities such as Mooragh Park, Grove Museum, sports clubs, sailing, festivals like Shennaghys Jiu, the TT Sprint, and local youth sports activity
-

3. Responses Aligned to Key Consultation Themes

A. Island Spatial Strategy

- Support the existing settlement pattern: further housing densification **within Ramsey's established footprint** is appropriate, avoiding boundary expansion unless absolutely needed.
- Encourage **brownfield-first development**, to limit loss of rural and greenfield land as typified by Vollan Fields

B. Housing Needs

- Agree housing delivery must **include affordable tenure options**, but proportion of such homes (e.g. Vollan's 38 units) must be increased.
- Warrants specific policy to support **intergenerational housing**, balanced demographic growth (concerns over retirees driving up prices)

C. Environment & Climate

- Strategic Plan must enforce **robust flood risk assessment and mitigation**, especially on sites near saltmarshes and rivers (e.g. Poyll Dooley flooding concerns)
- Protect **designated ecosystems** (Marine Nature Reserve at Ramsey Bay, saltmarsh, glens) and support tree-cover enhancement via Ramsey Forest initiative

D. Infrastructure & Transport

- Ensure upgrades to roads and drainage to manage flood-related closures affecting the town.
- Advocate investment in **public transport, cycling, walking routes**, reducing car dependency echoing local calls for sustainable travel approaches

E. Business, High Streets & Local Economy

- Town centre revival strategies must be **locally tailored**, leveraging the regeneration fund and community-led event support for Ramsey.
- Encouraging **upper-floor conversion**, pop-up retail, flexible use space to address the ~17% vacancy rate and support jobs

F. Design, Heritage & Landscape

- Prioritise **high design quality in new housing**, sensitive to Conservation Area context.
- Leverage historical features including restored **Queen's Pier** and heritage assets to support tourism and cultural placemaking.

4. Additional Local Priorities

- Strengthen mechanisms to **retain workforce**, particularly younger demographics, to prevent over-ageing of community and rental pressures
- Plan for education and health services: Ramsey Grammar School (c.1,000 students) and Ramsey Cottage Hospital demand growth-aligned capacity planning

5. Summary & Recommendations

Theme	Ramsey Position
Spatial Strategy	Support infill and brownfield growth. No boundary extension.
Housing	More affordable housing needed, including tenure intergenerational mix.
Climate & Env	Embed flood resilience, habitat protection, forestry, and n restoration policies.
Infrastructure Transport	Enhance road resilience, sustainable travel infrastruc connectivity.
Economy & Regener	Use town regeneration funding effectively. Local-first event and street revival.
Heritage & Design	Ensure sensitive design in new development and maximize her tourism potential.
Ed & Health	Plan capacity in planning forecasts for schools and hospital ser to meet demographic growth.

6. Conclusion

Ramsey Commissioners believe the Strategic Plan must support a balanced and resilient future for Ramsey by enabling sustainable growth, safeguarding environmental and cultural assets, reinforcing local services and economy, and delivering high-quality housing and transport infrastructure. We stand ready to provide further technical input, local data, or support in developing the Draft Plan stages and future Area Plans.

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
PLANNING APPLICATIONS – SEPTEMBER, 2025 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.

P.A. NO.: [25/90689/B](#)
PROPOSED: Erection of new four storey dwelling
NOTES: P.A. in Detail
SITE: **11-12 West Quay**

P.A. NO.: [25/90735/B](#)
PROPOSED: Creation of separate garden with vehicular access from Jurby Road
NOTES: P.A. in Detail
SITE: **Creg Malin, Jurby Road, Ramsey**

P.A. NO.: [25/90799/B](#)
PROPOSED: Erection of single storey extension to rear elevation with associated internal alterations
NOTES: P.A. in Detail
SITE: **64 Royal Park, Ramsey**

P.A. NO.: [25/90803/C](#)
PROPOSED: Change of Use of full ground floor area to Class 1.3 (food and drink) and Class 1.4 (hot food takeaway)
NOTES: P.A. – Change of Use
SITE: **8, Peel Street, Ramsey**

P.A. NO.: [25/90815/B](#)
PROPOSED: Erection of single storey extension to rear elevation of existing dwellinghouse with alterations to fenestration and doors to support erection of porch to front elevation
NOTES: P.A. in Detail
SITE: **25, Cloughbane Drive, Ramsey**

B. Wallace,
Technical Services Manager

9th September, 2025

**RAMSEY TOWN COMMISSIONERS
TECHNICAL SERVICES MANAGER'S REPORT
TOWER STREETCAR PARK
SEPTEMBER 2025 – PUBLIC**

Mr. Chairman and Members,

Tower Street carpark is located at the north end of Tower Street just off Parliament Street in the Conservation area. It is owned and maintained by Government, but the administration of the parking spaces is undertaken by RTC.

A parking space in Tower Street is £487.78 a year, and there are 12 spaces in total, 10 of which are currently occupied. Twelve spaces generate a total of £5,853.36 a year, which is split 50/50 between RTC and Government.

On the 11th October 2004, RTC submitted a planning application (04/02123/B) as the prospective tenant of the site for temporary parking. The application was approved on the 10th March 2005 with 3 conditions. Condition number 3, states:

‘Unless subsequent planning approval is granted the use of the land as a car park must cease following the expiry two years from the date of the commencement of use’.

We have not been able to locate any evidence that a subsequent planning application was submitted for the site, therefore the site has potentially been operating for 18 years without the relevant planning approval.

Being in the conservation area there are more stringent rules around what you can and can't do. There is a sub-station located on the site, which is in a poor condition. The MUA have tried to get permission to move and rebuild the substation but have met with resistance from Planning and Conservation due to its location and the historic value of the site.

Parking is very important within the town, but this is a prominent brownfield site within town that could be better utilised. The location of the sub-station could limit future development perspectives of the site, and one has to ask that if there was a building in front of the sub-station would it still hold the same conservation significance.

Recent planning applications within the town (West Quay and Albert Road – not in the conservation area) for temporary parking have been rejected by Planning. The reasons for rejection have been stated as:

1. ‘the proposed temporary use would reduce the likelihood of a prominent brownfield site being brought forward and this would be contrary to Strategic Policy 1 of the Strategic Plan 2016, the policy on car parks are set out in “Reform of the Planning System – Programme for Government 2016-2021” and the recommendations of the Select Committee of Tynwald on the Development of Unoccupied Sites (2017-2018).
2. The proposed use is not in accordance with the land use zoning as set out within the Ramsey Local Plan 1998 (or the Draft Area Plan for the North and West).

**Technical Services Manager's Report – Tower Street Carpark –
September, 2025, Public Continued:**

3. The proposal would be contrary to General Policy 2 as the proposal would detrimentally affect the visual appearance of the street scene and the site itself.

The Commission is trying very hard to action brownfield sites and ruinous buildings within the town; by continuing to administer the site and utilising it for parking, we are not giving the DOI any incentive at all to do anything with it to improve the site or the detrimentally affect it is having on the surrounding area.

We believe the site is in poor condition and question its feasibility going forward as a carpark. We believe it would benefit from being resurfaced if it were to continue as a car park.

We have reached out to the DOI to ask them about the carpark, and they have asked if we wish to apply for retrospective planning for the site? They have also stated that they feel the surface is adequate as it is.



OPTIONS

1. Apply for retrospective planning for the car park and continue to use the site for parking if permitted. It should be noted that there is no guarantee that we will get planning.

**Technical Services Manager's Report – Tower Street Carpark –
September, 2025, Public Continued:**

2. Hand the site back to the DOI – with the recommendation that the site be developed either by themselves or sold to a developer.

Recommendation: to go for option 2.

B. Wallace.
Technical Services Manager

5th September, 2025

**RAMSEY TOWN COMMISSIONERS
TOWN CLERK'S REPORT
TT 2026 – AIR DISPLAY
September 2025 – PUBLIC**

Mr. Chairman and Members,

It has now been a few years since Ramsey had any form of air display during the TT Festival. Although there are a few good things in the pipeline, anything more that can attract more footfall to the Town should be encouraged.

During this Year's Manx Grand Prix, a solo RAF Typhoon display was held at Douglas. The parameters set by Air Traffic Control for displays in Douglas Bay are now such that any display loses much of its impact by being much further out to sea.

Those limitations are diminished in Ramsey allowing for a closer display datum, increasing the enjoyment of the event.

The Eurofighter Typhoon is a highly agile, noisy aircraft. The display team use the hashtag #bringthenoise in their advertising. The RAF provide a much more dynamic and engaging display than the rather formulaic Red Arrows. The other advantages are the aircraft is less limited by weather and a Typhoon display costs about a quarter of the Red Arrows.

It is asked whether the Board would be minded for its Officers to enquire whether a Typhoon Display might be scheduled for the Town during TT 2026, and for them to investigate means by which it might be funded?

Recommendation: For decision and direction.

D. C. Flint
Town Clerk and Chief Executive.

11th September, 2025.

**RAMSEY TOWN COMMISSIONERS
NOTICES OF MOTION
SEPTEMBER 2025 - PUBLIC**

Mr. Chairman and Members:

The following Notices of Motion are submitted in the name of Mr. C. J. Martin:-

Notice of Motion dated 1st September 2025 – Dogs in Mooragh Park

“I would like to submit a Motion as Follows:

I would like to suggest that dogs be allowed into the Mooragh Park. All dogs to be on a lead.

I would suggest this only for the months of November 2025 through to the end of March 2026 as trial. Excluding the Bowling Green, The Crazy Golf, Any Court, The Main Gate Play Area and the Wet Play Area.

That if this is a success that consideration be given to its annual introduction or expansion to year round.”

Notice of Motion dated 8th September 2025 – Considerably Sized Art Project:

“Ramsey is building a reputation as a custodian of public art. Initiatives such as the shelter art, and murals have enjoyed almost universal support and plaudits. This is a firm foundation on which the impetus can be maintained, and our ambition grown.

Former Commissioner Lamara Craine proposed a large scale ‘RAMSEY’ lettered welcome structure which is being scoped. Mr McGuinness’s “Great Wave” artwork project for the gable end of the Bowling is also of ambitious scale and takes the town forward with its recognition as a public art destination.

Early discussions with the Arts Council suggest that grant support for a landmark sculpture of real scale may be forthcoming. Large sculptures both permanent and temporary in nature have always been of interest to the public. Examples include the Crane of Castletown, and the wicker Manannan which occupied Sulby Glen for several years. Further afield, installations such as The Angel Of The North and The Kelpies Horse Heads give an idea of how monuments can have real purpose in developing identity of place.



Such a project offers an excellent opportunity for public engagement in terms of suggestions and consensus. Whilst ideas for such an installation might include Viking ships, Godred Crovan, Manx worthies or recognition of our industrial past, polling of ideas from the community and a public vote would generate a degree of civic pride in the result.

This proposal would support the strategic plan across Developing Ramsey towards 2035, and People and Place.

It is therefore proposed;

That Ramsey Town Commissioners support the development of a monument-scale art installation within the town. The project should scope location and theme, and develop both community interest and the support of partner agencies and funding sources. The initial consultations and findings should be brought back to the Board when completed.”

The following Notices of Motion are submitted in the name of Mr. J. McGuinness:-

Notice of Motion dated 10th September, 2025 – Cummal Mooar

In accordance with standing orders I would like to put forward a motion in respect of writing a letter to the Minister for Health and Social Care regarding the continued lack of action with the replacement of Cummal Mooar;

“That Ramsey Town Commissioners write to the Minister for Health and Social Care to:

1. Express the Board’s disappointment that, despite repeated assurances, no fixed date has been set for bringing forward firm plans and timelines for the replacement of Cummal Mooar.
2. Highlight the Board’s concern that the ongoing delays are undermining the provision of residential and respite care in Ramsey and across the north of the Island.

Notices of Motion – September, 2025, Public Continued
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3. Seek reassurance that the replacement of Cummal Mooar remains a clear and urgent priority within the Department’s capital programme, and that adequate provision will be made to meet the needs of residents, carers, and staff.”

Notice of Motion dated 10th September, 2025 – Ramsey Library Statistics:

In accordance with standing orders, I would like to put forward the following motion:

"That Ramsey Town Commissioners resolve that the quarterly statistical report on library services, last provided to the Board in May 2024, be reinstated as a standing report.

That the report should include, as a minimum, the membership and usage statistics previously reported, together with additional management information to support effective oversight of the service.

This should cover:

- borrowing activity analysis including percentage of members actively borrowing in the quarter, percentage of stock borrowed in the last 12 months and identification of number of books not borrowed for over 2-3 years;
- event attendance and community engagement; and
- stock levels by category to include total volumes in stock and net changes during the quarter (new acquisitions vs disposal)"

An extract from a previously submitted report on this matter is set out below:-

“Mr. Chairman and Members,

Number of new members

January	13 adult	16 junior
February	14 adult	23 junior
March	<u>17 adult</u>	<u>14 junior</u>
Total	<u>44 adult</u>	<u>53 junior</u>

Number of registered members

Town	491
Country	185
Junior	655
Staff	8
Visitor	<u>11</u>

Total 1,350

**Number of items borrowed
(by reader category)**

Town	3,201
Country	1,517
Junior	2,346
Staff	62
Visitor	<u>1</u>

Total 7,127

<p style="text-align: center;">Notices of Motion – September, 2025, Public Continued</p>

Type of items borrowed

Text	6,375
DVD	513
Audio	<u>239</u>
	<u>7,127</u>

During this period library staff handled paper copies of the survey regarding the IOM Constitution Bill for Lawrie Hooper, assisted with the election for a new Commissioner, and celebrated World Book Day with a display and by dressing up as book characters.

The library took delivery of new beanbags and display units for the children's area (all within our existing budget). This has created more space in the area and has been very enthusiastically received by both parents and children.
Recommendations: For noting."

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.

September, 2025.

Report on committee MWT. (Manx Wildlife Trust)

I attended the MWT Northern Supporters Group

meeting on 14th August 2025 held at Ramsey Town Hall from 7-8:15 pm.

Introductions were made and the group was very welcoming.

They are involved in a lot of projects and are hoping that more synergies can be developed amongst all the northern parishes so that more collaboration can be done.

Of note

The group is going to contact Stephen Bevan about a charity sponsored DeFib machine for the Ayres and also to contact Craig's Heartstrong charity with the same request. Location will need to be agreed with DEFA.

Ramsey in Bloom

They are keen to provide a judge for the Wildlife Garden category as they were not invited to do so this year and also possibly to look at having a plant sale in conjunction with the Ramsey in Bloom as a fundraiser.

Upcoming MWT events

All listed on MWT Events webpage. Some more family events this summer, then the Inter-Island Environment Meeting 17th to 19th September at the Villa Marina. Book via the webpage. It's the 25th meeting of the group and the first time on the IOM I have booked to attend this conference.

New event on 23rd October at Peel Centenary Centre – Merlin Hanbury-Tenison giving a talk "Our Oaken Bones: Healing ourselves by Saving Britain's Rainforests".

MWT Hairpin Woodland Park

New leaflet out and displayed at NDC. Car park has received planning consent – no date yet for construction.

MWT/TWT events and general update

Agreed to continue social evenings for people interested in Manx wildlife. Next 3rd Thursday falls within MGP so MM has booked The Swan for 4th September. HP will change date on poster and post to Facebook; MM to send note to members.

Date of next meeting: 27th November. Action: JK to book room.

Report submitted by Mrs. W. Bruchal.