PARISH OF RADNAGE

A MEETING OF THE PARISH COUNCIL WAS HELD ON WEDNESDAY 13th NOVEMBER 2019 AT 8 PM IN RADNAGE VILLAGE HALL

Present: Councillors: Chairman Mr Robert Nikiel, Cllr Mr Jez Lofts; Cllr Mr Lee Shelton, Cllr Mrs Morag Wagstaff, County Cllr Carl Etholen and Clerk Mrs Lin Freeth.

There were 9 members of the public present.

1. Welcome and Apologies for Absence.

The Chairman welcomed everyone to the meeting. Mr R Carrington was present as a potential candidate for the Buckinghamshire Unitary Council.

Apologies for absence had been received from Cllr Mr Everton Merchant, Cllr Mr Darren Ungless, Cllr Mr David Vernon and District Cllrs Shade Adoh and Saeed Saddique.

MEETING CLOSED FOR PUBLIC SESSION

- Representations were made on behalf of the applicant in relation to the planning application at Middle Barns to provide background information of the site for development to be considered at Item 5.

- Tamsin Addison, as Project Leader of the Chalk, Cherries & Chairs Rough Around the Edges Project at Green End Road Pond, provided an update on the progress. It is suggested to build up the back and right hand side of the pond to bring the pond water forwards and to stop water escaping. Clearing is needed, with the removal of trees to prevent leaves causing any stagnation of the pond, and to provide more light. Specialist machinery will be needed for the overall project and access to the front will be by banking up the topsoil to be replaced later. A contractor for the clay puddling to reline the pond is proving hard to find and is extremely expensive. The costs involved, together with an alternative scheme to use a liner that can be replaced with clay at a later date, with will be obtained and brought to a future meeting for consideration. A bench seat will be included as the project is completed. Radnage School have expressed an interest in accessing the pond area for pond-dipping and perhaps with fund-raising by the parents/families to provide beneficial additions for wildlife eg owl box, bug hotel, hedgehog house etc. It is expected that the area will be ready for landscaping in the Spring and completion of the project in line with the funding deadline in March. It was raised by a local conservationist that consideration be given to the type/use of imported soil / chalk spoil. This will be discussed with Nick Mariner of CCC Project. Following discussion:

- 1. Resolution to remodel the area of the Green End Road Pond -
 - Proposed by Cllr Shelton, Seconded by Cllr Wagstaff, and agreed by all.
- Resolution to remove the tree (ownership of Radnage House) and any debris around the site -Proposed by Cllr Wagstaff, Seconded by Cllr Lofts, and agreed by all.

MEETING REOPENED

- 2. To receive any disclosure of pecuniary interests by Members relating to items on the agenda. No declarations were made.
- 3. Acceptance and signing of minutes of the Ordinary Meeting of the Parish Council held on 9th October 2019.

The minutes of the meeting held on 9th October 2019 were approved as proposed by Cllr Everton, seconded by Cllr Lofts and agreed by all as a true and accurate record. The Chairman signed and dated the minutes.

4. Report on progress on items in the previous minutes of the Ordinary Meeting of the Parish Council not otherwise included in this agenda.

a) The Clerk reported that the proposed petition undertaken by a local resident highlighting the problems in Buckinghamshire with secondary school placements and transport, had been delayed due to technical issues experienced with a computer hack. There was strong support when the online petition was closed and this will resume when re-opened. It is requested that the petition, once completed, be presented at the forthcoming County Council Cabinet meeting on 28th November by a member Colleague in the absence of County Cllr Carl Etholen, who will be on annual leave. The Clerk is awaiting details of who the petition should be directed to for this. The recent change in the provision and outsourcing of buses is hoped to result in a Policy change. These matters have been escalated to the Chief Executive by County Cllr Carl Etholen as a matter of urgency.

A local resident raised a concern over the safety of the vehicles now being used describing one as being a yellow, unmarked vehicle with bald tyres, black smoke emissions and with passenger/s allowed to stand next to the driver. County Cllr Carl Etholen will look into this as a matter of urgency.

b) Cllr Wagstaff reports that the suggestion to recycle Christmas trees is not viable for this year.

5. Planning.

- a) To note planning decisions:
 - Case Ref: 19/07102/FUL September Cottage, Green End Road Householder application for demolition of existing conservatory and domestic store, construction of single storey rear extension and raised patio. **Application Permitted**
- b) To consider planning applications:
 - Case Ref: 19/07406/FUL Middle Barns at Ashridge Barn Application for demolition of existing buildings and erection of replacement dwelling (alternative scheme to 18/06822/FUL).

Following discussion the Council agreed and recorded that they had no objection to this planning application. It will be requested that should permission be granted any HGV's and site traffic wishing to access the property plan their route carefully from the A40 via Mudds Bank / City Road ONLY as the village lanes and other routes of access are not suitable for such vehicles. It will also be stated that site traffic avoids the local school morning and afternoon times of 08.30-09.15 and 15.00-15.45 due to the hazardous nature of the approach road and access.

Case Ref: 19/07437/FUL - Bella Vista, City Road - Development of extant ancillary residential outbuildings as an independent residential dwelling.

Following discussion the Council agreed and recorded that they had no objection to this planning application. It will be requested that should permission be granted any HGV's and site traffic wishing to access the property plan their route carefully from the A40 via Mudds Bank / City Road ONLY as the village lanes and other routes of access are not suitable for such vehicles. It will also be stated that site traffic avoids the local school morning and afternoon times of 08.30-09.15 and 15.00-15.45 due to the hazardous nature of the approach road and access.

- Awaiting decision: C)
 - Case Ref: 18/08182/FUL Ashridge Farm, Green End Road Application for conversion of existing barn to form 1 x 2 bed dwelling ancillary to Ashridge Farmhouse and 1 x 3 bed dwelling with detached garage/store and associated external works.
 - Case Ref: 19/06657/CLE Green End Farm Certificate of Lawfulness for continued use for erection of detached timber hut for use as barbecue hut.
 - Case Ref: 19/06658/CLE Green End Farm Certificate of Lawfulness for continued use of the detached outbuilding known as Granery Annexe for private lettings.
 - Case Ref: 19/06892/FUL 22 Green Lane Demolition of existing house & erection of replacement house.
 - Case Ref: 19/07334/FUL 58 Green Lane Householder application for construction of 3 x rear dormers, 1 x front dormer, 1 x front and rear roof lights all in connection with loft conversion, demolition of existing garage and conservatory and construction of replacement detached garage (alternative scheme to PP 19/05924/FUL)

d) Planning Control:

- <u>Mudds Bank Stud Farm</u> Enforcement & Appeal cases <u>In Progress</u> <u>Case Ref: 19/05433/FUL</u> 52 Green Lane Appeal reference: APP/K0425/D/19/3232510 Householder application for construction of single storey side and rear extension, alterations to roof to provide first floor accommodation and associated external alterations. Erection of detached single storey replacement store to rear. Appeal proceeding under the Householder Appeals Service - In Progress

The consultee comments as recorded were agreed by all present and they will be submitted to the Planning Department at Wycombe District Council via PublicAccess. Planning comments are submitted by the Clerk on behalf of the Council. **ACTION: CLERK**

To discuss potential development on agricultural land - The Clerk reports that a resident had expressed e) concern by the level of intensification of use at a plot of land off Radnage Lane below the Yoseden Nature Reserve with the use of an additional shipping container, various wooden structures and other new additions. Details of this were sent to the Wycombe District Council Enforcement Team and the Parish Clerk at Bledlowcum-Saunderton was also made aware of the situation as it is within their Parish.

The Clerk reports that there are also concerns relating to potential development within the paddock adjacent to Cross Lane Pond at the bottom end of Bowers Lane. The Parish Council will report any concerns accordingly in our own Parish or on the boundary of neighbouring Parishes. **ACTION: CLERK**

6. Finance.

- a) The Clerk had circulated the latest budget summary and no questions arose from this. Acceptance of it was proposed by Cllr Nikiel, seconded by Cllr Lofts, and agreed by all. As at 31st October the Business Account held a balance of £31,082.03 representing interest of £1.28 for the last month, and the Treasurers Account a balance of £53,509.67
- b) There are no comparison quotes for maintenance / remedial works available at this time.
- c) Councillors unanimously agreed for the payment to be made for the RBL poppy wreath and donation under S137 expenditure at the October meeting (Item 11.) as proposed by Cllr Nikiel and seconded by Cllr Merchant and the cheque is included at this meeting for payment.
- d) The Clerk reported that the expected invoice for village hall oil had not been received and so could not be included for payment. Also reported is that notification had been received from Lloyds Bank that the mandate variation requests had been completed for Cllr Lofts and Cllr Vernon. The payments for October 2019 were approved as proposed by Cllr Shelton, seconded by Cllr Nikiel, and agreed by all. Cllr Lofts and Cllr Wagstaff undertook the signing of the invoices and cheques.

e) Cllr Nikiel advises that the Village Hall Bookings Clerk regularly undertakes a great deal of additional work, spending many more hours than were originally agreed when appointed to the post. Cllr Nikiel proposes that the monthly amount paid be increased in recognition of this. Following discussion it is proposed by Cllr Shelton, seconded by Cllr Lofts, and agreed by all that a 15% increase be actioned with immediate effect. The Clerk will make the necessary arrangements for this.

7. General Election.

The Village Hall will be in use for the General Election on Thursday December 12th from 7am until 10pm. The two regular hirers effected by this were offered an alternative session on another day of their choice to assist with the inconvenience caused.

It is noted that our Conservative MP David Lidington has now stepped down and that, on November 9th, Rob Butler was selected as the new Conservative candidate. Other candidates for Aylesbury are Liz Hind (Labour), Steven Lambert (Liberal Democrats) and Coral Simpson (Green Party). There is no Independent Party candidate at this time.

For the new Buckinghamshire Council Elections in 2020 Councillor Carl Etholen (County Councillor for Ridgeway West Division and District Councillor for the ward of Bledlow and Bradenham), together with Cllr Shade Adoh (District Councillor representing the Stokenchurch and Radnage ward), with Robert Carington, who works in the logistics sector and is from a farming family in Bledlow, will be standing for election to the new unitary authority in May 2020.

A Parish Election will take place if there are enough candidates.

8. Village Hall.

a) Update on Village Hall Matters

Maintenance / Electrics / Repairs:

- Cllr Shelton reports that thsoe tradespeople approached have not yet responded or visited to quote. A further update will be given at next meeting.

• Maintenance / Repairs – roof and redecorating:

- Cllr Nikiel reports that the contractor has been on site and reports that the inner lining of the roof is brittle, there are loose capstones on the top, and some cracked tiles. The gulley appears to be in good order. The entire roof was checked. The gutters need to be cleaned. It is proposed to fix the tiles, re-point and address the problem with the membrane. The necessary works will be carried out as a matter of urgency.

- The entire hall, entrance and sound boards will then be redecorated and perspex strips fitted to the walls to prevent marking from the chairs. Cllr Lofts suggests consideration is given to the installation of mirrors within the hall to appeal to a wider and greater number of potential hirers – dance, fitness etc. Cllr Shelton will obtain guotes for the necessary works and fro the costs to install mirrors. **ACTION: LS**

Utilities Providers:

Cllr Ungless not present. Update at a next meeting.

Fire alarm and fire extinguishers – Certificate of Conformity:

Cllr Nikiel reports that a site visit, inspection and certification for the fire alarm & extinguishers has been carried out. A quotation has been requested for a 6 monthly contract.

Two new fire extinguishers were required in the kitchen area and which have now been installed. The fire alarm is checked weekly by the Bookings Clerk as part of the maintenance schedule. The old manual fire alarm / bell located adjacent to the main hall door into the entrance hall is still to be removed for reasons of safety (not working).

• RR10k and 5k Races:

Cllr Lofts will be on site (Sunday November 17th) and available should any matters arise on the day. The necessary keys will be made available to the event organiser Jim Whittington for the delivery of toilets, access gates etc. The cleaning of the hall will be arranged by the Bookings Clerk to take place immediately following the event. Cllr Nikiel will contact UK Mats, based locally, to request that they undertake the cleaning of the floor mats following the event. The company have very generously provided this service for this event in past years.

Details of the race routes were previously circulated to all councillors.

Radnage School meeting:

Cllr Nikiel reports that, together with Cllr Merchant, a meeting with the new headteacher at Radnage School, Sam Browne, took place on October 21st October to discuss his request to use the Parish football / playing fields, and to have the opportunity to discuss other items of possible mutual community benefit between the Parish Council and the school. The Parish Council would be happy for the school to use the pitches with the 'logistics' regarding the opening of the gate and/or use of toilets to be determined. Radnage Raiders would be amenable to helping out as necessary - equipment storage, pitch marking etc. and have already committed to marking out sprint lanes / running tracks, and RPC would support the school's use of these for general sport activities. It was determined that the school has appropriate insurance cover and would perform a Risk Assessment as a matter of course. For completeness and possible future reference, RPC would file a copy of these. An offer for the school to use spare allotment space in Green Lane, if required, would also be considered.

ACTION: DU

9. Risk Assessment/Open Spaces.

- a) The monthly playground inspection report had been received this month noting the need to consider repainting of some equipment and remedial work to the multiplay equipment. Cllr Ungless not present for this meeting but the council had been advised that quotations have been requested and will be reported at the next meeting.
- b) The Annual Play Area Inspection will be properly considered, and discussed at the next meeting with any required works noted for implementation. **ACTION: DU/RN**
- c) The provision and display of 'Risk' / disclaimer notices for the area around the village hall and within the recreation ground and playground was discussed. It was proposed by Cllr Nikiel, seconded by Cllr Shelton, and agreed by all that this be implemented. Cllr Ungless will be tasked with this. **ACTION: DU**
- d) No further dog fouling complaints received.
- e) Cllr Nikiel reported that the burial ground inspection details will follow. A meeting with the Church Wardens, Council Chairman and Clerk remains outstanding to discuss the development of some features around certain graves within the Parish burial ground, and Diocese of Oxford guidelines. It is noted that the compost bin is filling up and will soon need to be emptied. St Mary's PCC will undertake this on the next occasion as part of the alternating cycle.
- f) The Clerk reported that an update on the bus shelters and noticeboards had been received and that there were no additional problems to report. The noticeboards that have become unstable over time need be strengthened to prolong their life expectancy as previously agreed and the previously cut, dead ivy needs to be removed from the ceiling within the Green End Road bus shelter. It is noted that the seat brackets will need replacing due to rust at some time. The wonderful volunteers who have looked after the bus shelters and noticeboards for the last 3 years have requested that this task be passed on to another volunteer, or volunteers, from February 2020. Our grateful thanks are extended to them for their hard work and commitment since 2017. A notice will be included in the next addition of Contact. ACTION: CLERK
- g) There is nothing further to report at this time. The possibility of a grant for the cleaning of the War Memorial needs to be followed up. Further information has been provided to assist with this. **ACTION: CLERK**
- h) The Green End Road Pond Project was previously discussed at the beginning of this meeting.
- i) The Clerk reports that a local resident has proposed that the area of Chapel Pond be better utilised to be enjoyed by all with the idea of a Woodland Trust copse pack of 30 saplings (including 10 cherry). The Parish Council is always delighted when residents are interested in projects around the village, and who are keen to suggests ways in which to improve our open spaces but it is considered that the trees suggested would have too much density, with consideration having to be made of restricted light, and encroaching roots, into neighbouring properties. It is thought that perhaps a meadow using wild flowers mown to create access to a seating area and carefully selected and placed trees would be appropriate. Feedback and ideas will be requested with a clear proposal ahead of the next meeting.
- j) Cllr Nikiel reports that the current tenant at Bennett End allotment / pasture will give up the tenancy at the point of renewal in April. Consideration of how to manage this area and in finding a suitable new tenant will be brought to the next meeting. This area has been left to allow wild flowers to flourish with a path mown through to allow access and enjoyment of the area. There is not a demand to return this to being an allotment. The Mash Inn have expressed an interest in this plot but the Parish Council must be certain that it would not be used as a commercial asset.
- k) The matter of general improvements to the common land was discussed and how the Parish Council and members of the community might further enjoy and access these areas.

Other matters:

Issues with the cleaning of the village hall have been raised and discussed with the Bookings Clerk and with Cllr Nikiel, who will speak with the current contractor. A deep clean of the hall including the kitchen will also be needed to bring up to the standard expected. The cleaning contract is now due for renewal and will be put out for quotation. Details will be included in the January issue of Contact. The management of the village hall will be discussed and specific councillor roles agreed. **ACTION: CLERK/RN** The matter of grass cuttings left on the village hall recreation ground and its impact on those using the grounds and on the plants that grow there was once again raised. The Parish Council contractor will be approached to discuss the possibility of collecting the cuttings, or to mow more often, and what the additional costs involved would be. **ACTION: CLERK**

10. Councillor attendance at meetings.

The Clerk reports that due to work commitments Cllr Ungless has not attended Regular Parish Council meetings for the five previous consecutive months. The official NALC Guidelines state that, under the Local Government Act 1972, if a councillor fails to attend any meetings for six months they will automatically cease to be a councillor. The council may approve a reason for absence before the end of the six month period expires and, noting the enthusiasm and desire of Cllr Ungless to remain as a councillor, it is proposed by Cllr Wagstaff, seconded by Cllr Shelton, and agreed by all that due to the exceptional nature of work commitments that the reasons for absence be approved. Those present are reminded that councillors have a duty to attend meetings when summoned to do so. The agendas to attend each meeting are, in law, a summons.

11. Memorial application.

The Clerk confirms that details of the proposed memorial for Simon Mullett had been previously circulated. Having looked at the details, and the guidelines from the Diocese of Oxford to which the Parish Council has a commitment to comply, it is noted that: 1. Individually designed memorial stones are generally permitted under the guidelines as long as the etchings/carvings (in addition to the inscription) do not cover more than one fifth of the surface of the stone. As the proposed memorial exceeds this it is suggested that perhaps consideration be given to reducing the size of the proposed design to comply with this requirement. 2. It is thought possible that the wording to the side of the memorial stone could be interpreted incorrectly for reverence, and so it is suggested that consideration be given to modifying the text. The wording will need to be considered, as would the space available. To avoid further delay for the family it is proposed by Cllr Lofts, seconded by Cllr Nikiel, and agreed by all that on the basis that the changes are made as suggested that this memorial application be accepted. The family will be contacted to inform them of this decision.

12. Remembrance Sunday

Together with the rest of the nation, our Parish commemorated the Armistice of 1918, on Remembrance Sunday, 10th November. Cllr Nikiel reports that around 120 residents attended the Remembrance Day service at the War Memorial including past and existing servicemen and women, the Royal British Legion, and our local scout group. Wreaths were laid by the British Legion, Parish Council, WI and the Radnage 1st Scout Group. A service followed at the Village Hall led by Rev Linda Richardson.

VE DAY 75th Anniversary Commemoration May 2020 – the local community will be asked to be involved with a 'community event' to be held in and around the village hall. Details will be included in Contact to gauge support for this.

13. Householder Planning and Design Guidance Consultation.

The Clerk attended this meeting and reported that it was a very well attended and interesting, having circulated the relevant documents to all councillors, being representative of what was covered, and showing the Consultation Draft. It is noted that it DOES NOT contain anything new, and that there are no changes to how the current system within the planning department works, simply that their 'thoughts' have been put into this document to assist those who wish to develop their property as a guide when considering extending or altering their home or building detached outbuildings. It was suggested and agreed by those at the meeting that it is a very useful tool for Parish Councils to use when considering applications that are received. The document will, once adopted, form a material consideration which will be used to inform any planning applications that come forward relating to householder planning applications. It will be taken into account by WDC when determining these applications. All comments made as part of the consultation will be noted and the consultation document adjusted and amended as necessary for publication in the new year. The public consultation is included on the radnage.net website and the closing date is 22nd November.

14. Buckinghamshire Council.

The Clerk had previously circulated details relating to the proposed priorities and 2020/21 budget for the new council and included details on the radnage.net website. Opinion is ought on what people think the new council focus on, the services that are most important, and views on the proposed budget for 2020. The online consultation closes on 25 November 2019.

15. Broadband Coverage

Cllr Lofts proposes that we ensure that everyone in Radnage can access fast, consistent broadband coverage, which is not currently the case with some receiving a broadband download speed below 3Mbps which is starting to affect house prices as more and more residents are working from home. 5G is coming but cannot be expected soon in rural areas, and it will require numerous masts for at least the early networks. It is proposed that a plan, based on the success of the Bledlow Ridge-cum-Saunderton PC initiative, is initiated, assembling a 'working group', with a key individual as an engineer with knowledge of what's available. Offers for this have already been received. Through survey consultation establish where the 'not spots' are likely to be and start planning how to address them. It currently appears that these are in Green End Road beyond Radnage House, and around Daws Hill Farm. Openreach network maps may need to be accessed and all residents effected register on Openreach fibre checker to prioritise Radnage and to increase the possibility of FFTH (fibre to house) as opposed to FFHC (cabinet we have now). In the interim - Line-of-site (up to 100mgbs) Find a telecoms provider, a high spot with line of site, or on fiber, to point to houses. The estimated cost to achieve the planning permission and provide the dish, based on the BcS investment, is £1000 + £1000 for antenna and £700 for a repeater if needed. If good 4G network is accessed, a 4G wireless external aerial and router, SIMs (LTE modem and aerial) and data SIM is available and all 3 networks do this with plans from £30/month for unlimited data. Further information, proposal and a budget plan will be brought to the next meeting.

16. Bledlow Ridge Recycling Centre.

ACTION: JL

The Bledlow Household Recycling Centre (HRC) Action Group, led by County Councillors Bill Bendyshe-Brown and Carl Etholen, have now secured over £9k. County Cllr Carl Etholen reports that a Planning Consultant from Aston Rowant has been engaged nad that it is hoped that no pre-app will be required. There will be a site visit and meeting on November 26th to meet with Bucks County Council. A domain and website has also been established – BRHRC.org

17. Defibrillator – Village Hall.

An update will be provided at a future meeting.

18. MVAS.

The second MVAS unit is on order with delivery expected soon.

19. Local Crime.

a) here is nothing further to report at this time.

b) CCTV/ANPR enabled cameras – this is in progress and funds are in place. ACTION: RN

20. Roles and Responsibilities

The roles and responsibilities undertaken by Councilors will be discussed at the closed Action Plan meeting and brought to the next regular meeting. ACTION: CLERK/RN

21. Chinnor Neighbourhood Plan

The Clerk had previously circulated details relating to the reviewed Chinnor Neighbourhood Plan and supporting documents submitted to South Oxfordshire District Council (SODC). This was also posted on the radnage.net website. The reviewed plan will replace the Chinnor Neighbourhood Development Plan, adopted on 12 October 2017 and comments are invited during an extended publicity period ending on Wednesday 4 December 2019.

22. Clerks Matters – including late received correspondence.

a) 4 Legs 4 Miles event – this is being planned by The Crown and will be held on January 5th from 9.30am as four mile dog walk, starting at the pub for tea, coffee and cake and ending at the pub for lunch. It will support two local dog charities, Hearing Dogs, and Stokenchurch Dog Rescue. Parking will be in The Crown car park and in the field opposite. Volunteers from both charities will steward the event along with members of The Crown team. Signage and traffic cones will be in place. Once leaving City Road the route will be across the countryside and footpaths. Details to be included in the next edition of Contact.

ACTION: CLERK

b) The Chairman reports that a letter had been received from a local resident regarding the impartiality of the planning application comments submitted by the Parish Council as a statutory consultee. Disclosures of pecuniary interests by members in relation to matters on the agenda are declared at the beginning of all meetings and the Parish Council considers all applications equally, with comments made based upon the information and facts provided to them. A letter of response will be made by the Chairman. ACTION: RN

23. Forthcoming Meetings and Attendees.

- a) To hear a report from recently attended meetings.
 - Introduction to Planning Enforcement Aston Clinton, 5th November 10.00-13.00 (MW / EM) 0 Cllr Merchant and Cllr Vernon attended.
 - Householder Planning and Design Guidance Consultation Event WDC, 7th November 12.30-13.30 0 The Clerk attending this event as previously reported at Item 13.

b) To agree attendance at any forthcoming meetings.

 B&MKALC 2019 - Annual General Meeting – Aston Clinton, 15th November 18.30-22.00 Cllr Nikiel and the Clerk will be attending this event.

The Clerk will make the necessary arrangements for the booking of these events. **ACTION: CLERK**

24. Date of Next Meeting:

The next Ordinary Meeting of the Parish Council is scheduled to take place on Wednesday 11th December at 8pm, to be held in the Village Hall.

The formal meeting closed at 22.20 hours

PUBLIC SESSION

The matter of potholes on our village roads was raised, with two areas of particular concern. It was advised to report these directly via FixMyStreet so that all information can be logged and updates received.

The Chairman closed the meeting at 22.30 hours.

Chairman's Signature: R. Nikiel

Date: IIth December 2019

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