

REGULATORY PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr,
on 16th February 2012 at 10.00 a.m.

For item 1:

Present: Councillors Ian Fitzsimmons (Chair), John Allan, Andy Campbell, Ian Douglas, Ann Galbraith, Sandra Goldie, Bill Grant and Alec Oattes.

Attending: W. Carlaw, Acting Legal Manager; C. Cox, Planning Manager; M. McClelland, Development Management and Business Change Team Leader; A. Cooke, Supervisory Planner; C. Bradshaw, Assistant Public Communications Officer; and A. Gibson, Committee Services Officer.

For items 2 to 6:

Attending: C. Neillie, Solicitor; J. Hodge, Policy Officer, Policy and Strategy; M. Murray, Project Officer, Regeneration and Housing; M. Douglas, Licensing Policy Officer; D. Scobie, Licensing Monitoring Officer; and J. McClure, Committee Services Officer.

Also Attending: Inspector W. Ramsay, Strathclyde Police.

1. Applications for Planning Permission.

There were submitted reports (issued) of February 2012 by the Executive Director - Development and Environment and letters of objection or support, as appropriate, on current applications for determination.

The Panel decided as follows:-

- (1) 11/01343/APP – PRESTWICK – 1A Boydfield Avenue – Change of use of existing car sales and workshop to form car repair workshop and MOT station.**

Decided: to approve the application subject to the following conditions:-

- (a) that the development hereby permitted shall be begun within three years of the date of this permission;
- (b) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
- (c) that the hours of operation of the business on site shall be restricted to Monday to Friday 8.00 a.m. to 5.00 p.m. and Saturday 8.00 a.m. to 1.00 p.m. and not at all on Sundays;
- (d) that existing junction access visibility sightline splays shall be maintained in both directions at the junction with the public road and there shall be no obstacle greater than 1.05 metre in height within the visibility sightline splays;
- (e) that the existing off road parking provision shall be retained within existing site boundaries; and

- (f) that the discharge of water onto the public road carriageway shall be prevented by drainage or other means. Precise details and specifications of how this is to be achieved shall be submitted for the prior written approval of the Planning Authority before any work commences on site.

Reasons:

- (a) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
- (b) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (c) in the interests of residential amenity;
- (d) in the interest of road safety and to ensure acceptable visibility at road junctions;
- (e) in the interest of road safety and to ensure adequate off-street parking provision; and
- (f) in the interest of road safety and avoid the discharge of water on to the public road.

Advisory Note:

The Council as Roads Authority advises that the Council will not be liable to adopt the drainage system as it is wholly contained within private ownership.

List of Determined Plans:

Drawing - Reference No (or Description): No. 1; and
Drawing - Reference No (or Description): No. 2.

Reason for Decision:

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

- (2) 11/00701/APP – BALLANTRAE – U10 from A77T at Laggan Holm – South to join U36 at Killantringan Cottage – Erection of two wind turbines.**

Councillor Fitzsimmons, seconded by Councillor Campbell, moved that the application be refused on the grounds as detailed in the report.

By way of an Amendment, Councillor Douglas, seconded by Councillor Galbraith, moved that the application be continued to a special meeting of the Regulatory Panel to allow a site visit to be conducted.

On a vote being taken by a show of hands, three members voted for the Amendment and five for the Motion which was accordingly declared to be carried.

Decided: to refuse the application on the following grounds:-

- (a) that the proposed development would be contrary to policies STRAT1, STRAT2, ECON6, ECON14, ENV1 and ENV2 of the Ayrshire Joint Structure Plan (AJSP), the AJSP Addendum on Windfarms, policies STRAT5, BE1, ENV8 and SERV3 of the adopted South Ayrshire Local Plan and Scottish Planning Policy and Advice. It is considered that due to the size and position of the proposed wind turbine development, its impact on the skyline, the lack of backclothing, the wider visibility of the turbines in this coastal area and the absence of any mitigating landscape factors, that the proposed development is likely to have a significant adverse landscape and visual impact. There are no over-riding reasons to depart from development plan policy or government policy and guidance;
- (b) that the proposed development would be contrary to policies STRAT1, STRAT2, ECON6, ECON14, ENV1 and ENV2 of the Ayrshire Joint Structure Plan (AJSP), the AJSP Addendum on Windfarms, STRAT5, ENV8 and SERV3 of the adopted South Ayrshire Local Plan and Scottish Planning Policy and Advice in that the proposed development, in combination with other wind turbine development, represents an undesirable visual extension of wind turbine development into a sensitive coastal landscape and would have a cumulative and significant adverse effect on landscape character and visual amenity. There are no over-riding reasons to depart from development plan policy or government policy and guidance;
- (c) that the proposed development would be contrary to policies STRAT1, ECON6, ENV1 and ENV6 of the Ayrshire Joint Structure Plan (AJSP), the AJSP Addendum on Windfarms, policies STRAT5, BE6 and SERV3 of the adopted South Ayrshire Local Plan, Scottish Planning Policy and Advice, Scottish Historic Environment Policy and 'Managing Change in the Historic Environment (Setting)' in that it would compromise the setting of the Balig Enclosure scheduled ancient monument and the potential adverse effects cannot be overcome or minimised to an acceptable degree. Specifically the proposed development would break the skyline in views to the south from the scheduled monument and consequently have a significantly adverse impact on its setting. There are no over-riding reasons to depart from development plan policy or government policy and guidance; and
- (d) that the application proposal is contrary policies STRAT1, STRAT2, ECON6, ECON14, ENV1 and ENV2 of the Ayrshire Joint Structure Plan (AJSP), the AJSP Addendum on Windfarms, STRAT5, ENV8 and SERV3 of the adopted South Ayrshire Local Plan and Scottish Planning Policy and Advice in that, on the information available, it is considered to be likely to have an adverse impact on the important tourism resource in the locality of the application site, specifically on the basis that the site is located within a 'sensitive landscape character area' approximately 1km from the Firth of Clyde Estuary coastline and the Ayrshire Coastal path all 3 of which are identified as 'regionally significant tourist resources' in the AJSP Addendum. There are no over-riding reasons to depart from development plan policy or government policy and guidance.

List of Determined Plans:

Drawing - Reference No (or Description): 01 Block/Site Plan;
 Drawing - Reference No (or Description): 02 Location Plans;
 Drawing - Reference No (or Description): ACSA/01 Foundation;
 Drawing - Reference No (or Description): ACSA/02 plan _ Elevation;
 Other - Reference No (or Description): SUPPORTING STATEMENT 1; and
 Other - Reference No (or Description): SUPPORTING STATEMENT 2.

- (3) **11/01490/APP and 11/01491/LBC – AYR – 13-17 New Bridge Street** – Alterations and extension to building.

Decided:

- (a) to approve the planning application (ref. 11/01490/APP) subject to the following conditions:-
- (i) that the development hereby permitted shall be begun within three years of the date of this permission;
 - (ii) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
 - (iii) that before any work commences on site precise details and specifications of:-
 - (A) the colour scheme for painting windows, and rainwater goods;
 - (B) the finishes and colours for the proposed shopfront;
 - (C) the method of removal of paint from the stonework, and
 - (D) the extent and detailing of indenting shall be submitted for the prior written approval of the Planning Authority; and
 - (iv) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.

Reasons:

- (i) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
- (ii) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (iii) to safeguard the character and appearance of the Conservation Area; and
- (iv) to safeguard the character and appearance of the Conservation Area; and

- (b) to approve the Listed Building Consent application (Ref. 11/01491/LBC) subject to the following conditions:-
- (i) that the works hereby granted Listed Building Consent shall be commenced within three years of the date of this consent;
 - (ii) that the works hereby granted Listed Building Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent has been agreed in writing by the Planning Authority;
 - (iii) that before any work commences on site precise details and specifications of:-
 - (A) the colour scheme for painting windows, and rainwater goods;
 - (B) the finishes and colours for the proposed shopfront;
 - (C) the method of removal of paint from the stonework, and
 - (D) the extent and detailing of indenting shall be submitted for the prior written approval of the Planning Authority; and
 - (iv) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.

Reasons:

- (i) to be in compliance with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
- (ii) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (iii) to safeguard the character and appearance of the listed building; and
- (iv) to safeguard the character and appearance of the listed building.

List of Determined Plans:

11/01490/APP -

- Drawing - Reference No (or Description): L (--) 00 Location Plan;
- Drawing - Reference No (or Description): L (--) 01 Existing Floor Plans;
- Drawing - Reference No (or Description): L (--) 02 Existing Str Elevation;
- Drawing - Reference No (or Description): L (--) 03 Existing Rear Elevation;
- Drawing - Reference No (or Description): L (--) 04 Existing Gable Elevation;
- Drawing - Reference No (or Description): L (--) 05 Proposed Str Elevation;
- Drawing - Reference No (or Description): L (--) 06 Existing Section BB;
- Drawing - Reference No (or Description): L (--) 10 Proposed Floor Plans;
- Drawing - Reference No (or Description): L (--) 12 Proposed Rear Elevation;
- Drawing - Reference No (or Description): L (--) 13 Proposed Gable Elevation;
- Drawing - Reference No (or Description): L (--) 14 Proposed Section AA; and
- Drawing - Reference No (or Description): L (--) 15 Proposed Section BB.

11/01491/LBC –

Drawing - Reference No (or Description): L (-- 00 Location Plan;
 Drawing - Reference No (or Description): L (-- 01 Existing Floor Plans;
 Drawing - Reference No (or Description): L (-- 02 Exist Street Elevations;
 Drawing - Reference No (or Description): L (-- 03 Existing Rear Elevation;
 Drawing - Reference No (or Description): L (-- 04 Existing Gable Elevation;
 Drawing - Reference No (or Description): L (-- 05 Existing Section AA;
 Drawing - Reference No (or Description): L (-- 05 Proposed Str Elevation;
 Drawing - Reference No (or Description): L (-- 06 Existing Section BB;
 Drawing - Reference No (or Description): L (-- 10 Proposed Floor Plans;
 Drawing - Reference No (or Description): L (-- 12 Proposed Rear Elevation;
 Drawing - Reference No (or Description): L (-- 13 Proposed Gable Elevation;
 Drawing - Reference No (or Description): L (-- 14 Proposed Section AA;
 Drawing - Reference No (or Description): L (-- 15 Proposed Section BB; and
 Drawing - Reference No (or Description): L (-- 26 Feasibility Study.

Reason for Decision:

Planning application 11/01490/APP: The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

Listed building consent application 11/01491/LBC: It is considered that the proposal does not detrimentally affect the traditional character or appearance of this statutorily listed building.

- (4) 11/01527/APP and 11/01528/LBC – AYR – 1-5 New Bridge Street – Alterations to building and installation of three satellite dishes.**

Decided:

- (a) to approve the planning application (ref. 11/01527/APP) subject to the following conditions:-
- (i) that the development hereby permitted shall be begun within three years of the date of this permission;
 - (ii) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
 - (iii) that before any work commences on site precise details and specifications of:-
 - (A) the colour scheme for painting windows, and rainwater goods;
 - (B) the finishes and colours for the proposed shopfront, and
 - (C) the method of removal of paint from the stonework shall be submitted for the prior written approval of the Planning Authority; and
 - (iv) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.

Reasons:

- (i) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
 - (ii) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
 - (iii) to safeguard the character and appearance of the Conservation Area; and
 - (iv) to safeguard the character and appearance of the Conservation Area; and
- (b) to approve the Listed Building Consent application (Ref. 11/01528/LBC) subject to the following conditions and referral to Historic Scotland:-
- (i) that the works hereby granted Listed Building Consent shall be commenced within three years of the date of this consent;
 - (ii) that the works hereby granted Listed Building Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent has been agreed in writing by the Planning Authority;
 - (iii) that before any work commences on site precise details and specifications of:-
 - (A) the colour scheme for painting windows, and rainwater goods;
 - (B) the finishes and colours for the proposed shopfront; and
 - (C) the method of removal of paint from the stonework shall be submitted for the prior written approval of the Planning Authority; and
 - (iv) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.

Reasons:

- (i) to be in compliance with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
- (ii) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (iii) to safeguard the character and appearance of the listed building; and
- (iv) to safeguard the character and appearance of the listed building.

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN;
 Drawing - Reference No (or Description): EXISTING ROOF PLAN;
 Drawing - Reference No (or Description): EXISTING ELEVATIONS;
 Drawing - Reference No (or Description): EXISTING ELEVATION;
 Drawing - Reference No (or Description): PROPOSED ELEVATIONS;
 Drawing - Reference No (or Description): PROPOSED ROOF PLAN;
 Drawing - Reference No (or Description): PROPOSED REAR ELEVATION; and
 Drawing - Reference No (or Description): PROPOSED SHOP UNITS SKETCH.

Reason for Decision:

Planning application 11/01527/APP: The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

Listed building consent application 11/01528/LBC: It is considered that the proposal does not detrimentally affect the traditional character or appearance of this statutorily listed building.

- (5) 11/01529/APP and 11/01530/LBC – AYR – 2-10 New Bridge Street – Alterations to building and installation of nine satellite dishes.**

Decided:

- (a) to approve the planning application (ref. 11/01529/APP) subject to the following conditions:-
- (i) that the development hereby permitted shall be begun within three years of the date of this permission;
 - (ii) that the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority;
 - (iii) that before any work commences on site precise details and specifications of:-
 - (A) the colour scheme for painting windows, and rainwater goods;
 - (B) the finishes and colours of external elevations;
 - (C) the method of removal of paint from the stonework, and
 - (D) the extent of indenting shall be submitted for the prior written approval of the Planning Authority; and
 - (iv) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.

Reasons:

- (i) to be in compliance with Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
 - (ii) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
 - (ii) to safeguard the character and appearance of the Conservation Area; and
 - (iv) to safeguard the character and appearance of the Conservation Area; and
- (b) to approve the Listed Building Consent application (Ref. 11/01530/LBC) subject to the following conditions and referral to Historic Scotland:-
- (i) that the works hereby granted Listed Building Consent shall be commenced within three years of the date of this consent;
 - (ii) that the works hereby granted Listed Building Consent shall be implemented in full accordance with the approved plan(s) as listed below unless a variation required by a condition of the consent has been agreed in writing by the Planning Authority;
 - (iii) that before any work commences on site precise details and specifications of:-
 - (A) the colour scheme for painting windows, and rainwater goods;
 - (B) the finishes and colours of external elevations;
 - (C) the method of removal of paint from the stonework; and
 - (D) the extent of indenting shall be submitted for the prior written approval of the Planning Authority; and
 - (iv) that prior to the commencement of development, samples or a brochure of all materials to be used on external surfaces, in respect of type, colour and texture, shall be submitted for the prior written approval of the Planning Authority.

Reasons:

- (i) to be in compliance with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as amended by Section 20 of the Planning Etc. (Scotland) Act 2006;
- (ii) to ensure that the development is carried out in accordance with the approved plans unless otherwise agreed;
- (iii) to safeguard the character and appearance of the listed building; and
- (iv) to safeguard the character and appearance of the listed building.

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN;
 Drawing - Reference No (or Description): 2-6 EXISTING ROOF PLAN;
 Drawing - Reference No (or Description): 2-6 EXISTING ELEVATIONS;
 Drawing - Reference No (or Description): 2-6 EXISTING COURTYARD and GABLE END;
 Drawing - Reference No (or Description): 2-6 PROPOSED ELEVATIONS (1);
 Drawing - Reference No (or Description): 2-6 PROPOSED ELEVATIONS (2);
 Drawing - Reference No (or Description): 2-6 PROPOSED COURTYARD and GABLE END;
 Drawing - Reference No (or Description): 6A-10 EXISTING ROOF PLAN;
 Drawing - Reference No (or Description): 6A-10 EXISTING ELEVATIONS;
 Drawing - Reference No (or Description): 6A-10 EXISTING COURTYARD ELEVATION;
 Drawing - Reference No (or Description): 2-6 PROPOSED ROOF PLAN;
 Drawing - Reference No (or Description): 6A-10 PROPOSED ROOF PLAN;
 Drawing - Reference No (or Description): 6A-10 PROPOSED ELEVATION; and
 Drawing - Reference No (or Description): 6A-10 PROPOSED COURTYARD ELEVATION.

Reason for Decision:

Planning application 11/01529/APP: The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

Listed building consent application 11/01530/LBC: It is considered that the proposal does not detrimentally affect the traditional character or appearance of this statutorily listed building.

At this point, the time being 11.40 a.m., it was noted that the Panel would resume at 2.00 p.m. to consider the Licensing Applications.

2. Variation in order of business.

In terms of Council Standing Order No. 10, the Panel agreed to vary the order of business as hereinafter minuted.

3. Civic Government (Scotland) Act 1982 - Licences.**(a) Taxi Drivers.**

The Panel heard from Gordon Beattie in relation to his application.

Decided: to approve this application for three years, subject to standard conditions as previously agreed.

(b) Taxi Vehicle.

- (i) The Panel considered the proposed suspension of licence number 10/01033/HCVL currently held by Thomas Withers as he had failed to present his car by 31st December 2011 for an Annual Inspection in terms of Condition 3 of the Taxi Vehicle Licence and return his licence plates when requested.

Decided: having been advised that this vehicle had now been presented for inspection, to take no further action.

- (ii) The Panel considered the proposed suspension of licence number 10/01045/HCVL currently held by Thomas Withers as he had failed to present his car by 31st December 2011 for an Annual Inspection in terms of Condition 3 of the Taxi Vehicle Licence.

Decided: in the absence of the licenceholder, to suspend this licence with immediate effect for its unexpired portion as he had failed to present his car for an Annual Inspection.

(c) Private Hire Car Vehicle.

- (i) The Panel considered the proposed suspension of licence number 09/00596/PHVL currently held by Thomas Withers as he had failed to present his car by 31st December 2011 for an Annual Inspection in terms of Condition 3 of the Private Hire Car Vehicle Licence.

Decided: in the absence of the licenceholder, to suspend this licence with immediate effect for its unexpired portion as he had failed to present his car for an Annual Inspection.

- (ii) The Panel considered the proposed suspension of licence number 10/00989/PHVL currently held by Amjad Chadhar as he had failed to present his car by 1st December 2011 for an Annual Inspection in terms of Condition 3 of the Private Hire Car Vehicle Licence and return his licence plates when requested.

Decided: in the absence of the licenceholder, to suspend this licence with immediate effect for its unexpired portion and to instruct Mr. Chadhar to return his licence plates as he had failed to present his car for an Annual Inspection.

(d) Street Traders.**Kevin Kane for Sale of Flowers, Bedding Plants, etc. at Mill Street, Ayr.**

Decided: in the absence of the applicant, to approve this application for three years, subject to standard conditions as previously agreed.

4. Exclusion of press and public.

The Panel resolved, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the press and public be excluded from the following items of business on the agenda, on the grounds that they involved the likely disclosure of exempt information in terms of paragraph 6 of Part 1 of Schedule 7A of the Act.

5. Civic Government (Scotland) Act 1982 - Licences.

Taxi Driver.

The Panel heard an observation from Strathclyde Police and the licenceholder in response and considered the proposed suspension of the three licences currently held by Ralph Kelly.

- (1) In relation to licence number 09/00664/HCDL Councillor Goldie, seconded by Councillor Allan, moved that the licence not be suspended.

By way of Amendment, Councillor Fitzsimmons, seconded by Councillor Grant, moved that the licence be suspended with immediate effect for its unexpired portion.

On a vote being taken by a show of hands, five Members voted for the Amendment and three Members for the Motion which was accordingly declared carried.

Decided: to suspend licence number 09/00664/HCDL held by Ralph Kelly for its unexpired portion as, in their opinion, in terms of Paragraph 11(2)(a) of Schedule 1 of the Civic Government (Scotland) Act 1982, the holder of the licence was no longer a fit and proper person to hold the licence and in terms of Paragraph 11(2)(c) of Schedule 1 of the Civic Government (Scotland) Act 1982, the carrying on of the activity had caused a threat to public safety.

- (2) The Panel considered the proposed suspension of licence number 10/00185/HCVL.

Decided: to suspend licence number 10/00185/HCVL held by Ralph Kelly in terms of Paragraph 11(2)(d) of Schedule 1 of the Civic Government (Scotland) Act 1982.

- (3) The Panel considered the proposed suspension of licence number 10/01019/HCVL.

Decided: not to suspend licence number 10/01019/HCVL held by Ralph Kelly.

6. Houses in Multiple Occupation Standards.

There was submitted a joint report (issued) of 7th February 2012 by the Executive Director - Corporate Services and the Executive Director – Children and Community

- (1) advising of the new statutory guidance issued by the Scottish Government in relation to the licensing of Houses in Multiple Occupation (HMO); and
- (2) seeking agreement on proposed changes to South Ayrshire Council's standards as a consequence.

Decided: to agree to upgrade the current South Ayrshire Council HMO physical standards requirements to more accurately reflect key safety, security and space conditions outlined within the Statutory Guidance recently issued by the Scottish Government.

The meeting ended at 2.20 p.m.