

The 1118<sup>th</sup> Meeting of the Ripponden Parish Council held in the Ripponden Parish Council Office on Thursday 12<sup>th</sup> January 2017 at 7.15pm.

**Councillors Present:** - Cllr J Smith chaired the meeting.

Cllr Carter, Cllr Hunt, Cllr Johnson, Cllr McCarley, Cllr Moran, Cllr Russell, Cllr M Smith

**1. To accept apologies for absence and lateness**

Absence – Cllr Naylor, Cllr Potts, Cllr Robins, Cllr Watson

Lateness – Cllr Hunt

**2. To accept the Minutes of the 1117<sup>th</sup> Meeting held on Thursday 15<sup>th</sup> December 2016**

**Page 6028** Agenda item 10, paragraph 1 – amend to read ‘...permanent closure would reduce the police presence...’

**16602 Resolved in a motion** by Cllr Moran and seconded by Cllr M Smith that after the above amendment the Minutes be accepted as a true and correct record of the Meeting held on Thursday 15<sup>th</sup> December 2016.

Cllr Hunt arrived at 7.20pm

**3. To receive information on any on-going items identified in these and previous Minutes and decide further action where necessary**

3.1. To approve the new ‘Welcome to Ripponden’ booklet

Cllr McCarley expressed reservations as to the completeness of the booklet and felt it should incorporate several more contact details for local groups. The Clerk reminded the Meeting that the booklet had been circulated for quite some time and now needed to be progressed. The Meeting agreed that a few minor amendments should be incorporated in the current document and Cllr McCarley’s suggestions be looked at by the Communications Committee when a reprint was required.

**16603 Resolved in a motion** by Cllr M Smith and seconded by Cllr Russell that after a few minor amendments the Parish Council approves the new ‘Welcome to Ripponden’ booklet.

**The Clerk reported that:**

An e-mail had been received from Calderdale Council’s Planning Services concerning the appeal decision for 69 Stonelea, Barkisland. The officer advised that the appeal had been dismissed.

A response had been received from Calderdale Council’s Highway Services concerning the installation of keep clear lines at the pedestrian refuge near Meadowcroft Lane. The officer advised that he did not think that white lines would be the answer and felt that the matter should be reviewed once the proposed Traffic Regulation Order (TRO) for Ripponden was in place. The Meeting agreed that this should be held over pending the new TRO.

The Clerk informed the Meeting that quotes had been received from the Play Area Projects Officer of Calderdale Council for the refurbishment of Mill Fold play area. The best quote would still require additional funding of £1092 and the officer wondered if the Parish Council would be able to commit to paying this.

**16604 Resolved in a motion** by Cllr Johnson and seconded by Cllr Moran that the Parish Council had no objections in principle to this request, but agreed that approval of the expenditure should be an Agenda item at the meeting to be held on 26<sup>th</sup> January 2017.

**3. To receive information on any on-going items identified in these and previous Minutes and decide further action where necessary (continued)**

The Clerk advised that she had looked into the Communities Fund for Cllr Naylor and reported that applications needed to be submitted by 16<sup>th</sup> January. She confirmed that the fund was for such things early intervention, Adult Social Care, Childrens Services and employment support, as such not appropriate for the Parish Council.

The Clerk informed the Meeting that an e-mail had been received from Sheepwatch UK asking for feedback on their Toolkit. It was agreed that the Clerk should liaise with Cllr Potts regarding this matter.

A further e-mail had been received from a resident in Rishworth requesting that the Parish Council consider assisting with funding for fibre roll out for Rishworth and working with BT Community Fibre partnership. The Meeting agreed that this was out of the scope of the Parish Council and Cllr Carter suggested that the Clerk contact Calderdale Council to obtain contact details of the officer leading on the project for the area.

The Clerk reported that a response has been received from the Detective Chief Inspector concerning the Sowerby Bridge Police Station requesting attendance at a future meeting. A copy of the letter has been circulated to all Councillors with the Agenda. The Meeting agreed that the Clerk should liaise with the Chief Inspector to arrange a suitable visit.

**16605 Resolved in a motion** by Cllr Carter and seconded by Cllr Russell that the Parish Council issues a press release concerning the future of Sowerby Bridge Police Station.

Cllr M Smith was asked to draft a press release for Council approval at the next meeting.

**Cllr Johnson** asked if a response had been received from Craig Whittaker MP concerning the planning appeal for the Wind Turbine at Coal Gate Lane. The Clerk advised that she would chase the matter up.

**Cllr M Smith** reported that the garage above Chapel Field Bungalow on Elland Road now appeared to be used for industrial food processing. The Clerk was asked to refer the matter to Planning Enforcement.

**Cllr McCarley** informed the Meeting that he had received a complaint from a resident concerning the building work at 62 Stonelea. The resident believed that the building work was not in accordance with the planning permission. The Clerk was asked to report the matter to Planning Enforcement and advise the resident accordingly.

**4. To receive Parish Councillors declarations of Interest**

None

**5. Public Participation**

None present

**6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives**

6.1. To consider the Recommendations from the Neighbourhood Planning Committee

**Cllr M Smith** asked that the Minutes from the Neighbourhood Planning Committee meeting held on 28<sup>th</sup> July 2015 be included in the minutes of this meeting.

**6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives (continued)**

**16606 Resolved in a motion** by Cllr McCarley and seconded by Cllr Moran that the Minutes of the Neighbourhood Planning Committee meeting held on 28<sup>th</sup> July 2015 be included in the Minutes of this meeting. (See appendix 1).

**Cllr M Smith** reviewed the Neighbourhood Planning Committee meeting held on 4<sup>th</sup> January 2017, the main points being the agreement to progress the plan without the Local Plan from Calderdale Council and meeting with Hebden Royd Town Council to discuss its experiences in developing a Neighbourhood Plan.

**Cllr Russell** updated the Meeting on her meeting with the Neighbourhood Officer at Hebden Royd Council. It was agreed that a copy of Cllr Russell's meeting notes should be circulated to all Councillors.

**16607 Resolved in a motion** by Cllr Johnson and seconded by Cllr McCarley that the Parish Council should progress the development of a Neighbourhood plan to Stage 2.

6.2. To approve the signing of the Working Agreement with Calderdale Council for a Neighbourhood Plan

**16608 Resolved in a motion** by Cllr Johnson and seconded by Cllr McCarley that the Parish Council should sign the working agreement with Calderdale Council for the development of a Neighbourhood Plan.

The Chairman signed the document on behalf of the Parish Council

6.3. To consider the Recommendations from the Standards Committee

**Cllr Russell** asked that the Minutes from the Standards Committee meeting held on 25<sup>th</sup> October 2016 be included in the minutes of this meeting.

**16609 Resolved in a motion** by Cllr M Smith and seconded by Cllr Johnson that the Minutes of the Standards Committee meeting held on 25<sup>th</sup> October 2016 be included in the Minutes of this meeting. (See appendix 2).

**Cllr Russell** reviewed the Standards Committee meeting held on the 20<sup>th</sup> December 2016, the main points being the review of the Parish Council's Grievance & Disciplinary Procedures, amendment of the Financial Regulations to incorporate the use of a credit card, using Lloyds bank as the preferred supplier of a credit card and progression of the application under the Local Council's Awards Scheme.

**16610 Resolved in a motion** by Cllr M Smith and seconded by Cllr Russell that the Parish Council approves the amendment to its Financial Regulations to incorporate the use of a credit card.

**16611 Resolved in a motion** by Cllr M Smith and seconded by Cllr Russell that the Parish Council approves the revised Grievance & Disciplinary procedures.

**16612 Resolved in a motion** by Cllr Johnson and seconded by Cllr McCarley that the Parish Council applies for a credit card with Lloyds Bank.

6.4. To approve the Parish Council's Winter Newsletter

**16613 Resolved in a motion** by Cllr McCarley and seconded by Cllr Carter that with a couple of amendments the Parish Council approves the winter Newsletter.

**6. To receive reports from the Clerk, Chairman, Committees, Councillors and Outside Bodies by Council Representatives (continued)**

**The Clerk reported that**

Following a discussion with the Clerk at Hebden Royd Town Council she had made enquiries with the Consul Honoraire de France regarding the Ordre National de la legion d'honneur that had been awarded to Second World War military who served France in the D Day landings. Hebden Royd and Todmorden Town Councils have arranged a formal presentation for two of its residents. The Consul confirmed that there were no residents given the award in Ripponden Parish. The Clerk was asked to forward on the information provided by the Consul to Saddleworth Parish Council since they may have a resident who has received the award.

The Clerk advised that an e-mail had been received from Mr Carr of Ryburn Valley History Society asking if the Parish Council would be able to provide storage space for the Society's archives. The Meeting agreed that due to insurance issues this would not be practical, but the Clerk was asked to contact Calderdale Council to enquire as to whether space could be made available to the group at Ripponden Library.

The Clerk asked if a date could be arranged for the judging panel to meet to agree the 2016 Good Citizen award recipient. It was agreed that the members would liaise via e-mail to progress.

The Clerk informed the Meeting that Cllr Potts wished to report that a date for the Dementia Friendly meeting with local groups had been arranged for Monday 30<sup>th</sup> January at 7.00pm in the Parish Council office. Cllr J Smith also advised that she had asked Cllr Potts to attend the St Bartholomew's Church meeting concerning Dementia Friendly activities.

**Cllr Carter** asked that in addition to publicising the Memory Lane Café posters in the Parish Council window and Notice Boards, could any Alzheimers Society posters be put up when the Council is made aware of events.

**Cllr Hunt** reported residents continued concerns regarding the future of St Johns Estate. Cllr Carter advised that Pennine Housing would not disclose any information until its review had been completed. The Clerk confirmed that this was the information that she too had been given by Pennine Housing in 2016.

**Cllr Moran** advised that the two street lights at Royd Lane car park were once again not lit. The Clerk was asked to report the matter to Calderdale Council. Cllr Carter also asked that the street light at the Saffron restaurant and the one in the opposite side of the Road by the Memorial Garden be reported.

**Cllr M Smith** informed the Meeting that the Ryburn United Open Age Team was through to the finals of the County cup. It was agreed that the Communications Committee should look into reporting local news items in future Newsletters.

**Cllr Johnson** reported that the burglars involved in the stolen cars incidents May 2015 had been sentenced. It was agreed that Cllr Johnson should write a short article to be published on Facebook for resident references. He also reported that he had been approached by a resident concerning the blocked access to the footpath at Old Blue Ball Lane and drainage issues with a manhole at Dick Lane. The Clerk was asked to refer both matters to Calderdale Council. Cllr Johnson agreed to liaise with the Clerk to provide exact locations.

**Cllr J Smith** reported that with her Consort she had attended the Whitworth Carol Concert which had been an excellent event.

**7. To receive reports from Calderdale Councillors who represent Ryburn Ward**

Cllr Carter updated the Meeting on the progress of the proposed Traffic Regulation Order for Ripponden. The Clerk was asked to contact Highway Services to enquire as to what the next steps will be.

**8. To agree accounts for payment**

**16614 Resolved in a motion** by Cllr Hunt and seconded by Cllr McCarley that the accounts listed on the schedule with a total value of £4,179.47 be passed for payment.

**9. To receive correspondence****Correspondence**

Detective Chief Inspector  
Next Step Trust  
Ripponden Festival

Request to attend a Parish Council Meeting  
Invitation to Open Day 25<sup>th</sup> January 2017  
Thank You for Grant

**Information**

Clerks & Councils Direct  
Community Foundation  
North Bank Forum  
Royal Horticultural Society  
Cllr m Smith  
YLCA  
YLCA  
YLCA  
YLCA  
YLCA

January Issue  
AGM 19<sup>th</sup> January 2017  
Sector Support Update – 21<sup>st</sup> December 2016  
Grass Roots magazine – winter 2016/17  
Meeting Notes from YLCA South Pennine Branch  
WW1 Beacons of Light  
Promotion of Yorkshire based companies  
Appointment of External Auditor wef 1<sup>st</sup> April 2017  
Training Seminars  
No extension to Referendum principles

**Invitations**

Saddleworth Parish Council  
Whitworth Town Council

Civic Dinner 27<sup>th</sup> January 2017  
Oompahfest!

**Agendas**

16/01/2017  
16/01/2017  
16/01/2017

Licensing & Regulatory Committee  
Cabinet  
Audit Committee

**Matters arising from correspondence**

It was agreed that the Parish Council had no objection in principle to Ripponden Festival organising another Christmas market in 2017.

The Clerk was asked to contact Mr Haigh to enquire as to whether he would be prepared to light the Beacon at Bowers Hall to acknowledge the 100 years anniversary of the end of the WW1. It was also agreed that discussion on the Beacon event should be an Agenda item at a future meeting.

**16615 Resolved in a motion** by Cllr M Smith and seconded by Cllr Johnson that the Parish Council books four places for the Neighbourhood Planning training course.

Cllr Carter, Cllr Russell and the Clerk confirmed that they would like to attend. The Clerk was asked to liaise with Cllr Watson to see if he would also attend.

**9. To receive correspondence (continued)**

Cllr Johnson advised that he had received an e-mail concerning an alleged encroachment on common land. Cllr Johnson was asked to forward the e-mail onto the Clerk who would then report the matter to Calderdale Council's Legal Services.

**10. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues****10.1. Planning Applications & Decisions****New Plans for this meeting****Application No: 16/01567/HSE**

Case Officer: Sara Johnson  
 Site: 7 Brook Cottages Alma Lane Ripponden  
 Proposal: Replacement porch  
 Applicant: Ms T Holt  
 Allocation: Green Belt, Conservation Area  
 History: 83/01021/FUL- two storey extension approved.  
 Main Issues: would need to comply with NPPF paragraph 89 Green Belt, also BE1 general design criteria, BE2 privacy, daylighting and amenity.

**RPC Comments:**

**16616** Resolved in a motion by Cllr McCarley and seconded by Cllr Moran that the Parish Council has no objections to this application subject to the Planning Officer being satisfied that it complies with Policies.

**Application No: 16/20233/TPO**

Case Officer: Keith Grady  
 Site: 60 Castle Lane Ripponden  
 Proposal: Prune one tree (Tree Preservation Order)  
 Applicant: Mrs G Roberts  
 Allocation: Wildlife Corridor, Greenbelt, Village Envelope  
 History: 99/20044/TPO to fell one tree refused. 99/20069/TPO prune one tree approved.  
 Main Issues: The amenity value of the tree and what impact the works will have on the character and appearance of the area, and in view of the assessment whether or not the works are justified in view of the reason put forward for the works.

**RPC Comments:**

**16617** Resolved in a motion by Cllr Johnson and seconded by Cllr McCarley that the Parish Council has no objections to this application subject to the Planning Officer being satisfied that it is good arboricultural practice.

**Application No: 16/01613/HSE**

Case Officer: Steven Emery  
 Site: Yew Trees Kebroyd Mount Triangle Sowerby Bridge  
 Proposal: Extension at first floor level to form bathroom  
 Applicant: Mr R Meeks  
 Allocation: PHA  
 History: None  
 Main Issues: Assessment to be made under RCUDP policies BE1 and BE2.

**RPC Comments:**

**16618** Resolved in a motion by Cllr Hunt and seconded by Cllr Carter that the Parish Council has no objections to this application.

**10. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)**

Cllr M Smith declared an interest in the next application

**Application No: 16/01550/HSE**

Case Officer: Sara Johnson

Site: Clough House Elland Road Ripponden

Proposal: Two storey extension to front and rear, first floor and single storey extension to side and porch to front (Revised Scheme to 15/01487)

Applicant: Mr & Mrs Pownall

Allocation: Primary Housing Area

History: 15/01487/HSE two storey extensions to side and rear, single storey extension to side/front approved

Main Issues: Application currently invalid as the applicant/agent needs to serve notice on the adjoining property.

**RPC Comments:**

No resolution required due to it being an 'Invalid Application'.

Cllr Carter declared an interest in the next application.

**Application No: 16/01549/FUL**

Case Officer: Claire Dunn

Site: Hill House Farm Clough House Lane Barkisland

Proposal: Agricultural Building

Applicant: Mr J Thornber

Allocation: Green Belt, Special Landscape Area

History: No relevant history

Main Issues: Agricultural development in Green Belt – NPPF 9  
RCUDP policy E16 Agricultural and Equestrian Development  
RCUDP policy NE12 Development within the Special Landscape Area  
RCUDP policy BE1 General Design Criteria  
RCUDP policy BE15 Setting of a Listed Building

**RPC Comments:**

**16619** Resolved in a motion by Cllr M Smith and seconded by Cllr Hunt that the Parish Council objects to this application on the grounds of its close proximity to listed buildings, its size and the difficulty in providing practical highway access.

**Planning Decisions:****16/20220/TPO**

Highfield Farm  
Barn Bank Hey  
Bottom Lane  
Ripponden

Prune three trees and fell two trees (Tree Preservation Order)

**Granted**

**16/56019/CLAS3Q**

Lower Burnt Moor  
Farm Barn Off  
Wicking Lane  
Soyland

Prior approval application for a change of use from agricultural building to three dwellings (C3) and associated operational development

**Refused**

**10. To discuss Planning Applications, to receive Planning Decisions and to discuss Planning and Enforcement Issues (continued)**

<b>16/01349/FUL</b> Changing Rooms And Premises Halifax Road Ripponden	Demolition of existing changing rooms and construction of new build 4 team changing room pavilion	<b>Granted</b>
<b>16/01455/HSE</b> 48 Halifax Road Ripponden	Demolition of existing conservatory to garage to facilitate extension and conversion to granny annex ancillary to dwelling	<b>Granted</b>
<b>16/01370/COU</b> Unit 1 Slitheroe Works Oldham Road Ripponden	Change of use from B8 (Storage and distribution) to mixed use A1 (Hairdressers) & Sui Generis (Beauty Parlour or Salon)	<b>Granted</b>

**10.2. Planning Enforcement**

None

**The meeting closed at 9.30pm**

## Appendix 1

### Neighbourhood Planning Committee Meeting held on Tuesday 28<sup>th</sup> July 2015 at 7.00pm

**Present:-** Cllr Carter chaired the meeting  
Cllr Johnson, Cllr McCarley, Cllr Moran, Cllr Robins, Cllr Watson

#### 1. To receive apologies for absence and lateness

Absence – Cllr Naylor, Cllr Potts, Cllr M Smith

#### 2. To approve the Minutes from the meeting held on Wednesday 1<sup>st</sup> July 2015

**NPC2016-04 Resolved in a motion** by Cllr Robins and seconded by Cllr Watson that the Minutes are accepted as a true and correct record of the meeting held on Wednesday 1<sup>st</sup> July 2015.

#### 3. To discuss with and receive advice from a Representative of Calderdale Council on the next stage of the Neighbourhood Development Plan Process

The Chairman welcomed Mr Ratcliffe, Calderdale Council's Development Strategy Manager to the meeting.

Mr Ratcliffe provided a brief overview of his role and clarified the support that could be provided by his team under the Localism Act to the Parish Council. He also emphasised that the most important factors for approval of a Neighbourhood Plan are the rules and consultation process and to a lesser extent the content of the plan. The Parish Council will have a duty to consult with stakeholders. Mr Ratcliffe is attending the Leeds City Peer support group which is a good source of advice and information.

Calderdale Council's draft Local Plan is scheduled to go to public consultation in autumn 2015 which will include details of land allocation. In the meantime Calderdale's Strategic Housing Land Availability Assessment (SHLAA) document is an important source of information.

A question and answer session followed which gave Councillors an opportunity to raise any queries they may have regarding the process. The main points being what would be the benefits to the community of having a Neighbourhood Plan, should the plan incorporate the whole Neighbourhood area or split down? Inclusion of the infrastructure, especially local schools, what sort of housing would benefit the Parish, could this be specified in the plan.

#### 4. To discuss and agree the Immediate next steps

Mr Ratcliffe was asked to provide the Parish Council with the following:

- Clear up to date large maps for the area
- A list of stakeholders to consult
- A list of what is considered as Strategic Policy
- Mapping of the SHLAA sites
- Census 2011 data or more up to date data for the Parish
- Simple Process Chart for Neighbourhood Planning

Mr Ratcliffe advised that he would endeavour to have a member of his team attend any future meeting that the Parish Council requested (he would need approximately one week's notice). The Meeting agreed that a copy of the minutes and agenda for future meetings should be sent to Mr Ratcliffe for references.

Mr Ratcliffe provided the Clerk with useful government documentation, Calderdale Council's Green Belt Review Methodology; Site Allocations assessment methodology; Neighbourhood Development Plans Guidance and a copy of the Agreement between Calderdale Council and the Parish Council for signing.

The Chairman thanked Mr Ratcliffe for his attendance which had been very informative. Mr Ratcliffe then left the meeting.

The Clerk was asked to circulate copies of the Tattenhall Parish Council Neighbourhood Plan, Hebden Royd Survey questionnaire and DCLG funding.

It was agreed that the Committee should look at producing a survey for the autumn should be discussed at the next meeting. The Clerk also confirmed that she had written a short factual article and published this on the website. Cllr Johnson agreed to approve this for publication on the Parish Council's Facebook site.

**5. To agree the Date of the next meeting**

It was agreed that the next meeting will be on Thursday 3<sup>rd</sup> September 2015 at 7.00pm.

**The meeting closed at 8.50pm.**

**Appendix 2**

**Standards Committee Meeting  
held on Tuesday 25<sup>th</sup> October 2016 at 7.00pm**

The Clerk welcomed Cllrs to the meeting

**Present:-** Cllr Carter, Cllr Johnson, Cllr Naylor, Cllr Russell, Cllr M Smith

**1. To elect a Chairman 2016/2017**

**SC2016-001 Resolved in a motion** by Cllr Naylor and seconded by Cllr M Smith that Cllr Russell be elected as Chairman of the Standards Committee for 2016/17. Cllr Russell accepted the position.

**2. To receive apologies for absence or lateness**

None

**3. To approve the Minutes of the meeting held on Tuesday 27<sup>th</sup> April 2016**

**SC2016-002 Resolved in a motion** by Cllr Johnson and seconded by Cllr Naylor that the Minutes be accepted as a true and correct record of the meeting held on Tuesday 27<sup>th</sup> April 2016.

**4. Matters arising from previous meetings**

None

**5. To review the Grievance & Disciplinary Procedures in line with the revised YLCA model template, with recommendations to be reported back to Full Council**

The Clerk advised on her progress in updating the procedure document and requested that the matter be held over to the next meeting to allow for the update to be completed. The meeting agreed that the item be held over to the next meeting.

**6. To review the Parish Council's Standing Orders with any recommendations reported back to Full Council for approval**

The Clerk reported that during 2016/17 there had been no amendments to the YLCA's model template and no regulation changes to be incorporated into the Parish Council's Standing Orders.

**SC2016-003 Resolved in a motion** by Cllr M Smith and seconded by Cllr Naylor that no amendments were necessary to the current Standing Orders.

It was agreed that the Standing Orders should be referred back to the Standards Committee if necessary later in the Council year.

**7. To review the Parish Council's Press & Media Policy and Complaints Procedure with any recommendations reported back to Full Council for approval**

The Media Policy - Item 9.1 The Meeting agreed that the following words be added:

'Refer to the Parish Council's Web & Facebook sites content & usage criteria document'

**SC2016-004 Resolved in a motion** by Cllr M Smith and seconded by Cllr Johnson that with the above amendment the Media Policy be recommended to Full Council at its next meeting.

Discussion took place as to the relevance of Facebook as a media tool for the Parish Council.

**SC2016-005 Resolved in a motion** by Cllr Naylor and seconded by Cllr M Smith that the future use of Facebook as a relevant media tool be reviewed by the Standards Committee.

The Clerk was asked to provide statistical information as to the current usage of the site.

The meeting went on to review the current Complaints Procedure.

**SC2016-006 Resolved in a motion** by Cllr M Smith and seconded by Cllr Carter that no amendments were necessary to the current Complaints Procedure and the continued use of the procedure be recommended to Full Council.

**8. To progress the Parish Council's application under the Local Council's Award Scheme**

**SC2016-007 Resolved in a motion** by Cllr Johnson and seconded by Cllr M Smith that Cllr Naylor should liaise with the Clerk to check that the Parish Council is compliant with the qualifying criteria for Quality status.

The Clerk was asked to circulate the criteria to all members of the Committee for them to check the Parish Council's website.

Cllr Carter was asked to contact a colleague at NALC to see if he would also take a look at the website.

**9. Next meeting**

The date of the next meeting was agreed as Tuesday 20<sup>th</sup> December 2016 at 7.00pm

**The meeting closed at 7.40pm**