

EAST STAFFORDSHIRE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the Meeting of the Planning Committee held in the Coltman VC Room, Town Hall, Burton upon Trent on Tuesday 26th October 2021.

Present:

Councillors Mrs V. Gould (Chairman), Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. J. Builth, R. Faulkner, H. Hall, G. Lamb, Ms A. Legg, S. McKiernan, M. Metcalfe, Mrs B. Toon and Mrs L. Walker.

Officers Present:

S. Grant (Solicitor), N. Perry (Planning Manager) and Mrs B. Toy (Principal Planning Officer).

Apologies for absence were received from Councillors G. Hall and C. Sylvester.

Prior to the commencement of the meeting Councillor E. Barker stated that he should have declared an interest in that Bargates application at the planning committee on 28th September 2021, but the Minutes showed that he abstained from voting on the final decision.

229/21 **DECLARATIONS OF INTEREST**

Councillor K. J. Builth declared a private interest in application no. P/2021/00433 in that he lives across the road of the development. Councillor Builth left the meeting so did not take part in the discussions or vote thereupon.

Councillor L. Walker declared that she was the Ward Member for application P/2021/00344.

230/21 **MINUTES**

The Minutes of the meeting held on 28th September 2021 were approved and signed as a correct record with the following amendment:

Minute No. 219/21 the third paragraph should read: "Both the above had sought legal advice from the Solicitor who advised them that she did not consider they had predetermined the application, so could take part in the discussions and vote thereupon".

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		Councillor Mrs B Brady
Councillor E W Barker		Councillor G Lamb
Councillor K J Builth		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor H Hall		
Councillor Ms A Legg		

Councillor M Metcalfe		
Councillor S McKiernan		
Councillor Mrs B Toon		
Councillor Mrs L Walker		

231/21 **URGENT BUSINESS**

There was no urgent business submitted to the meeting pursuant to Rule 12.

232/21 **APPLICATIONS FOR PLANNING PERMISSION**

1. **P/2021/00344 – Change of Use from Public House to C3 Dwelling, including single storey front extension, part single storey part two storey side and rear extension, single storey rear extension installation of dormer windows to front and rear elevations to form additional accommodation, extension to existing garage including raising of ridge height to form storage and gym and formation of dropped kerb – Derby Inn, 17 Derby Road, Burton upon Trent, Staffordshire DE14 1RU (Ward: Eton)**

The above virtual site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs B. Brady, K. J. Builth, R. Faulkner, Mrs V. Gould, H. Hall, G. Lamb, Ms A. Legg, M. Metcalfe, S. McKiernan, Mrs B. Toon and Mrs L. Walker.

Mr A. Hafiz and Mr J. Ward, members of the public, spoke on the application.

Mr J. Malkin, agent for the applicant, spoke on the application.

Discussions took place.

Councillor Ms A. Legg (seconded by Councillor Mrs B. Toon) put forward a motion for an additional condition regarding obscure glazing and non-opening windows in the garage extension. It was agreed the information would be delegated to the Planning Officer to incorporate into the standard condition already in the decision.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		Councillor S McKiernan
Councillor E Barker		
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R Faulkner		
Councillor V Gould		
Councillor H Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor M Metcalfe		
Councillor Mrs B Toon		

Further discussions took place.

Councillor Mrs V. Gould (seconded by Councillor E. Barker) put forward a motion to permit the application.

Resolved:

1. **Time Limit**

The development hereby permitted shall begin before the expiration of three years from the date of the permission.

2. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of the permission:

Site Location Plan dated as received on 26-03-2021

Block Plan and Existing Proposed Garage Plans dated as received on 22-09-2021

Existing and Proposed Elevations dated as received on 10-03-2021

Existing and Proposed Floor Plans dated as received on 10-03-2021

Planning Statement dated as received on 10-03-2021

Viability of Public House Statement dated as received on 10-03-2021

Marketing Information Dated 18-02-2021 dated as received on 10-03-2021

Letter from Former Tenant of the Derby Inn dated as received on 10-03-2021

Supplementary Policy Information dated as received on 13-09-2021

Flood Risk Assessment dated as received on 25-03-2021

3. **Matching Materials**

All external materials used in the development shall match those of the existing building including colour, size, coursing and texture unless otherwise first agreed in writing with the Local Planning Authority.

4. **Surfacing of Access, Parking and Turning Areas**

Before the development hereby permitted is brought into use the parking and manoeuvring areas shown on the submitted plans shall be laid out, constructed, hard surfaced and drained to ensure no surface water runs onto the highway.

Once the development has been brought into use the parking and manoeuvring areas shall be kept clear and available for use at all times and maintained as such thereafter.

5. **Noise Assessment**

No development shall take place until a Noise Impact Assessment has been submitted to and approved in writing by the Local Planning Authority which shall include a scheme of noise mitigation that shall ensure compliance with BS8233: 2014 Guidance on sound insulation and noise reduction for buildings. The development shall only be implemented in accordance with the approved mitigation measures prior to the first occupation of the property as a dwelling and maintained as such for the life of the development.

6. **Contaminated Land (prior to commencement)**

No development shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works, have been submitted to and approved in writing by the Local Planning Authority (LPA) and the measures approved in that scheme shall be fully implemented. The scheme shall

include all of the following measures unless the LPA dispenses (by written confirmation) with any such requirement:

- a). A desktop study/Phase 1 Contamination Report shall be prepared and submitted for approval. This should document the previous history of the site and surroundings, identifying the potential sources of contamination and the impacts on land and/or controlled waters relevant to the site. A Conceptual Site Model should be produced for the site which should identify all plausible pollutant linkages.
- b). Where the phase 1 report has identified potential contamination, an intrusive site investigation shall be carried out to establish the full extent, depth and cross-section, nature and composition of the contamination. Ground gas, water and chemical analysis, identified as being appropriate by the desktop study, should be carried out in accordance with current guidance using UKAS/MCERTS accredited methods. The details of this investigation (including all technical data) shall be submitted to the Council, as a phase 2 report, for approval prior to any site demolition, remediation or construction works.
- c). In those cases where the phase 2 report has confirmed the presence of contamination, a Remediation Method Statement shall be submitted to this Department (for approval prior to works) detailing the exact manner in which mitigation works are to be carried out. The Statement should also include details of validation testing that will be carried out once works have been completed.
- d). If during remediation works, any contamination is identified that has not been considered within the Remediation Method Statement, then additional remediation proposals for this material shall be submitted to this Department for written approval. Any approved proposals should, thereafter, form part of the Remediation Method Statement.
- e). The development shall not be occupied until a validation report has been submitted to and approved in writing by this Department. A Validation Report is required to confirm that all remedial works have been completed and validated in accordance with the agreed Remediation Method Statement.

7. **Building Recording**

No development shall take place until a scheme of building recording of the 1960's pub interior has been undertaken on site and submitted to the Local Planning Authority for written acceptance. The record should be undertaken in accordance with best practice within "Understanding Historic Buildings: A Guide to Good Recording Practise" (Historic England, May 2016) to consist of: 1 or 2 from the list of plan/drawing requirements in table 4.3.3 mainly as a reference to locate photographs from the photo record, items 1, 4, 5, 7 and 8 from the list of photography requirements in table 4.4.8 and items 1 – 4 from the list of written record elements in table 4.5.2. The locations of photographs should be annotated on the plan to establish the locations of photographs within the plan of the building. This level of record represents a record largely at Level 2 as described within the guidance with some components from Level 3.

8. **Retention of Garage/Parking Spaces**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the garage accommodation and parking spaces provided in connection with the development hereby approved shall be made available at all times for the parking of vehicles in relation to the

residential use of the premises unless planning permission for any alternative use has first been granted by the Local Planning Authority.

9. **Access Gates**

Any gates to be provided to the vehicle access shall be set back a minimum of 6m from the back of the highway and shall not open outwards and shall remain as such for the life time of the development.

10. **Ancillary Accommodation**

The detached garage hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling know as 17 Derby Road, Burton upon Trent.

Informatives

1. **Pre-Commencement Conditions**

The conditions identified below require details to be approved before commencement of the development/works.

Condition No(s) 5, 6 and 7.

This means that a lawful commencement of the approved development/works cannot be made until the particular requirements of these conditions have been met.

As from 6th April 2008 requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request.

Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

2. **During Development Conditions**

The condition(s) identified below require details to be approved during the development/works.

Condition No(s) 4

This means that a development may not be lawful unless the particular requirements of these conditions have been met.

Confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £116 per request. The fees must be paid when the request is made. Any number of conditions can be included for each request.

Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

3. **Engagement**

During the course of consideration of this proposal the Local Planning Authority has negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

4. **Surfacing of Access, Parking and Turning Areas**

The applicant(s) is/are advised that in complying with Condition 4 above materials with a high degree of porosity would be the most likely to be acceptable as they will reduce the amount of surface water run-off.

5. **Vehicle Access Crossings**

The applicant is advised that a Section 184 Notice of Approval from Staffordshire County Council is required prior to the new access being constructed. A vehicle access crossings information pack and an application form for a vehicle access crossing (dropped kerb) are available on the County Council's website at www.staffordshire.gov.uk/transport/staffshighways/licences/Vehicle-access/VehicleAccessCrossings. The application form can be completed online or downloaded, completed and sent to Network Management Unit, Staffordshire County Council, Staffordshire Place 1, Wedgewood Building, Tipping Street, Stafford ST16 2DH or emailed to nmu@staffordshire.gov.uk

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft	Councillor S McKiernan	
Councillor E Barker	Councillor Mrs L Walker	
Councillor Mrs B Brady		
Councillor K J Builth		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor H Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor M Metcalfe		
Councillor Mrs B Toon		

At this juncture, Councillor K J Builth left the meeting.

2. **P/2017/00433 – Reserved Matters application relating to P/2013/00429 for the erection of 270 dwellings, associated car parking, secondary road, 1 substation including details of access, appearance, layout and scale – Upper Outwoods Farm, Beamhill Road, Burton upon Trent, Staffordshire DE13 9QW (Ward: Outwoods and Tutbury)**

The above virtual site visit was attended by Councillors Mrs B. Ashcroft, E. Barker, Mrs B Brady, R. Faulkner, Mrs V. Gould, H. Hall, G. Lamb, Ms A. Legg, M. Metcalfe, S. McKiernan, Mrs B. Toon and Mrs L. Walker.

Councillor V. Gould (Chairman) read out a statement from Mr J. Anderson, Outwoods Parish Councillor, regarding the application as he was unable to attend the meeting.

Mrs G. Doyle, agent for the applicant, spoke on the application.

Discussions took place.

Councillor Ms A. Legg (seconded by Councillor S. McKiernan) put forward a motion for an informative regarding bat friendly lighting, with the wording being delegated to the planning officers.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft		
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor H Hall		
Councillor G Lamb		
Councillor Ms A Legg		
Councillor S McKiernan		
Councillor M Metcalfe		
Councillor Mrs B Toon		
Councillor Mrs L Walker		

Further discussions took place

Councillor Mrs V. Gould (seconded by Councillor R. Faulkner) put forward a motion to permit the application.

Resolved:

GRANT permission subject to conditions:

1. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans subject to compliance with other conditions of the permission:

Enhanced Elevation Example - MI152-PD-061

Materials Layout RM3 - MI152-SL-022B
Materials Layout RM3 - MI152-SL-023B
Surface Materials RM3 - MI152-SL-005B
Surface Materials RM3 - MI152-SL-006B
Refuse Tracking - MI152-EN-065B
Refuse Tracking - MI152-EN-066B
Fire Appliance Tracking - MI152-EN-067B
Fire Appliance Tracking - MI152-EN-068B
Single Garage - GL01.PL-01
Double Garage - GL02.PL-01
SWIFT_BRICK - 1BF01.PL-01
SINCLAIR_BRICK - 2B4P.PL-01A
STORER_SORLEY_BRICK - 868.PL-01_03
SEDLEY_BRICK - M2B4P.PL-01A_02
SOUTHEY_BRICK - M3B5P.PL-01_03
SEDLEY_BRICK (4) - M861.PL-01A_02A_03A_04A
SOUTHEY_BRICK - M863.PL-01A_02_03_04
SOUTHEY_SAFFERY_BRICK - M866-1.PL-01_03
SAFFERY_SOUTHEY_BRICK - M866-1.PL-01A-03
SEDLEY_BRICK (3) - RV303.PL-01A_02A_03A_04A
DRAKE_BRICK - 277_277-1.PL-01A
LAWRENCE_BRICK - 301.PL-01
LAWRENCE_RENDER - 301.PL-02
LAWRENCE_RENDER_CHIMNEY - 301.PL-02
LAWRENCE_BRICK - 301-1.PL-01
LAWRENCE_BRICK_CHIMNEY - 301-1.PL-01
LAWRENCE_RENDER - 301-1.PL-02
RIDING_BRICK - 374.PL-01
RIDING_BRICK - 374-1.PL-01
MAKENZIE_BRICK_CHIMNEY - 384.PL-01_05
MAKENZIE_BRICK - 384.PL-01-05
HENLEY_BRICK - 385.PL-01
HENLEY_BRICK - 385-1.PL-01
KILBURN_BRICK - 386.PL-01A
GROVIER_BRICK - 389.PL-01
HILLCOTT_BRICK - 400.PL-01
HILLCOTT_RENDER - 400.PL-02
HILLCOTT_BRICK - 400-1.PL-01
HILLCOTT_BRICK_CHIMNEY - 400-1.PL-01
HILLCOTT_RENDER - 400-1.PL-02
WOLLATON_BRICK_CHIMNEY - 401.PL-01_06
WOLLATON_RENDER_CHIMNEY - 401.PL-02_06
WOLLATON_RENDER - 401.PL-02-06
WOLLATON_BRICK_CHIMNEY - 401-1.PL-01_06
WOLLATON_BRICK - 401-1.PL-01-06
WOLLATON_RENDER_CHIMNEY - 401-1.PL-02_06
WOLLATON_RENDER - 401-1.PL-02-06
HALLAM_BRICK - 470.PL-01
HALLAM_BRICK_CHIMNEY - 470.PL-01
HALLAM_TUDOR - 470.PL-03
HALLAM_BRICK - 470-1.PL-01
HALLAM_BRICK_CHIMNEY - 470-1.PL-01
HALLAM_TUDOR - 470-1.PL-03
LYDGATE_BRICK - 471-1.PL-01-06
LYDGATE_RENDER - 471-1.PL-02-06
SKELTON_RENDER - 474.PL-02-06
SKELTON_BRICK - 474-1.PL-01-06

SKELTON_RENDER - 474-1.PL-02-06
SKELTON_TUDOR - 474-1.PL-03-06
WYATT_BRICK - 476.PL-01-06
WYATT_RENDER - 476.PL-02_06
WYATT_BRICK - 476-1.PL-01-06
WYATT_TUDOR_CHIMNEY - 476-1.PL-03_06
WYATT_TUDOR - 476-1.PL-03-06
MORRIS_BRICK - 477.PL-01
MORRIS_BRICK - 477-1.PL-01
SHAKESPEARE_BRICK - 480.PL-01-06
SHAKESPEARE_TUDOR_CHIMNEY - 480.PL-03_06
SHAKESPEARE_BRICK - 480-1.PL-01-06
SHAKESPEARE_TUDOR - 480-1.PL-03-06
LOCKE_BRICK - 486.PL-01
LOCKE_TUDOR - 486.PL-03
LOCKE_BRICK - 486-1.PL-01
LOCKE_TUDOR - 486-1.PL-03
HEATON_BRICK - 487.PL-01
HEATON_TUDOR - 487.PL-03
HEATON_BRICK - 487-1.PL-01
LANGLEY_BRICK - 489.PL-01-06A
LANGLEY_TUDOR - 489.PL-03-06A
LANGLEY_BRICK - 489-1.PL-01-06A
LANGLEY_TUDOR - 489-1.PL-03-06A
DAWLISH_BRICK_CHIMNEY - 496-1.PL-01_05
LYTTELTON_BYRON_BRICK - 807.PL-01-05
LYTTELTON_BYRON_BRICK - 807-1.PL-01-05
DRAKE_BRICK - 811.PL-01-04
All received by the Local Planning Authority on 10/9/2021

Plot landscaping - MI152-LS-006b
Plot landscaping - MI152-LS-007b
Plot landscaping - MI152-LS-008b
Plot landscaping - MI152-LS-009b
Plot landscaping - MI152-LS-010b
Plot landscaping - MI152-LS-011b
Street scene - MI152-PD-060C
All received by the Local Planning Authority on 13/09/2021

Means of Enclosure RM3 - MI152-SL-062C
Means of Enclosure RM3 - MI152-SL-063C
Site Layout RM3 - MI152-SL-202C
Site Layout RM3 - MI152-SL-203C
All received by the Local Planning Authority on 14/09/2021

Substation – GTC-E-SS-0012_R2-0_1_of_1 received by the Local Planning Authority on 26/03/2021
Site location plan – P20 3378 001 Sheet No.1 Rev A received by the Local Planning Authority on 26/03/2021.

2. Highway Condition

No dwelling shall be occupied until vehicular access constructed to at least base course level, has been provided between the dwelling and a highway maintainable at public expense, and the parking and turning spaces associated with that dwelling have been provided and hard surfaced.

3. Retention of Garage/Parking Space

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the approved garage accommodation/parking space provided in connection with the development shall be made available at all times for the parking of vehicles in relation to the residential use of the premises unless planning permission for any alternative use has been first been granted by the Local Planning Authority.

4. Details of Landscaping

No development shall take place until a scheme of within plot landscaping, has been submitted to and approved in writing by the Local Planning Authority.

5. Implementation of Landscaping

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Informative

1. Engagement

During the course of consideration of this proposal the Local Planning Authority negotiated with the applicant to ensure the development complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has worked proactively with the applicant to secure a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of paragraph 38 of the National Planning Policy Framework.

2. Ecological Responsibilities

The applicant/developer is advised that the permission does not absolve them from their responsibilities in relation to protected species. If evidence of bats is found during demolition all work should cease and the services of a licensed ecologist procured to ensure an offence is not committed.

3. Environmental Health Comments

The applicant/developer is advised that the Environmental Health Manager has pointed out that since the initial grant of outline planning permission P/2013/00429, advice and standards have been updated. Any application to discharge conditions as recommended by Environmental Health will be assessed using current standards and any reports/statements submitted by the applicant will need to refer to these standards accordingly.

4. **Highway Informative**

The estate road and drainage layout will require approval under Section 7 of the Staffordshire Act 1983 and will require an agreement under Section 38 of the Highways Act 1980 if it is to be adopted as 'highway maintainable at public expense'. There are detailed issues that need to be approved in order to achieve technical approval under that process and the developer should be advised to contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works. The obtaining of planning permission for this design/layout will not be considered as a reason to relax the required technical standards for the adoption of the road and drainage and any changes may necessitate the submission of further planning applications. If the road is to be private then the residents should be advised that they take on the responsibilities and liabilities of the highway authority with regards to maintenance, snow clearance etc. and advised to take out public liability insurance against claims associated with those responsibilities.

5. **Pre-Commencement Conditions**

In addition to the pre-commencement condition referred to in Condition 4 above, the applicant/developer is reminded that the conditions on the original outline approval **P/2013/00429** and the terms of the associated **S106 Legal Agreement** also apply to the approval of Reserved Matters application and need to be satisfied/complied with accordingly.

As from 6th April 2008 requests for confirmation of compliance with planning conditions requires a payment of a fee to the Local Planning Authority. The fee chargeable by the authority is £116 per request. The fee must be paid when the request is made. Any number of conditions can be included for each request.

Payment can be made by cheque or card only. Please telephone 01283 508606.

Although we will endeavour to discharge all conditions within 21 days of receipt of your written request, legislation allows the Local Planning Authority a period of 8 weeks, and therefore this timescale should be borne in mind when programming development.

6. **Biodiversity Enhancements**

The applicant/developer is advised that when details are submitted for biodiversity enhancements, swift bricks and sparrow terraces should be included across the development to provide a suitable habitat for nesting birds as well as hedgehog highways.

7. **Energy Saving Measures**

The applicant/developer is advised that when details are submitted in relation to energy saving measures, the use of electric charging points and solar panels should be considered.

8. **Use of Emergency Access**

The applicant/developer is advised that suitable measures should be provided at all times to ensure that the proposed emergency access is not accessible to general vehicular traffic.

9. **Crime**

The applicant(s) is/are advised to note and act upon as necessary the comments of the Police Architectural Liaison Officer. Where there is any conflict between

these comments and the terms of the planning permission, the latter takes precedence.

Voting concerning the above decision was as follows:

Those voting for the motion	Those voting against	Those abstaining
Councillor Mrs B Ashcroft	Councillor Mrs L Walker	
Councillor E W Barker		
Councillor Mrs B Brady		
Councillor R Faulkner		
Councillor Mrs V Gould		
Councillor H Hall		
Councillor Ms A Legg		
Councillor S McKiernan		
Councillor M Metcalfe		
Councillor C Sylvester		
Councillor Mrs B Toon		

233/21 **APPEALS RECEIVED AND DETERMINED**

The Report of Sal Khan, Head of Service regarding appeals received, withdrawn and determined was received and noted.

234/21 **PLANNING PERMISSIONS**

The Report of Sal Khan, Head of Service regarding planning applications determined under delegated authority between 13th September 2021 and 8th October 2021 was received and noted.

235/21 **EXCLUSION OF THE PRESS AND PUBLIC**

Resolved:

That, in accordance with Section 100(A) (4) of the Local Government Act, 1972, the Press and Public be excluded from the Meeting during discussion of the following items it is likely, in view of the nature of the business to be transacted or the nature of the proceedings that there would be disclosed exempt information as defined in the paragraph of Part 1 of Schedule 12A of the Act indicated in brackets before each item number on the Agenda:

**PRIVATE MINUTES
ENFORCEMENT SCHEDULE**

Chairman