

APPLICATION NO: 17/01220/FUL		OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 4th July 2017		DATE OF EXPIRY : 29th August 2017
WARD: Benhall/The Reddings		PARISH:
APPLICANT:	Mr M Le Grand	
LOCATION:	Cotswold View, The Reddings, Cheltenham	
PROPOSAL:	Demolition of existing dwelling and erection of 3no. dwellings	

REPRESENTATIONS on revised scheme

Fernleigh
The Reddings
Cheltenham
Gloucestershire
GL51 6RY

Comments: 16th October 2017

Having studied the new plans, I see little difference. The introduction of the path is welcome, but the visibility splays are still impossible to achieve without the consent of the neighbours either side, who own the fences. My understanding is they are unwilling to adjust the fence height to appease the applicant. Without legal guarantees of reducing the fence height either side, the applicant is unable to achieve safe departure from the properties. Owner occupiers WILL drive in frontwards and they WILL reverse into a very busy road.

The speed survey shows that The Reddings has a dangerous speeding problem. To approve this application, would be irresponsible. Even if the visibility splays prove achievable, it would still be unsafe.

The Tree Survey has highlighted some issues which have failed to be addressed. Additionally, I believe the tree to the east of the property needs to be retained - this will also cause visibility issues.

The property itself is over 200 years old. Most properties of this age are Listed. The Planning Department has yet to make a compelling argument as to why they believe a rare surviving example of a marked garden property, with few (if any) other examples surviving locally, which provides a sense of place in the street scene, isn't a heritage asset. It would be unthinkable that a period cottage of this type and age should be bulldozed so the applicant can turn a profit.

This is a clear 'garden grab' development and should be resisted.

The architecture is uninspiring and would look out of place.

The size of the properties are much larger than the existing semi-detached properties in the street and will therefore look overbearing and cramped. Other properties have full width drives and look much more spaced.

There is strong public outrage at this proposal. It simply isn't wanted. The developer has an opportunity to do something inspiring with the existing property and that should be encouraged.

This is a truly awful proposal, which shows contempt for aesthetics, heritage and community safety. it should be rejected.

Coppalex
North Road East
The Reddings Cheltenham
Gloucestershire
GL51 6RE

Comments: 3rd October 2017

As a local resident I am repeating my objection to the above planning proposal which details the demolition of Cotswold View. This particular building is over 200 years old and as one of the original houses in The Reddings should be restored rather than demolished.

It is acknowledged that the proposal will result in more of an impact on the neighbouring properties particularly those in Springfield Close but that is considered 'acceptable' due to the amenity criteria used by the Local Authority. I think this must be of little comfort to the residents of Springfield Close who will be totally overlooked by the three new houses proposed for this site.

With regards to road safety, the addition of three more driveways with parking for six vehicles so close to the roundabout causes me concern. Although not illegal, it would be dangerous for the residents to reverse their vehicles out onto the main road but without a turning facility this is the most likely scenario. Being so close to the roundabout and without a clear view of the road is going to make this quite dangerous.

I hope that you will give serious consideration to concerns raised by the local community and local councillors.

Comments: 23rd October 2017

Having reviewed the amended planning application my previous objections still stand.

Although the amended plans now include a much needed pavement this is at the expense of the already limited green landscaping.

To demolish a 200 year old property and rip out the trees and shrubs in the garden and replace it with three new build houses and expanses of tarmac will do nothing to enhance the area.

Cars will be reversing onto the main road from these new properties and it will be very unsafe on such a busy stretch of road near the roundabout with such poor visibility. The results of the developers traffic survey recorded speeds in excess of 41mph and on occasion 60mph during the day. This adds to the safety concerns.

Please give due consideration to the objections raised by the local residents, RRA and Ward councillor.

8 Frampton Mews
The Reddings
Cheltenham
Gloucestershire
GL51 6UG

Comments: 21st October 2017

I object on various issues with this development. I have seen the plans. The number of dwellings is too many and doesn't fit sensibly in the area. The access is dangerous, and the building work is going to be chaotic and dangerous on a busy residential road. The new plans are not in keeping with the rest of the area, replacing bushes with lots of tarmac. This can add to flooding.

Fayrecroft
North Road East
The Reddings Cheltenham
Gloucestershire
GL51 6RE

Comments: 19th September 2017

I am writing to express my serious concern that "Cotswold View" may be demolished in favour of three bland new properties.

Not only will part of The Reddings unique character may be destroyed forever, but I am seriously concerned about road safety in this increasingly busy traffic congested area. I feel that building three houses, with their six allocated car parking places, will only lead to the possibility of an accident.

A few weeks ago a van demolished the bus stop which is used to pick up and drop off school children. Having witnessed the aftermath of a child being run over in Reddings Road a number of years ago, I never want to see this happen again.

Already the amount of parked cars in the area has increased substantially since BMW was opened.

North Road East has become a chicane. Cars exiting North Road East have to drive on the wrong side of the road as they approach the roundabout, due to these parked cars. Cars turning into North Road East have to be very vigilant in order to avoid oncoming vehicles. It is an accident just waiting to happen.

As a former professional who was trained to deal with bereaved families, I know the absolute devastation a fatal car accident can cause to a family. The saddest thing is that most of these deaths were completely preventable.

The proposed development will only increase these dangers.

The future safety of our residents should not be compromised by the short term profit motive of the developer.

I hope that the proposal to demolish "Cotswold View" will be abandoned.

Lynwood
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 25th October 2017

I object to the revised proposals because they do not address my main concerns:

- Loss of local history and character
- Over development resulting in a cramped site
- Loss of trees and hedgerow
- Strain on existing drainage systems as earth will be replaced with hard standing eg tarmac
- Unsafe access for vehicles onto a busy road
- Danger to pedestrians on road / pavement

Andalin
The Reddings
Cheltenham
Gloucestershire
GL51 6RY

Comments: 25th October 2017

The objection points I submitted on the 26th July still stand and none of the danger concerns have been addressed.

The latest proposal is a sea of tarmac on a scale that is not repeated anywhere else in The Reddings. I challenge you to find another property or adjacent set of properties in The Reddings that looks like this!

The resultant street scene and lack of green landscaping would be damaging to the character of The Reddings where it is the norm that houses have a mix of boundary hedges, large lawns and decorative walls. This ugly proposal has none of these.

The ridiculously tiny token areas of grass by their implementation risk being quickly covered with tarmac by any prospective owner making the barren street scene even worse.

This is a historic cottage with a historic cottage garden how can it be justified to garden grab on this scale, and in doing so destroy any semblance of greenery thus denying nature the biodiversity it needs to thrive in our towns?

The narrow pavement of only 1.1 meters is farcical, how is anyone holding young children's hands going to use this? They risk getting hit by oncoming road traffic or pushed into the road by reversing vehicles. If you're going to implement a pavement, implement a proper wide pavement not something that's so narrow its more of a danger than a benefit.

Similarly the driveway parking and density does not fit in with neighbouring properties and all have turning circles near the roundabout because of the known dangers. Speeds of 60mph does not surprise anyone who lives in this area since it is a fast and dangerous road.

This development is wrong on so many fronts; it breaches NPPF guidance and is contrary to the CBC Local Plan, all the problems are caused by trying to squeeze three houses into a plot that can only reasonably accommodate two.

The Brambles
The Reddings
Cheltenham
Gloucestershire
GL51 6RY

Comments: 20th October 2017

Letter attached.

Thurlea
The Reddings
Cheltenham
Gloucestershire
GL51 6RY

Comments: 23rd October 2017

I object on two grounds:

1. This development would invade my privacy by overlooking my garden to an unacceptable degree. The drawings do not accurately reflect the proximity to my property. They are based on old drawings before an extension was added to the side of my house. The reality is that the planned development would be only a few feet from my house and the 3 houses would be located so far back from the road that the windows would line up with my garden. Now that all the trees have been removed I would have no privacy whatsoever.

2. In addition to this, I do not see how there can be any visibility for cars entering or leaving the property if there are 3 houses on the site. The splays shown on these plans do not take account of my fence and are not feasible in reality. I feel that no account has been taken of the actual layout and borders of my property. Where they appear on the drawings, they are not accurately represented.

March House
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 25th October 2017

This comment updates (but does not supersede) my comments made previously, and now takes account of the traffic survey information and the proposal to provide a token footpath in front of the proposed houses.

The traffic survey results are difficult to interpret, but appear to confirm anecdotal evidence that a significant proportion of the passing traffic exceeds the speed limit.

This is a bus route (where the bus frequency is due to be increased), is a relatively narrow road frequently partially obstructed by parked cars, and used by many school children en route to Chosen Hill. To introduce a new development which necessitates vehicles either reversing into or from the traffic flow and close to a roundabout would clearly be folly. Any development on this site MUST include a turning space for parked vehicles.

The proposal to incorporate a pavement is welcomed, but only 1.1 m wide?? One only has to envisage a mother with one or two small children within inches of a bus to realise that this is totally inadequate.

The above two points, and the issue noted previously that the front of the proposed houses is 0.8 metres in front of the established building line clearly demonstrates that the proposal is overdevelopment.

It is possible that a revised layout with a sensible width pavement, a turning space for vehicles which does not violate the established building line could be devised if the number of houses was 2, rather than 3.

In its present form, I am adamantly opposed to this proposal, indeed I find it hard to believe that a responsible developer could put forward a scheme with such blatant disregard for public safety.

6 Tylea Close
The Reddings
Cheltenham
Gloucestershire
GL51 6RB

Comments: 19th October 2017

Although the plans have now been revised to include a much welcome pavement.

I still wish to object as I do not think this development justifies the demolition of one of the remaining unique buildings of character in the Reddings.

The development is too dense as the occupants will end up having to reverse their cars onto what is at peak times a busy road and bus route adjacent to a roundabout.

Iona
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 24th October 2017

Further to my objection dated 26th July which still stands.

The current amended plans have done nothing to improve this development. The addition of the pavement reduces the frontages of the properties which reduces the parking space for each plot. The visibility from plot 3 is obscured by the 6ft high fence between it and Thurlea. This would lead to vehicles reversing onto the pavement before getting a clear view along the pavement and the road therefore causing a danger to pedestrians.

The speed of some vehicles monitored in the traffic survey has been shown to be above the 30mph speed limit which makes reversing onto the road a danger even with a clear view.

The Reddings Community Centre
North Road West
The Reddings
Cheltenham
GL51 6RF

Comments: 26th October 2017

We have studied the revised proposal and consulted widely with both the community membership and councillors.

After careful consideration, we maintain the opinion that this application does nothing to enhance the area, and remains a danger to the safety of our residents, as the problems and planning matters we objected to in our first response still exist. As such, for the sake of brevity, we repeat our previous points of objection verbatim and will restrict these comments to those relating to the amendments that the applicant makes in this amended submission.

Visibility and Access

We note that after many residents' objections, the applicant has proposed to implement a narrow pavement along the front of the proposed dwellings. However, whilst this is a welcome amendment, a narrow 1.1 metre pavement may be adequate for a single pedestrian, but not for an adult with a pushchair and small children.

This inclusion is, however, at the expense of making the driveways shorter, since the build line of the proposed houses have remained the same (which is already in front of the adjacent houses) and has not moved back by the same amount as the narrow pavement. This has introduced a number of other planning related problems:

The shorter driveways, (in the context of the proposed building density), has actually exacerbated the problem. This is because a large car or van parked on one of the driveways will now block the road and pavement visibility from the driveway of the neighbouring property. The short driveway means that a vehicle cannot now be positioned far enough forward on the driveway (i.e, away from the pavement), because, if the occupant tried to do this, there would be insufficient room for the occupant to adequately walk between their parked vehicle and their house to gain access to their house/car. This is clearly poor design.

Again this situation, together with the other visibility restrictions previously commented on, means access to the road remains dangerous.

We also noted that the Planning Officer's address to the Planning Committee indicated that the driveways of surrounding properties were similar. We strongly refute this assessment as no other similar configurations exist along The Reddings. Indeed, as an indication of the inherent road dangers close to the roundabout, the adjacent and opposite houses all have a turning area as part of the driveway, since this has been found to be the only way to mitigate the threat of collision. We have provided photographic evidence from Google earth/Street-view to the committee and CBC planners. The neighbouring properties also have the benefit of pavement AND grass verges before they reach the road. These proposed properties will only have the small sliver of pavement as a "buffer".

We note that the applicant has provided a traffic survey to accompany the revised application. However, we have concerns on the method by which this data was collected, and will address the matter with Gloucestershire Highways. We will provide subsequent comment, once we have heard from GCC.

Landscaping, Street Scene and Biodiversity

In order to accommodate the narrow pavement, the revised proposal has now removed the majority of the green landscaping to the front of the properties, together with the small decorative wall. This means that the street scene from the road will look very much like one continuous ugly slab of tarmac 22 metres wide.

There are no other examples of this type of street scene in the Reddings, and it will look completely out of place since all of the dwellings on The Reddings have landscaping features such as walls, hedges or large lawns that either enclose the gardens or separate them from the neighbours. The proposal will simply resemble an open car park. We also wonder how such large expanse of tarmac complies with the Sustainable Urban Drainage (SUDS) requirements.

The applicant destroyed a significant number of large and medium size trees in the cottage garden on taking possession of the property (before making the initial application). The CBC Tree Officer on the previous application commented that he wished to 'see preserved the Rowan to the front together with a landscaping plan submitted and agreed showing species, size location etc. on each plot to mitigate the loss of these (destroyed) trees'.

The new proposed layout not only destroys the Rowan but also, with the increased size and joining up of the drives, now covers potential sites for soft landscaping features.

Similarly, the existing dwelling has a large cottage garden supporting much biodiversity, with mature hedgerows, trees and shrubs. The proposal would not only represent a significant loss of amenity value to the neighbours, but by replacing the majority of a cottage garden with a big slab

of tarmac it is also contrary to the guidance of the NPPF which states: 'Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in peoples' quality of life, including (but not limited to): moving from a net loss of bio-diversity to achieving net gains for nature'.

To attempt to mitigate the visibility/access and landscaping issues detailed above it would be necessary to move the build line of the proposed houses back by several metres. This would, however, mean that the houses would then not comply with planning guidance, as they would be too close to the rear properties. Given that the proposal cannot comply with NPPF guidance on the front garden, and barely complies on the rear garden, we believe this is clear evidence that this revised proposal, with its present density and layout, is an over-development.

The NPPF sets out that the applicant and project team should undertake pre-application consultation with the local community, pursuant to the localism agenda and the provisions of the Localism Act 2011. We note that the applicant reported to the Planning Committee that the community were consulted but, to date, we cannot find anyone in the community who had any such engagement prior to the application being submitted. We would like to see evidence of how this engagement took place and with whom, since we feel had sufficient engagement taken place, the situation of a proposed inappropriate over-development could have been avoided.

As rehearsed, there is much local history and sense of place associated with this market garden cottage which is now over 200 years old. We believe it worthy of listing and retention. The suggestion was made at the planning committee meeting that the applicant should save the cottage and perhaps build one other property on the site. We would support this, providing that the various planning and associated traffic issues can be resolved appropriately and highway/pedestrian safety is maintained.

We believe that the traffic survey and the foregoing comments, coupled with the personal points of objection that members of the community have also raised make a clear case that 3 properties on the site constitutes over-development, devalues the local scene and further removes a sense of place from The Reddings Area. If the existing cottage cannot be saved, as the residents hope that it can, then, redevelopment of the site should not exceed two appropriately-designed, spaced and positioned properties.

Carobs
The Reddings
Cheltenham
GL51 6RL

Comments: 21st October 2017

We agree with all the comments submitted in objection to the proposed development to construct three dwellings in an area quite clearly only large enough for a maximum of two. As has already been mentioned, Cotswold View is a house of character and an existing family home. The volume and speed of traffic in the Reddings is such that any further obstruction on this bus route e.g. parked cars and delivery vehicles, so near to a roundabout should be avoided in the interest of safety.

Woodways
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 24th October 2017

I wish to register my continuing objections to the above planning application. There is nothing in the new proposals which would make me change my mind and my opinions remain the same. Indeed, the introduction of a smaller driveway to the three proposed dwellings is of a great concern. The new plans mean that there will be times when reversing into the narrow road will be the only option and this poses a real and dangerous situation. What stand is being taken by the Highways Dept. on this? It is already an extremely busy road at times with parked cars causing hazards at the moment. Three more dwellings with the potential for 3 to 9 extra cars exiting onto it can only be a recipe for accidents. Surely this is a time for common sense and a rejection of the plans?

4 Shakespeare Cottage
North Road West
The Reddings Cheltenham
Gloucestershire
GL51 6RF

Comments: 24th October 2017

Comments on the revised layout as follows:

- The loss of landscaping and the small areas of grass mean that there will be over 20 metres of continuous tarmac between the road and the proposed houses. There are no examples of this street scene anywhere else along The Reddings and this proposal does match the existing grain.
- The layout still does not provide a safe entry onto the road, indeed the shorter driveway makes the situation worse where a large vehicle in one of the drives will block the view on an adjacent drive.

Linley Cottage
North Road East
The Reddings Cheltenham
Gloucestershire
GL51 6RE

Comments: 31st October 2017

1. A 2m wide pedestrian footpath should be provided at the front of the site in accordance with standard GCC requirements, to continue the existing 2m wide footpath each side of the site. A 1m wide footpath as proposed is totally inadequate. This opportunity for visual and practical conformity should not be ignored.
2. Three houses as proposed without garages, leaves parking of cars entirely at the front of the properties, dominating the street scene, totally unacceptable.
3. Two detached houses with garages and parking set back behind the building line would present a more attractive layout and allow a 2m footpath across the front of the site.

I therefore object to the current proposals.

The Hedgerows
The Reddings
Cheltenham
Gloucestershire
GL51 6RL

Comments: 23rd October 2017

I strongly object to this proposal.

The demolition of this single cottage of modest size, undoubted character and considerable historic and architectural value, set in its charming cottage-style gardens, would be a considerable loss to the street scene in this part of The Reddings.

To replace it with three new dwellings, of little architectural merit, occupying a substantially larger proportion of the site, leaving insufficient garden land to the rear and an unsightly sea of macadam paving to the front, with insufficient space for the parking and safe manoeuvring of vehicles would constitute an insensitive over-development of the site.

In particular the proposal fails to recognise the adverse impact this would undoubtedly have on road safety.

Furthermore, it would seriously risk setting a very unwelcome precedent for many similar developments in this community, which in turn could ruin its character, exacerbate existing problems with traffic congestion and place an unwarranted and unsustainable burden on local services and amenities.

Maison Des Femme
North Road East
The Reddings Cheltenham
Gloucestershire
GL51 6RE

Comments: 19th October 2017

I object to this kind of development where historic buildings are destroyed in favour of cramming more buildings into the same space. The existing property is a nice example of the many unique styles within The Reddings, and should be restored rather than sacrificed in favour of cheaper downmarket properties. I have delivered circulars to every property in The Reddings and can confirm that the older properties in the Reddings tend to have very ample off-road parking (just like Cotswold View) and on road parking is minimal. Cotswold View is not one of the largest plots by any means and the reduced off road parking areas for each of the three proposed properties will lead to on road parking issues and obstruction because the immediate vicinity is almost opposite a park home site and just before a mini roundabout where there is already very little clearance for HGV's and buses. Visibility and ease of turning right out of North Road East will be further compromised.

I cannot see any benefit to the local area in passing this planning application, and just more vehicular congestion where we least need it.

Fayrecroft
North Road East
The Reddings Cheltenham
Gloucestershire
GL51 6RE

Comments: 16th October 2017

I have looked at the revised plans for the three new houses to be built , following the proposed destruction of the visually attractive nineteenth century cottage Cotswold View.

Although the amendments to the visibility splays and the introduction of a new footpath are both welcome, the revised plans fail to address the two key areas of concern:

a) The traffic issues will not go away. The traffic studies indicated the significant amounts of traffic flowing through Reddings Road, especially at peak times. Such traffic is also being channelled into an increasingly smaller space due to amount of cars parked in the immediate area.(BMW employees are still using North Road East as an overspill car park). I feel that it is only a question of time before driver frustration/ mental fatigue/carelessness or just simple bad luck leads to a serious accident.

b) The revised plans do not amend the issue of three houses being crammed into a comparatively modest space, which will erode the quality of life of the neighbours in Reddings Road and Springfield Road. The houses themselves offer nothing of architectural interest to enhance the visual attractiveness of the area. After the architectural abomination of BMW the Reddings deserves better than this. (Please tell me why a lot of architects, after years of professional training and experience, can produce nothing more than uninspired cloned and stereotyped glass and concrete boxes?)

I feel the proposed plans are nothing more than an exercise in profit maximisation by shoehorning three houses into an inappropriate site.

14 Springfield Close
The Reddings
Cheltenham
Gloucestershire
GL51 6SE

Comments: 19th October 2017

I would like to object to the demolition of what appeared to be a perfectly sound house which has stood for nearly 200 years. It is one of a few examples of a market garden cottage and should be preserved for prosperity. The Reddings is becoming increasingly busier and having 3 dwellings so close to the mini round about would be a hazard we could do without.

11 Barrington Avenue
The Reddings
Cheltenham
Gloucestershire
GL51 6TY

Comments: 21st October 2017

I object to this proposal.

Springfield
The Reddings
Cheltenham
Gloucestershire
GL51 6RY

Comments: 21st October 2017

We have reviewed the amendments to the proposal that have followed the traffic survey.

The pavement is welcome, but we note that the street scene will now be significantly different from the rest of the road being almost completely a sea of tarmac. This is necessitated because the rear gardens are already too small for the house size & cannot be shrunk any further. If that isn't a definition of over-development, then please tell me what is.

Plots of a similar size nearby have smaller houses & long driveways running the length of them, or wider driveways which allow vehicles to reverse onto quickly, or to turn once on the drive.

Recent activity on the Cotswold View site to disconnect mains services has highlighted the difficult and dangerous driving conditions that will result this close to the roundabout if someone is reversing onto or off their drive. Buses could not pass & the roads & roundabout locked up.

The traffic survey highlights the numbers of vehicles (which will make manoeuvres onto & off the driveway difficult, whilst at quieter times, we are alarmed to see traffic speeds of up to 60mph being recorded on the road!

GCC Highways must review and advise on the safety of this proposal, surely.

We attended the planning meeting and have read the minutes. We are intrigued as to which members of the community/neighbours Mr Legrande & his agents consulted, as he claims in his statement. No neighbours or resident association contact was made to the best of our knowledge.

We know from the previous owner of Cotswold View that the fences along both boundaries do not belong to Cotswold View. The revised visibility splays are therefore entirely hypothetical & the development proposal is therefore impossible.

We believe that the existing Cotswold View buildings are an important part of the "sense and character" of The Reddings. The planning officer at CBC says that English Heritage have been consulted, but we thought that only the over-worked CBC conservation officer had been approached & that he had blocked an approach to English Heritage? As far as we can see, the property falls well within the criteria that would be of interest to English Heritage.

We understand that a listing would not stop demolition. But that is para-phrasing, surely. If a property is worthy of listing & contributes significantly to the sense of place, then there would need to be a considerably better reason to demolish than profit for a developer on a garden-grab project which is contrary to the NPPF. The historic property is then much better protected & the local area is all the better for it.

We repeat and maintain the objections previously made by us in addition to those made above.

Wolvercote
Old Reddings Road
Cheltenham
Gloucestershire
GL51 6SA

Comments: 3rd October 2017

I am horrified to learn that Cotswold View may be demolished. It is a venerable building which adds incomparably to the character of The Reddings.

I am writing now to implore you to preserve this lovely old building and thus maintain the character of our area, The Reddings. One of the characteristics of this part of town is that there are a variety of old and new, large and small dwellings, and if this particularly old house is removed The Reddings will be much the poorer. Cotswold View is over 200 years old and it used to be the post office for the area.

Please do not demolish an old building just to squeeze in 3 new ones. It seems to be that the financial rewards of the builders are being put above the interests of the local residents whom you have been elected to serve. Cotswold View is in good enough condition for a family to live in and it is not a good use of resources to destroy a perfectly functional dwelling, and one that is full of character as well.

18/oct. /17

We are writing to share
our thoughts on the
revised Planning Application
17/01220/FUL

We still feel that this proposal
does not fit in with the existing
houser and is thur contrary to
the recommendation of the
National Planning Policy
framework. The cramped layout
of the 'driveway' does not
provide safe entry onto the
road.

Brambler,
The Reddings,
Cheltenham,
GL51 6RY,

