

Northampton Town Council

Planning Committee – 26th July 2021

This is a record of decisions taken by the Town Clerk in accordance with the authority delegated to him by the Council at its meeting held on 17th May 2021. All decisions were taken having consulted remotely by Zoom members of the Planning Committee on 26th July 2021 and were in accordance with the views of those members.

Minutes of the meeting held on 26th July 2021 using the Zoom Video Conferencing Platform

PRESENT: Cllrs Brown (Chair), Russell (Vice-Chair), Alwahabi, Choudary, Haque, Ismail, Lane, Meredith, Purser and Stevens

Also present was Cllr Birch

Officer: Mrs J Thorneycroft (Administration Officer)

- 1. Apologies for Absence:** Mr S Carter (Interim Town Clerk)
- 2. Declarations of Interest:** None
- 3. To authorise the Chair to sign the Minutes of the last meeting held on 28th June 2021:**

It was **RESOLVED** to authorise the Chair to sign the minutes of the last meeting as a true and accurate record.

4. Planning Applications

Resolved: due to the amount of planning applications received at NTC it was agreed that members would inform officers if they wish to make reference to an application(s) prior to the meeting so the officer could have the plans ready. Planning Application Number (8) **WNN/2021/0185**, Number (57) **WNN/2021/0289** Number (91) **WNN/2021/0294** and Number (83) **WNN/2021/2022** were discussed in detail at the meeting.

Application	Site Address and Proposal	Comment
(1) WNN/2021/0055	116 Gladstone Road, -, Northampton, Northamptonshire, NN5 7EL Sub division of existing site and construction of new dwelling at land to the side of 116 Gladstone Road, including one modified and one new vehicle access points	NTC has no comment to make on this application.
(2) WNN/2021/0389	Dallington Hall Dallington Park Road, -, Northampton, Northamptonshire, NN5 7AA Listed Building Consent Application for installation of doorway in basement area, sealing and covering up of 2no doorways in	NTC has no comment to make on this application.

	basement area, sealing and covering up of doorway in hallway area, relocation of kitchen and repurposing of original kitchen to a dining room, installation of door in existing opening on ground floor, creation of stud wall partitioned area in fourth bedroom and installation of utility area and shower room and sauna in basement.	
(3) WNN/2021/0271	15 Spinney Hill Road, -, Northampton, Northamptonshire, NN3 6DH Single and two storey side extensions	NTC has no comment to make on this application.
(4) WNN/2021/0260	29 Thorpeville, -, Northampton, Northamptonshire, NN3 7TS Construction of single and two storey rear extension with two storey front extension	NTC has no comment to make on this application.
(5) WNN/2021/0276	76 Broadway, -, Northampton, Northamptonshire, NN1 4SQ Single storey rear extension	NTC has no comment to make on this application.
(6) WNN/2021/0296	4 Rowlandson Close, -, Northampton, Northamptonshire, NN3 3PB New cladding to front elevation	NTC has no comment to make on this application.
(7) WNN/2021/0279	1 Brad Street, -, Northampton, Northamptonshire, NN3 6RQ Extension of existing single garage	NTC has no comment to make on this application.
(8) WNN/2021/0185	3 Langham Place, -, Northampton, Northamptonshire, NN2 6AA Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Sui Generis) for 13no occupants, to include modifications to front lightwells	NTC echo the view of the conservation officer with regard to this proposal and believe the application would not be in keeping with the quality of the location and transient occupation would be unlikely to preserve or enhance the character and appearance of the conservation area. The proposal would also result in the loss of a potential family home.
(9) WNN/2021/0091	33 Forfar Street, -, Northampton, Northamptonshire, NN5 5BJ Demolition of existing detached garage and construction of new detached garage and demolition of existing garden boundary wall and construction of new to match existing	NTC has no comment to make on this application.
(10) WNN/2021/0305	46 Lorne Road, -, Northampton, Northamptonshire, NN1 3RN Single storey rear extension	NTC has no comment to make on this application.
(11) WNN/2021/0310	2 Rushmere Avenue, -, Northampton, Northamptonshire, NN1 5SD Attic conversion with rear dormer	NTC has no comment to make on this application.

(12)	WNN/2021/0320	12 Bougainvillea Drive, -, Northampton, Northamptonshire, NN3 3XB Two storey front extension and single storey porch extension	NTC has no comment to make on this application.
(13)	WNN/2021/0327	535 Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HU Single storey rear extension	NTC has no comment to make on this application.
(14)	WNN/2021/0112	Ntl Switch Centre Gladstone Road, -, Northampton, Northamptonshire Installation of 1no new condenser unit to serve internal Virgin Media digital media equipment	NTC has no comment to make on this application.
(15) (16) (listed building consent)	WNN/2021/0227 WNN/2021/0228	8 Albion Place, -, Northampton, Northamptonshire, NN1 1UD Demolition of unstable single skin garden brick wall and replacement with double skin wall and new footings to a height of 2.00m in like for like reclaimed bricks (Part Retrospective)	NTC has no comment to make on this application.
(17)	WNN/2021/0329	176 Malcolm Drive, -, Northampton, Northamptonshire, NN5 5NH Single storey rear extension	NTC has no comment to make on this application.
(18)	WNN/2021/0333	41 Oliver Street, -, Northampton, Northamptonshire, NN2 7JH Single storey rear extension	NTC has no comment to make on this application.
(19)	WNN/2021/0334	12 Park Avenue North, -, Northampton, Northamptonshire, NN3 2HS Single storey rear and side extensions and loft extension with new dormers to front and rear	NTC has no comment to make on this application.
(20)	N/2021/0160	479B Wellingborough Road, -, Northampton, Northamptonshire, NN3 3HN Replacement of existing wooden external staircase to first floor with external steel fabricated staircase	NTC has no comment to make on this application.
(21)	WNN/2021/0231	42 Cherry Orchard Place, -, Northampton, Northamptonshire, NN3 2TL Extension of side garden wall by adding 1m extra height wooden fence on top of existing brick wall	NTC has no comment to make on this application.
(22)	N/2021/0084	51 Hunter Street, -, Northampton, Northamptonshire, NN1 3QA Conversion of single dwelling into 2no residential units, with internal alterations	NTC has no comment to make on this application.
(23)	WNN/2021/0053	4 Club And Premises Henry Street, -, Northampton, Northamptonshire, NN1 4JE Shop front alterations with addition of shutters (Retrospective)	NTC has no comment to make on this application.
(24)	WNN/2021/0249	84 Ringway, -, Northampton, Northamptonshire, NN4 8SL	NTC has no comment to make on this application.

		Two storey rear extension	
(25)	WNN/2021/0347	15 Hillside Way, -, Northampton, Northamptonshire, NN3 3AW Single storey rear extension, conversion of garage to utility room with infilling of garage door with window and panel under and formation of new circular window to gable elevation at high level	NTC has no comment to make on this application.
(26)	WNN/2021/0352	39 Brookland Road, -, Northampton, Northamptonshire, NN1 4SN Single storey side extension and conversion of garage to form annexe (to remain ancillary to main dwelling)	NTC has no comment to make on this application.
(27)	WNN/2021/0092	81 Sheep Street, -, Northampton, Northamptonshire, NN1 2NE Variation of Condition 8 of Planning Permission N/2015/0131 (Conversion of upper floors into 6no 1-bed flats including rear extension of 2nd and 3rd floors, restaurant on ground floor including installation of fume extraction) to amend opening hours to Monday to Thursday, 8am to 11pm and Friday to Sunday, 8am to 3am	NTC has no comment to make on this application.
(28)	WNN/2021/0071	Midsummer House Riverside Way, -, Northampton, Northamptonshire, NN1 5NX Mixed Change of Use from Storage and Distribution (Use Class B8) to Car Service Workshop, Body Repair Workshop and Parts Warehouse (Use Classes B2 & B8), with internal and external alterations including enlarged access door and access ramp	NTC has no comment to make on this application.
(29)	WNN/2021/0313	6 Mercers Row, Northampton, Northamptonshire, NN1 2QL Listed Building Consent Application for new timber shopfront retaining existing pilasters and entablature	NTC has no comment to make on this application.
(30)	WNN/2021/0312	6 Mercers Row, -, Northampton, Northamptonshire, NN1 2QL New timber shopfront retaining existing pilasters and entablature	NTC has no comment to make on this application.
(31)	WNN/2021/0455	62 Lumbertubs Lane, Northampton, Northamptonshire, NN3 6AH Demolition of existing outbuilding and rear extension and construction of new single storey rear extension	NTC has no comment to make on this application.
(32)	WNN/2021/0144	17 Williton Close, Northampton, Northamptonshire, NN3 3BG New porch	NTC has no comment to make on this application.
(33)	WNN/2021/0004	12 Hillcrest Avenue, Northampton, Northamptonshire, NN3 2AB	NTC has no comment to make on this application.

		Single storey rear extension, garage conversion, loft conversion including raising ridge height of roof and alterations to roof form, installation of rear dormer, front roof light and rear raised patio area.	
(34)	WNN/2021/0172	4 Harlestone Road, -, Northampton, Northamptonshire, NN5 7AE Prior Notification of Change of Use from Retail (Use Class E) to Restaurant (Use Class E)	NTC has no comment to make on this application.
(35)	WNN/2021/0156	Rear Of, 98 Hood Street, -, Northampton, Northamptonshire, NN1 3QU Variation of conditions 2 and 7 of Planning Permission N/2017/1654 (Change of Use of Premises (Use Class B8) to Dwellinghouse (Use Class C3)) to substitute previously approved plan A640-1a with new plan SH-P01, which allows for inclusion of additional first floor window to Bedroom 2, 3no rooflights and rendering of building.	NTC has no comment to make on this application.
(36)	WNN/2021/0066	81 Trinity Avenue, -, Northampton, Northamptonshire, NN2 6LD Alterations and extensions to provide 9no additional apartments, including parking and landscaping at 81-103 Trinity Avenue and 162-168 Stanhope Road	NTC has no comment to make on this application.
(37)	WNN/2021/0400	Wollaston Motors Bedford Road, Northampton, Northamptonshire, NN1 5SZ Redevelopment of existing trade dealership site to comprise of demolition of existing showroom and erection of replacement, erection of car deck, retention and refurbishment of existing showroom and erection of building comprising of 5no wash bays, with associated works to include installation of security loops, fencing, gates and resurfacing of car park and display areas	NTC has no comment to make on this application.
(38)	WNN/2021/0286	52 Lower Priory Street, Northampton, Northamptonshire, NN1 2PA Conversion of single dwelling into 2no flats	NTC has no comment to make on this application.
(39)	WNN/2021/0141	3 Victoria House Victoria Street, Northampton, Northamptonshire, NN1 3NR Installation of security boxes, flood and entrance lighting, inlet/outlet grilles, photocell and a/c units and enclosures to	NTC has no comment to make on this application.

		building and Cycle Storage System within car park area.	
(40)	WNN/2021/0416	21 Lark Rise, Northampton, Northamptonshire, NN3 8QT New single garage to front of dwelling	NTC has no comment to make on this application.
(41)	WNN/2021/0422	16 Westfield Booth Lane South, Northampton, Northamptonshire, NN3 3EP Single storey rear extension, removal of dormer roof and construction of new first floor	NTC has no comment to make on this application.
(42)	WNN/2021/0435	242 Birchfield Road East, Northampton, Northamptonshire, NN3 2SN Single storey rear extension	NTC has no comment to make on this application.
(43)	WNN/2021/0434	33 Collingwood Road, Northampton, Northamptonshire, NN1 4RL Single storey rear extension	NTC has no comment to make on this application.
(44)	WNN/2021/0444	26 Knightley Road, Northampton, Northamptonshire, NN2 6HQ Two storey rear extension	NTC has no comment to make on this application.
(45)	WNN/2021/0443	52 Rushmere Road, Northampton, Northamptonshire, NN1 5RY Single storey rear extension	NTC has no comment to make on this application.
(46)	WNN/2021/0439	5 Mulberry Close, Northampton, Northamptonshire, NN5 7AW Demolition of existing conservatory and construction of new single storey flat roof rear extension, with roof lantern and bifold doors facing garden and addition of covered outdoor kitchen and dining areas	NTC has no comment to make on this application.
(47)	WNN/2021/0424	102 Park Avenue North, Northampton, Northamptonshire, NN3 2JB Ground floor side and rear extensions	NTC has no comment to make on this application.
(48)	WNN/2021/0456	484 Kettering Road, Northampton, Northamptonshire, NN3 6QP Two storey side extension, rear orangery conservatory and bathroom and new front balcony with supporting columns	NTC has no comment to make on this application.
(49)	WNN/2021/0412	7 Park Avenue South, Northampton, Northamptonshire, NN3 3AA Conversion of existing loft space, rear extension and roof alterations	NTC has no comment to make on this application.
(50)	WNN/2021/0093	Billing Arbours House Heather Lane, Northampton, Northamptonshire, NN3 7EY Erection of single dwelling and formation of new access	NTC has no comment to make on this application.
(51)	WNN/2021/0299	Unit 2 Floating Island And Dev Site The Causeway, Northampton, Northamptonshire Installation of 2no condenser units in security	NTC has no comment to make on this application.

(52)	WNN/2021/0411	10 Rowlandson Close, Northampton, Northamptonshire, NN3 3PB single storey rear extension and conversion of existing front porch	NTC has no comment to make on this application.
(53)	WNN/2021/0321	Pumping Station Duston Mill Lane, Northampton, Northamptonshire Installation of raw water intake screening and platform	NTC has no comment to make on this application.
(54)	WNN/2021/0355	2 4 Vw Autohaus Ferris Row, Northampton, Northamptonshire, NN3 9HX Erection of new boundary fence (Retrospective)	NTC has no comment to make on this application.
(55)	WNN/2021/0388	15 Bidders Close, Northampton, Northamptonshire, NN1 1EL Replacement of timber windows and doors with UPVC windows and doors at 15 to 29 Bidders Close and 5-10 Pen Court	NTC has no comment to make on this application.
(56)	WNN/2021/0385	Northampton College St Gregorys Road, Northampton, Northamptonshire, NN3 3RF Erection of new Advanced Construction Engineering Wet Trades Centre to South side of new recently built Advanced Construction Engineering Centre on Northampton College Campus	NTC has no comment to make on this application.
(57)	WNN/2021/0289	94 Holly Road, -, Northampton, Northamptonshire, NN1 4QP Change of Use of existing House in Multiple Occupation (Use Class C4) to 3no Apartments (Use Class C3), to include single storey rear extension, new lightwell to rear, conversion of roof space including rear dormer and rooflight to front, alterations to external door and windows to rear and internal alterations	NTC agreed to reject this application on the grounds that the proposal is of a poor design and the building would be better suited to 2 flats only.
(58)	WNN/2021/0096	139 The Headlands, -, Northampton, Northamptonshire, NN3 2NZ Two storey side and rear extension, demolition of existing garage and extension to parking area	NTC has no comment to make on this application.
(59)	WNN/2021/0362	493B Kettering Road, -, Northampton, Northamptonshire, NN3 6QW New detached garage	NTC has no comment to make on this application.
(60)	WNN/2021/0129	76 Earl Street, -, Northampton, Northamptonshire, NN1 3AX Remodelling of restaurant frontage including new awning	NTC has no comment to make on this application.
(61)	WNN/2021/0363	76 Ringway, -, Northampton, Northamptonshire, NN4 8SJ Single storey rear extension	NTC has no comment to make on this application.
(62)	WNN/2021/0365	31 Highlands Avenue, -, Northampton, Northamptonshire, NN3 6BG	NTC has no comment to make on this application.

		Single storey rear extension and loft conversion with rear dormer	
(63)	WNN/2021/0370	10 Cumberland Close, -, Northampton, Northamptonshire, NN3 2AD First floor side extension, conversion of existing garage to habitable room and new detached garage to front with extended access point	NTC has no comment to make on this application.
(64)	WNN/2021/0336	120 Park Avenue North, -, Northampton, Northamptonshire, NN3 2JB Demolition of existing conservatory and single storey rear extension and construction of new single storey rear extension	NTC has no comment to make on this application.
(65)	WNN/2021/0339	22 Malcolm Drive, -, Northampton, Northamptonshire, NN5 5NL Loft conversion to include dormers to front and rear of property	NTC has no comment to make on this application.
(66)	WNN/2021/0386	24 Tintern Avenue, -, Northampton, Northamptonshire, NN5 7BZ Single storey rear extension	NTC has no comment to make on this application.
(67)	WNN/2021/0134	Workshop Rear Of, 28 Lorne Road, -, Northampton, Northamptonshire Construction of terrace of 3no two bedroom dwellings, including demolition of existing buildings and associated works	NTC has no comment to make on this application.
(68)	WNN/2021/0295	235 Hazeldene Road, -, Northampton, Northamptonshire, NN2 7NZ Single storey flat roof rear extension and raised patio	NTC has no comment to make on this application.
(69)	WNN/2021/0099	6 7 Quarry Park Close, -, Northampton, Northamptonshire, NN3 6QB Provision of modular single storey sixth form centre and associated decked access	NTC has no comment to make on this application.
(70)	WNN/2021/0113	10 Carey Street, -, Northampton, Northamptonshire, NN1 3QN Change of Use of House in Multiple Occupation (Use Class C4) to 2no Apartments (Use Class C3), to include single storey rear extension, rooflights and internal alterations	NTC has no comment to make on this application.
(71) (72) (listed building consent)	WNN/2021/0324 & N/2021/0325	18A Sheep Street, -, Northampton, Northamptonshire, NN1 2LU Conversion of Upper Floor Offices and First Floor Restaurant Area (Use Class E) of 18A and 18B Sheep Street to provide 5no Apartments (Use Class C3), with installation of rooflights, fenestration changes and internal alterations	NTC has no comment to make on this application.

(73)	WNN/2021/0357	327A Wellingborough Road, -, Northampton, Northamptonshire, NN1 4EW Replacement door	NTC has no comment to make on this application.
(74)	WNN/2021/0102	43 Old Barn Court, -, Northampton, Northamptonshire, NN3 8LJ Conversion of single dwelling to 2no flats	NTC has no comment to make on this application.
(75)	WNN/2021/0043	78 Earl Street, -, Northampton, Northamptonshire, NN1 3AU Alterations to shop front, new entrance doors and installation of ATM	NTC has no comment to make on this application.
(76) (77)	WNN/2021/0358 & WNN/2021/0359 (listed building consent)	21 Albion Place, -, Northampton, Northamptonshire, NN1 1UD Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	NTC has no comment to make on this application.
(78)	WNN/2021/0304	14 Save The Children St Giles Street, -, Northampton, Northamptonshire, NN1 1JA Prior Notification of Change of Use of First and Second Floors from Offices (Use Class E) to 2no Flats (Use Class C3)	NTC has no comment to make on this application.
(79)	WNN/2021/0367	Telecommunications Mast Christchurch Road, -, Northampton, Northamptonshire Prior Notification for installation of 18.0m Phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works	NTC has no comment to make on this application.
(80)	WNN/2021/0187	21 Robert Street, -, Northampton, Northamptonshire, NN1 3BL Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants (Retrospective)	NTC has no comment to make on this application.
(81)	WNN/2021/0432	51 Billing Road, -, Northampton, Northamptonshire, NN1 5DB Prior Notification of Change of Use from Offices (Use Class E) to 1no one bedroom Flat and 3no two bedroom Flats (Use Class C3)	NTC has no comment to make on this application.
(82)	WNN/2021/0127	Flat 10, 88 Ivy Gate Palmerston Road, -, Northampton, Northamptonshire, NN1 5EX Alterations to form new roof terrace with external staircase and guarding	NTC has no comment to make on this application.
(83)	WNN/2021/0222	1 Military Road, -, Northampton, Northamptonshire, NN1 3ET Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	NTC agreed to reject this application on the grounds that this application is overdevelopment of a dwelling house which puts additional pressure on services.

(84)	WNN/2021/0288	10 Mr Grants House St Giles Square, Northampton, Northamptonshire, NN1 1DA Listed Building Consent Application for Change of Use from restaurant (Use Class E) to Mixed Use Drinking Establishment (Sui Generis) and Retail (Use Class E), to include use of highway for placing 13no tables, 42no chairs, 9no folding picnic bench sets, 4no parasols and 15no timber planters within curtilage of site	NTC has no comment to make on this application.
(85)	WNN/2021/0287	10 Mr Grants House St Giles Square, Northampton, Northamptonshire, NN1 1DA Change of Use from restaurant (Use Class E) to Mixed Use Drinking Establishment (Sui Generis) and Retail (Use Class E), to include use of highway for placing 13no tables, 42no chairs, 9no folding picnic bench sets, 4no parasols and 15no timber planters within curtilage of site	NTC has no comment to make on this application.
(86)	WNN/2021/0380	297 Wellingborough Road, Northampton, Northamptonshire, NN1 4EW Change of Use from Charity Shop (Use Class E) to Beauty Salon (Sui Generis), and new frontage	NTC has no comment to make on this application.
(87)	WNN/2021/0371	35 Fir Tree Walk, Northampton, Northamptonshire, NN3 3DS Two storey side extension and loft extension	NTC has no comment to make on this application.
(88)	WNN/2021/0431	Telecommunications Mast St Georges Street, -, Northampton, Northamptonshire Prior Notification of installation of 1no 20m telecommunications streetworks pole, 1no equipment cabinet, 1no meter cabinet and associated ancillary development	NTC has no comment to make on this application.
(89)	WNN/2021/0264	250 Kettering Road, Northampton, Northamptonshire, NN2 7DT Ground floor front and rear extensions and loft conversion with rear dormer.	NTC has no comment to make on this application.
(90)	WNN/2021/0263	11 Thornapple Close, Northampton, Northamptonshire, NN3 8TE Construction of detached annex (Retrospective)	NTC has no comment to make on this application.
(91)	WNN/2021/0294	59 Ivy Road, Northampton, Northamptonshire, NN1 4QS Change of Use from House in Multiple Occupation (Use Class C4) to 3no Apartments (Use Class C3), including two storey rear extension, single storey rear extension, new lightwell to rear,	NTC wish to raise a concern regarding this application and object on the grounds that the proposal is of a poor design and the building would be better suited to 2

		conversion of roof space including dormer to rear and rooflight to front, alterations to external door and windows to rear and internal alterations	larger flats only and not 3 small flats.
(92)	WNN/2021/0281	111 Cecil Road, Northampton, Northamptonshire, NN2 6PG Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 6 occupants	NTC has no comment to make on this application.
(93)	WNN/2021/0203	28 Peverels Way, Northampton, Northamptonshire, NN5 5DD New three bedroom detached residential dwelling	NTC has no comment to make on this application.
(94)	N/2021/0350	Lock Up Garages East Oval, Northampton, Northamptonshire Demolition of 16no vacant garages and construction of 2no dwellings with associated parking	NTC has no comment to make on this application.
(95) (listed building consent) (96) & WNN/2021/0236 & WNN/2021/0237	WNN/2021/0237 (listed building consent) & WNN/2021/0236	1 3 Old Black Lion Public House Black Lion Hill, -, Northampton, Northamptonshire, NN1 1SW Listed Building Consent Application for refurbishment and repair works both internally and externally to existing buildings, to include demolition of selected modern extensions and infills, removal of rear courtyard loading bay roof, limited modifications to existing internal fabric and insertion of new partitioning to facilitate new internal layout (rearrangement of toilets, provision of function room, 5no guest rooms, landlord apartment and private dining/meeting room), addition of new stair and lift serving first floor and new rear extension to cottage building within courtyard with landscaping of courtyard space to enhance legibility of building's historic coaching inn use and to provide external seating areas	NTC has no comment to make on this application.
(97)	WNN/2021/0214	7 Lower Meadow Court, Northampton, Northamptonshire, NN3 8AU Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants (Retrospective)	NTC has no comment to make on this application.

5. "Mini Holland"

Circulated with the agenda was a proposal from Cllr Stevens to request WNC to submit an expression of interest in the Mini-Holland scheme.

Members agreed the importance of a scheme in Northampton and supported that an expression of interest be sent to WNC to strongly support the Mini-Holland scheme.

RESOLVED: NTC to ask WNC to submit an expression of interest in the Mini-Holland scheme.

Signed.....Chair