

**MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE  
HELD ON TUESDAY 9<sup>th</sup> AUGUST 2016 AT 7:30PM  
IN COMMUNITY HOUSE, ANZAC ROOM**

**Committee Members**

Councillors: Daryll Brindley  
Rachael Coles  
Reg Farmiloe  
Brian Gosling  
Lynda Hallett

Job Harris (Chair)  
Ann Harrison  
Jackie Harrison-Hicks  
Andy Loraine (Vice Chair)  
Melvyn Simmons

**Present**

Councillors: Daryll Brindley  
Reg Farmiloe  
Brian Gosling  
Lynda Hallett

Job Harris (Chair)  
Ann Harrison  
Andy Loraine (Vice Chair)

**In Attendance**

Sally Landers - Administration Officer

**GENERAL BUSINESS**

**PH160 CHAIR ANNOUNCEMENTS**

**Introduction**

Thank **y**ou for attending this evening. We are not expecting any emergency evacuations from the building, however **i**n the event of an emergency, please leave the building by the safest route possible and meet on the **g**assed area on the opposite side of the car park. Do not reenter the building until you are informed by a **m**ember of staff that it is safe to do so. Please also switch your mobile phones to silent.

**Previous Planning Applications**

**LW/16/O286** – Further information has been received with regards to the replacement of existing roof, raising **r**oofline by 0.7m and formation of side dormer windows to allow loft conversion for 9A Slindon Avenue **w**hereby the height of the roof for the extension has been reduced. This application was discussed by this **C**ommittee on 24<sup>th</sup> May, the outcome being refusal recommended due to over development, loss of **n**eigh**o**urs light and un-neighbourly. Any additional comments as a result of the amendment should be **s**ubmitt**e**d to Lewes District Council this week.

**LW/16/O415** – Further information has been received with regards to the retrospective application for a single **s**to**r**ey rear extension for 155 Arundel Road whereby the height of the roof has been reduced. This applicat**i**on was discussed by this Committee on 12<sup>th</sup> July, the outcome being refusal recommended due to over **d**ev**e**lopment, exceeds permitted development, not integrated/sympathetic with current building, exceeds **h**eight restrictions and un-neighbourly. Any additional comments as a result of the amendment should **b**e submitted to Lewes District Council by 17<sup>th</sup> August.

**LW/16/O498** – Further information has been received with regards to the re-modelling of a chalet bungal**o**w at 10 Chene Avenue whereby the wording has been amended to 're-modelling of chalet bungal**o**w to provide contemporary looking flat roof dwelling with ground and upper floor extensions'. This applicat**i**on was discussed by this Committee on 12<sup>th</sup> July, the outcome being refusal recommended due to this applicat**i**on being outside the planning boundary and insufficient descriptive information. Any

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additional comments as a result of the amendment should be submitted to Lewes District Council this week.

**LW/16/0442** – This Committee was unable to discuss this application for 19 Hoddern Avenue due to timescales and therefore some Members consulted and agreed there would be ‘no objection’ to the proposed single storey rear extension.

### **ESCC Planning Application**

**LW/3332/CC** – We have received a consultation notice for Meridian Community Primary School to create 12 new classrooms plus other alterations, any comments should be submitted by 2<sup>nd</sup> September. The Planning & Highways Sub Committee will review and discuss this application at their meeting this Friday 12<sup>th</sup> August.

### **Tree Works Notice**

We received the following tree works notices, no comments have been received:-

**TW/16/0070** – Land south of Greenwich Way, to cut Pine tree branches back from fence, to enable new fencing to be installed

**TW/16/0073** – 2 Trafalgar Close, to fell a Sycamore

### **Road Signs**

The Town Manager has reported the missing road sign for Greenwich Road in May. Lewes District Council are responsible for replacing it however a timescale is not known, it is being regularly chased.

### **Planning Applications – Paper Copies**

Seaford Town Council has responded to Lewes District Council with regards to the withdrawal of paper copies of planning applications with the following:-

- The LDC on-line facility, although improved, is not user-friendly. It is slow to use and requires both patience and expertise to access all the documents required.
- When the portal is ‘down’ Officers and Councillors waste valuable time and/or cannot prepare sufficiently for Committee meetings.
- Many Councillors find examining plans on a screen difficult and unsatisfactory in terms of viewing the detail
- Not everyone has state of the art computer facilities at home.
- Downloading and printing plans is time-consuming and costly to Officers and individual Councillors who are unpaid and do not claim expenses. They should not bear the burden of these costs when, as volunteers, they are also giving many hours of their time to examine the plans and visit the sites around the town. When there is a large agenda this is time consuming.
- The savings made for LDC in introducing paperless planning have resulted in these costs being passed to Town and Parish Councils.

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- We believe that LDC should charge an additional fee to applicants to cover the costs of providing paper copies to Councils and to have them available for the public in Lewes. We understand that application fees are set by central government, but it cannot be impossible to challenge this or introduce an administration charge in some guise.
- There is no budget or the capacity to enable Council Officers to download and print plans or provide on-line facilities for Councillors and the public.
- Many residents do not have access to computers and /or the skills to use the LDC portal. They are in effect excluded from involvement in the planning system.
- At the very least LDC should provide hard copies of plans for larger developments or those which are contentious or attracting public attention.

In addition to these concerns regarding the production of plans, the Seaford Planning Committee continues to be very dissatisfied with the planning system of consultation. Seaford Members consider that their local knowledge is not considered sufficiently and that Lewes District Council has more information to hand when applications are considered there. After spending considerable time reviewing plans and discussing these each week and in Committee and often speaking with local residents and neighbours, too many decisions made at Town Council level are overturned by the Lewes District Council Committee. Seaford has been advised that objections on grounds which are extremely relevant to the local population e.g. lack of healthcare and other infrastructure are not relevant planning considerations.

### Debate:-

Cllr. A Harrison endorsed the comments made by Seaford Town Council particularly with regards to Town Council recommendations, which are made taking into account local knowledge, being over-turned at Lewes District Council

All Committee Members agreed

## PH161 PUBLIC QUESTION TIME

### Mr. Tilbury – West Ward

The resident raised objections to planning application LW/16/0489 26 Bramber Avenue due to:-

The proposed development will overlook the residents bungalow

The location is populated with bungalows

The proposal to build 2 x 4 bedroom houses will increase parking issues

Visitors to the Church park in this location

There is a demand for 2 bedroom bungalows which are not available

Two bungalows have recently been built on a vacant plot in Dorothy Avenue and they have fitted in well with location

The application does not mention the boundary wall, will this remain

There is potential for the garage to be converted to another room due to internal access

The application states there are no trees in the garden, this is incorrect

The application has incorrectly stated the type of windows

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*Cllr. J Harris stated that the application is on the agenda for this meeting and that the final decision will be made at Lewes District Council*

**Alan Sargent – West Ward**

The resident read the following:-

'I refer to the minutes of the meeting of the Planning & Highways meeting held on the 12<sup>th</sup> July 2016 reference PH152 (page 3/12).

I have so far received no response to my queries about the three developments on the South Coast Road. I have since written a reminder letter to the Town Manager, copied to Cllr. Harris, Chair of this Committee dated 27<sup>th</sup> July 2016, again no response.

It is now 57 days since I first raised the matter and cannot understand why an answer is not forthcoming unless the monies have been squirrelled away from Peacehaven by Lewes District Council and re-allocated. The Council and Town are entitled to their percentage of these monies.

I would also like to raise the matter concerning the allocation of affordable housing to any Peacehaven resident to which they are entitled. You will recall the development over Sainsbury's on the South Coast Road which consisted of approximately 20 flats which were occupied by Brighton Council residents via a housing association, not one flat was offered to Peacehaven needy.

The three developments are quite substantial and well underway, are there affordable housing written into the planning approval? Can we ensure that Peacehaven needs come first? I request this Committee write to Cllr. Maskell at Lewes District Council who is responsible for housing to ensure that Peacehaven residents are considered and allocated first'

*Cllr. J Harris noted the comments and stated the queries with regards to the three developments on the South Coast Road had been referred to the Town Manager for action*

**Action: Consider writing to Cllr. R Maskell with regards to ensuring Peacehaven residents are allocated housing as a result of developments in Town**

**Mae Pond – North Ward**

The resident re-iterated the comments with regards to the three developments on the South Coast Road and queried how many units/houses were being built at:-

2 South Coast Road  
8-10 South Coast Road  
Bolney Avenue/South Coast Road Retail Units

The resident also noted that more litter bins are required in the Town and requested an update with regards to the youth shelter that was removed from Meridian Park

*Cllr. J Harris noted the youth shelter was in a very poor condition*

*Cllr. L Hallett noted that this had been dealt with by the previous Town Manager and confirmed the youth shelter had been sold for scrap*

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**PH161 PUBLIC QUESTION TIME continued**

**Action:** Respond to Mae Pond with regards to how many units to be built at 2 South Coast Road, 8-10 South Coast Road and Bolney Avenue/South Coast Road Retail Units

**Peter Seed – West Ward**

The resident noted page 19/22 with regards to four planning applications which this Committee had recommended refusal, two of these applications had been refused at Lewes District Council as a result of a delegated decision and two had been approved when presented at Committee. The resident questioned the benefit of presenting applications to Committee at Lewes District Council.

*Cllr. J Harris stated he had previously spoken against planning applications at the Lewes District Council Planning meeting noting there is only one member from the South Coast on the Committee, siting that the Planning Officer report had recommended refusal and the Committee had subsequently approved the application*

The resident suggested not calling in contentious planning applications in the future and trust that a delegated decision made by a Planning Officer provides better results

Cllr. A Harrison suggested looking at the history of outcomes with regards to delegated and Committee decisions

The resident Mae Pond noted 25 Glynn Road had been approved at Committee level when refusal had been recommended by Peacehaven

**Action:** Provide outcome of Committee and delegated decisions when P&H's had recommended refusal planning applications

**PH162 TO CONSIDER APOLOGIES FOR ABSENCE**

Cllr. R Coles – accepted (illness)

Cllr. J Harrison-Hicks – noted (prior commitment)

Cllr. M Simmons – accepted (family illness)

**PH163 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

Cllr. B Gosling due to being a resident at Tudor Rose Park with regards to planning application LW/16/0589 63 Tudor Rose Park

**PH164 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 12<sup>th</sup> July 2016**

Cllr. L Hallett proposed

Cllr. A Loraine seconded

**Approved**

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**Debate:-**

Cllr. A Harrison queried page 4/22 and requested an update with regards to premises for Peacehaven Horticultural Society with reference to the comment made by Cllr. R Coles that Lewes District Council (LDC) were responsible

**Action: Town Manager to provide written response to P&H's Committee with regards to LDC being responsible for providing premises for Peacehaven Horticultural Society**

Cllr. L Hallett queried page 5/22 with regards to the position Ed Sheath holds at LDC

*Cllr. J Harris stated that he believed Ed Sheath was in the Finance Department at LDC*

Cllr. A Loraine queried page 5/22 with regards to the reason for his absence at the previous meeting not being known stating he had emailed his apologies to the Town Manager, Cllr. J Harris and Cllr. J Harrison-Hicks due to his attendance at a funeral

*Cllr. J Harris noted the reason why Cllr. A Loraine was absent from the previous meeting*

Cllr. A Harrison noted page 11/22 with regards to two applications which this Committee had recommended refusal, subsequently they been refused at LDC by delegated decision

**REPORTS**

**PH165 INFORMATION TO NOTE**

**Noted**

**Debate:-**

Cllr. L Hallett noted page 16/22 siting with disappointment that the 'Fix My Street' portal had been removed, stating queries and issues now had to be reported direct to ESCC Highways. Cllr. L Hallett also noted that the issue with regards to a tree in Second Road was still outstanding

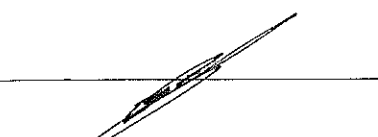
**PH166 PLANNING APPLICATIONS**

LW/16/0487	Church Hall Bramber Avenue	Advertisement Consent Application - Erection of pole mounted free standing notice board for Ascension Church Peacehaven	East
<p><b>No Objection</b></p> <p>Cllr. R Farmiloe proposed Cllr. B Gosling seconded</p> <p><b>Agreed</b></p>			

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PH166 PLANNING APPLICATIONS continued			
LW/16/0489	26 Bramber Avenue	Planning Application - Demolition of existing bungalow and construction of a pair of semi-detached dwellings for JJ SEA Ltd	West
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>• Un-neighbourly</li> <li>• Loss of light</li> <li>• Parking issues</li> <li>• Out of keeping with street scene</li> <li>• Possible asbestos</li> </ul> <p>Cllr. L Hallett proposed Cllr. R Farmiloe seconded</p> <p><b>Comments:-</b></p> <p>Agreed</p> <p>2 x Objection letters 1 x Insufficient information letter 1 x Environment with 'unsuspected contamination' conditions</p>			
LW/16/0495	35 Keymer Avenue	Planning Application - Single storey rear extension for Mr Goodale	East
<p><b>No Objection</b> with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Cllr. D Brindley proposed Cllr. R Farmiloe seconded</p> <p>Agreed</p>			
LW/16/0511	165 South Coast Road	Planning Application - Installation of plant machinery within new timber fencing in the rear yard of the site for Mace	East
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>• Insufficient information provided with regards to type of plant machinery</li> </ul> <p>Cllr. D Brindley proposed Cllr. L Hallett seconded</p> <p>Agreed</p> <p><b>Comments:-</b></p> <p>1 x Highways no objection 1 x Environmental Noise Survey require further information</p>			

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PH166 PLANNING APPLICATIONS continued			
LW/16/0540	13 Gladys Avenue	Planning Application - Single storey rear extension with a complete new roof and front balcony for Lewes Builders	East
<b>Refusal Recommended due to:-</b> <ul style="list-style-type: none"> <li>• Over development</li> <li>• Top heavy</li> <li>• Not in keeping with street scene</li> <li>• Un-neighbourly</li> </ul> <p>Cllr. L Hallett proposed Cllr. A Loraine seconded</p> <p><b>Agreed</b></p>			
LW/16/0553	20 Keymer Avenue	Planning Application - Erection of UPVC conservatory to side/rear elevation for Mr Looker	East
<b>Refusal Recommended due to:-</b> <ul style="list-style-type: none"> <li>• Over development</li> <li>• Inaccurate/mis-leading description which states this is a conservatory when it is a brick built extension with UPVC roof</li> </ul> <p>Cllr. L Hallett proposed Cllr. A Loraine seconded</p> <p><b>Agreed</b></p>			
LW/16/0558	Unit 1 25A Bolney Avenue	Advertisement Consent Application - Erection of 2 internally illuminated logos, non-illuminated acrylic letters, an internally illuminated projector, 2 non-illuminated aluminium wall panels and an internally illuminated totem for Food Programme Delivery Orchid Group - CO-OP	East
<p><b>No Objection</b> with the proviso signs are only illuminated during hours of business</p> <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p><b>Comments:-</b></p> <p>1 x Cllr. J Harris</p> <p><b>Action: Check hours of business for LW/16/0558 Unit 1, 25A Bolney Avenue</b></p>			
LW/16/0589	63 Tudor Rose Park South Coast	Planning Application - Erection of raised decking for Ms Warnett	East
<p><b>No Objection</b></p> <p>Cllr. R Farmiloe proposed Cllr. D Brindley seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. B Gosling abstained</p>			

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PLANNING APPLICATION	PTC RECOMMENDATION	LDC DECISION	DELEGATED OR COMMITTEE DECISION
LW/16/0220	No Objection	Planning Permission	D
LW/16/0244	Refusal Recommended	Refused	D
LW/16/0273	Refusal Recommended	Refused	D
LW/16/0296	Refusal Recommended	Planning Permission	C
LW/16/0307	Refusal Recommended	Planning Permission	C
LW/16/0371	No Objection	Planning Permission	D
LW/16/0409	No Objection	Planning Permission	D
LW/16/0437	No Objection	Consent to Display Advertisement	D
LW/16/0450	No Objection	Planning Permission	D
LW/16/0452	No Objection	Planning Permission	C

LW/16/0220	24 Friars Avenue	Planning Application - Erection of a single storey rear extension for Mr A Higgins	East
<p><b>No Objection</b> with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of These hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Cllr. L Hallett proposed Cllr. D Brindley seconded <b>Agreed</b></p> <p><b>Comments:-</b> 1 x ESCC Archaeology requesting programme of archaeological works</p>			
LW/16/0244	272 South Coast Road	Planning Application - Change of use and conversion of former offices and depot (Sui generis use) to 8 residential apartments for SEMRA Properties Ltd	West
<p><b>Refusal Recommended</b> due to:-</p> <ul style="list-style-type: none"> <li>• No allocated parking on property</li> <li>• Increased parking on side streets as a result of no allocated parking</li> <li>• Over developed</li> <li>• Un-neighbourly</li> <li>• Property located on main road (A259) approaching roundabout</li> </ul> <p>Cllr. M Simmons proposed Cllr. R Farmiloe seconded <b>Agreed</b></p> <p><b>Comments</b> 1 x Objection letter</p> <p><b>Action:</b> Check ESCC Highways comments with regards to LW/16/0244</p>			

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PH167 PLANNING DECISIONS continued			
LW/16/0273	23 Firle Road	Planning Application - Erection of an additional residential storey to form 1 x two bedroom dwelling for Mr M Blencowe	North
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>• An additional storey to current property would cause issues with drains and foundations</li> <li>• Over developed</li> <li>• Un-neighbourly</li> <li>• Out of context with surrounding area</li> <li>• Parking issues</li> </ul> <p>Cllr. R Coles proposed Cllr. M Simmons seconded</p> <p><b>Agreed</b></p> <p><b>Comments</b> <b>2 x Objection letters</b></p>			
LW/16/0296	25 Glynn Road	Planning Application - Erection of a detached dwelling for Ms L James	North
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>• Over development</li> <li>• Un-neighbourly</li> <li>• Restricted access</li> </ul> <p>Cllr. R Coles proposed Cllr. M Simmons seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. L Hallett abstained</p>			
LW/16/0307	45 South Coast Road	Planning Application - Demolition of existing house and erection of two one bed flats and two three bed houses for Mrs G Teti	East
<p><b>Refusal Recommended due to:-</b></p> <ul style="list-style-type: none"> <li>• Unneighbourly</li> <li>• Out of keeping with street scene</li> <li>• Parking issues are currently a problem for residents in area</li> <li>• Parking issues will increase as a result of development</li> <li>• Grossly over developed</li> </ul> <p>Cllr. A Loraine proposed Cllr. M Simmons seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. A Harrison abstained</p>			

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**PH167 PLANNING DECISIONS continued**

<b>LW/16/0371</b>	<b>244 Arundel Road West</b>	Planning Application - Single storey side extension for Mr M Rundle	<b>West</b>
<p><b>No Objection</b> with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of These hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Cllr. L Hallett proposed Cllr. D Brindley seconded</p> <p><b>Agreed</b></p> <p><b>Comments:-</b></p> <p><b>1 x Southern Gas restrictions</b></p>			
<b>LW/16/0409</b>	<b>11 Firle Road</b>	Planning Application - Demolition of existing conservatory and erection of single storey rear extension for Mr & Mrs K Staples	<b>North</b>
<p><b>No Objection</b> with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of These hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.</p> <p>Cllr. R Coles proposed Cllr. L Hallett seconded</p> <p><b>Majority Agreed</b></p> <p>Cllr. A Harrison abstained</p> <p><b>Comments:-</b></p> <p><b>1 x Southern Gas restrictions</b></p>			
<b>LW/16/0437</b>	<b>Units D1 And D2 Meridian Industrial Estate Newton Rd</b>	Advertisement Consent Application - Installation of three fascia signs for Sky High Trampoline Park Ltd	<b>West</b>
<p><b>No Objection</b></p> <p>Cllr. L Hallett proposed Cllr. D Brindley seconded</p> <p><b>Agreed</b></p>			

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PH167 PLANNING DECISIONS continued			
LW/16/0450	14 Victoria Avenue	Planning Application - Demolish and rebuild single storey side garage and extensions for Mr & Mrs T Gent	East
<p><b>No Objection</b> with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of These hours, no loud music to be played. Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30. An asbestos survey should be carried out prior to demolition.</p> <p>Cllr. L Hallett proposed Cllr. B Gosling seconded</p> <p><b>Agreed</b></p> <p><b>Comments:-</b></p> <p><b>1 x Southern Gas restrictions</b></p>			
LW/16/0452	4 - 10 Balcombe Road	Planning Application - Installation of two buggy storage units for Lewes District Council	West
<p><b>No Objection</b></p> <p>Cllr. L Hallett proposed Cllr. D Brindley seconded</p> <p><b>Agreed</b></p>			

Noted

#### NEXT MEETING

PH168 TO CONFIRM DATE OF NEXT MEETING – Tuesday 30<sup>th</sup> August 2016 at 7:30pm

Noted

THE MEETING ENDED AT 8:45pm

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