



HOUGHTON REGIS TOWN COUNCIL
Peel Street, Houghton Regis, Bedfordshire LU5 5EY

Town Mayor: **Cllr M S Kennedy**

Tel: 01582 708540

Town Clerk: **Clare Evans**

E-mail: info@houghtonregis.org.uk

10th June 2019

To: Members of the Planning Committee

Cllrs: D Dixon-Wilkinson (Chairman), J Carroll, D Jones, M S Kennedy, S Thorne, K Wattingham and T Welch.

(Copies to all Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on 18th June 2019 at **7.00pm**.

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THIS MEETING MAY BE FILMED/RECORDED

Debbie Marsh
Corporate Services Manager

Agenda

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

- 3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS**

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

**This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>*

Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. The use of images or recordings arising from this is not under the Council's control.

No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

4. MINUTES

To approve the Minutes of the meeting held on the 20th May 2019 and 28th May 2019.

- a) To approve the Minutes of the meeting held on the 20th May 2019 and 28th May 2019.
(Attached)

5. PLANNING MATTERS

Members are advised that, on receipt of a planning application Central Bedfordshire Council will send the Town Council a full set of plans and a copy of the planning application form only. All supporting documents, that have previously been printed and posted, will only be available on their website. Therefore, members are advised that should they require sight of these documents that they request them prior to the meeting.

(a) To consider the following applications:

CB/19/01112/FULL Extension of the existing car showroom and workshop areas
Grovebury Cars, Mayer Way, LU5 5BF
For: Mr M Camplin

CB/19/01577/FULL Relaying of the churchyard path
All Saints Church, Bedford Road, LU5 5DJ
For: Fr D Galanzino

For noting

CB/19/01470/LDCP Single Storey Rear Extension
1 Fareham Way, LU5 5RE

For information - This is not an application for planning permission in the normal sense but seeks confirmation from the Planning Authority that the installation is Permitted Development. If the Planning Authority agrees with this view, a Lawful Development Certificate will be issued, meaning that the development can take place without the need for a further planning application. This falls to be determined solely on the basis of legal considerations, i.e. is it permitted development or not? As such this is purely a matter for professional/legal consideration and legislation does not require any consultation to be carried out.

(b) Decision Notices***Permissions/Approvals/Consents:***

CB/19/00133/FULL Change of use from C3 residential dwelling house to C2 residential
institution (residential family centre) and extension to rear ground
floor bedroom
The Limes, Cumberland Street, LU5 5BW

CB/19/00134/FULL First floor rear extension
3 Holyrood Drive, LU5 5FW

CB/18/01902/FULL	Dropped kerb and vehicular crossover over green amenity land to provide off-street vehicular parking 149 Sundon Road, LU5 5NN
CB/18/04686/VOC	Variation of Condition No.11 on planning application CB/17/02942/REG3 dated 9/11/17. The variation is required to redesign the roof scape so the area of flat roof is omitted (new plan submitted - Sherwood Architects Ltd Drawing 3128-02 Plans and Elevations). Varied Condition to read: "The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans, numbers PH500/2.1/001 rev C, PH5000/2.1/100,PH5000/1.1/100, PH5000/1.1/002, PH5000/1.1/001, and Sherwood Architects Ltd Drawing 3128-02 Plans and Elevations" Puddlehill (Former All Saints Vicarage) Bedford Road, LU5 5DJ
CB/19/00544/NMA	Non-Material Amendment - Amendment to CB/18/00811/RM dated 07/09/2018 - Proposed Amendments: Shared double garage removed from Plots 3-4 and 95-95. No changes made to the approved car port and the required 2 x car parking spaces for each 3-bedroom unit remains Temporary Sales Centre now on Plot 97 Triple garage reduced to shared double garage on Plots 91 and 92. Required 3 x car parking spaces for each 4-bedroom unit remains Single garages removed from plots 33 and 73 providing additional garden area and the required 2 x car parking spaces for each 3-bedroom unit Plot 8 reduced from 2.5 storey (5-bedroom unit) to 2 storey (4 bedroom) version of the same house type Additional rear doors added to apartment block (22-28) to provide private access to ground floor flats at the request of the RP Parcel 1, Bidwell West, LU5 6JQ
CB/19/00507/FULL	Single storey rear extension. 18 St Michaels Avenue, LU5 5DN
CB/19/00455/FULL	3 bedroom detached new dwelling 1 Townsend Terrace, LU5 5BB

Refusals:

None at time of going to print.

Withdrawals:

CB/19/00685/LDCP	Lawful Development Certificate Proposed: Change of use to a 14 bed "care home" Hillside, Chalk Hill, Houghton Regis
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6. LOCAL PLAN

Members are advised that Written Statements for all remaining hearing sessions are now available and can be accessed through the links within the Written Statements section, via Central Bedfordshire Councils website.

The statements include the Council's response to Matter 10 on Housing Land Supply. Responses to the Council's latest position on this Matter are to be received by 5pm on Tuesday 25 June.

Recommendation: To note the report.

7. NEIGHBOURHOOD PLAN

Members are advised that the Town Council is in the process of inviting consultants to provide quotation costs to undertake the public consultation/examination of the Town Councils draft Neighbourhood Plan. The Neighbourhood Plan Steering group will consider all quotations and make a recommendation to the Planning Committee for appointment.

Recommendation: To note the information

8. LUTON BOROUGH COUNCIL - CONSULTATION

Members are informed that Luton Borough Council have produced a Supplementary Planning Document (SPD) which aims to provide advice to developers, including housing associations and other registered providers, including private developers on the council's approach to affordable housing provision.

The SPD aims to provide additional guidance on key development plan policies. It does not introduce new policy but supplements existing policies in the council's Local Plan.

Should members wish to view the consultation then they can do so by following the link http://consult.luton.gov.uk/portal/lbc/spd_affordable_housing

Recommendation: To note the information

9. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For information this major road project opened on the 11th May 2017. Central Bedfordshire Council have been contacted, yet again, for an update in regard to the Safety Audit, proposed for this road. A response is awaited.

HR Central – No substantive update to report.

Linnere – The following update was provided to members of the planning committee via email dated 25th April 2019. Copy of email for information for new members.

We wanted to take this opportunity to provide an update on our progress with the development of the HRNI site to the North of Houghton Regis. As you may already have seen construction has started onsite to deliver the initial part of the spine road which will serve the first part of the development to the North of Thornhill Primary School.

Now that the development is moving into the construction phase, we are renaming the site, with a title that represents the sustainable extension to Houghton Regis that it will create. We are delighted to announce that we will be calling the site "Linnere." We believe this name will help to celebrate the landscape-led design and quality of the new development, whilst simultaneously

demonstrating the strong links with the local community and Houghton Regis.

The name Linnere means field of lime trees – a native British species which occur naturally in Houghton Regis. Linnear also appears on a 1762 map of the site and is also the name of a pedestrian route in the town. The ethos of the Linnere masterplan is to create a place where wellbeing is prioritised, and outdoor living is a way of life. The plans will deliver around 78 hectares (equivalent to 62 cricket pitches) of open green space that will be accessible to all residents in Houghton Regis, not just those living at Linnere.

We would also like to thank all those local residents, stakeholders and Councillors who have given their time to attend and participate in all of the consultation exhibitions, workshops and other events that we have held in recent years, your feedback has been invaluable to us. We look forward to continuing to work with the whole Houghton Regis community as we move into the next phase for Linnere.

HRN2 – As development is well underway on this site, Members may wish to consider whether it is now appropriate to remove this heading.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Recommendation: **To note the information**

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Houghton Regis Town Council
Planning Committee
20th May 2019 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
Y Farrell Substitute
D Jones
M S Kennedy
S Thorne
T Welch

Officers: Clare Evans Town Clerk
Louise Senior Head of Democratic Services

Public: 3

Apologies: Councillor: K Wattingham

Also present: Councillors: D Abbott
Mrs T McMahon

9897 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Wattingham.

9898 QUESTIONS FROM THE PUBLIC

None.

9899 SPECIFIC DECLARATIONS OF INTEREST

Cllr Farrell requested it be known that she was a nominated substitute on the Central Bedfordshire Council Development Committee and could be called as a substitute to any of their meetings. Cllr Farrell was advised that during the Central Bedfordshire Council meeting, it would be asked of councillors if they had spoken on, or made any decisions, on applications on a Town Council level and she would be able to declare this at that point.

9900 ELECTION OF VICE-CHAIR

Nominee: Cllr Jones Nominated by: Cllr Thorn
Seconded by: Cllr Farrell

On being put to the vote Cllr Jones was elected as Vice-Chair of Planning Committee.

9901 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 29th April 2019 for consideration. The minutes from the 23rd April had not been received by some members, in light of this members agreed the minutes of the meeting held on 29th April and to defer agreement of the minutes of the meeting of 23rd April 2019 until the next Planning meeting.

Matters arising from the minutes.

Members queried whether the Old Red Lion had been registered as a community asset. Members suggested that it may prove useful to keep a register of Community Assets to hand.

Resolved To confirm the Minutes of the meeting held on 29th April 2019 and for these to be signed by the Chairman.

9902 COMMITTEE FUNCTIONS

In accordance with Standing Order 4.j.v. Council was required to review its delegation arrangements to committees and sub-committees, this was done at the Annual Meeting held on the 15th May 2019.

Members received the extract from the approved Committee Functions & Terms of Reference which related to this committee. This extract set out the functions delegated to the committee by the Town Council.

Resolved: To note the information.

9903 BUDGET REVIEW

Members received the budget papers relating to the planning budget, for 2019/2020.

Resolved: To note the information.

9904 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/19/01068/FULL Proposed change of use from dwelling to 14 bed care home - semi-independent support & accommodation for 16-21 year olds, looked after children or children in care.
Hillside, Chalk Hill, LU6 1RT
For: Iaspire Care Services Ltd
Members were informed that the previous application had been withdrawn.

Comments: The Town Council objects to this application for the following reasons:

Inappropriate change of use due to its isolated setting;

Pedestrian safety concerns;

Due to this isolation those residing at the facility will be very reliant on taxi's and not on walking or using public transport;

Concerns that there are no facilities locally for those living at the facility.

CB/19/00994/VOC Variation of Condition on Application CB/18/00811/RM dated 04/09/18. Vary Condition No. 1 To substitute previously listed plans (layouts, house types and landscaping) with the proposed plans (To substitute house types and garage arrangements on plots 32, 34, 49-51, 56-57, 59-60, 62-63, 72-73, 68, 70, 74, 76-80, 83-86, 88 and 91). Parcel 1 Bidwell West Thorn Road LU5 6JQ
For: Linden Homes

Comments: No objections

(b) The following decision notices were noted:

For noting

CB/19/01082/LDCP Lawful Development Certificate Proposed - Single storey side extension
2 Manor Park, LU5 5BX
For: Central Bedfordshire Council

Permissions / Approvals / Consents

Refusals:

None received.

Withdrawals:

None received.

9905 LOCAL PLAN

Members were informed that written statements for week 1 of the Hearings Programme (Matters 1 to 5) were now available to be viewed, online.

Hearing Sessions would commence at 10am on Tuesday 21st May 2019 within the Council Chamber of Central Bedfordshire Council.

Resolved: To note the report.

9906 NEIGHBOURHOOD PLAN

The final amendments to the draft Neighbourhood Plan, as suggested by the Central Bedfordshire Councils Neighbourhood Involvement Officer, had been completed. Work was still being undertaken on providing suitable tender documents for prospective consultants.

Resolved: To note the information.

**9907 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN-
UPDATE/PROGRESS****Woodside Link –**

A5 M1 Link – The Corporate Services Manager had emailed Central Bedfordshire Councils Team Leader, Traffic Management, Highways to enquire if there was an update to when the safety audit would be undertaken. A response was awaited.

All Saints View – At the planning meeting held on the 23rd April 2019, Members requested further information in regard to the proposed remedial works. Questions posed, and subsequent replies are below.

1) Is it possible for Central Bedfordshire Council to confirm the current use of the Red House? Is it housing or commercial?

The current use of the Red Housing is commercial. The change of use was submitted in planning application CB/16/03379/LB in 2016.

2) Is it possible to provide the Town Council a schedule of works?

It is anticipated that the contractor will start work on site in June (this is subject to planning being granted early May, if planning is delayed the programme will also be delayed). There are a number of factors that will influence how long the contractors are on site; however, we anticipate work to complete towards the end of this year or early into the next.

3) There was talk of a flat roof extension, which appears to be part of All Saints Views planning approval in 2016. This did not appear on the plans, should it have been done?

The work proposed under the current application is to protect the Red House building only. Linked to the question below, further works are planned, a glazed wrap-around, which form part of the All Saints Views planning approval in 2016.

4) There were comments that there is to be glass walkways/corridors connecting All Saints View and the Red House, is this correct and will the Town Council be consulted?

This is included on the All Saints View planning approval in 2016.

HRN1 – Copy of an email, below, forwarded to Members on the 25th April 2019.

We wanted to take this opportunity to provide an update on our progress with the development of the HRN1 site to the North of Houghton Regis. As you may already have seen construction has started onsite to deliver the initial part of the spine road which will serve the first part of the development to the North of Thornhill Primary School.

Now that the development is moving into the construction phase, we are renaming the site, with a title that represents the sustainable extension to Houghton Regis that it will create. We are delighted to announce that we will be calling the site "Linnere." We believe this name will help to celebrate the landscape-led design and quality of the new development, whilst simultaneously demonstrating the strong links with the local community and Houghton Regis.

The name Linnere means field of lime trees – a native British species which occur naturally in Houghton Regis. Linnear also appears on a 1762 map of the site and is also the name of a pedestrian route in the town. The ethos of the Linnere masterplan is to create a place where wellbeing is prioritised, and outdoor living is a way of life. The plans will deliver around 78 hectares (equivalent to 62 cricket pitches) of open green space that will be accessible to all residents in Houghton Regis, not just those living at Linnere.

We would also like to thank all those local residents, stakeholders and Councillors who have given their time to attend and participate in all of the consultation exhibitions, workshops and other events that we have held in recent years, your feedback has been invaluable to us. We look forward to continuing to work with the whole Houghton Regis community as we move into the next phase for Linnere. We will be writing to local residents and stakeholders with the same information in the coming days and issuing a press release.

It was suggested that as Red House was classified as a commercial building, it could be registered as a Community Asset.

HRN2 – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 7.32pm

Dated this 18th day of June 2019

Chairman



Houghton Regis Town Council
Planning Committee
28th May 2019 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
D Jones
M S Kennedy
S Thorne
K Wattingham
T Welch

Officers: Debbie Marsh Corporate Services Manager
Louise Senior Head of Democratic Services

Public: 1

Also present: Councillors: Y Farrell

9907 APOLOGIES AND SUBSTITUTIONS

None.

9908 QUESTIONS FROM THE PUBLIC

None.

9909 SPECIFIC DECLARATIONS OF INTEREST

None.

9910 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 23rd April 2019 for consideration.

There were no matters arising from the minutes.

Resolved To confirm the Minutes of the meeting held on 23rd April 2019 and for these to be signed by the Chairman.

9911 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/19/00789/FULL Tree house to rear
116 Douglas Crescent, LU5 5AT
For: Mr & Mrs Cox

Members of the Planning Committee considered this application at the meeting held on the 23rd April 2019. The following comments were made:

The Town Council requested more information before comments could be submitted, for example: the above ground height had not been detailed.

Members were advised that further information had been provided.

Comments: The Town Council objects to this application on the following grounds:

Inappropriate development

Detrimental impact to neighbouring residents

Scale of the building is overbearing and out of character

CB/19/00883/RM

Reserved matters of appearance, scale and landscaping for residential development of 255 dwellings following outline CB/15/0297/OUT
Parcels 4a and 4b, Bidwell West, LU5 6JQ

Comments: Members received a report from the Town Councils planning consultant:

Application CB/19/00883/RM (follows CB/15/00297/OUT)
– Parcels 4a & 4b for 255 homes on land west of Bidwell, HRN2, Houghton Regis

Observations by Houghton Regis Town Council: May 2019

NB The Council has previously commented on Reserved Matters for parcels 6a and 6b for 625 homes – these details were submitted to Central Beds under the same application numbers as shown above.

The Application

The outline applicant approved in November in 2015 was for up to 1,850 homes, roads, landscaping recreation and open space, two schools, employment and a local centre. The whole site extends westwards from Bedford Road, from the new A5 dual carriageway southwards to the edge of the former Chalk Quarry Nature Reserve.

The current details show 255 homes in two parcels either side of the new ‘spine’ road located west of Bidwell. The proposals (covered by the outline consent) for schools, employment, and local centre are not included in these reserved matters.

In addition to house details the Reserved Matters also cover boundary treatment, materials, parking, open space and drainage arrangements.

NB the outline approval was granted 2 years after the Framework for the whole HRN proposal was agreed by Central Beds.

Preliminary views from the Town Council:

- raised no objection to this application however,
- Members raised safety concerns regarding the water feature shown on the plans and requested more information,
- Members requested that the developer incorporate some disabled friendly equipment play equipment in the play areas, and
- raised concerns in whether current local school capacity could cope with the additional intake.

Previously, in response to the outline scheme the Town Council had concerns over highways issues and connections onto Bedford Road, allotment provision, open space / recreation provision, cemetery / burial provision, the layout of the community / changing facilities in relation to the school, and the Town Council's position of having open space transferred to it in future. A Groundwater Audit report was also sent to CBC as part of the exploration for future cemetery provision.

Recommendation

It is recommended that the Town Council welcomes the details in the Reserved Matters and raises no overall objections.

The Town Council may wish to comment:

- the application needs to demonstrate that the 'affordable' housing is within the financial reach of those in need of homes locally, and how this could be supported to assist key workers, teachers, health workers and others important to support the community in this part of Houghton Regis,
- the lack of details on dwellings which are suitable for people with access and mobility issues,

- a feature of the scheme is to position local access roads along the boundaries of the parcels – the plans should show how these edges are to be fenced / hedged in order to maintain a pleasant / soft boundary landscaping and which is safe, preventing children from straying onto the spine / distributor roads,
- the way the plans show footpaths (cycleways??) alongside the spine / distributor roads but needs regard to the point above re. planting and safety,
- similarly, the fencing / hedging around the water feature / SUDS facility needs to be both effective in preventing access and attractive around this landscape feature,
- the details of access routes for pedestrians and cyclists, children, parents with pushchairs, etc to nearby facilities – schools, local centre, recreation areas etc. need to be clearer,
- the locations and ranges of local play areas and equipment within the site needs to be clearer, especially provision for older children / young teenagers.

The Reserved Matters application covers Parcels 4A and 4B here. The application relates to 255 dwellings, a mix of dwellings in varying sizes and flats, in 14 types.

Development Parcels were defined by the plans approved under the outline permission, including Parcels 4a and 4b. Condition 1 of the outline permission required the approval of the following details for each Development Parcel – scale and appearance of the development, plus landscaping of the site (details of access arrangements were determined at the outline stage) to accord with the Bidwell West Design Code (approved June 2015).

Brief Description

The application site itself is currently an 8ha arable field which has been recently separated into two parcels by the newly constructed main spine road/primary vehicular route through the Bidwell West site.

Parcel 4a to the north of the spine road (2ha) and Parcel 4b to the south of the spine road together adjoin a large block

of woodland (Bluewaters Woodland) to the south. Existing arable land to the west of the site on the other side of the main spine road is proposed to form a large amenity area, including sports pitch provision. The Ouzel Brook watercourse runs broadly east-west immediately to the north of the application site.

As part of the proposed residential development of 255 residential dwellings, 77 units will be affordable housing; equating to 30% and complying with the S106 agreement in this respect. There will be a mix of 1, 2, 3 and 4 bedroom properties, including 1 and 2 bed apartments and 2 bedroom coach houses, which will help contribute to a mix of housing within the local area in order to meet housing requirements.

Development Parcels 4a and 4b form the “Park View Crescent” Character Area within the Bidwell West development. The houses are laid out in blocks with near continuous frontages onto the main roads, parcel 4a has a large formal landscaped open space on the western side, 4b has a similar feature in the centre around which the blocks of new houses are arranged. The proposals achieve an onto the open space, along with strategically located keynote buildings. The average density is 32 per ha (the Design Code specifies between 30 and 35). The plans show a range of buildings, detached, semi-detached and terraced, 3 houses of 2 and 2.5 storey, 1.5 storey

flats over garages (FOGs) and 3 storey focal point apartment blocks in line with the Design Code.

The palette of materials and the design details comply with the Design Code including some local detailing from the local vernacular.

Annex A: Initial Comments by Houghton Regis Town Council

Framework: The proposals need to be set out more clearly to show how they reflect the Framework scheme for the area, especially with regard to landscaping and non-vehicular access arrangements. Each Reserved Matters application

needs to show how each 'parcel' relates to the broader landscaping proposals for HRN - the pieces within a jigsaw - to achieve an integrated whole.

Landscaping - tree- planting around the edges of the site appears to be very low density. With the layout and densities shown it will take many years for the landscaping to mature. It would be preferable to use a combination of retained existing trees* and hedgerows where possible, introduction of a variety of tree sizes as part of the new landscaping, and denser planting patterns with provisions for later thinning. The tree species mix should be native species appropriate to the area and soil type.

As well as the proposed grassed areas, native woodland flower species should be introduced so that when established, the landscaping reflects the habitat and ecosystems of the former copses and field edges.

Planting adjoining the rear of properties which back onto the landscaped areas / public paths should have spiky species (rose, briars, fruiting brambles, etc) to deter intruders.

*The degree of tree and hedgerow removal which has taken place along the roadside is alarming - mature trees and hedgerows especially should be retained - using TPO provisions, where they could add to the appearance of the new area and preserve wildlife habitats and ecosystems until the new landscaping has had time to become established.

Parking provisions - appears to be inadequate, requires confirmation that the number of spaces meets Central Beds parking standards for residents and visitors

Layout - generally no objections. The plans for the parcels need to highlight how the layout relates to the network of foot and cycle paths to facilitate non-car access to shops, schools, recreation etc. Existing rights of way in the area should be highlighted and the connections from the new development made clear

Appearance: The buildings and cottages in Bidwell and Thorn exhibit a generally plain design for rural brick-built dwellings, with however interest and detailing is created in the brick detailing around the windows, eaves, chimneys, lintels etc. The proposed house-types could be easily adapted to reflect this level of detailing so that the scheme is

more reflective of the area. There are no details within the plans of features such as solar panels, electric car charging points, etc.

The Chairman declared the meeting closed at 7.40pm

Dated this 18th day of June 2019

Chairman

DRAFT

