



Summary of Responses to the Consultation
on the
Draft Town and Country Planning
(Ballakilley, Bride) Development Order 2010
June 2011



Isle of Man
Government

Reiltys Ellan Vannin



1.0 Introduction

- 1.1 The effect of the Draft Town and Country Planning (Ballakilley, Bride) Development Order 2010 would be to grant Approval in Principle for the residential development of approximately 1.2 ha of land which lies between Ballakilley Hill and the Lambhill Road, in Bride village.

2.0 Consultation Process

- 2.1 By notice in the local press on 30th November, 2nd December, and 3rd December 2010, the Department invited written representations in respect of the proposed Development Order. Copies of the draft Order and a Background Statement were made available.
- 2.2 The Department specifically consulted Bride Parish Commissioners and Mr E Teare, MHK, the Member for Ayre.
- 2.3 The Housing Division of the DSC, and the Highways Division of the Department had been involved in the preparation of the draft Order.

3.0 Responses

- 3.1 The Department received five responses. These are summarised below –
- (a) **E Teare MHK:** Agreement in principle. Concerns about the access arrangements, loss of parking spaces, and disposal of surface-water run-off. Keen to include some sheltered housing.
 - (b) **Bride Parish Commissioners:** The Commissioners approve of the Draft Order.
 - (c) **Mr D Duggan CP on behalf of Bride Methodist Church:** In favour of the development. Concerns about any impact on the stability of the chapel, and about loss of car-parking.
 - (d) **Mr I K Bleasedale:** Broadly supportive, but concerned about the density.
 - (e) **Ms E Coren:** Opposed to progressing the Order. Concerned about process; unconvinced of need; and supportive of the existing designation of the land as being of High Landscape Value.
- 3.2 Copies of the responses are attached in Appendix A to this report.

4.0 Comments

- 4.1 Only one response is opposed to the principle; that opposition is based on both the use of a Development Order (rather than waiting for the Area Plan process), and the development itself.

4.2 The other responses are essentially supportive, but with reservations about the access arrangements and the consequent loss of parking space.

4.3 Other issues could be addressed by detailed design in due course.

5.0 Next Steps

5.1 In July 2005, Tynwald approved the following motion –

That Tynwald is of the opinion that:-

- (1) in advance of full Area Plan coverage of the Island or in response to specific circumstances, the Department of Local Government and the Environment should bring forward Development Orders in accordance with Section 8 of the Town and Country Planning Act 1999 to ensure an adequate provision of development land for the needs of housing, business and community purposes as may arise from time to time;*
- (2) any proposals for the release of unzoned land, for whatever purpose, should be considered by the Department against the policies of the Strategic Plan and any other relevant social and economic factors; and*
- (3) any such Order should be subject to full public consultation and public inquiry prior to the Order being made by the Department, subject to Tynwald approval.*

5.2 Having regard to this motion and to the responses to the consultation, the Department has decided that there should be a Public Inquiry to enable a full debate of the issues which have been raised.

5.3 The Department has therefore asked the Chief Secretary to arrange an Inquiry, which will be conducted by an independent inspector who will report, with a recommendation, to the Minister.

5.4 Copies of the draft Order, the Background Statement, and this report will be made available in the "Closed consultations and summaries" section of the Consultations page on the Isle of Man Government website.

APPENDIX 1

Copies of the Responses

From: Ian K Bleasdale [mailto:iankbleasdale@manx.net]
Sent: 04 December 2010 17:48
To: DOI, Planning Policy
Cc: Roger Brown; Geoffrey Clark
Subject: Bride Village Development Order

4th. December 2010

Department of Infrastructure
Murray House
Mount Havelock
Douglas
Isle of Man

Dear Sirs,

Bride Village Development Order

I read of this proposal with interest.

In as much that it follows the proscription/suggestion of the Bride Village Study which I have always thought a splendid document and never understood or had explained, why it was not Adopted; I am happy with this proposal.

It is notable though that that document envisaged far fewer dwellings than now proposed and in fact did not designate the whole of the land parcel as is now indicated.

Are we so desperately short of dwellings that we have to cram them in irrespective of achieving a pleasant environment?

I think this point needs consideration.

Yours faithfully

IAN K BLEASDALE

AdC 4.12.10
M.L.

Bride Methodist Church

Balladoole
Bride Road
Lezayre
IM7 4AB

The Secretary
Planning Committee
Department of Infrastructure
Murray House
Mount Havelock
DOUGLAS

RECEIVED ON
14 DEC 2010
DEPARTMENT OF
INFRASTRUCTURE

Dear Sir,

The Town & Country Planning (Ballakille, Bride) Development Order 2010

On behalf of Bride Methodist Church, I write in response to the publication of the above Order as part of the consultation process. It is appreciated that the Development Order, if approved by Tynwald, would only deal with the zoning of the land and that detailed planning issues would be dealt with as part of the normal planning process. At this juncture there are some matters upon which we would wish to express an opinion.

The Church Stewards are concerned that building work to the West Side of the Chapel might affect the stability of the building and they would not wish that any excavation take place close to the boundary. In any event we would expect a suitably engineered retaining wall to be constructed. The second matter is access. We have occasions when the car park is fully utilised during functions at the Chapel or the local Church. Access to the side via the existing municipal car park will inevitably reduce the area of the car park leading to more car parking on the road. We should not ignore that this road leads to the Point of Ayre and is used by Cemex vehicles carrying aggregate. In our opinion it would be more suitable if access was via an opening alongside Ballakille, leading into the village. The traffic would be taken away from the environs of the school, which would improve overall safety.

The Chapel is in favour of this proposed development, which we feel is long overdue. However we hope that you will be able to take our observations into account as this would lead to, in our opinion, a far better facility for the village.

Yours faithfully,



Denis Duggan, CP
Chapel Steward



LEGISLATIVE BUILDINGS
ISLE OF MAN
IMI 3PW

22 December 2010

Planning Department
Department of Infrastructure
Murray House
Mount Havelock
Douglas

Dear Sirs,

The Town and Country Planning (Ballakillee, Bride) Development Order 2010

I write in response to your recently issued consultation document relating to the potential development, for residential purposes, of 1.2 ha of land in Bride. The Draft Order has my agreement in principle, but there are several issues which do cause me some concern. The proposed access via the existing car park will lead to a reduction in car parking in the village and I would suggest that the residents of the new estate would also use the area for parking. Additionally I am concerned with the proposed access onto the Point of Ayre Road. Sight lines to the Lambhill Road are very poor and one should remember that this road services the Lambhill Estate consisting of 12 houses. On safety grounds it is difficult to support this access route. To resolve these two issues the Department should pursue access from the main Ramsey to Bride Road.

The Draft Order specifies Residential Development. Would this also permit the provision of Sheltered Housing? I am mindful that our forecasts indicate that the age profile of our population will increase over the next two decades during which the number of people over 65 will double. It seems sensible to me that the option to develop the land partially for sheltered housing should be retained. If progressed, this would release properties, held by the Department of Social Care, for the use of the next generation.

I am aware that there are drainage issues on this site, but I am sure that the Department will ensure that the rainwater runoff from this site does not affect the adjoining properties. I am sure that this, and other matters which might arise, can be dealt with at the detailed planning stage (if this Order is approved by Tynwald). However I would reiterate that I am, in principle, in favour of the development of this site which has been in the ownership of the Government for many years.

Yours faithfully,

Eddie Teare, MHK.

RECEIVED ON

05 JAN 2011

DEPARTMENT OF
INFRASTRUCTURE

Connan, Marie

From: emmacoren@manx.net
Sent: 15 January 2011 00:08
To: DOI, Planning Policy
Subject: TOWN AND COUNTRY PLANNING (BALLAKILLEY, BRIDE) DEVELOPMENT ORDER 2010

Dear Sir,

TOWN AND COUNTRY PLANNING (BALLAKILLEY, BRIDE) DEVELOPMENT ORDER 2010

May I request that the following points be considered by the Department before it decides whether to proceed with the same, and further request that the draft order is not progressed (or considered) prior to progression of the forthcoming Northern Area Plan:

- 1) The land is presently appropriately designated as being of High Landscape Value and Scenic Significance;
- 2) There is an insufficient "proof of need" for re-designation of the land for housing - particularly of specific "proof of need" within Bride;
- 3) The proposal apparently represents an attempt to re-designate the land without consideration of any alternative proposal(s) - a failure to adhere to best planning practice;
- 4) The draft order apparently represents an attempt to pre-judge (and potentially prejudice) the planning process by use of the imprimatur of Tynwald to re-designate the land and provide for "Approval in Principle for residential housing" of considerable, inappropriate and unnecessary density; any such proposal ought to be dealt with by way of a public inquiry to assess competing interests independently, expertly and transparently;
- 5) Given the land's current high level of protection and the unique character of the vicinity, the absence of specific "proof of need", the apparent absence of any consideration of alternatives and the potential for prejudice, progression of this draft order would potentially subvert due process and form a significant and unwelcome precedent;
- 6) I therefore ask that the order is not progressed (or considered) prior to progression of the forthcoming Northern Area Plan.

I would be grateful if the above points could be taken into consideration by the Department before it decides whether to proceed with the draft order, and would be pleased to receive a reply to the concerns raised at this (e-mail) address.

Thank you in advance.

Emma Coren

*ACK
M.H.*

Sinden, Brian

From: Bridecommissioners [bridecommissioners@manx.net]
Sent: 01 March 2011 16:52
To: Sinden, Brian
Subject: Re: Proposed Development Order for housing in Bride Village

Hi Brian

So sorry, yes I did and the commissioners approve of the draft order and have no comments at this stage.

I apologise for delay in responding.

Lisa

Sent from my iPhone

On 1 Mar 2011, at 15:04, "Sinden, Brian" <Brian.Sinden@dlge.gov.im> wrote:

Hi Lisa,

Could you confirm that the Commissioners have considered and approved the draft Development Order – I think you were going to raise it at the meeting on the 15th February?

Brian Sinden

Planning Policy Officer

Planning and Building Control Division

Department of Infrastructure

Murray House

Mount Havelock

Douglas

Isle of Man

IM1 2SF

email: brian.sinden@gov.im

<image001.jpg>



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RAAUE: S'preevaadjagh yn chaghteraght post-l shoh chammah's coadanyn erbee currit marish as ta shoh coadit ec y leigh. Cha nhegin diu coipal ny cur eh da peiagh erbee elley ny ymmydey yn chooid t'ayn er agh erbee dyn kied leayr veih'n choyrtagh. Mannagh nee shiu yn enmyssagh klarit jeh'n phost-l shoh, doll-shiu magh eh, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha nel kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyenn ny Boayrd Slattyssagh erbee jeh Reiltys Ellan Vannin dyn co-niartaghey scrut leayr veih Reireyder y Rheyenn ny Boayrd Slattyssagh t'eh bentyn rish.