

Minutes of an Ordinary Meeting of Fairfield Parish Council held in Fairfield Community Hall on Thursday 13th February 2020 at 7:00 pm

Councillors present: B E Dack (Chairman) (BD), N Andrews (NA), P Daffarn (PD), S Little (SL) (*until 10.00 pm*), S Reader (SR) and N Reynolds (NR)

Officer present: Katrina Henshaw (KH)

Also present for all or part of the meeting: CBC Ward Members Councillors S Dixon (SD) and N Harris (NH) and four members of the public.

369 Apologies for Absence

369.1 Apologies for absence received from Councillor A M Hunt (AMH) (illness) and CBC Ward Member Councillor B Saunders (BS).

370 Chairman's Notice

370.1 FPC's statement on commitment to openness and transparency was presented with the meeting sign-in sheets. The Chairman confirmed members of the public have read the announcement on openness and transparency.

371 Disclosures of Interest and Dispensation requests

371.1 Councillors Dack and Andrews declared an interest on item 388.1 - The transfer of the Community Hall. (Councillor Dack is a Trustee/Treasurer and Councillor Andrews is a Trustee/Chairman of the Community Hall Trust). As there is no decision to be made it was agreed they could stay for the update.

371.2 No written requests for dispensations for declarable interests were received.

371.3 No requests for dispensation were granted.

372 Council Minutes

372.1 Minutes of the ordinary meeting held on Thursday 23rd January 2020 had been circulated to all councillors and it was

RESOLVED

That these minutes be agreed as a true and accurate record of the proceedings and be duly signed by the Chairman.

373 Public Participation Session for planning applications

373.1 No members of the public requested to speak on planning.

374 Planning Applications

374.1 CB/20/00333/FULL Land to the rear of 153 Hitchin Road. Deadline for comments is 10th March. Construction of 4 No. 4 Bed Dwellings.

FPC has no objections to the basic principle of the application based on the information available and there are conditions that the construction complies with the Fairfield Neighbourhood Plan Design Statement.

375 Restricting PDR

375.1 Councillor Dack to add pictures to the draft PowerPoint presentation for Priory House Foyer.
Action: BD

375.2 FPC discussed the question posed by CBC Planners to Ward Councillor Steve Dixon that porches are withdrawn from the application and it was agreed that FPC would prefer porches to be included as a porch can change the character of the property as much as a dormer window.

FPC also discussed the suggestion from CBC Planners via Ward Councillor Steve Dixon that the application only includes the houses and houses to be built rather than the whole parish and it was agreed to accept this suggestion.

Councillor Dixon to advise CBC. Once the Officers have finished looking at the application the Executive Committee will be asked to support the application and present it to the Secretary of State. **Action: SD**

376 St Luke's Church

376.1 With regards to the S215 notice, CBC is satisfied with many of the points listed however there were a couple that still need to be addressed. Some of the points listed by CBC may not be proceeded with but any further action has yet to be decided. Councillor Dixon to ask for an update from CBC and to find out who the new owner will be if the sale goes through. **Action: SD**

377 Planning Appeal

377.1 **CB/18/01615/OUT Site at Land adjacent to Wilbury Hills Cemetery, Stotfold Road**

A planning application Reference Number CB/18/01615/OUT received by CBC on 10th May 2018, for Outline: Erection of crematorium, including vehicular access to Arlesey New Road, internal access, roads, car parking and service areas, alterations to levels, landscaping and memorial gardens and related works was submitted by NHDC.

At the parish council meeting held on 7th June 2018, FPC objected to this application for the following reasons: -

- The East of Arlesey proposals in the CBC Local Plan fall within 300 metres of the chimneys so would be at risk of debris
- There is also possible contamination of the Blue Lagoon that would become a central feature of the Country Park in the CBC Local Plan.
- The chimney is possibly too close to Arlesey New Road so the road could be at risk of debris.
- Its catchment area is North Herts so cremations involving Royston and Baldock residents will use the A507 and then the Hitchin Road/Stotfold Road to Arlesey Road. Both the A507 and this road are already very busy and with 400 hundred extra properties being built in Fairfield the problems will increase. They plan on one cremation every half an hour when it is established so the number of vehicles could be excessive. FPC disagree with the report that heavily implies that the route to the crematorium would be via Letchworth.

The application was refused by CBC and NHDC have appealed against the decision. Any comments or modifications to previous representation should be sent to the Planning Inspectorate by 12th March 2020.

It was agreed that FPC would not respond to the request.

378 Planning Decisions

378.1 CB/19/03845/FULL 8 Fleming Drive.
Single storey rear extension.

FPC had no objections to the basic principle of the application subject to no objections from neighbours and there are conditions that the construction, including the door openings, should be in matching materials and follow Fairfield Neighbourhood Plan Design Statement.

CBC granted full permission 18th December 2019

378.2 CB/19/03887/RM 153 Hitchin Road.

Reserved Matters to planning permission CB/17/04818/OUT. Erection of four dwellings with associated parking and amenity details relating to access, appearance, landscaping, layout and scale.

FPC OBJECTED to this application and if officers are minded recommending it for approval FPC requested it is called into the Development Management Committee for determination.

Reason: Proposed front elevation dormer windows do not match Fairfield Neighbourhood Plan Design Statement (see pages 18 and 19).

FPC requested there are conditions that the construction, including the door openings, should be in matching materials and follow Fairfield Neighbourhood Plan Design Statement

FPC had the following concerns: -

1. The turning circle at the top with the development looks extremely tight.
2. Access for emergency and large vehicles from Hitchin Road looks extremely tight.

Application withdrawn 13th January 2020

378.3 CB/19/04025/FULL 28 Faraday Gardens.

Front porch extension. (Amendments to this application).

FPC had no objections to the basic principle of the application based on the information available and there are conditions that the construction complies with the Fairfield Neighbourhood Plan Design Statement.

CBC granted full permission 27th January 2020

It was noted that when the original application was submitted on 3rd December 2019 it included a loft conversion and rear dormer and rooflights to the front which FPC objected to as the application does not match Fairfield Neighbourhood Plan Design Statement (see pages 18 and 19). This was subsequently removed from the planning application and has since been granted approval using PDR. This is another example of why restricting PDR (Item 375) is so important to protect the design of Fairfield.

The meeting closed at 7.29 pm and was re-opened at 7.30 pm for the rest of the meeting as stated on the agenda and advertised on the website and noticeboards.

379 Public Participation Session for the rest of the meeting

379.1 Two members of the public requested to speak.

One member asked to speak on items 388,389 and 390.

- Item 388 (Community Hall) – The resident is pleased to hear all the proposed community events and hopes the parish council agrees to support them. He also requested that the parish church was included in some events.
- Item 389 (Dickens Boulevard Roundabout / Bronte Avenue Tree Planting) – The resident asked who's land this is on and queried the proposed cost to look after the tree.
- The resident was advised it was on CBC land. A more mature tree had been purchased for aesthetic reasons and tree come with a warranty that specifies the aftercare that is required for the first two growing seasons.
- Item 390 (Orchards) – The resident was pleased that FPC was looking to improve this area.

One member asked to speak on item 388.4 (New Year's Eve Party) – The resident was part of the newly formed Fairfield Events that had arranged a Halloween Party which was well supported so they plan to arrange another one this year. They sold more than 350 tickets (mainly family tickets). They have set up a non-profit organisation with all money raised going towards future events. The feedback they have received is residents would like a party for New Year's Eve, so they are planning a family friendly party.

380 Central Bedfordshire Council Ward Members Report

- 380.1 There will be a full council meeting on 20th February 2020. Items to be considered include the budget for 2020/21, the Recommendations of the Independent Remuneration Panel and the Ward Boundary Review. Councillor Dixon suggested FPC and individuals look at The Local Government Boundary Commission for England's consultation.
- 380.2 Schools for the Future Consultation has finished. CBC received a very good response and will be issuing a full report once all the responses have been analysed. There appears to be very good support to move to a three-tier system.
- 380.3 Grant applications are being considered and CBC have received an application from FPRA for £25,000 towards the costs for new inclusive play equipment.
- 380.4 There is no further news on the planning application CB/19/04325/VOC to remove Condition 16 (over 55s) from Harlington House, Fairfield Gardens. Councillor Dixon has advised Richard Fuller, MP of the objections from residents and although planning is not a MP issue, he is very supportive of their objections
- 380.5 The Chairman of Central Bedfordshire Council, Brian Saunders is supporting 'A Leap Year Concert of Light Music' by Woburn Sands Brass Band in aid of The Need Project at the Greenacre Centre on Friday 29th February 2020. Tickets are now available.
- 380.6 Councillor Harris requested FPC advise residents how to report faulty streetlights as she has recently received many complaints of faulty ones. Councillor Dack agreed to include this in the next newsletter. **Action: BD**

381 Grant application from Scouts for storage at Aztek

- 381.1 Following a discussion, and with a unanimous vote, it was

RESOLVED

That FPC will pay Aztek £1,455.96 for another year for storing scout equipment, FPC artefacts, inflatable arch and equipment for works to the Orchard.

REASONS

- **To support recreation activities in Fairfield**
- **The Community Hall does not have enough storage for these items currently.**
- **Aztec was agreed as best value and was open 7 days a week.**

The clerk to liaise with Aztek and the scouts. **Action: KH**

382 Grant application from The Need Project

- 382.1 Following a discussion, and with a unanimous vote it was

RESOLVED

That FPC will award The Need Project a grant of £500 towards costs for the charity who provide food, furniture and clothes free to those referred to them by various statutory agencies.

REASON

- **To support this worthy charity.**

The clerk to advise the Need project and arrange payment of the grant. **Action: KH**

383 Bowls Club Grant

During this item the meeting closed for five minutes (between 8.10 pm and 8.15 pm) to allow Councillors to ask a Bowls Club Committee Member who was present some questions about the revised proposal and other Grants.

383.1 Following a discussion and details of the revised proposal, it was

RESOLVED

That FPC will support these proposals and will not seek recovery of the £10,000 grant (awarded item 224 in December 2018 and paid on 26th September 2019) providing the cost of the project is not less than grants received. This is subject to the bowls club supplying an update on the total cost of the project and Funding, once all the figures are known.

REASONS

- **To support the Club improving the facilities to offer adequate arrangements for male and female changing facilities.**
- **To support the Club enlarging facilities so indoor events can be held.**
- **To improve a facility that is an asset to the whole Fairfield Community.**

The clerk to advise the bowls club. **Action: KH**

384 Community Grants

384.1 Following a discussion, it was

RESOLVED

To adopt the new Application Form, Policy Notes, Grant Conditions and Grant Expenditure.

REASON

- **To assist organisations applying for grants from FPC.**

The clerk to update the forms on the website. **Action: KH**

385 Christmas Light 2020

385.1 Following a discussion, it was agreed to set a budget of £6,000 for the Christmas Lights. Councillors Hunt and Daffarn to provide proposals and quotations at the March meeting. **Action: AMH / PD**

386 Santa visiting Fairfield

386.1 It was agreed that Letchworth and Baldock Lions Club could arrange for Santa and sleigh to visit Fairfield in December at a fixed location. The location to be agreed at a later date. Councillor Daffarn to liaise with the Letchworth and Baldock Lions Club. **Action: PD**

387 Remembrance Sunday and Community Carol Service

387.1 The Fairfield Community Church have indicated that are happy for FPC to organise these events in future as their own resources are limited. Following a discussion, it was agreed that FPC would look to organise them and to involve the Community Church, the Parish Church and the Scouts. Councillor Dack to draft a proposal, with costs, to be discussed at the March meeting. **Action: BD**

Councillor Andrews to obtain quotes for hiring and/or buying a PA system and lighting, to be discussed at the March meeting. **Action: NA**

388 Community Hall

388.1 Councillors Hunt and Reader are drafting a lease. **Action: AMH / SR**

388.2 The Chair of the Trustees had supplied a report on Sustainable Energy.

388.3 Following a discussion, and with a unanimous vote it was

RESOLVED

That FPC would pay the £400.00 deposit for the proposed pantomime, organised by the Community Hall Trust. This will be returned if ticket sales cover the total cost.

REASON

- **To support a community event.**

The clerk to liaise with the Community Hall Trust. **Action: KH**

388.4 Following a discussion, and with a unanimous vote it was

RESOLVED

That FPC would initially contribute £5,000 to underwrite the cost of the New Year's Party, organised by the newly formed Events group, subject to receiving a detailed cash flow of the event. This will be returned if ticket sales cover the total cost.

REASON

- **To support a community event.**

Councillors Andrews and Little to liaise with the Group. **Action: NA / SL**

It was agreed to draft a procedure and application form for applications for FPC to underwrite future community events. **Action: SL / KH**

389 Dickens Boulevard Roundabout / Bronte Avenue Tree Planting

389.1 The quotation from Hislops & Co Horticulture to take core sample checking for water retention at base of newly planted Tilia cordata 'Greenspire' 3 times per week from April to October was discussed and concern over the cost was expressed. It was agreed to seek two additional quotations and further discussions will be at the March meeting. **Action: KH**

389.2 Following the planting of the tree the surrounding area looks barren. Following a discussion, it was

RESOLVED

To place a contract with Hislops & Co Horticulture to plant the area out with Lonicera which is the shrub used around all the bases of the other trees in this area a cost £150+vat

REASON

- **To improve the aesthetics of the area.**

The clerk to place the contract with Hislops & Co Horticulture. **Action: KH**

390 Orchards

390.1 Quotations were received from D&R Construction, Hislops & Co Horticulture and Maydencroft for:

1. The complete removal of the concrete bund, including all loose hardcore debris and soil, from outside the compound at the bottom of Eliot Way.
2. Installation of four-way weathered bollard in place of the old bund. All companies supplied softwood and hardwood options.

Following a vote of three in favour and three abstentions, it was

RESOLVED

To place a contract with Maydencroft with the softwood option.

REASONS

- **To remove the concrete and bricks.**
- **To improve the appearance of the area.**

The clerk to place the contact. Councillors Andrews and Daffarn to oversee the works. **Action: NA / PD / KH**

390.2 It was agreed not to develop the bottom of the West Orchard into a Wildflower Garden / Orchard.

391 Garden of Remembrance / Cemetery

391.1 Councillor Dack, Councillor Hunt and the clerk met with NHDC to discuss the request that Fairfield residents can have the same rates as NHDC residents to use Wilbury Cemetery if FPC make a contribution towards the maintenance costs. NHDC advised that Royston Cemetery is almost full and Wilbury will become their main cemetery. NHDC explained that they did not want to set a precedent as there are many parishes on the boundary of North Herts who may then always want the same conditions for their residents. They also pointed out that Great Ashby fell part in North Herts and part in Stevenage Borough and an agreement with FPC could generate a request from Great Ashby. For administration reasons NHDC would prefer not to make any changes but did suggest that FPC could consider making grants to residents if they wish to use Wilbury cemetery but the cost would remain at quadruple costs.

391.2 The clerk met with the clerk of STC to discuss the request that Fairfield residents can have the same rates as Stotfold residents to use Stotfold Cemetery if FPC make a contribution towards the maintenance costs. Stotfold do have burial space but it is forecasted to last only 35 years. The area for cremated remains is almost full. STC will be looking to extend at some point in the future. FPC would need to make a formal offer that could be presented to the Cemetery Committee, but the question was raised as to whether Stotfold is the logical place geographically for this arrangement.

391.3 CBC has advised that FPC will need a discussion with the CBC Assets Team regarding the land in question and arrangements for lease/use of that land.

CBC can certainly provide guidance in respect of the planning processes – a planning application would be required as FPC is proposing a material change of use of the land and some changes to the landscape – pathways/seating/etc. It would probably be helpful for FPC to submit a pre-application request and when FPC has an agreement in principle as to the lease/use of the land by the landowner. As the proposal appears to have significant community value and is relatively low-key CBC has agreed to waive the pre-application fee for this. On receipt of any pre-application advice received from CBC, FPC will need to submit a formal planning application – this process will require the submission of plans/application forms /etc. (Parish Council applications is half the normal fee).

It was agreed that the clerk seeks a quotation from Cemetery Development Services Ltd for a design of a Garden of Remembrance with the possibility of having ash interments. **Action: KH**

It was agreed to have a meeting with CBC Assets Team to discuss CBC leasing the land to FPC to use as a Garden of Remembrance with the possibility of having ash interments. **Action: KH**

392 “Smiley Face” speed monitoring signs

392.1 The clerk to ask CBC Highways if these signs can be installed on Hitchin Road. **Action: KH**

393 Recycling Bins

393.1 It was agreed to seek quotations for one recycling bin to have installed next to one litter bin as a trial. **Action: KH**

394 Replacement Trees

394.1 Councillor Reynolds (as Chairman of FPRA) reported that FPRA was investigating a grant from the Woodland Trust for replacement trees. If this is successful FPRA will be arranging Community Tree Planting Days in December. The annual tree survey is currently being carried out and Councillor Reynolds reassured FPC that there would be a plan to remove any dead trees.

395 Friendly Bench

- 395.1 FPRA had recently refused permission to install the bench in Urban Park. There is no agreed further action at this stage.

Suspending standing orders

It was agreed to suspend standing orders item 3x and extend the meeting to longer than 2.5 hours to enable all items on the agenda to be discussed.

396 Neighbourhood Watch Scheme

- 396.1 A resident has volunteered to investigate starting the scheme in Salisbury Close and Palmerston Way and has met the Community Police Officer to discuss this. If this is successful, he will look at other areas around Fairfield.

397 Fairfield security CCTV / ANPR / Patrols etc

- 397.1 Councillor Little is collating a summary of the situation to date for clarity and to support FPC with decision making moving forward. It was agreed to present this summary at the APM. **Action: SL**

398 Halloween 2020

- 398.1 Councillor Dixon to arrange a meeting the Police and CBC to discuss safety procedures. **Action: SD**

399 Lighting on footpath adjacent to cricket pitch

- 399.1 Councillor Reader advised that he now had nine working lights and would install these as soon as possible. He is still waiting for an additional four lights. **Action: SR**

400 Proposed Trim Trail

- 400.1 It was agreed to do a public consultation on the proposed sites for the Trim Trail and to have details of these sites available at the APM. **Action: AMH / SL / SR / NR**

401 VE Day

- 401.1 Councillor Hunt and the Working Group has put together an excellent plan for the day.
401.2 FPC received a letter from a resident regarding item 350 (VE Day) in the January minutes. This letter was discussed, and it was agreed the clerk should respond. **Action: KH**

402 Cricket Club and Orchard Perimeter

- 402.1 Councillors Dack and Daffarn to meet with FHMC and will present some proposals at the March meeting. **Action: BD / PD**

403 Storage for FPC, Scouts, Cricket Club and Bowls Club

- 403.1 Councillor Dack to meet with FHMC, Cricket Club and Bowls Club regarding a new storage facility at the Cricket Club and present proposals at the March meeting. **Action: BD**

It was also agreed to look at adding a storage facility outside the Community Hall. Councillors Dack and Andrews to present proposals at the March meeting. **Action: BD / NA**

404 Implementation of Investment Policy

404.1 Unfortunately, Councillor David Shelvey from Henlow Parish Council is unable to offer advice on financial matters as he no longer has indemnity insurance. Councillor Dack and the Clerk to seek alternative advice and present at the March meeting. **Action: BD / KH**

405 FPC Policies and Procedures

405.1 The clerk is reviewing the following: -

- Finance Regulations
- Finance Risk Assessment

Councillors Dack, Andrews and Daffarn are drafting an amendment to the current Communication Plan.

406 Training

406.1 Public training on using the Defibrillator has been booked for Thursday 27th February 2020. This is open to all residents of Fairfield and has been advised on the FPC website and Facebook and in Fairfield Matters. It will be in the next FPC newsletter. **Action: BD / PD**

406.2 Training on the Emergency Plan has been booked for Thursday 5th March 2020. This is for FPC and is open to all residents of Fairfield. This is to be advertised on the FPC website, Facebook and March newsletter and in the next Fairfield Matters. **Action: BD / NR**

407 Transparency and Audit Training

407.1 The clerk attended a Transparency and Audit Training Session on Tuesday 4th February.

408 Annual Parish Meeting 26th March 2020

408.1 Richard Fuller, MP will be attending. It was agreed to also invite Gordon Hamilton from The Need Project. **Action: KH**

409 Report on Town and Parish Council Conference

409.1 Councillors Andrews and Daffarn attended the Conference on 22nd January 2020. Items discussed included Schools, Local Plan, How Central Bedfordshire may look in 2050 and an update on Community Safety. It was agreed the clerk should contact the Community Safety Team to find out more details on CCTV. **Action: KH**

410 Report on meeting with Homes England

During this item Councillor Little declared a pecuniary interest as he has purchased a property in Lydgate Fields.

410.1 Councillor Dack and Ward Councillor Dixon met with Home England to discuss moving the entrance to the development via Lydgate Fields rather than from Hitchin Road. They were advised that they were selling the land North of Fairfield and West of Hitchin Road with outline planning permission for twenty-four dwellings. Any potential discussions on having access off Eliot Way instead of Hitchin Road would have to wait until there are new owners.

It was noted that the outline planning permission for application CB/18/04812/OUT had been granted November 2019 by CBC, despite FPC objections (see item 148.3 of FPC minutes of the meeting held on 5th August 2019).

Councillor Little left the meeting.

411 Crime figures for January 2020

411.1 During November there were four reported crimes in Fairfield. These were

- Theft
- Sending letters etc with intent to cause distress or anxiety
- Other criminal damage to a dwelling (Under £5,000)
- Other criminal damage (Under £5,000)

412 Finance

412.1 Bank reconciliations to 31st January 2019.

Where the money is	Value
Unity Trust	£191,605.70
Cash Plus Card	£322.00
Petty Cash	£0.00
Total Money	£191,927.70 (1)
Cash Book	
Total Receipts	£123,348.63
PLUS balance carried over 1 st April 2019	£194,451.94
LESS Total Payments	£125,872.87
Total Money in cash book	£191,927.70 (2)

As (1) and (2) are equal there are no issues to report.

412.2 Receipts

To whom	Description	Total
HMRC	VAT Refund	£12,919.02
Total		£12,919.02

Payments

To whom	Description	Total
Katrina Henshaw	January wages	£1,004.38
HMRC	January Tax and NI	£432.82
EE	Mobile phone – January	£11.35
Herts Full Stop	Stationery	£11.94
Community Hall	Room rent for Scouts - January	£388.00
	Room rent for Scouts - February	£296.00
	Room rent for Fairfield Friends – December to February	£46.00
	Room rent for Panda – January to February	£74.25
Olive Press	Printing leaflets for Parish Meeting	£32.00
WH Smiths	Stationery	£9.98
Ebuyer	Toner	£89.93
Acronis	Back-up software – one-year subscription	£79.98
Design Wall	Renewal for website software	£37.03
	Fees and services	£1.11
	Renewal for website software	£37.19
	Fees and services	£1.11
Amazon	Condolence Book plus loose-leaf pages and signs	£44.93

Hislop & Co Horticulture	Maintenance contract – December	£1,200.00
	Maintenance contract – January	£1,200.00
	Bramble cut	£600.00
Sparkx	Christmas Lights 2019	£3,619.20
Spencer Oliver	Community Garden Project	£242.54
Colin Carpenter	Orchard maintenance	£1,500.00
Fairfield Friends	Grant	£550.00
Total		£11,509.74

It was

RESOLVED

That receipts of £12,919.02 be noted and payments of £11,509.74 be paid.

413 Correspondence

- 413.1 CBC – Public Consultation on the introduction of CCTV cameras in hackney carriage and private hire vehicles (taxis). The consultation is open until 5pm on Tuesday 25th February 2020.
- 413.2 Allied Westminster ‘Wonderful Villages’ Photo Competition. Deadline 15th March 2020.
- 413.3 Groundwork – Invitation to ‘Outdoor Landscape Design for Councils’ on 17th March 2020 between 3.00 pm and 5.00 pm at Birchwood Leisure Centre Longmead, Hatfield. Councillor Andrews to attend. **Action: NA**
- 413.4 Resident – Request to include Community Garden for regular grass cutting. As this was received after the agenda was issues, it will be discussed at the march meeting.

414 Any other business

NB This is for exchange of information only. No discussions can take place, nor can any decisions or actions be agreed at this time.

- 414.1 There was no other business.

415 Date of next meeting

- 415.1 The next full Ordinary Meeting for FPC will be held on Thursday 12th March 2020 at 7.00 pm for planning and 7.30 pm for all other matters.

Meeting closed at 10.10 pm.

Glossary of acronyms

ANPR	Automatic number-plate recognition
CBC	Central Bedfordshire Council
CCTV	Closed-circuit television
FPC	Fairfield Parish Council
MP	Member of Parliament
NB	Nota bene (Latin phrase meaning 'note well')
NHDC	North Hertfordshire District Council
PA System	A public address system. (An electronic system comprising microphones, amplifiers, loudspeakers, and related equipment.)
PDR	Permitted Development Rights
VE Day	Victory in Europe Day