

<b>APPLICATION NO</b>	<b>PA/2016/968</b>
<b>APPLICANT</b>	Mr & Mrs J Clarke
<b>DEVELOPMENT</b>	Outline planning permission to erect a proposed three bedroom chalet bungalow with appearance, landscaping, layout and scale reserved for subsequent approval
<b>LOCATION</b>	Plot 4, Half Acre Wood, Althorpe, DN17 3HT
<b>PARISH</b>	Keadby with Althorpe
<b>WARD</b>	Axholme North
<b>CASE OFFICER</b>	Tanya Coggon
<b>SUMMARY RECOMMENDATION</b>	<b>Grant permission subject to conditions</b>
<b>REASONS FOR REFERENCE TO COMMITTEE</b>	Objection by Keadby Parish Council Agent request to address the committee

## **POLICIES**

**National Planning Policy Framework:** Paragraph 7 – there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles.

Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Section 6 (Delivering a Wide Choice of High Quality Homes)

Section 7 (Requiring a Good Design)

Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change)

Section 12 (Conserving and Enhancing the Historic Environment).

**Planning Practice Guidance:** Flood Risk and Coastal Change.

**North Lincolnshire Local Plan:** Policies DS1 (General Requirements), T2 (Access to Development), DS16 (Development and Flood Risk), H5 (New Housing Development), H7 (Backland and Tandem Development), LC12 (Protection of Trees, Woodland and Hedgerows) and HE5 (Development Affecting Listed Buildings).

**North Lincolnshire Core Strategy:** Policies CS1 (Spatial Strategy for North Lincolnshire), CS2 (Delivering More Sustainable Development), CS3 (Development Limits), CS5 (Delivering Quality Design in North Lincolnshire), CS6 (Historic Environment), CS7 (Overall Housing Provision), CS8 (Spatial Distribution of Housing Sites) and CS19 (Flood Risk).

## **CONSULTATIONS**

**Highways:** No objection subject to a condition.

**Trees:** No objection.

**Environment Agency:** No objection subject to a condition relating to the finished floor levels of the building.

**Archaeology:** No objection.

**Heritage Officer:** No objection.

**Environmental Protection:** No objection subject to a contamination condition.

## **PARISH COUNCIL**

Objection. The parish council agrees with the appeal decision made in 2007 that the proposal would cause harm to the character and appearance of the immediate surroundings.

## **PUBLICITY**

Advertised by site and press notice, and adjoining properties notified. Four letters of objection have recently been withdrawn and will no longer be considered. Two letters of objection have been received from the same objector raising the following issues:

- an appeal was dismissed in 2007 for a dwelling on the site
- lack of amenity space for the dwelling
- loss of open and green area for other residents
- the access is in dangerous position
- noise
- the surface of the driveway creates noise for residents
- the access is not maintained
- the listed building's grounds have been ruined by the development and the proposed development
- loss of trees
- loss of outlook
- additional traffic creating noise and disturbance.

One letter has been received from the current owner of the access road who claims the maintenance of the drive is a shared legal responsibility between the owner and the three other properties located on Half Acre Wood.

## **ASSESSMENT**

### **The proposal**

This application is for outline planning permission to erect a detached three-bedroom chalet bungalow. All matters, apart from access, are reserved for future consideration. The access to the site is along the existing private access known as Half Acre Wood leading from Main Street.

### **The site**

The site is located within the development boundary of Althorpe. Three other dwellings to the west (one bungalow and two two-storey dwellings) are located off Half Acre Wood. Adjacent, to the north of the site, is a listed building (The Old Hall, 13/15 Main Street). To the south are bungalows. To the east are residential dwellings and the church hall which front Main Street. The site is located in flood zone 2/3a and is therefore at high risk of flooding. The sequential and exceptions tests will need to be passed in order for the development to be considered acceptable in terms of flood risk.

### **Planning history and appeal decision**

The site has extensive planning history. The three existing dwellings located on Half Acre Wood were originally granted permission on appeal. Plot 4 had refusals of outline planning permission in 2004 to erect a bungalow (PA/2004/0755 and PA/2004/1117). In 2006 planning permission was refused for a bungalow and garage (PA/2005/1945) as it was considered that the proposal would create a cramped form of development and was inappropriate for housing development, out of character with the size, scale and design of neighbouring dwellings and would result in the loss of an open area which contributes to the character of the area. In 2006 (PA/2006/0692) a subsequent outline application for a bungalow and garage was refused again as it was considered that the proposal would create a cramped form of development and was inappropriate for housing development because the dwelling would have insufficient private amenity space and the erection of a dwelling would result in the loss of an open area which contributes to the character of the area.

A subsequent appeal against the refusal of PA/2006/692 was dismissed as the Inspector considered that the proposed dwelling would harm the character and appearance of the immediate area. However, the Inspector considered that the proposal would provide an acceptable standard of accommodation for its prospective occupiers, that it would not affect the setting of the listed building and that the additional use of the drive could take place without harm to the amenities of the neighbouring residents. This appeal decision is appended at the end of this report.

**The main issues associated with this proposal are whether the development is acceptable in principle, and if so, its impact on:**

- **the character of the area;**
- **the amenity of neighbours;**
- **access arrangements;**
- **the adjacent listed building;**

- **trees on and adjacent to the site; and**
- **flood risk.**

### **The principle of the development**

The site is located within the development boundary of Althorpe where, in principle, in terms of policies CS1, CS2, CS3, CS7 and CS8 the proposal is acceptable. Althorpe has some facilities such as a church, hall and care home and is located in the same parish as Keadby which has many more facilities such as shops, takeaways, school, garage and employment opportunities for example. There is a pedestrian link from Althorpe to Keadby and also to the railway station with links to Scunthorpe and Doncaster. Althorpe is also on a main bus route to Scunthorpe. The proposal is therefore considered to be a sustainable form of development and is supported through advice given in the National Planning Policy Framework (NPPF) and policies CS1, CS2, CS3, CS7 and CS8 of the Core Strategy.

### **Character**

The appeal that was dismissed on the site in July 2007 for the erection of a detached bungalow and garage (PA/2006/0692) was primarily dismissed for the harm the dwelling would cause to the character and appearance of the immediate surroundings. This appeal decision was made over nine years ago and the site and planning policy has evolved since this decision. The application site is now larger than was submitted under PA/2006/0692. The site was former garden land and is considered to be a brownfield site. The site is now surrounded by extensive hedging and some fencing which has enclosed the site rather than the site having a more open, spacious character as was the case in 2006/7. A dwelling could be erected on the site without creating a cramped appearance and still surrounded by a substantial amount of amenity space. The site is not readily visible from Main Street as it is located behind properties on Main Street. The proposal will therefore not have an adverse impact on the amenity of the locality or result in any demonstrable harm to the character and appearance of the area. The proposal therefore accords with advice given in the NPPF, policies CS5, CS7 and CS8 of the Core Strategy, and H5 and DS1 of the North Lincolnshire Local Plan.

### **Impact on neighbours**

In terms of impact on neighbours, it is considered that a chalet bungalow dwelling could be designed on the site without resulting in any demonstrable loss of amenity to adjoining neighbours in terms of overlooking and loss of light. The actual siting and design of the chalet bungalow will be subject to a “reserved matters” application which the neighbours will have the opportunity to comment on. The Inspector, whilst dismissing the appeal for PA/2006/0692, did not consider that additional vehicles using the access would harm the amenities of residents. The impact the proposal has on the amenity of neighbours is considered to be acceptable and accords with policy CS5 of the Core Strategy and H5, H7 and DS1 of the North Lincolnshire Local Plan.

### **Access**

The existing access from Main Street that serves the other properties located on Half Acre Wood will be utilised to serve this development. Access onto the site will be provided for a garage and to serve the dwelling with a turning area provided. Highways have raised no objection to the proposal subject to a condition. The proposal is therefore acceptable in

highway terms and accords with policy T2 of the North Lincolnshire Local Plan. In terms of the maintenance of the private road and the surface material of the driveway, this is a private matter for the landowner(s) to resolve.

### **Impact on the listed building**

The site is located adjacent to The Old Hall, which is a listed building. The council's Heritage Officer has assessed the proposal and does not consider that it will have any adverse impact on the listed building. The Inspector, whilst dismissing the appeal for PA/2006/0692, also did not consider that the proposal affected the setting of this listed building. The proposal therefore accords with advice given in the NPPF, policy CS6 of the Core Strategy and policy HE5 of the North Lincolnshire Local Plan.

### **Flood risk**

In terms of flood risk, the applicant has submitted a number of Flood Risk Assessments with the application due to objections from the Environment Agency. A third Flood Risk Assessment has now been submitted and this is acceptable to the Environment Agency subject to a condition relating to finished floor levels. The proposal is located in flood zone 2/3a and is therefore at a high risk of flooding. The development is regarded as 'more vulnerable' in the flood risk tables set out in the Planning Practice Guidance. As a result, both the sequential and the exceptions tests need to be passed in order for the development to be considered acceptable in terms of flood risk.

In terms of the sequential test, there are no other available sites at a lower risk of flooding within the settlement of Althorpe. The whole settlement of Althorpe is located within flood zone 2/3a. As a result, the sequential test is passed.

The exceptions test is essentially in two parts. The proposed development needs to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reducing flood risk overall. The applicant has carried out a sustainability checklist with the application. The dwelling is located within the development boundary of Althorpe and is a brownfield site. It is considered that the proposed dwelling will support the settlement of Althorpe and contribute to its long-term growth which, in turn, will strengthen the local economy and potentially improve local services. In addition, there is a footpath link from Althorpe to the larger settlement of Keadby which has a significant number of additional facilities such as shops, school, commercial garage and recreation ground. The proposed development also has the potential to support the settlement of Keadby and contribute to its long-term growth. There is a public footpath from the site to the train station which has rail links to Scunthorpe and Doncaster, and Althorpe is located on a bus route. The proposal therefore has wider sustainability benefits to the community of Althorpe and Keadby. The first part of the exceptions test is therefore passed. In relation to the second part of the exceptions test, the flood risk assessment must demonstrate that the development will be safe for its lifetime. The Environment Agency has raised no objection to the flood risk assessment subject to a condition in relation to finished floor levels. This condition will be imposed on the planning permission. The proposal is considered to be safe and will not increase flood risk elsewhere. The proposal therefore accords with advice given in the NPPF, Planning Practice Guidance, policy CS19 of the Core Strategy and policy DS16 of the North Lincolnshire Local Plan.

## Trees

There is a tree on the site and two trees adjacent to the site which are to be retained. The applicant has submitted a tree report with the application which the council's tree officer has considered to be acceptable. Planning conditions will be used to ensure that these trees are safeguarded during construction and the hedge surrounding the site is retained. The proposal therefore accords with policy LC12 of the North Lincolnshire Local Plan. In terms of wildlife, the site is grassed and is former garden land. There is nothing to suggest that there is any significant wildlife located on the site.

### **RECOMMENDATION      Grant permission subject to the following conditions:**

1.

Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site, (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

#### Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

2.

Plans and particulars of the reserved matters referred to in condition 1 above, relating to the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the local planning authority and shall be carried out as approved.

#### Reason

The application has been made under Article 5(1) of the Town & Country Planning (Development Management Procedure) (England) Order 2015.

3.

Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

#### Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

4.

The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

#### Reason

To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

5.

The development hereby permitted shall be carried out in accordance with the following approved plans: JC/16/03, JC/16/02, JC/16/01 and JC/16/03A.

#### Reason

For the avoidance of doubt and in the interests of proper planning.

6.

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan. Details are required prior to the commencement of the development as the materials will influence the construction processes taking place on the site.

7.

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts 1 to 4 below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the local planning authority in writing until part 4 has been complied with in relation to that contamination.

### **Part 1: Site Characteristics**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health
  - property (existing or proposed), including buildings, crops, livestock, pets, woodland and service lines and pipes
  - adjoining land
  - groundwaters and surface waters
  - ecological systems
  - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and a proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

## **Part 2: Submission of Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the local planning authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

## **Part 3: Implementation of Approved Remediation Scheme**

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the local planning authority. The local planning authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the local planning authority.

## **Part 4: Reporting of Unexpected Contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Part 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Part 2, which is subject to the approval in writing of the local planning authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the local planning authority in accordance with Part 3.

### **Reason**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy DS7 of the North Lincolnshire Local Plan. Compliance with this condition is required prior to the commencement of the development to protect construction workers from contamination during any building works.

8.

The dwelling shall not be occupied until the vehicular access to it and the vehicle parking and turning space(s) serving it have been completed and, once provided, the vehicle parking and turning space(s) shall be retained.

### **Reason**

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

9.

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) report JEM/FRA/956/01C, prepared by M Longden, LDA Ltd, dated 14 September 2016, including the following mitigation measure detailed within the FRA:

- finished floor levels set no lower than 4.725 metres above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation of the approved dwelling and subsequently shall remain in place.

Reason

To reduce the risk of flooding to the proposed development and future occupants in accordance with policies CS19 of the North Lincolnshire Core Strategy and DS16 of the North Lincolnshire Local Plan.

10.

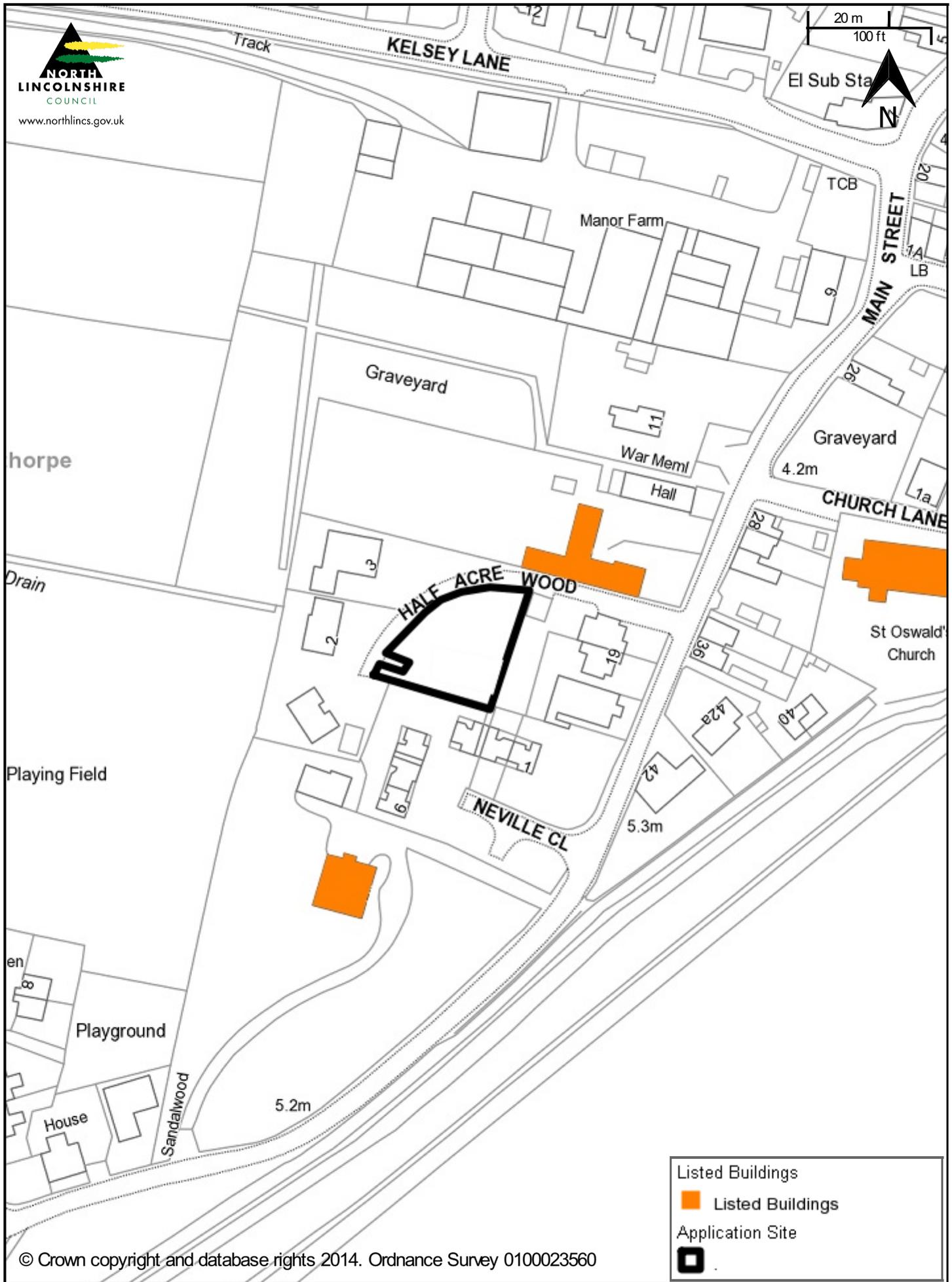
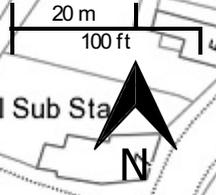
The development hereby permitted shall be carried out in accordance with the tree survey and specifications dated 31 August 2016 and drawing number JC/16/03A. There shall be no deviation therefrom without the prior approval in writing of the local planning authority.

Reason

To protect the existing trees on the site.

### **Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Listed Buildings  
■ Listed Buildings  
 Application Site  
□

© Crown copyright and database rights 2014. Ordnance Survey 0100023560

PA/2016/968

Drawn by: S.Barden

Scale @A4 1:1250

Printed on: 31/8/2016 at 11:25 AM

PA/2016/968 Proposed Layout showing access - Not to scale





# Appeal Decision

Site visit made on 18 June 2007

**by Anthony J Wilson**  
**BA(Hons) MA DipLA MRTPI**

**an Inspector appointed by the Secretary of State  
for Communities and Local Government**

The Planning Inspectorate  
4/11 Eagle Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

☎ 0117 372 6372  
email:enquiries@pins.gsi.  
gov.uk

**Decision date: 9 July 07**

---

## Appeal Ref: APP/Y2003/A/07/2035724

### Plot 4, Half Acre Wood, Althorpe, Scunthorpe, DN17 3 HT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mrs E N Pilkington against the decision of North Lincolnshire Council.
- The application Ref: 2006/0692, dated 2 May 2006, was refused by notice dated 20 July 2006.
- The development proposed is a detached 3-bedroom bungalow and garage.

### **Summary of Decision: The appeal is dismissed**

---

#### **Preliminary Matter**

1. The application is made in outline with siting for consideration at this stage and all other matters reserved for subsequent determination. The position of the proposed dwelling and garage is illustrated on Drawings numbered 611-1of 2 and 611-2 of 2 and, for clarification, I have determined the appeal on the basis of the siting shown on these drawings.

#### **Main Issues**

2. I consider that the main issues in the appeal are the effect of the proposal on the character and appearance of the site and its immediate surroundings; and whether the proposed development would provide appropriate living space for its future residents.

#### **Policy**

3. The development plan for the area includes the North Lincolnshire Local Plan (May 2003). Although the decision notice refers to Local Plan Policy H1, neither of the reasons for refusal, nor any evidence submitted subsequently, indicates precisely how the proposed development would conflict with the terms of this policy. I shall therefore proceed to determine the appeal against Policy H5: New Housing Development and Policy DS1: General Requirements both of which set out the criteria that will be expected in order to secure satisfactory residential development with a high standard of design.

#### **Reasons**

##### *Character and appearance*

4. The appeal site forms part of the former garden of The Old Hall, within which planning permission has previously been granted on appeal for the erection of three dwellings. Half Acre Wood is the private drive constructed to serve these recently-built, detached properties and it runs alongside the flank elevation of The Old Hall, which I understand is now occupied as No 13 and No 15 Main Street. I acknowledge that the site and its surroundings lie well within the
-

existing built up area of the village. I also recognise that the backland location of this new housing development means that it has little material impact on the character and appearance of the village main street. Any effects of the proposed development are confined, therefore, to the immediate residential environment of Half Acre Wood.

5. The three dwellings have been arranged along the gentle curve of the drive, set back a short distance from it, with the outlooks from their principal windows facing towards the appeal site. I acknowledge that the site is part of a private garden, not a public amenity area. Nevertheless, this does not affect its principal value to its immediate surroundings as an undeveloped space which, by reason of its openness, contributes significantly to the character and appearance of this small development of residential properties. I consider that it is an important component of the overall visual quality of the intimate residential environment of Half Acre Wood and that, in turn, it also contributes to the general amenity which these dwellings currently offer to their occupants.
6. The openness of the site also permits views across it when entering Half Acre Wood and when travelling along the gently curving access drive in both directions. I recognise that these views have been partially interrupted at lower levels by the erection of a high, timber fence along a section of the common boundary between the site and the driveway. I also accept that, even if this fence were removed, some lower level screening would be maintained by the boundary hedges planted by the appellant. Nevertheless, even a single-storey dwelling on the site would be of sufficient height, scale and massing to infill a large proportion of this undeveloped space, fully interrupting the views across the site from vantage points along the drive and from the dwellings and their gardens. In my opinion, this would seriously diminish the visual quality of the residential environment of this discrete cul-de-sac. I conclude, therefore, that the proposal would unacceptably harm the character and appearance of the site and its immediate surroundings, in conflict with Local Plan Policies H5 and DS1.

*Living conditions for future occupants of the proposed dwelling*

7. The site plan submitted with the application shows a single-storey dwelling with three bedrooms and a separate detached garage. In my opinion, the internal living space that this would provide would offer a good standard of accommodation to the average size of household. I recognise that the footprint of the dwelling would occupy a relatively large part of the site when compared with that available to some of the other dwellings in the locality. Nevertheless, I consider that there would still be sufficient space about the building to provide for satisfactory outdoor amenity areas for its prospective occupants and to secure adequate outlook from its principal windows.
8. Existing and recently planted hedging along the boundary with Half Acre Wood, would ensure some degree of privacy for the proposed garden and I am satisfied that these hedges could be retained by a reasonable planning condition. A reserved matters condition could also include a requirement for the submission of the details of an appropriate treatment to the eastern site boundary, to ensure that the privacy and amenity of the appeal site and the retained garden to No 15 is adequately protected.
9. I conclude, therefore that the proposal would not infringe Local Plan Policies H5 or DS1 in relation to this main issue.

*Other Matters*

10. Several correspondents refer to the harmful effect that the development would have on the listed building if almost all of the remaining open garden to The Old Hall were to be lost. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special regard must be had to the setting of a listed building. However, in allowing the appeal for the erection of three dwellings at Half Acre Wood, (Ref: APP/W2010/A/92/215512/P7), the Inspector concluded that the development would be sufficiently far away from The Old Hall to avoid any material harm to its setting. Although these dwellings have now been completed, I do not consider that there has been any material change in the relationship of The Old Hall to the remainder of its former garden to dictate a different approach to that followed by the previous Inspector. I do not consider, therefore, that the proposal would materially affect to the setting of The Old Hall as a listed building.
11. Local residents have also raised their concern that the comings and goings associated with another dwelling on Half Acre Wood would increase the noise which already arises from vehicles travelling along the gravel surface of the drive. However, I do not consider that this would be so detrimental to the amenities of the residents of the cul-de-sac that sub-section (iii) of Local Plan Policy DS1 would be infringed in this respect.
12. I understand that in 2004 the Council determined two outline planning applications for a single dwelling on this part of the garden and refused permission for only one reason. This related to the fact that the applications were not accompanied by an acceptable flood risk assessment. Having secured the specialist flood risk advice required to successfully overcome this single reason for refusal, I have some sympathy with the appellant that subsequent applications have been refused for other, entirely different reasons. Nevertheless, I am obliged to consider the proposal on the basis of the planning issues currently being raised by the Council.

**Conclusion**

13. I have found that the proposal would provide an acceptable standard of accommodation for its prospective occupiers; that it would not affect the setting of the listed building; and that the additional use of the drive could take place without harm to the amenities of the neighbouring residents. However, I consider that the greater weight should be attached to the harm that would be caused to the character and appearance of the immediate surroundings in my determination of the appeal. For the reasons given above, therefore, and having regard to all other matters raised, I conclude that the appeal should not succeed.

**Formal Decision**

14. I dismiss the appeal.

*Anthony J Wilson*

INSPECTOR