



Rushmere St. Andrew Parish Council

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"Seek The Common Good"



Minutes of the Planning & Development Committee meeting held on Wednesday, 5th May 2021 via a virtual meeting at 6.00pm

CHAIRMAN: Mr P Richings

COMMITTEE MEMBERS PRESENT: Mr R Nunn, Mr P Richings, Mr B Ward, Ms Evans, Mr Newton, Mr Whiting, Mr J Westrup, Mrs B Richardson-Todd, Mr K Driver, Mr Francis, Miss A Cracknell

OTHER ATTENDEES: Cllr C Hedgley;
Members of the public = 1

APOLOGIES: None

CLERK: Mrs S Stannard

1. APOLOGIES, APPROVAL OF ABSENCE, PROTOCOL & CONDUCT REMINDERS

The Chairman reminded out the Code of Conduct, protocol for debate and statutory rights to film, record, photograph or otherwise report on the proceedings of the meeting.

No apologies received. All members of the Committee present.

2. TO SIGN AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 3rd March 2021

Mr Westrup proposed acceptance of the minutes of 3rd March 2021 with the following amendment:

Correct typo on page 4 (Brookhill Way) – "approval" that should read "refusal". This was seconded by Mrs Richardson-Todd. Resolved with ALL in favour. The minutes was duly signed by the Chairman.

3. DECLARATIONS OF COUNCILLOR INTEREST

Mr Whiting declared a non-pecuniary interest as a member of Suffolk County Council he may be asked to reconsider any matter from this meeting at County Council and at any relevant Committee/Sub Committee and in so doing, shall take into account all relevant evidence and representations made at the County level before coming to a decision.

Mr Newton declared a non-pecuniary interest as a member of East Suffolk Council and also stated that he may be asked to reconsider any matter from this meeting at District Council and at any relevant Committee/Sub Committee and in so doing, shall take into account all relevant evidence and representations made at the District level before coming to a decision.

Miss Cracknell declared a non-pecuniary interest in application DC/21/1585/ARM. She knows the applicant in lives in the same road.

4. PUBLIC PARTICIPATION

a. To identify public participation with respect to items on this agenda

None

b. Public forum – Members of Public/ Councillors may speak on any matter

Miss Cracknell reported that she received a phone call regarding the tree that was felled at Limes Pond. The Clerk responded indicating that this was approved by Parish Amenities and Services Committee and that the tree had to be felled for safety reasons.

Mr Francis enquired about the cladding at 713 Foxhall Road. The Clerk reported that East Suffolk Council, planning was made aware of this and that the Clerk was informed that permission for the works is required and that the case has been forwarded to enforcement.

5. TO NOTE P&D DELEGATED RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATION

DC/21/1150/TPO	20 Brookhill Way, Rushmere St Andrew	IP4 5UL	T1 Silver Birch - up to 2m. crown reduction. T2 Oak - up to 2m crown reduction, 3m. crown lift over road. T3 Oak - 3m. crown lift over road. Rear garden: T4 Sycamore - reduce crown by 2m. back from garden to north. T5 Oak - crown lift over garden. T6 Oak - crown lift over garden.
<p>History – C09/00116/TPO Works to 13 trees within woodland next to 20 Brookhill Way. Includes felling of 9 trees and pruning, deadwooding to others (Woodland W1 - T384 Sycamore - dead wood to be removed, crown to be thinned. Woodland W1 - T381 Oak - dead wood to be removed, crown to be raised. Woodland W1 - T377 Silver birch - two branches to be removed. Woodland W1 - T380 Oak - fell. Woodland W1 - T379 Sycamore - fell. Woodland W1 - T378 Oak - fell. Woodland W1 - T373 Silver birch - Fell. Woodland W1 - T375 Sycamore - fell. Woodland W1 - T382 Rowan - Fell. Woodland W1 - T383 Sycamore - fell. Woodland W1 - T305 Oak - crown to be raised. Two further trees not listed on map to be felled.) - part approved and part refused 27/09/2009. In general, any tree felling which was permitted was subject to replacement planting which would “be afforded protection by the TPO Woodland”</p> <p>DC/21/0588/TPO Oak tree, fell due neighbour being worried about future damage due to proximity to property (22) and light issues when in full leaf – application permitted 30/03/21</p> <p>Application form – None published.</p> <p>Plans – None published.</p> <p>Latest Consultation Expiry Date – 06/04/21 (Expiry)</p> <p>Consideration – Unable to assess full application details as no application form nor plans were published by ESC.</p> <p>Delegated Responses –</p> <ol style="list-style-type: none">22/03/21 - We have been asked to comment on the following planning application but there is no documentation available on the East Suffolk Website to comment on. Could this be added soon please as we still need to arrange a planning and development committee, etc and it makes it difficult if the appropriate documentation is not available on the website.06/04/21 - Rushmere St Andrew Parish Council is disappointed that application documentation information has still not been provided to enable us to make a considered & timely response to this application. Similarly, members of the public are being inhibited from reviewing the application. As Statutory Consultee, we regrettably have to recommend refusal of the application due to the lack of information provided to us.12/04/21 – Clerk received email from tree officer indicating that the information provided by the applicant's tree surgeon in respect of this application is as follows, and is all that he has received. The information is reasonably clear as to what is intended and complies with the requirements of the TPO regulations. Front side garden area: T1 Silver Birch - up to 2m. crown reduction; T2 Oak - up to 2m crown reduction, 3m. crown lift over			

road; T3 Oak - 3m. crown lift over road; Rear garden: T4 Sycamore - reduce crown by 2m. back from garden to north; T5 Oak - crown lift over garden; and T6 Oak - crown lift over garden.

Area of Concern – On checking on 30/04/21, it was noted that the application had been permitted by ESC on 30/04/21. Worryingly, the application form (including annotated photo) had been photographed (at laptop ref ending ...05DV7) and then added to web and back-dated to 10/03/21. This had not been on the web a few days previously. Suggest reference to District Councillor to investigate this. Councillor noted this.

6. TO MAKE RECOMMENDATIONS ON THE FOLLOWING PLANNING APPLICATIONS

Application was moved forward on the agenda.

DC/21/1561/AME	Land At And Adjacent To 42 Woodbridge Road, Rushmere St Andrew	IP3 8NF	Non Material Amendment of DC/17/3415/ARM - Erection of three residential dwellings, retention of existing dwelling and access. - (1) To amend the position of Plot 1 and Plot 3 with the front corner of Plot 3 and rear corner of Plot 1 being closer to the boundaries with the front corner of Plot 1 and the rear corner of Plot 3 positioned further away from the boundaries by 199mm; and (2) To replace natural
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Mr Richings gave a situation report following his examination of the proposal documentation.

A resident spoke against the application.

The Clerk read out correspondence received from residents regarding the application.

History – Since outline planning permission given in 2016, a significant number of subsequent applications have been approved covering reserved matters, discharge of conditions, non-material amendment, certificate of lawful use. Please refer to ESC website for full details.

This is an “AME” application for which the Parish Council are not normally consulted & hence would not normally be included on our agenda. However, the application follows enforcement investigations by ESC & there is some local interest.

Application form – Pre-application advice sought (“This matter has been reviewed with a Principal Planner and the planning application may be in the form of a Non Material Amendment”). The application “non-material amendment sought” is described exactly as per heading above which appears to be truncated at end – ESC publication error? The reason for application is “To ensure the development is lawful and to comply with the Council's letter dated 23 February 2021 from Dominic Starkey (reference: ENF/20/0442/COND)

Plans – A covering letter is provided which explains the reason for the amendments applied for. The 1st amendment refers to the position of plot 3 being between 90mm (at rear) & 199mm (at front) closer to the boundary fence on the eastern side of the site. Inconsistently, the letter refers solely to plot 3, whereas the application for refers to plots 1 & 3. It also highlights the 2nd amendment actually refers to changing the approved gravel surfacing with permeable block paving. Comparison of the provided approved & proposed plans is challenging to spot the revised positioning, the margins being fairly small.
None

Latest Consultation Expiry Date – 10/05/21 (Expiry).

Councillors considered the application carefully.

Response: Mr Driver proposed refusal of the application. The Parish Council was made aware that residents feel that the positions of the dwellings shown on the site is not correct. The Parish Council would ask that this be investigated and recommend refusal of the application pending measurements of the site, seconded by Mr Westrup. Resolved with MAJORITY in favour.

Rushmere St Andrew Parish Council recommends REFUSAL.

DC/21/1585/ARM	The Cottage, 136 The Street, Rushmere St Andrew	IP5 1DH	Construction of a single dwelling on land to the west of 136 The Street, Rushmere St Andrew
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Mr Richings gave a situation report following his examination of the proposal documentation.

History –DC/20/3317/OUT Construction of a single dwelling on land to the west of 136 The Street, Rushmere St Andrew – approved 04/11/2020. Amongst other conditions, the main one pertinent to the current application would appear to be “This permission is an Outline Planning Permission issued in accordance with the Town and Country Planning (General Development Procedure Order (2010)) and before work on the development is begun, approval of the details of the following, herein called the “reserved matters”, shall be obtained from the local planning authority:

1. The siting and layout of buildings within the proposed development;
2. The precise height, width and length of individual buildings;
3. Sustainable construction details;
4. The appearance of buildings;
5. Access and parking within the site for vehicles and cycles;
6. Landscape proposals.”

Application form – No pre-application advice sought. Approval is sought for reserved matters “appearance”, “landscaping”, “layout” & “scale”.

Design & Access Statement – Under the Outline Application an indicative GIA of 250sqm was proposed for the dwelling (not including the cart lodge 43sqm) totalling 293sqm. This application proposes a dwelling of 230sqm & cart lodge 97sqm totalling 327sqm – an overall increase of 11%. The document provides an indicative street scene diagram together with proposed external materials to be used in construction.

Plans – Existing and proposed site layouts are provided. These show the positioning of the dwelling & cart lodge within the site which currently has a number of trees / bushes some of which will be removed – according to the ESC GIS system, the site is located within an “Area TPO” designated site.

The proposed two storey 3-bay (2 garage, 1 store) cart lodge is provided with an external staircase, on the north-west elevation, leading to a 1st floor containing study, bathroom & guest room. 3 skylights are positioned in north-east elevation, a bedroom window in south-east elevation.

Full elevation & floor plan details are provided for the proposed dwelling. No windows are proposed on either of the side elevations, roof lights are provided instead. To the rear, the proposal is for a part single-storey, part two-storey building – the latter showing a “recessed” balcony feature.

Latest Consultation Expiry Date – 05/05/21 (Expiry).

Councillors considered the application carefully.

Response: Mr Whiting proposed approval of the application provided the use is incidental to the main dwelling, seconded by Miss Cracknell. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/1694/FUL	36 Cuckfield Avenue, Rushmere St Andrew	IP3 8SA	Single storey side extension. Single garage increased to 1 ½ garage.
<p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – None</p> <p>Application form – No pre-application advice sought. Materials to match existing. Dropped kerb & hard-standing changes approved by SCC.</p> <p>Plans – The bungalow property is located on a corner plot in Cuckfield Avenue, backing onto dwellings in Salehurst Road. The curvature of the road is such that the dwelling is set back from the adjacent no 54, located to the north.</p> <p>The proposed change to the dwelling entails a full length north elevation side extension. To the front (east elevation) an existing gable is heightened & extended northwards towards the property boundary, with an additional window added. Of slightly lower profile, but in line with the existing main body of dwelling, a gable extension is added including north-facing windows & door and an east facing window is also included.</p> <p>Currently the garage, of flat-roof brick construction, is located alongside rear of Salehurst Road properties. A proposed ½ sized addition extends into the garden of the host property. No elevation diagram is provided for this change.</p> <p>Latest Consultation Expiry Date – 14/05/21 (Expiry).</p> <p>Councillors considered the application carefully.</p> <p>Mr Nunn proposed approval of the application, seconded by Mr Westrup. Resolved with ALL in favour.</p> <p>Response: Rushmere St Andrew Parish Council recommends APPROVAL.</p>			
DC/21/1820/FUL	667 Foxhall Road, Rushmere St Andrew	IP3 8NF	Proposed replacement roof structure, single storey rear extension and alterations.
<p><i>[Mrs Richardson-Todd left the meeting].</i></p> <p>Mr Richings gave a situation report following his examination of the proposal documentation.</p> <p>History – None</p> <p>Application form – No pre-application advice sought. Materials – walls (render); roof (Marley modern roof tiles); windows & doors (upvc /powder coated aluminium).</p> <p>Plans – The existing property is a chalet-style bungalow with flat roof dormers to front & rear, first floor windows to both side elevations, located on north side of Foxhall Road, a short distance from Ipswich Borough boundary. The proposed changes are two-fold – a major revamp of the existing dwelling plus a rear full-width single-storey extension.</p> <p>Looking at the existing dwelling, the ridge height of the building is raised from about 6m to 7.5m, with existing footprint retained. To the front, a pair of ridge style dormers are proposed, plus two roof lights between. No first floor window is proposed on the west elevation; one is proposed on the east elevation. Three roof lights are proposed to rear.</p> <p>The full-width single-storey rear extension has depth of around 5m, is of double ridge style with four roof lights included. No side windows are proposed. To the rear two “cathedral” style windows are proposed.</p> <p>Latest Consultation Expiry Date – 10/05/21 (Expiry).</p> <p>Councillors considered the application carefully.</p>			

Response: Mr Francis proposed approval of the application, seconded by Miss Cracknell. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

7. ANY OTHER PLANNING APPLICATIONS RECEIVED SINCE THE PUBLICATION OF THIS AGENDA

Mr Richings advised that the following application was received:

DC/21/1887/FUL	19 Kentwell Close, Rushmere St Andrew	IP4 5BQ	First floor extension over existing single storey garage/ utility/ study.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – TPO application for pruning works permitted in 2015.

Application form – No pre-application advice sought. Materials – walls (Cream Hardieplank); roof & windows to match existing; doors (Composite, colour cream).

Plans – A detached property, located immediately to the north of access path leading to the Millstream. The proposal is to add a 1st floor “overhang” extension above the existing garage/study. The overhang is supported by 4 posts along the length of the extension. At ground floor level, the overhang is concealed to the front & rear elevations by cladding, the front incorporating a pedestrian door.

Latest Consultation Expiry Date – 19/05/21 (Expiry).

Councillors considered the application carefully.

Response: Mr Nunn proposed approval of the application, seconded by Mr Westrup. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

DC/21/1932/FUL	6 Seckford Close, Rushmere St Andrew		Erection of a single storey side extension.
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Mr Richings gave a situation report following his examination of the proposal documentation.

History – None

Application form – No pre-application advice sought. All materials to match existing.

Plans – Located on a corner plot, the proposal is to add a single-storey “staggered” side extension to the road-side southern elevation to provide a study, with window to front, and extended dining area with bi-fold doors to rear & high level window to side. A curved stretch of existing boundary wall is removed by the latter.

Latest Consultation Expiry Date – 21/05/21 (Expiry).

Councillors considered the application carefully.

Response: Mr Nunn proposed approval of the application, seconded by Mr Ward. Resolved with ALL in favour.

Rushmere St Andrew Parish Council recommends APPROVAL.

8. TO NOTE PLANNING DECISIONS RECEIVED SINCE THE LAST MEETING

The Clerk advised that the following decisions were received since the meeting in March.

DC/20/4153/FUL	6 Butterfly Gardens, Rushmere St Andrew	Replace existing 1.8m fence and gate to back garden due to fence posts and fence being rotten, aligning fence to house edge to create extra space for recycle bins etc to be hidden from road. Replace 0.7m chain link fence bordering no 8 with a 1.8m solid timber fence, decreasing at stages (approx every 3.6m) to 1m stopping 1.6m from road side. The fence is topped with open curved diamond and is supported by concrete posts and gravel boards. The front fence is a common style mimicking most back fences in the area and with the trellis at the front it is similar with another boundary fence in the cul de sac. We plan to do more planting to soften the edges with climbing plants (e.g. honeysuckle and clematis) which will flower to attract birds, bees and other wildlife. P&D recommended approval on 09/02/2021 East Suffolk Council – refused planning permission on 11 March 2021
DC/21/0288/FUL	Land adjacent to 29 Birchwood Drive, Rushmere St Andrew	New dwelling, part single storey and part two storey. P&D recommended refusal on 09/02/21 East Suffolk Council – refused planning permission 15 March 2021
DC/20/5118/FUL	12 Beech Road, Rushmere St Andrew	Single storey white UPVC Edwardian style conservatory to the rear of the property. P&D recommended approval on 09/02/21. East Suffolk Council – Granted planning permission with conditions on 18 March 2021.
DC/21/1085/AME	Land South Of Ditchingham Grove And Land South Of Magingley Crescent And Land To South Of Shrublands Drive And Adjacent Broadlands Way, Rushmere St Andrew	Non Material Amendment of DC/20/3726/VOC - Variation of Condition 1 of DC/20/2658/VOC - Erection of 63 new dwellings with associated car parking, to consist of 23 bungalows (phase 6), 24 detached houses (phase 7) and 16 affordable dwellings (site A) - Removal of condition - Amendment to the design of the single storey conservatory feature to the rear of Plot 5 only. Width of the rear single storey conservatory feature to be increased and the design amended in keeping with the neo Georgian style of the house to include a flat roof with glass lantern and set of bifold doors facing the garden. East Suffolk Council – Granted planning permission with conditions on 26 March 2021_.
DC/21/0464/FUL	821 Foxhall Road, Rushmere St Andrew	Demolish existing garage & rebuild new. New front elevation hip to gable for loft conversion. New roof to existing conservatory. New patio doors to rear elevation. Removal of chimney stack. P&D recommended approval on 03/03/21. East Suffolk Council – Granted planning permission with conditions on 30 March 2021.
DC/21/0588/TPO	20 Brookhill Way, Rushmere St Andrew	Oak tree, fell due neighbour being worried about future damage due to proximity to property (22) and light issues when in full leaf. P&D recommended refusal on 03/03/21. East Suffolk Council – Granted planning permission on 31 March 2021.

DC/21/0641/FUL	809 Foxhall Road, Rushmere St Andrew	Formation of side facing dormer window, installation of external insulation with render finish and associated internal alterations. P&D recommended approval on 03/03/21. East Suffolk Council – Granted planning permission with conditions on 1 April 2021.
DC/21/0815/FUL	37 Mendip Drive, Rushmere St Andrew	Creation of a single storey flat roof extension to the eastern side rear of existing bungalow, extension to extend approx. 2300mm int existing garden with a width of approx. 5670mm. P&D recommended approval on 03/03/21. East Suffolk Council – Granted planning permission with conditions on 9 April 2021.
DC/21/0413/FUL	693 Foxhall Road, Rushmere St Andrew	Existing 1-storey bungalow – single storey extension to rear. P&D recommended approval on 03/03/21. East Suffolk Council – Granted planning permission with conditions on 7 April 2021.
DC/21/0130/FUL	13 Elm Road, Rushmere St Andrew	Erection of detached garage (existing building to be taken down). P&D recommended approval on 09/02/21. East Suffolk Council – Granted planning permission with conditions on 12 April 2021.
DC/21/0820/FUL	21 Quantock Close, Rushmere St Andrew	Two storey side extension with existing lean-to and prefabricated garage removed. P&D recommended approval on 03/03/21. East Suffolk Council – Granted planning permission with conditions on 12 April 2021.
DC/21/0839/FUL	10 Bent Lane, Rushmere St Andrew	Replace existing asbestos sheet flat roof to garage with hipped, tiled roof, to match existing dwelling. P&D recommended approval on 03/03/21. East Suffolk Council – Granted planning permission with conditions on 12 April 2021.
DC/21/0300/FUL	14 Meadowside Gardens, Rushmere St Andrew	Proposed alterations and extensions P&D recommended approval on 09/02/21. East Suffolk Council – Granted planning permission with conditions on 14 April 2021.
DC/21/0463/FUL	11 Bixley Drive, Rushmere St Andrew	Proposed two storey rear extension and replacement paving to driveway. P&D recommended refusal on 03/03/21. East Suffolk Council – refused planning permission 22 April 2021
DC/21/1150/TPO	20 Brookhill Way, Rushmere St Andrew	Front side garden area: T1 Silver Birch - up to 2m. crown reduction. T2 Oak - up to 2m crown reduction, 3m. crown lift over road. T3 Oak - 3m. crown lift over road. Rear garden: T4 Sycamore - reduce crown by 2m. back from

		garden to north. T5 Oak - crown lift over garden. T6 Oak - crown lift over garden. P&D noted delegated refusal on 05/05/21. East Suffolk Council – Granted planning permission
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9. ENFORCEMENTS & APPEALS – TO NOTE/REPORT ANY RELEVANT MATTERS

The Clerk asked to be kept up to date on progress regarding 81 The Street, raised by a resident in the parish with East Suffolk Council and a copy of the correspondence was forwarded to the Parish Council.

Mr Whiting queried the size of the garage and whether this has been raised with enforcement. Clerk raised this issue with Enforcement. Awaiting response. Enforcement has responded regarding the large hardstanding driveway that was not included in the planning application – it was determined that there is currently no breach of control. The Enforcement officer is investigating whether the garage is in accordance with the approved drawings. This is pending a site visit however as Covid-19 restrictions have now eased it should be completed soon and an outcome and update will be sent shortly after to the Parish Council.

The Parish Council queried whether the building work at 42 Woodbridge Road is being carried out in accordance with the approved drawings. Works not carried out in accordance with approved drawings. East Suffolk Council following this issue up. Application currently under consideration.

The Parish Council queried whether a shed at 17 The Limes, Rushmere St Andrew needs planning permission. Following the enforcement officer's initial site visit the owner stated they would be building within permitted development. Therefore, the enforcement officer was awaiting confirmation of completion of the works. This was recently received so the officer will be returning to confirm if the building falls within the limits of Town and Country Planning (General Permitted Development) (England) order 2015 or if planning permission is required.

The Parish Council approached East Suffolk Council and the Environment Agency to check whether Chater Land Holdings requires permission for the intended use on the site at Bladen Drive/ Gwendoline Close. The Environment Agency indicated that permission is not required at present. Awaiting feedback from East Suffolk Council. The enforcement officer is due to review some other areas of the development and will then review the need for further enforcement action if the land is not cleared or an application submitted for the storage.

The Parish Council queried whether the Pizza Loft in Foxhall Road/ Bixley Drive needed planning permission for the recent refurbishments to the building with Planning/ Enforcement at East Suffolk Council. The response was that planning permission is required and that East Suffolk Council will follow this up. The enforcement officer is awaiting a planning application for the works completed, this has currently not been received. The officer will continue to monitor the site and if no application is received further enforcement action will be taken.

10. NEIGHBOURHOOD PLAN

a. To Note the Minutes of the Neighbourhood Plan Working Group – 20/04/21

Mr Whiting provided an update regarding the meeting held on 20/04/2021. The UNAPPROVED Minutes of the meeting held on 20th April 2021 had been made available to all Councillors. Councillors noted this.

Matters arising – None.

b. To Note Completion of Evidence to Support Neighbourhood Plan – Design Codes & LCA

The Clerk informed Councillors that the Design Codes and Landscape Character Assessment that supports the development of the neighbourhood plan have been completed and signed off by the Neighbourhood Plan Working Group. Councillors noted this.

c. To Approve Updated Timetable for Preparation of Neighbourhood Plan

The Clerk shared the updated timetable for the preparation of the neighbourhood plan with councillors. Good progress has been made with the preparation of the plan and the consultant supporting the working group/parish council with this is currently working on a draft document. This will be considered for approval by the Parish Council in August time. Mr Richings proposed that the updated timetable for the preparation of the neighbourhood plan be approved, seconded by Mr Driver. Resolved with MAJORITY in favour.

11. OTHER MATTERS & CORRESPONDENCE

Mr Newton reported that the Kesgrave Neighbourhood Plan was made. Miss Cracknell reported that there was a safety issue on the footpath that runs along Ipswich Wanderers' ground from The Street to Playford Road. The iron fencing on the border of the football ground and the footpath has fallen onto the footpath and the remaining fencing is not secure. The fallen fencing is blocking the footpath and a safety issue. Clerk to report.

12. DETERMINATION OF ITEMS FOR FUTURE AGENDA

None

13. CLOSE OF MEETING

The Chairman closed the meeting at 19.22pm.