

PLANNING COMMITTEE

28th July 2014

Present – The Chairman (Councillor Welch) and Councillors Barrington, Brockbank, Green, Harbron, Hart, Kerwin-Davey, Mason and Turner.

Officers – Development Control Manager, Solicitor, Planning Officer and Committee Officer.

Apologies for absence were received from Councillors English and Sutcliffe.

Start: 1.35pm

Finish: 2.36pm

The minutes of the Committee's meeting held on 30th June 2014 were confirmed and signed by the Chairman.

Minutes for Report

PL.725

PUBLIC PARTICIPATION

The following persons addressed the Committee under its public participation scheme:-

Application 31//2013/14018 : Mr J Ellis (for the applicant)
Enforcement Matter : Mr K Meredith (owner Car and Kitchen)

PL.726

APPLICATIONS FOR PLANNING PERMISSION

a. Delegated Matters

The Strategic Manager for Planning and Regeneration reported the following applications for planning permission within the three areas of the District indicated, which had been dealt with under delegated authority

North Craven Area

08/2014/14611 Redecoration of the shopfront, removal of three AC condensers and the extension of the existing canopy to the side of the store, United Co-operatives Late Shop, Main Street, Bentham – Conditional approval.

08/2014/14601 Erection of single storey extension to provide a utility room and removal of an existing internal partition to extend the kitchen into existing utility room, 12 High Croft, High Bentham – Approval.

08/2014/14682 Addition of 1 x non- illuminated hanging/projecting sign Sue Ryder Care, 10 Station Road, High Bentham – Conditional approval.

15/2014/14754 Discharge of condition 3 to previous approval 15/2014/14614, The Old Corn Mill, Mount Wellington, Burton in Lonsdale – Conditional approval.

18/2014/14632 Extension of existing agricultural building, Tewitt Hall Farm, Newby, Clapham – Conditional approval.

18/2014/14704 Minor alterations to allow use of existing annex for holiday letting including changes to front boundary wall and fencing to retained recess to side, Wenning Bank, Clapham –

Conditional approval.

18/2014/14646 Replacement of damaged conservatory roof to match the house roof from glazed to slates, Tenter Hill House, Newby, Clapham – Conditional approval.

18/2014/14705 Listed building consent for minor alterations to allow use of existing annex for holiday letting including changes to front boundary wall and fencing to retained recess to side, Wenning Bank, Clapham – Conditional approval.

18/2014/14710 Discharge of conditions 6,7 and 11 to previous application 18/2013/14128, High Moss House, Keasden, Clapham – Conditional approval.

31/2014/14563 Construction of a detached garden store Building, Farther Rome, Giggleswick – Refusal.

31/2014/14620 Listed building consent for the conversion of existing redundant agricultural buildings to event venue and guest accommodation (resubmission of application 31/2014/14233), Armitstead Hall, Giggleswick – Conditional approval.

31/2014/14621 Listed building consent for the conversion of existing redundant agricultural buildings to offices (resubmission of application 31/2014/14232), Armitstead Hall, Giggleswick – Conditional approval.

31/2013/13494 Discharge of conditions 4,5 and 6 of previous planning application 31/2011/11294, Burnside, Giggleswick – Conditional approval.

42/2014/14686 Reserved matters application for scale, appearance, landscaping and highways of approved application 42/2013/13355 (Detached agricultural workers dwelling at Pan Beck farm), Panbeck Farm, Hellifield – Refusal.

45/2014/14538 Erection of 15 affordable residential units with associated parking and landscaping land off north-west side of Low Demesne Close, Ingleton – Conditional approval.

45/2014/14619 Retrospective application for the change of use of part of OS Field 9363 to domestic curtilage. Formation of new vehicle entrance to highway and new driveway, 10 New Road, Ingleton – Conditional approval.

45/2014/14752 Proposed replacement of existing dilapidated agricultural buildings with one new agricultural building, Wilson Wood Farm, Bentham Road, Ingleton – Conditional approval.

45/2014/14712 Discharge of condition 4 to previous application 45/2014/14484 9, 11 Main Street, Ingleton – Conditional approval.

49/2014/14600 Proposed 250Kw wind turbine 30m mast with overall height of 45m to tip of blades, construction of concrete base measuring 52sq.m, underground cabling and connection cabinet, Israel Farm, Israel Cottage, Lawkland – Refusal.

62/2014/14640 Application for the re siting solar pv panels from principle roof slope to rear roof slope, Marlor Cottage, 1 The Green, Settle – Approval.

62/2014/14665 Listed building consent for replacement illuminated fascia signage, Spar Convenience Shop, 1 Duke Street, Settle – Conditional approval.

62/2014/14664 Advertisement consent for replacement illuminated fascia signage, Spar Convenience Stores, Duke Street, Settle – Conditional approval.

62/2014/14706 Proposed rear elevation single storey extension to provide kitchen extension

alterations to existing layout to form utility room, ground floor shower room. Re position existing garage to back of rear garden, Plot 8 Cammock Lane, Settle – Conditional approval.

72/2014/14332 Proposed demolition of redundant agricultural buildings and hardstanding to be developed for housing, land to north of Hallstack Kennels and Cattery, Jack Lane, Rathmell – Refusal.

72/2014/14229 Discharge of condition 6 to previous planning application 7/2012/12885 - Proposed conversion of redundant agricultural barn to provide agricultural workers dwelling, Hammerton Hall Farm, Wigglesworth – Refusal.

72/2014/14732 Non material amendment to include four skylights and a side opening timber casement window on the north elevation, Bushburn Farm, Wigglesworth – Conditional approval.

South Craven Area

12/2014/14650 Construction of stone built agricultural workers dwelling, Broughton Fields Farm, Broughton – Application withdrawn.

17/2014/14618 Proposed removal of ground floor internal load bearing walls, formation of larger openings to rear elevation for bi-folding doors to kitchen/dining room with alterations to existing stairs. Conversion / extension of existing external store forming a new store / carport, The Old Chapel, 12 Beck Side, Carleton – Approval.

17/2014/14726 Extension of existing porch, 18-19 Beck Side, Carleton – Approval.

22/2014/14612 Construction of four bedroom detached dwelling with associated turning and parking area, land to the west of kitchen showroom 'dovetail', Colne Road, Cowling – Refusal.

22/2014/14622 Construction of two storey side extension, insert first floor window at first floor level to the south east elevation, insert 8no. rooflights, re-lay stone flags to external area, Stone Head Farm, Stone Head Lane, Cowling – Approval.

22/2014/14627 Construction of sunroom, Park Cottage, Park Lane, Cowling – Approval.

22/2014/14651 Construction of single storey sun lounge to rear of property, 2 New Hall Farm, Colne Road, Cowling – Application withdrawn.

22/2014/14696 Installation of solar panels on roof, Whitestones, Dick Lane, Cowling – Approval.

22/2014/14713 Re-Submission of application 22/2014/14504 for proposed conversion of existing outbuilding to form living accommodation ancillary use to main house, with front porch and rear extension, Lower Summerhouse Cottage, Lumb Lane, Cowling – Approval.

22/2014/14667 Enlargement of existing balcony projecting off dining room, 11 Pinnacle View, Cowling – Approval.

22/2014/14623 Listed building application for the construction of two storey side extension, insert first floor window at first floor level to the south east elevation, insert 8 no. rooflights, re-roof, re-point, and replace all windows and doors, re-plaster internal walls and make new internal openings, relay stone flags to external area, Stone Head Farm, Stone Head Lane, Cowling – Conditional approval.

22/2014/14714(LB) Re-submission of previous planning application ref: 22/2014/14526 for proposed conversion of existing outbuilding to form living accommodation ancillary use to main house, with front porch and rear extension, Lower Summerhouse Cottage, Lumb Lane, Cowling – Conditional approval.

22/2014/14717 Certificate Lawful Development for the proposed use as a residential home for a maximum of six residents, Hurstfield, Keighley Road, Cowling – Approval.

24/2014/14624 Retrospective application for dormer extension to rear and single storey side and rear extension, The Bungalow, Draughton – Approval.

28/2014/14598 14 no. solar panels to be fixed on south facing roof (at rear of property), control panel installed internally, Milkin Hill Cottage, 79 Main Street, Farnhill – Approval.

32/2014/14642 Demolition of existing garage and out-buildings and erection of new garage, 7 Highgate, Cross Hills – Approval.

32/2014/14674 Demolition of existing conservatory and erection of single storey extension, 59 Clayton Hall Road, Cross Hills – Approval.

32/2014/14645 Proposed extension to existing dwelling, 16 Bridge End, Colne Road, Glusburn – Approval.

53/2014/14697 Remove 2 No Cherry (A1 and A8), 1 No Larch (A2), 1No Conifer (A3), 1 No Laburnam (A4), 1 No Yew (A5), 1 group of Privets and Laurel Bushes (A6), 1 group of Privets and Hawthorns (A7), 1 No ash (A9) and Hawthorns A10 and A11, Lothersdale Recreation Ground, Lothersdale – No Tree Preservation Order made.

53/2014/14658 Demolition of existing circular slurry store and replacement with rectangular slurry store, Broom House Farm, Bleara Road, Lothersdale – Conditional approval.

66/2014/14629 Discharge of condition no. 5 of previous planning application ref: 66/2014/14362, Salt Pie Bungalow, Salt Pie Farm, Sutton-in-Craven – Conditional approval.

69/2014/14617 Single storey kitchen and bedroom extension to side and rear of property, The Lodge, Thornton in Craven – Approval.

Skipton Area

26/2014/14672 Two storey north side extension to dwelling house, The Laurels, 3a Shires Lane, Embsay – Approval.

30/2014/14653(LB) Replace existing windows at the front of the property upstairs and downstairs, 10 North Street, Gargrave – Conditional approval.

30/2014/14639 Change of use of ground floor retail unit to residential use, 34 High Street, Gargrave – Conditional approval.

30/2014/14679 Prior notification for change of use from agriculture to shop, Anchor Croft Farm, Hellifield Road, Gargrave – Prior approval not required.

34/2014/14702 Fell 1 No Sycamore, Mole Barn, Holme Lane, Halton East – No tree preservation order made.

63/2014/14670 Single storey extension to existing nursery building to create additional classroom space and storage, infill extension to provide a small teaching space, St. Stephens Catholic Primary School, Gargrave Road, Skipton – Conditional approval.

63/2014/14683 Replacement of windows to front elevation, in wood to match existing Swadford Centre, 32 Swadford Street, Skipton – Conditional approval.

63/2014/14656 Change of use and alterations together with extension of former textile manufacturing building (Eller House) to residential (C3 use 11 no. units) and Class A1 non food retail use and/ or bulk sale of wines, beers and spirits, access, parking and landscaping, Eller House, Belle Vue Mills, Broughton Road, Skipton – Conditional approval.

63/2014/14567 Variation of Condition 2 from previously approved application 63/2013/13583 for replacement of existing windows and creation of new window openings together with the addition of balconies and disabled access to existing office building, 1 Providence Place, Skipton – Conditional approval.

63/2014/14577 New single storey kitchen extension and side extension to provide car port, additional bathroom, large bedrooms and additional second floor workspace, 16 Brookside, Newmarket Street, Skipton – Refusal.

63/2014/14657(LB) Alterations and extension works to former textile manufacturing building (Eller House), Eller House, Belle Vue Mills, Broughton Road, Skipton – Conditional approval.

63/2014/14692 14 x Lime (Tilia SP) routine/general works to remove epicormic growth, crown lift where necessary by 1 metre and clean through remaining canopies and remove deadwood. Permission sought to carry out the above works every March-June from 2014 onwards, setts adjacent to 12-61 High Street and 36-38 Sheep Street, Skipton – Conditional approval.

63/2014/14689 Works within root protection zone of trees in Group A6 of TPO No. 1 1968, 2 Rockwood Cottages, Gargrave Road, Skipton – Permission not required.

63/2014/14666 1 No Ash (Fraxinus Excelsior) - crown lift by 2m and clean through the remainder of the canopy to remove dead wood and dying wood, Middletown Allotments, off East Castle Street, Skipton – No tree preservation order made.

63/2014/14690 Fell 1 No Lime tree in front of double garage, 2 Rockwood Cottage, Gargrave Road, Skipton – Application withdrawn.

63/2014/14641 Reduce 3 No Ash - T1, T2, T3, Fell 1 No Ash T4 Section fell 2 group of Ash - G1 and G3, Reduce 1 Group of Ash and Oak - G2 Allotment Area, near Upper Sackville Street, Skipton – No tree preservation order made.

63/2014/14647 1 No Sycamore - fell (T1), 1 No Sycamore - section fell (T2), 1 No Ash - fell (T3), 1 No Pine - Section fell (T4) Allotment Area, near Milton Street, Skipton – No tree preservation order made.

63/2014/14648 Group 1 - Ash and Sycamore x 7 crown reduce/side prune to achieve 10 year clearance, Allotment Area, near Cowper Street, Skipton – No tree preservation order made.

63/2014/14649 Section Fell 1 No. Silver Birch - (T1), fell marked stem (twin stem) 1 No Ash (T2), front set section fell 1 group of Sycamore - (G1), second set crown reduce/side prune 1 group of Sycamore (G2), allotment area, near Southey Street, Skipton – No tree preservation order made.

63/2014/14730 1 No Silver Birch (T1) - crown reduction by 1 - 1.5m back to a secondary growth point, crown raise of lowest limbs back to main stem to a height of 3m above ground level and remove deadwood 1 group of 3 No Silver Birch (G1) - removal of deadwood, Skipton County Court, The New Court House, Otley Street, Skipton – No tree preservation order made.

63/2014/14744 Crown reduce and remove lower branches on 1 No Beech and 1 No Horse Chestnut, 4-6 High Street, Skipton – No tree preservation order made.

63/2014/14708 Application to discharge condition no's 6 and 10 of planning consent ref: 63/2014/14223, Craven College Aireville Campus, Gargrave Road, Skipton – Conditional approval.

63/2014/14795 Non material amendment application to planning consent 63/2014/14280 dated 10 March 2014 to set back of new 2 storey side extension amended to 300mm from front elevation, 7 Regent Road, Skipton – Conditional approval.

65/2014/14554 Fell - 1 No Beech, 6 No Norway Maple and prune lowest branch from 1 No Horse Chestnut, White Hills Golf Driving Range, Stirton – Conditional approval.

b. Applications

Resolved – That decisions on applications for planning permission are made as follows: -

Permission Granted

31/2013/14018 Conversion of existing redundant agricultural buildings to event venue and guest accommodation, Armitstead Hall, Giggleswick – subject to the following conditions and to an additional condition to be formulated by the Development Control Manager either requiring soil stacks to be internally located, or requiring details of the soil stacks to be submitted to the local planning authority for approval.

Summary of Conditions

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The approved plans comprise Spine Buildings Proposed Layout, and Proposed Block Plan, received on the 9th December 2013, Passing Places received on the 16th January 2014, and Bath House Proposed Layout, Eastern Barns Proposed Layout Rev A and Middle Barn Proposed Accommodation received by the Local Planning Authority on the 30th April 2014. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non material amendment.
3. The units of guest accommodation hereby permitted shall be used for holiday accommodation only and shall not be occupied as permanent places of residence.
4. Notwithstanding the details on the submitted plans no works to the middle barn hereby approved shall commence until a revised scheme for the treatment to the windows and door openings has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.
5. Notwithstanding the details indicated on the approved plans and supporting documents, no construction of the middle barns, bath house or the extension to the eastern barn shall commence until details of all the materials to be used on the external elevations have been submitted to, and approved in writing by, the Local Planning Authority. The development shall then be constructed in accordance with the approved details.
6. No work shall commence on any external walling of the extension to the eastern barn, bath house or the middle barn until such time as a sample panel of walling, of at least 2m² area, showing the natural stone to be used, the method of coursing and the styles and colour of its pointing has been constructed on site and inspected and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those approved details.
7. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing buildings.

8. All new buildings shall be finished with slated and pointed roof verges and barge boards shall not be used. Rainwater goods should be attached directly to the building with brackets and fascia's or soffits boards should not be used.

9. All new windows and doors shall be of timber construction, set in a minimum external reveal of 100 mm and painted throughout to the same colour, the precise specification of the windows and colour shall have first been approved in writing with the Local Planning Authority. Once installed the windows and doors shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

10. The development hereby approved shall not be first used until details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest. The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of not less than 10 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.

11. Prior to the first use of the development hereby approved, full details of the hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, means of enclosure (including the walls), pedestrian access and circulation areas, hard surfacing materials, lighting columns, seating and other minor artefacts. The approved works shall be implemented prior to the first use of the development and in accordance with these approved details.

12. The roof-lights hereby approved shall be 'Conservation' roof-lights which shall fit flush with the plane of the roof slope unless otherwise agreed in writing by the Local Planning Authority.

13. Prior to the first use of the development hereby approved, details of the lighting in and around the development, hereby approved, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- a. the location and height of any lighting columns;
- b. the details of any light fittings;
- c. the colour of any lights;
- d. the lux levels; and
- e. the details of any louvers on any light fittings.

The approved lighting details shall be installed prior to the occupation of the office accommodation and retained in an effective state thereafter.

14. The first use of the development hereby approved shall not commence until the mitigation measures indicated in document titled "Bat risk assessment and surveys" produced by Naturally Wild and received by the LPA on the 28th October 2013 have been fully implemented by a competent, professional person (as approved by the Wildlife Trust) to protect the habitat of bats and birds within the vicinity. These measures shall be retained within the development at all times thereafter.

15. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on proposed block plan for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.

16. The development shall not begin until the proposed passing places submitted to the Council in the plan titled "Passing Places" on the 16th January 2014 have been constructed in

accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority.

17. Prior to their first installation the colour and finish of the proposed flues shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and retained thereafter.

Informatives

1. All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41(1) of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and in the first instance contact the National Bat Helpline on 0845 1300 228. Developers/ contractors may need to take further advice from Natural England on the need for a European Protected Species Licence in order to continue the development in a lawful manner. Natural England can be contacted at consultations@naturalengland.org.uk, or by calling 0300 060 3900, or Natural England, Consultation Service, Hornbeam House, Crewe Business Park, Electra Way, Crewe, Cheshire, CW1 6GJ
2. The applicant or any future developer should ensure that the relevant Environmental Permit is obtained for any discharge of treated waste into a soakaway or nearby watercourse.
3. No works are to be undertaken which will create an obstruction, either permanent or temporary, to the Public Right of Way running through the proposed development. Applicants are advised to contact the County Council's Access and Public Rights of Way Manager at County Hall, Northallerton on 0845 8 727374 to obtain up-to-date information regarding the line of the route of the way. The applicant should discuss with the Highway Authority any proposals for altering the route.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has: -

- requested amended design approaches / information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information / changes to the scheme post validation. (*)

66/2014/14652 Reserved matters application to previous outline application ref: 66/2013/13537 (residential development), Little Croft, West Lane, Sutton-in-Craven.

Summary of Conditions

1. The approved plans comprise Plan Numbers 2438.1, 1438.2 and 2438.3 received on 20 May 2014. The development shall be completed in accordance with the approved plans except where conditions attached to this planning permission indicate otherwise or where alternative details have been subsequently approved following an application for a non-material amendment.
2. The approved landscape planting scheme shall be implemented in the first planting season following completion of the development or first occupation/use, whichever is the soonest, and shall be maintained thereafter for a period of not less than 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies by the same species. The replacement tree or shrub must be of similar size to that originally planted.

3. Notwithstanding the details submitted with the application, prior to the first use of building materials on the site samples of the external walling and roofing materials shall have been submitted to and approved in writing by the Local Planning Authority. Development shall subsequently be carried out in accordance with approved details.

Informative : Attention is drawn to the planning conditions attached to the outline planning permission Ref 66/2013/13537 regarding the submission of a programme of archaeological work; a scheme for the provision of affordable housing; foul and surface water drainage details; highway authority requirements; and agreed tree protection measures.

Statement of Positive Engagement : In dealing with this application Craven District Council has sought to approach the decision making process in a positive way, in accordance with the requirements of paragraphs 186 and 187 of the National Planning Policy Framework. In particular the Council has: -

- engaged in pre-application discussions.
- requested additional information to address the planning issues which have arisen in relation to dealing with this application.
- accepted additional information to the scheme post validation.

Withdrawn from the Meeting

22/2014/14311 Construction of five houses and extension to highway to form turning head, land off Acre Road, Cowling – withdrawn by the applicant.

(*Representations received were reported within the case officer's report / were reported at the meeting.)

PL.727

PLANNING ENFORCEMENT

The Strategic Manager for Planning and Regeneration submitted a report seek a resolution on whether to take formal enforcement action in respect of the unauthorised use of roofing material, namely, new profiled steel sheeting with verge flashings on the rear elevation roof slope of premises known as Car and Kitchen, Market Place, Settle.

Retrospective consent (62/2014/14520) to retain the roofing had been refused planning consent under delegated authority for the following reason, and a copy of the case officer's delegated report explaining why planning permission had been refused had been circulated with the Strategic Manager's report.

'The roof materials and colour are considered to be harmful to the setting of the adjacent listed building and do not make a positive contribution to Settle Conservation Area. The development is therefore contrary to the advice in the National Planning Policy Framework, the Planning Practice Guidance and the Management Strategy in the Settle Conservation Area Appraisal 2008'

Although it was recognised that the available viewpoints of the works were not from locations that were well used by the wider general public, the central core of Settle was considered to be of very high quality and a heritage asset of some significance. In addition to being a Conservation Area, there were a significant number of listed buildings within the vicinity of the site. Officers had therefore reached the conclusion that it was expedient to take formal enforcement action to require the removal of the composite insulated roofing sheets and to require their replacement with a natural blue slate roof to match the roof on the front elevation of the property.

Members instructions were requested. Having heard at the site visit held earlier that day and again in the meeting that the building may not be able to support a slate roof, a Member proposed, and it was

Resolved – (1) That the owner of the property known as Car and Kitchen is invited to provide

- a. evidence as to the building's ability or otherwise to take a slate roof
- b. details of possible treatments for the existing unauthorised roofing material, and
- c. details of alternative roofing materials to that currently in place.

2. That the owner is given six months from the date of this meeting to provide the information at (1) above.

Note : Copies of photographs provided by the owner showing similar roofing materials used on a number of buildings within the Giggleswick Conservation Area, together with copies of photographs circa 1895 and 1926 showing the property now occupied by Car and Kitchen, were circulated at the meeting. Representations received from a Mr R Catherwood were also circulated.

(Councillor Welch drew the Committee's attention to a connection between a relation and a builder involved with the above site, he left the meeting taking no part in the discussion or voting on this matter.)

Minutes for Decision

- None -

Chairman.