

PLANNING COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 1 December 2009

Chair:

Councillor Graham Scott

Councillors Present:

Eileen Baxendale, Archie Buchanan, Gordon Clark, Pam Clearie, Gerry Convery, Jim Docherty, Hugh Dunsmuir, Ian Gray, Bill Holman, Archie Manson, Edward McAvoy, Michael McCann, Clare McColl, Lesley McDonald, Alex McInnes, Denis McKenna, Mary McNeill, Patrick Ross-Taylor (Depute), Hamish Stewart, Chris Thompson, Jim Wardhaugh

Councillor Also Present:

Sheena Wardhaugh

Councillors' Apologies:

Alex Allison, Tommy Gilligan

Attending:

Corporate Resources

L Carstairs, Public Relations Officer; P MacRae, Administration Officer

Enterprise Resources

T Finn, Area Manager, Planning and Building Standards Services (Clydesdale); S Laird, Transportation Engineer; M Little, Operations and Area Manager, Planning and Building Standards Services (Hamilton); M McGlynn, Head of Planning and Building Standards Services; M Neill, Planning Officer; T Meikle, Area Manager, Planning and Building Standards Services (East Kilbride)

1 Declaration of Interest

The following interest was declared:-

Councillor(s)	Item(s)	Nature of Interest(s)
J Wardhaugh	Application EK/09/0368 – Provision of sports facilities at playing fields (north), Calderglen Country Park, Strathaven Road, East Kilbride	Previous expression of a view on the application

2 Minutes of Previous Meeting

The minutes of the meeting of the Planning Committee held on 3 November 2009 were submitted for approval as a correct record.

The Committee decided: that the minutes be approved as a correct record.

3 Application EK/07/0169 - Extraction of Sand and Gravel at Greenfields of Avondale, Drumclog, Strathaven

The Chair advised that this application had been withdrawn at the request of the applicant.

The Committee decided: to note the position.

4 Application EK/09/0368 - Provision of Sports Facilities Comprising Football Pitch, Changing Pavilion, Spectator Seating and Facilities, 2 Five-a-Side Training Pitches, 60 Metres Sprint Track, Car Parking and Associated Landscaping at Playing Fields (North), Caldergleng Country Park, Strathaven Road, East Kilbride

A report dated 24 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0368 by East Kilbride Community Trust for the provision of sports facilities comprising a football pitch, changing pavilion, spectator seating and facilities, 2 five-a-side training pitches, a 60 metres sprint track, car parking and associated landscaping at playing fields (north), Caldergleng Country Park, Strathaven Road, East Kilbride.

The Committee decided:

that planning application EK/09/0368 by East Kilbride Community Trust for the provision of sports facilities comprising a football pitch, changing pavilion, spectator seating and facilities, 2 five-a-side training pitches, a 60 metres sprint track, car parking and associated landscaping at playing fields (north), Caldergleng Country Park, Strathaven Road, East Kilbride be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ an additional condition as follows:-
"that, should more than 6 months elapse from the date of the initial protected species survey and the commencement of development, a further survey of all trees within the application site shall be carried out. Should any evidence of bats or nesting birds be identified by the survey, work must stop immediately and Scottish Natural Heritage should be contacted immediately.

Reason

In order to safeguard protected species."

Councillor J Wardhaugh, having declared an interest in this item, withdrew from the meeting during its consideration

5 Application HM/09/0471 - Erection of New Primary School at Newfield Primary School, Muirhead, Stonehouse

A report dated 24 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0471 by Bovis Lend Lease for the erection of a new primary school at Newfield Primary School, Muirhead, Stonehouse.

The Committee decided:

that planning application HM/09/0471 by Bovis Lend Lease for the erection of a new primary school at Newfield Primary School, Muirhead, Stonehouse be granted subject to the conditions specified in the Executive Director's report.

6 Application EK/09/0246 - Erection of Replacement Primary School with Ancillary Car Parking, Muga Pitch and CCTV Cameras at Maxwellton/Greenburn Primary School, Maxwellton Avenue, East Kilbride

A report dated 16 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0246 by South Lanarkshire Council for the erection of a replacement primary school with ancillary car parking, Muga pitch and CCTV cameras at Maxwellton/Greenburn Primary School, Maxwellton Avenue, East Kilbride.

The Committee decided: that planning application EK/09/0246 by South Lanarkshire Council for the erection of a replacement primary school with ancillary car parking, Muga pitch and CCTV cameras at Maxwellton/Greenburn Primary School, Maxwellton Avenue, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

7 Application CR/09/0160 - Erection of Primary School, Muga Pitch and Associated Works, Including the Installation of CCTV Cameras, at Vacant Land between Newton Farm Road and Harvester Avenue, Cambuslang

A report dated 23 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CR/09/0160 by South Lanarkshire Council for the erection of a primary school, Muga pitch and associated works, including the installation of CCTV cameras, at vacant land between Newton Farm Road and Harvester Avenue, Cambuslang.

The Committee decided: that planning application CR/09/0160 by South Lanarkshire Council for the erection of a primary school, Muga pitch and associated works, including the installation of CCTV cameras, at vacant land between Newton Farm Road and Harvester Avenue, Cambuslang be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ an amendment to the associated Section 75 Agreement for Phase 1 of the development

[Reference: Minutes of 15 June 2004 (Paragraph 13)]

8 Application EK/06/0072 - Erection of 13 Wind Turbines and Associated Infrastructure and Deforestation at Land at Dungavel Hill, South of Strathaven

A report dated 24 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/06/0072 by E.ON Renewables UK Limited for the erection of 13 wind turbines and associated infrastructure and deforestation at land at Dungavel Hill, south of Strathaven.

In terms of the Environmental Impact Assessment (Scotland) Regulations 1999, reasons required to be given for approving planning applications which had been submitted with an Environmental Statement. The application was considered acceptable on the basis of the following:-

- ◆ the proposal was consistent with Structure and Local Plan policy
- ◆ the proposal was consistent with relevant government guidelines
- ◆ the accompanying Environmental Statement was a comprehensive document that adequately assessed key impacts

- ◆ there were no significant landscape and visual issues
- ◆ there were no significant ecological issues
- ◆ the satisfactory development and operation of the site could be controlled by means of condition and legal agreement

The Committee decided:

that planning application EK/06/0072 by E.ON Renewables UK Limited for the erection of 13 wind turbines and associated infrastructure and deforestation at land at Dungavel Hill, south of Strathaven be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ conclusion of a Section 75 Agreement between the Council, the applicant and land owners and Scottish Natural Heritage prior to the issue of consent which ensured:-
 - ◆ submission of a bond for the restoration and aftercare of the site
 - ◆ a contribution to the Council's Renewable Energy Fund was provided to the satisfaction of the Council
 - ◆ preparation and implementation of a television reception remedial procedure
 - ◆ preparation and implementation of a Habitat Management Plan to the satisfaction of the Council and Scottish Natural Heritage
 - ◆ the provision of an Ecological Clerk of Works
 - ◆ the funding of a Planning Monitoring Officer to be appointed by the Council
- ◆ conclusion of a Section 96 (Roads Scotland Act) Agreement between the Council and the applicant prior to the issue of consent to ensure the satisfactory procedure and control over turbine transportation and the satisfactory and timely remedy of resultant damage to roads

9 Application HM/09/0507 - Erection of Lighting Columns Relating to Car Park Development by No 5 Green Street, Bothwell

A report dated 23 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0507 by South Lanarkshire Council for the erection of lighting columns relating to a car park development by No 5 Green Street, Bothwell.

The Committee decided:

that planning application HM/09/0507 by South Lanarkshire Council for the erection of lighting columns relating to a car park development by No 5 Green Street, Bothwell be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of Hamilton Area Committee of 29 April 2009 (Paragraph 5)]

10 Application EK/08/0202 - Erection of 7 Industrial Units at Land at Fairfield Place, East Kilbride

A report dated 16 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/08/0202 by Northwind Group for the erection of 7 industrial units at land at Fairfield Place, East Kilbride.

The Committee decided: that planning application EK/08/0202 by Northwind Group for the erection of 7 industrial units at land at Fairfield Place, East Kilbride be granted subject to:-

- ◆ the conditions specified in the Executive Director's report
- ◆ an amended Condition 4 as follows:-
"That prior to the commencement of development, the existing footpath within the site (marked in blue on drawing number L(1)-03) shall be closed at both ends by pedestrian proof barriers and a temporary alternative route provided to the satisfaction and approval of the Council as Planning and Roads Authority.

Reason

In the interests of public safety and amenity."

[Reference: Minutes of East Kilbride Area Committee of 13 April 2005 (Paragraph 4)]

11 Application EK/09/0359 - Change of Use from Carpet Shop (Class 1) to Sandwich Takeaway Shop and Restaurant (Class 3) at 9 Hunter Street, East Kilbride

A report dated 23 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0359 by WJD Property for the change of use from a carpet shop (Class 1) to a sandwich takeaway shop and restaurant (Class 3) at 9 Hunter Street, East Kilbride.

The application had been assessed against the relevant policies and criteria contained in the Adopted South Lanarkshire Local Plan. Details of the assessment were provided in the report. The development constituted Development Contrary to the Development Plan, however, it was not considered that the proposal was significantly contrary to the Development Plan.

In the view of the Executive Director (Enterprise Resources), a departure from the Development Plan was justified in this case for the following reasons:-

- ◆ the proposal complied with Policies DM1 and ENV25 of the Adopted South Lanarkshire Local Plan
- ◆ the proposal was not considered to adversely affect the amenity or vitality of the surrounding area
- ◆ there were no adverse infrastructure issues

The Committee heard Councillor S Wardhaugh, a local member.

Councillor Scott, seconded by Councillor Ross-Taylor, moved that the application be granted subject to the conditions specified in the Executive Director's report. Councillor J Wardhaugh, seconded by Councillor Buchanan, moved as an amendment that the application be refused. On a vote being taken by a show of hands, 5 members voted for the amendment and 14 for the motion which was declared carried.

The Committee decided: that planning application EK/09/0359 by WJD Property for a change of use from a carpet shop (Class 1) to a sandwich takeaway shop and restaurant (Class 3) at 9 Hunter Street, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

12 Application CL/09/0277 - Erection of Class 1 Retail Store Together with Associated Landscaping, Car Parking and Formation of New Access (Planning Permission in Principle) at Gilmour's Yard, Land between Strathaven Road and Carlisle Road, Lesmahagow

The Chair advised that this application had been withdrawn at the request of the applicant.

The Committee decided: to note the position.

13 Application EK/09/0256 - Erection of 18 Flats Comprising 2 x 3 Storey Blocks and Associated Parking at High Common Road, East Kilbride

A report dated 16 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0256 by Clyde Valley Housing Association for the erection of 18 flats comprising 2 x 3 storey blocks and associated parking at High Common Road, East Kilbride.

The Committee decided: that planning application EK/09/0256 by Clyde Valley Housing Association for the erection of 18 flats comprising 2 x 3 storey blocks and associated parking at High Common Road, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

14 Application CR/09/0210 - Erection of Integrated Community Facility with Sports Hall, Dance Studio, Community Rooms, Youth Area and 1 x 7 A-Side/3 x 5 A-Side Football Pitches with Associated Parking and Landscaping at Former Football Pitches, Fernhill Road, Fernhill

A report dated 23 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CR/09/0210 by South Lanarkshire Council (Community Resources) for the erection of an integrated community facility with sports hall, dance studio, community rooms, youth area and 1 x 7 a-side/3 x 5 a-side football pitches with associated parking and landscaping at the former football pitches, Fernhill Road, Fernhill.

The Committee decided: that planning application CR/09/0210 by South Lanarkshire Council (Community Resources) for the erection of an integrated community facility with sports hall, dance studio, community rooms, youth area and 1 x 7 a-side/3 x 5 a-side football pitches with associated parking and landscaping at the former football pitches, Fernhill Road, Fernhill be granted subject to:-

- ◆ the conditions specified in the Executive Director's report

- ♦ an amendment to the existing Section 69 Agreement with Sportsotland to take account of the all weather pitch provision

[Reference: Minutes of 19 June 2007 (Paragraph 10)]

15 Application CR/09/0167 - Erection of 97 Houses over 3 Sites with Associated Roads and Landscaping Works at Site off Nelvaig Drive (Site 1), Site Bounded by Fernhill Road/Galloway Drive/Merrick Way (Site 2) and Site Bounded by Fernhill Road/Galloway Drive/Morar Drive (Site 3), Fernhill

A report dated 23 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CR/09/0167 by West of Scotland Housing Association for the erection of 97 houses over 3 sites with associated roads and landscaping works at site off Nelvaig Drive (Site 1), site bounded by Fernhill Road/Galloway Drive/Merrick Way (Site 2) and site bounded by Fernhill Road/Galloway Drive/Morar Drive (Site 3), Fernhill.

The Committee decided: that planning application CR/09/0167 by West of Scotland Housing Association for the erection of 97 houses over 3 sites with associated roads and landscaping works at site off Nelvaig Drive (Site 1), site bounded by Fernhill Road/Galloway Drive/Merrick Way (Site 2) and site bounded by Fernhill Road/Galloway Drive/Morar Drive (Site 3), Fernhill be granted subject to the conditions specified in the Executive Director's report.

[Reference: Minutes of 19 June 2007 (Paragraph 10)]

16 Application CL/09/0313 - Residential Development (Planning Permission in Principle) at Land to South East of Boghall Road, Carluke

A report dated 16 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0313 by Lithgows Limited for a residential development (planning permission in principle) at land to the south east of Boghall Road, Carluke.

The Committee decided: that planning application CL/09/0313 by Lithgows Limited for a residential development (planning permission in principle) at land to the south east of Boghall Road, Carluke be granted subject to:-

- ♦ the conditions specified in the Executive Director's report
- ♦ the prior conclusion of a Section 75 Agreement, between the Council and the applicant to ensure a financial contribution of £3,395 was submitted towards the creation of footpaths at various points along Boghall Road

[Reference: Minutes of 2 December 2003 (Paragraph 4)]

17 Application CL/09/0442 - Change of Use of Industrial Unit to Form a Vocational Training Centre at Unit 1/1, Castlehill Industrial Estate, Tantallon Court, Carluke

A report dated 13 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0442 by South Lanarkshire Council (Education Resources) for the change of use of an industrial unit to form a Vocational Training Centre at Unit 1/1, Castlehill Industrial Estate, Tantallon Court, Carluke.

The Committee decided: that planning application CL/09/0442 by South Lanarkshire Council (Education Resources) for the change of use of an industrial unit to form a Vocational Training Centre at Unit 1/1, Castlehill Industrial Estate, Tantallon Court, Carluke be granted subject to the conditions specified in the Executive Director's report.

18 Tree Preservation Order - Earls Gate, Bothwell

A report dated 13 November 2009 by the Executive Director (Enterprise Resources) was submitted on a Provisional Tree Preservation Order (TPO) on a number of trees located within the grounds of 9 Earls Gate, Bothwell. The Provisional TPO was required to ensure that adequate protection was given to the trees as soon as possible.

In terms of the Council's approved Scheme of Delegation, the Executive Director (Enterprise Resources), in consultation with the Chair and the local members, had authorised the making of a Provisional Tree Preservation Order under the terms of Section 163 (Provisional Tree Preservation Orders) of the Town and Country Planning (Scotland) Act 1997.

The Committee decided:

- (1) that the action taken, in terms of the Council's approved Scheme of Delegation, by the Executive Director (Enterprise Resources), in consultation with the Chair and the local members, in authorising the making of the Provisional Tree Preservation Order under the terms of Section 163 (Provisional Tree Preservation Orders) of the Town and Country Planning (Scotland) Act 1997 on the trees located within the grounds of 9 Earls Gate, Bothwell, as identified on the plan attached to be report, be noted; and
- (2) that, should there be no objection to the Provisional Tree Preservation Order, the Order be confirmed 6 months from the date of its promotion.

19 Application HM/09/0523 - Erection of Freestanding Roundabout Sponsorship Signage at A71 Strathaven Road Roundabout, Stonehouse

A report dated 10 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0523 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the A71 Strathaven Road roundabout, Stonehouse.

The Committee decided: that planning application HM/09/0523 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the A71 Strathaven Road roundabout, Stonehouse, be granted subject to the conditions specified in the Executive Director's report.

20 Application EK/09/0357 - Erection of Freestanding Roundabout Sponsorship Signage at Strathaven Road/Greenhills Road Roundabout, East Kilbride

A report dated 23 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0357 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the Strathaven Road/Greenhills Road roundabout, East Kilbride.

The Committee decided: that planning application EK/09/0357 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the Strathaven Road/Greenhills Road roundabout, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

21 Application CR/09/0225 - Erection of Freestanding Roundabout Sponsorship Signage at A724 Cambuslang Road/B768 Main Street Roundabout, Rutherglen

A report dated 12 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CR/09/0225 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the A724 Cambuslang Road/B768 Main Street roundabout, Rutherglen.

The Committee decided: that planning application CR/09/0225 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the A724 Cambuslang Road/B768 Main Street roundabout, Rutherglen be granted subject to the conditions specified in the Executive Director's report.

22 Application CL/09/0457 - Erection of Freestanding Roundabout Sponsorship Signage at Clyde Street/Luggie Road Roundabout, Carluke

A report dated 16 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CL/09/0457 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the Clyde Street/Luggie Road roundabout, Carluke.

The Committee decided: that planning application CL/09/0457 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the Clyde Street/Luggie Road roundabout, Carluke be granted subject to the conditions specified in the Executive Director's report.

23 Application HM/09/0534 - Erection of 4 Freestanding Non-Illuminated Roundabout Sponsorship Signs at Hillhouse Road/International Avenue Roundabout, Hamilton

A report dated 16 November by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0354 by South Lanarkshire Council for the erection of 4 freestanding roundabout sponsorship signs at the Hillhouse Road/International Avenue roundabout, Hamilton.

The Committee decided:

that planning application HM/09/0354 by South Lanarkshire Council for the erection of 4 freestanding roundabout sponsorship signs at the Hillhouse Road/International Avenue roundabout, Hamilton be granted subject to the conditions specified in the Executive Director's report.

24 Application EK/09/0358 - Erection of Freestanding Roundabout Sponsorship Signage at Greenhills Road/Lickprivick Road Roundabout, East Kilbride

A report dated 16 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0358 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the Greenhills Road/Lickprivick Road roundabout, East Kilbride.

The Committee decided:

that planning application EK/09/0358 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the Greenhills Road/Lickprivick Road roundabout, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

25 Application EK/09/0365 - Erection of Freestanding Roundabout Sponsorship Signage at East Mains Road/Markethill Road Roundabout, East Kilbride

A report dated 12 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0365 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the East Mains Road/Markethill Road roundabout, East Kilbride.

The Committee decided:

that planning application EK/09/0365 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the East Mains Road/Markethill Road roundabout, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

26 Application EK/09/0366 - Erection of Freestanding Roundabout Sponsorship Signage at East Mains Road/Mavor Avenue Roundabout, East Kilbride

A report dated 24 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application EK/09/0366 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the East Mains Road/Mavor Avenue roundabout, East Kilbride.

The Committee decided:

that planning application EK/09/0366 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the East Mains Road/Mavor Avenue roundabout, East Kilbride be granted subject to the conditions specified in the Executive Director's report.

27 Application CR/09/0226 - Erection of Freestanding Roundabout Sponsorship Signage at A749 East Kilbride Road/Cathkin Bypass Roundabout, Rutherglen

A report dated 12 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CR/09/0226 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the A749 East Kilbride Road/Cathkin Bypass roundabout, Rutherglen.

The Committee decided: that planning application CR/09/0226 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the A749 East Kilbride Road/Cathkin Bypass roundabout, Rutherglen be granted subject to the conditions specified in the Executive Director's report.

28 Application HM/09/0535 - Erection of 4 Freestanding Non-Illuminated Roundabout Sponsorship Signs at A723 Motherwell Road/A72 Palace Grounds Road Roundabout, Hamilton

A report dated 16 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application HM/09/0535 by South Lanarkshire Council for the erection of 4 freestanding non-illuminated roundabout sponsorship signs at the A723 Motherwell Road/A72 Palace Grounds Road roundabout, Hamilton.

The Committee decided: that planning application HM/09/0535 by South Lanarkshire Council for the erection of 4 freestanding non-illuminated roundabout sponsorship signs at the A723 Motherwell Road/A72 Palace Grounds Road roundabout, Hamilton be granted subject to the conditions specified in the Executive Director's report.

29 Application CR/09/0227 - Erection of Freestanding Roundabout Sponsorship Signage at A763 Clydeford Road/A763 Bridge Street Roundabout, Cambuslang

A report dated 12 November 2009 by the Executive Director (Enterprise Resources) was submitted on planning application CR/09/0227 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the A763 Clydeford Road/A763 Bridge Street roundabout, Cambuslang.

The Committee decided: that planning application CR/09/0227 by South Lanarkshire Council for the erection of freestanding roundabout sponsorship signage at the A763 Clydeford Road/A763 Bridge Street roundabout, Cambuslang be granted subject to the conditions specified in the Executive Director's report.

30 Urgent Business

There were no items of urgent business.