

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	22 <sup>nd</sup> Oct
Planning Development Manager authorisation:	TF	22/10/2020
Admin checks / despatch completed	DB	22/10/20
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CD	22/10/20

**Application:** 20/01114/COUNOT                      **Town / Parish:** Great Bromley Parish Council

**Applicant:** Mr Brian Taylor - Maragota Properties Limited

**Address:** Land South of Harwich Road Great Bromley

**Development:** Conversion of an agricultural building into one dwelling.

### **1. Town / Parish Council**

Great Bromley Parish  
Council

GBPC would comment that the building in question has never been used for agricultural use in connection with the land upon which it sits. Please obtain evidence of the agricultural use by Mr Taylor in respect of the land and the like building.

The land has been farmed by the Hubert family of Grove Farm, Elmstead Market. The Hubert family are farmers. Mr Taylor the owner is a developer and purchased the land as an investment some years ago. This application should be refused.

If the building has not been used for agriculture and used for general storage, this contravenes the rules and TDC has the authority to make the applicant take it down. If the building is not ten years old, you cannot not get change of use.

I had a thought to substantiate the shed has never been used in relation to the parcel of land which was used to support the application for the justification of the barn and that is they planted a hedge and tree screening, isolating it from the field when the barn was built, so you would have to use the field gate way opposite Cold Hall drive, pull out onto the road and then pull back into the barn entrance. No farmer would do this, as he would want to go the shortest route back to the store !

### **2. Consultation Responses**

ECC Highways Dept  
12.10.2020

The site is situated on a stretch of Harwich Road that is subject to a de-restricted speed limit. The current vehicular access serving the site is on an incline and impedes visibility particularly looking east and is not helped by the vehicular access being on the inside of a sweeping bend. The access also appears to be poorly maintained or not used that frequently at the present time. The width of Harwich Road at this point is in excess of 7 metres and appears to generate fast vehicle speeds on both approaches to the site.

From a highway and transportation perspective the impact of the proposal is NOT acceptable to the Highway Authority.

### 3. Planning History

09/00312/AGRIC	Erection of agricultural / storage building / workshop.	Determination	18.05.2009
09/00598/AGRIC	Erection of agricultural / storage building / workshop.	Determination	16.07.2009
20/01114/COUNOT	Conversion of an agricultural building into one dwelling.	Current	

### 4. Relevant Policies / Government Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### 5. Officer Appraisal

#### Class Q – agricultural buildings to dwellinghouses

##### **Q. Development consisting of –**

- (a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or
- (b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

##### **Q.1 Development is not permitted by Class Q if -**

- (a) the site was not used solely for an agricultural use as part of an established agricultural unit –
  - (i) on 20th March 2013, or
  - (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or
  - (iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

The site was used solely for an agricultural use as part of an established agricultural unit on 20th March 2013. **The proposal complies.**

- (b) in the case of –
  - (i) a larger dwellinghouse, within an established agricultural unit –
    - (aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or
    - (bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

In the case of a larger dwellinghouse within an established agricultural unit, the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse under Class Q does not exceed 465 square metres. **The proposal complies.**

- (c) in the case of –
- (i) a smaller dwellinghouse, within an established agricultural unit –
    - (aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or
    - (bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

Not applicable.

- (d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following –
- (i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;
  - (ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

The development under Class Q (together with any previous development under Class Q) within an established agricultural unit would not result in either or both a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5. **The proposal complies.**

- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

The site is not occupied under an agricultural tenancy. **The proposal complies.**

- (f) less than 1 year before the date development begins -
- (i) an agricultural tenancy over the site has been terminated, and
  - (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

Less than 1 year before the date development begins an agricultural tenancy over the site has not been terminated. **The proposal complies.**

- (g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit -
- (i) since 20th March 2013; or
  - (ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins;

No development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit since 20th March 2013 or where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins. **The proposal complies.**

- (h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point.

The development would not result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point. **The proposal complies.**

- (i) the development under Class Q(b) would consist of building operations other than –

- (i) the installation or replacement of –

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services,

to the extent reasonably necessary for the building to function as a dwellinghouse; and

- (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

the development under Class Q(b) would not consist of building operations other than the installation or replacement of windows, doors, roofs, or exterior walls or water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwellinghouse; and partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i). **The proposal complies.**

- (j) the site is on article 2(3) land;

The site is not on article 2(3) land. **The proposal complies.**

- (k) the site is, or forms part of –

- (i) a site of special scientific interest;  
(ii) a safety hazard area;  
(iii) a military explosives storage area;

The site is not nor forms part of a site of special scientific interest, a safety hazard area or a military explosives storage area. **The proposal complies.**

- (l) the site is, or contains, a scheduled monument; or

The site is not nor contains, a scheduled monument. **The proposal complies.**

- (m) the building is a listed building.

The building is not a listed building. **The proposal complies.**

## Conditions

Q.2 - (1) Where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to -

- (a) transport and highways impacts of the development  
(b) noise impacts of the development  
(c) contamination risks on the site  
(d) flooding risks on the site

- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order.
- (f) the design or external appearance of the building and
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

#### Transport and Highways Impacts of the Development

The site is situated on a stretch of Harwich Road that is subject to a de-restricted speed limit. The current vehicular access serving the site is on an incline and impedes visibility particularly looking east and is not helped by the vehicular access being on the inside of a sweeping bend. The access also appears to be poorly maintained or not used that frequently at the present time. The width of Harwich Road at this point is in excess of 7 metres and appears to generate fast vehicle speeds on both approaches to the site.

The applicant has failed to demonstrate adequate visibility splays from the proposed access in accordance with the speed of the road, to the satisfaction of the Highway Authority. The lack of such visibility would result in an unacceptable degree of hazard to all highway user to the detriment of highway safety.

The proposal would intensify the use of an existing access which has deficiencies in geometric layout and visibility which is not in accordance with current safety standards. The existence of an access in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the intensification of that conflict and interference which this proposal would engender would be to the detriment of highway safety.

The plans show an area to the front of the building sufficient for the parking of two vehicles. Subsequent data was submitted by the agent in the form of a site plan which indicates that the entrance can be widened in order to improve the access to Harwich Road and evidence of suitable visibility splays in both directions. The visibility splays to the east can be improved by the cutting back of hedgerow on the applicants land. It is also important to note that the access is already existing and is in use for agricultural purposes to serve the agricultural building currently on the site and for this reason there is unlikely to be a material intensification of vehicular movements.

In response to the additional information the Highways Authority commented that the attached measures would help, however, the vegetation would potentially be an ongoing maintenance issue and on that basis that would need to be removed. Visibility splays must be achieved within the limits of public highway and/or land in the control of the applicant.

#### Noise Impacts of the Development

The proposal would not result in any material noise impacts. The proposal complies.

#### Contamination Risks on the Site

The site is not located near to any land designated as contaminated land. The proposal complies.

#### Flooding Risks on the Site

The site is located outside of an area of recognised flood risk. The proposal complies.

#### Whether the Location or Siting of the Building is Impractical or Undesirable for the Building to Change

Paragraph 109 of the National Planning Practice Guidance states:

"When considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development

right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

When a local authority considers location and siting it should not therefore be applying tests from the National Planning Policy Framework except to the extent these are relevant to the subject matter of the prior approval. So, for example, factors such as whether the property is for a rural worker, or whether the design is of exceptional quality or innovative, are unlikely to be relevant."

On this basis, the Local Planning Authority does not consider that the location or siting of the building would make it impractical or undesirable for the proposed change of use. The proposal complies.

#### The Design or External Appearance of the Building

The design will see a conversion from the existing structure. However, the proposed changes involved are all minor works, with replacement and re-use of some materials and additional doors and windows. These would all be expected from such a proposal. Therefore the Local Planning Authority does not consider that the proposed development will have any significant impact on the design or external appearance of the building.

and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

(2) Where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs (1) (a) to (g) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

The development proposed is not development under Class Q(a) only. **The proposal complies.**

(3) Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

#### Interpretation of Class Q

Q.3. For the purposes of Class Q -

'larger dwellinghouse' means a dwellinghouse developed under Class Q which has a floor space of more than 100 square metres and no more than 465 square metres having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

'smaller dwellinghouse' means a dwellinghouse developed under Class Q which has a floor space of no more than 100 square metres having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order.

#### Procedure for applications for prior approval under Part 3

(1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.

- (2) The application must be accompanied by –
- (a) a written description of the proposed development, which, in relation to development proposed under Class C, M, N or Q of this Part, must include any building or other operations;
  - (b) a plan indicating the site and showing the proposed development;
  - (c) the developer's contact address;
  - (d) the developer's email address if the developer is content to receive communications electronically; and
  - (e) where sub-paragraph (6) requires the Environment Agency(a) to be consulted, a site-specific flood risk assessment, together with any fee required to be paid

Section 2.0 of the Planning Statement which accompanies the application provides a written description of the proposed development and includes any building or other operations. A plan indicating the site and showing the proposed development was received on 18<sup>th</sup> August 2020. The developer's contact address is given in response to Question 2 on the application form. The developer's email address if (the developer is content to receive communications electronically) is given in response to question 11 on the application form. Sub-paragraph (6) does not require the Environment Agency (a) to be consulted. The fee required was paid on 20.08.2019. Procedure W.2, paragraphs (a) to (e) have been met.

- (3) The local planning authority may refuse an application where, in the opinion of the authority –
- (a) the proposed development does not comply with, or
  - (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in this Part as being applicable to the development in question.

The local planning authority are not refusing the application. Procedure W.3 (a) or (b) are not applicable.

- (4) Sub-paragraphs (5) to (8) and (10) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval

The local planning authority are not refusing the application. Procedure W.4 is not applicable.

- (5) Where the application relates to prior approval as to transport and highways impacts of the development, on receipt of the application, where in the opinion of the local planning authority the development is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site, the local planning authority must consult –

- (a) where the increase or change relates to traffic entering or leaving a trunk road, the highway authority for the trunk road;
- (b) the local highway authority, where the increase or change relates to traffic entering or leaving a classified road or proposed highway, except where the local planning authority is the local highway authority; and
- (c) the operator of the network which includes or consists of the railway in question, and the Secretary of State for Transport, where the increase or change relates to traffic using a level crossing over a railway.

The Highways Authority were consulted on 01.09.2019. Procedure W.5 has been met.

- (6) Where the application relates to prior approval as to the flooding risks on the site, on receipt of the application, the local planning authority must consult the Environment Agency(b) where the development is -

- (a) in an area within Flood Zone 2 or Flood Zone 3; or

- (b) in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (zc)(ii) in the Table in Schedule 4 to the Procedure Order.

The application does not relate to prior approval as to the flooding risks on the site. Procedure W.6 has been met.

- (7) The local planning authority must notify the consultees referred to in sub-paragraphs (5) and (6) specifying the date by which they must respond (being not less than 21 days from the date the notice is given)

The local planning authority notified the consultees referred to in sub-paragraph (5) specifying that they must respond by 22<sup>nd</sup> September. Procedure W.7 has been met.

- (8) The local planning authority must give notice of the proposed development –
  - (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which
    - (i) describes the proposed development;
    - (ii) provides the address of the proposed development;
    - (iii) specifies the date by which representations are to be received by the local planning authority; or

- (b) by serving a notice in that form on any adjoining owner or occupier

The local planning authority gave notice on 15<sup>th</sup> September 2020 of the proposed development by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which described the proposed development, provided the address of the proposed development and specified the date by which representations are to be received by the local planning authority. Procedure W.8 has been met.

- (9) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include –
  - (a) assessments of impacts or risks;
  - (b) statements setting out how impacts or risks are to be mitigated; or
  - (c) details of proposed building or other operations

The local planning authority required the developer to submit such information as the authority may reasonably require in order to determine the application in the form of plans indicating achievable visibility splays. Procedure W.9 has been met.

- (10) The local planning authority must, when determining an application –
  - (a) take into account any representations made to them as a result of any consultation under sub-paragraphs (5) or (6) and any notice given under sub-paragraph (8);
  - (b) have regard to the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2012(a), so far as relevant to the subject matter of the prior approval, as if the application were a planning application; and
  - (c) in relation to the contamination risks on the site
    - (i) determine whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990(b), and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012(c), and
    - (ii) if they determine that the site will be contaminated land, refuse to give prior approval.



Four contributions were made in response to the submission and these are summarised as:-

<p>The entrance as it stands would need to be further away from the existing entrance which is opposite my gate and should be placed a lot further to the right looking from the barn property.</p>	<p>The submission is determined on the basis of the information submitted.</p>
<p>The road is fearsomely fast and busy</p>	<p>Noted.</p>
<p>There is almost no room for a car to turn off the road and the chances of an accident are highly probable with cars overtaking anyone semi parked In the entrance way. The visibility on exiting from the existing property is perilously difficult.</p>	<p>There is an extensive area in excess of 450sqm set aside for parking and turning.</p>
<p>The idea of tail lights and headlights reflecting and shining into our property is not appealing. Nor are security lights that come on at the slightest murmur of wind or animal passing in the night.</p>	<p>Separation distances in excess of 150m exist between the facades of the two building.</p>
<p>Firstly I would like to say that it states that the land that the barn is on was part of Mill Farm, which is incorrect it was actually part of Cold Hall farm.</p>	<p>Noted</p>
<p>I was in the understanding that planning application notices should be displayed for 21 days but we have only noticed it over this weekend 4th Oct, we have also had no postal notification.</p>	<p>The site notice was displayed on 15<sup>th</sup> September; it was displayed for the Statutory 21 days. Postal notifications were sent to properties which share a common boundary.</p>
<p>When Mr Taylor had the barn built he came and cut the grass all around the barn, it was very tidy, for the first year or so, but for the past few years it has been all over grown and the entrance has been not accessible from the road.</p>	<p>Noted</p>
<p>The application states that the barn has been used for agricultural purposes but Mr Taylor since he has owned the land he has used contractors for all of the farming who bring their own machines seeds sprays etc with them.</p>	<p>Noted</p>
<p>The planning application states that the property will be on three convenient bus routes with the nearest bus stop 0.8 mile away which will be along the very busy Harwich road which has no pavements extremely dangerous to walk along to the-bus stop.</p>	<p>Noted</p>
<p>The original planning application for the barn in 2009 (09/00312/AGRC) was also not notified to us by post or notice.</p>	<p>Agricultural determinations are not the subject of a public consultation process as they are required to determine that planning permission is not required for the agricultural development.</p>
<p>It is entirely inappropriate to build in this very agricultural area – there are many more suitable plots than this.</p>	<p>Noted</p>
<p>It would be dangerous to introduce more traffic on a fast road and near a sharp blind bend</p>	<p>Noted</p>
<p>There are no speed restrictions on this road – it has very heavy use at times.</p>	<p>Noted</p>

<p>The usage from the proposed dwelling with the potential for 2 cars will be much more than double at the very least.</p>	<p>Noted</p>
<p>GBPC would comment that the building in question has never been used for agricultural use in connection with the land upon which it sits. Please obtain evidence of the agricultural use by Mr Taylor in respect of the land and the like building.</p> <p>The land has been farmed by the Hubert family of Grove Farm, Elmstead Market. The Hubert family are farmers. Mr Taylor the owner is a developer and purchased the land as an investment some years ago. This application should be refused.</p> <p>If the building has not been used for agriculture and used for general storage, this contravenes the rules and TDC has the authority to make the applicant take it down. If the building is not ten years old, you cannot not get change of use.</p> <p>I had a thought to substantiate the shed has never been used in relation to the parcel of land which was used to support the application for the justification of the barn and that is they planted a hedge and tree screening, isolating it from the field when the barn was built, so you would have to use the field gate way opposite Cold Hall drive, pull out onto the road and then pull back into the barn entrance. No farmer would do this, as he would want to go the shortest route back to the store !</p>	<p>The applicant is a farmer. He is registered with the Rural Payments Agency (DeFRA) as such. The land is sown and cropped each and every year and an Annual Cropping Licence is issued. The land is actively 'farmed' by Mr Hubert on behalf of the applicant although there is no lease or other formal contract. The prior notification procedure does not require the owner of the building himself to undertake the actual farming activities on the land. It is an extremely common arrangement for work on a farm to be undertaken by an agricultural contractor or worker.</p> <p>I can assure you that the building was being used for the storage of tractors and other agricultural implements, machinery and associated items from 2009 until 2015, at which point the farming activity was then undertaken by others. Mr Hubert owns an extensive range of farm buildings in Elmstead Market and had no requirement to store his machinery within this building. Since this date the building has remained vacant other than the storage of a few miscellaneous agricultural items. The building was therefore in use for agricultural purposes on the appointed day, and this remains the last authorised use. The applicant reports that on one occasion he stored his own boat within the building. This was a short term isolated event. Such activity does not alter the authorised use.</p>

The local planning authority did, when determining an application, take into account any representations made to them as a result of any consultation under sub-paragraphs (5) or (6) and any notice given under sub-paragraph (8), had regard to the National Planning Policy Framework issued by the Department for Communities and Local Government in March 2012(a), so far as relevant to the subject matter of the prior approval, as if the application were a planning application; and, in relation to the contamination risks on the site, determined whether the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990(b), and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012(c). Procedure W.10 has been met.

- (11) The development must not begin before the occurrence of one of the following –
- (a) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
  - (b) the receipt by the applicant from the local planning authority of a written notice giving their prior approval; or
  - (c) the expiry of 56 days following the date on which the application under sub-paragraph (2) was received by the local planning authority without the authority notifying the applicant as to whether prior approval is given or refused.

Procedure W.11 must be met by the developer.

(12) The development must be carried out -

- (a) where prior approval is required, in accordance with the details approved by the local planning authority;
- (b) where prior approval is not required, or where sub-paragraph (11)(c) applies, in accordance with the details provided in the application referred to in sub-paragraph (1), unless the local planning authority and the developer agree otherwise in writing

Procedure W.12 must be met by the developer

(13) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.

The local planning authority is granting prior approval subject to conditions reasonably related to the subject matter of the prior approval. Procedure W.13 has been met.

## 6. Recommendation

Determination prior approval not required

## 7. Conditions

- 1 The development must not begin before the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required.
- 2 The development must be carried out in accordance with the details provided in the application unless the local planning authority and the developer agree otherwise in writing.
- 3 Development under Class O is permitted subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.

## 8. Informatives

<b>Are there any letters to be sent to applicant / agent with the decision?</b>		NO
<b>Are there any third parties to be informed of the decision?</b>		NO