

Meeting of the Parish Council held on Monday, 10th February 2025 at Great Chart Village Hall at 7.00pm MINUTES

Councillors Present:	Cllrs P Barker, Y Barker, Darvill (from Item 4.1),
	Gathern, Herring, McClintock, Sullivan, Tate (from
	Item 4.1), Wiffen
Number of Seats	11
Number of Clirs Present	9
Number of Clirs Absent	2
Also Present:	Aniko Szocs (Clerk), Paula Cowperthwaite (Deputy
	Clerk), Cllr Barrett (ABC), Cllr S Gathern (ABC), 1
	member of public.

1. Apologies for Absence

Clirs Heathcote, Mercer. Clir Blanford (ABC), Clir Hallett (ABC).

2. Declarations of Interest

To hear declarations of interest on this agenda, relating to:

2.1. Disclosable Pecuniary Interests

None

2.2. Other Significant Interests

None

2.3. Other Interests

Cllr Herring – Item 6.3 Cllr Gathern – Items 6.3, 6.4 Cllr P Barker – Items 6.1, 6.3, 6.4

Cllr Wiffen – Items 6.2, 6.3, 6.4, 9.2, 13.2

Cllr Sullivan – Item 6.1 Cllr McClintock – Items 6.4, 9.2 Cllr Y Barker – Item 6.1

3. Minutes of the Previous Meeting

The council resolved to approve the minutes of the meeting held on Monday 13th January 2025 as a true record.

Proposed:	Cllr P Barker	Seconded:	Cllr Y Barker
Vote In Favour: 7	Vote Against: 0	Abstain: 0	MOTION CARRIED

4. Reports from Borough Councillors and other organisations

4.1. Cllr Bill Barrett – Singleton East Ward

Cllr Barrett has had a relatively quiet month. He met with Cllr McClintock last month to discuss the SEC insurance policy with a plan to improve the clarity around who is responsible for what within the policy.

A solar panel battery storage system has been looked at costing around £12K, another two quotes will be sourced before a decision is made. Cllr

Barrett has committed to granting £1.5K in March 2025, and a further £1.5K in April 2025.

ASB levels are greatly reduced around Singleton Lake at the moment. The costs of upgrading the car park have been looked at. A complete overhaul of the area would cost around £82K. This will be reviewed as to what is affordable and value for money.

It was discussed as to whether the Lake area could be classed as a Nature Reserve. This would need to be explored via Natural England.

A recent social media post expressed disappointment at the neglect around the lake. The Clerk has reported a couple of issues to ABC recently to be told that it is not their responsibility, with no alternative contact given.

4.2. Cllrs Jessamy Blanford & Alan Pickering – Weald Central Ward Not present. No report received.

4.3. Cllr Sally Gathern - Singleton West Ward

The Biodiversity Task Group have looked at large plans of Ashford and are keen to protect, and possibly expand, the Green Corridor areas to enhance connectivity for biodiversity.

Great Chart with Singleton Parish Council did not feature on a recent report to the ABC Standards Committee. Many complaints related to social media posts and comments by councillors. KALC will be arranging training on this subject, and Cllr S Gathern encourages councillors to attend.

Cllr S Gathern has reported two trolleys in the river near Singleton Lake, one has been removed but one has not. She has also reported a third trolley near Great Fishers.

Cllr S Gathern has suggested an Annual Spring Clean is organised as a large litter picking event in March time.

Cllr S Gathern would like to sow wildflowers on the site of the previously fly tipped land at the corner of Bulrushes and Singleton Hill.

The Clerk thanked Cllr S Gathern for all her litter picking efforts across the Parish.

4.4. Cllr Clive Hallett - Washford Ward

Not present. No report received.

5. Reports from County Councillors (when in attendance)

5.1. Cllr Charlie Simkins

Not present. No report received.

5.2. Cllr Dirk Ross

Not present. No report received.

6. Reports from Committees/Groups

6.1. Planning Committee

Planning meetings have been held and a large number of planning applications were recently discussed after Hodsons submitted then to comply with phasing deadlines. The planning comments and decisions can be seen at Appendix One.

Cllr Wiffen thanked the planning committee for all their hard work

6.2. Singleton Spaces

All is running well. There will be a music quiz this weekend.

6.3. Environment Committee

A meeting was held and minutes have been circulated.

The Hillcrest Allotments have installed their lower water tap to improve access for those plots further away from the storage tanks.

The Tree Trail is now active. It has been completed by some residents and positive feedback has been received.

Additional fruit trees have been planted in the community orchard.

6.4. Finance Committee

The committee has met and looked at recent grant applications. When awarding a grant, and where it is possible to pay the supplier direct, VAT can be reclaimed. Where it is paid directly to the grant applicant, no VAT can be reclaimed. The finance committee have requested that the grant policy be discussed at the next Full Council meeting.

Public Participation: There will be 15 minutes of the meeting to hear public questions and comments.

Peter New (NHW) was not present but his report is available on the Parish Council website.

Cllr Barker noted that three arrests have been made in relation to the Hoads Wood illegal dumping of waste.

7. Review of Policies

None

8. Devolution

Since the meeting agenda was published, it has been announced that Kent will not be part of the Devolution fast track process.

District and Borough Council's in the Kent area will now be expected to submit their devolution plans by 28th November 2025. The Parish Council resolved that a working group be formed in preparation for this work.

Proposed:	CIIr Wiffen	Seconded:	Cllr Y Barker
Vote In Favour: 6	Vote Against: 1	Abstain: 2	MOTION CARRIED

The members of the working group will be Cllrs Y Barker, P Barker, Wiffen and Herring.

9. Grant applications

9.1. Dreamdragons

Three quotes have been received for new stage curtains and a winding mechanism for them in the large hall at Singleton Village Hall. The finance committee recommended that the grant application is refused with the counter proposal that it is run as a council project with Dream Dragons managing the project. Payment will be made by the council direct to the supplier. There was a discussion about who would insure and maintain the curtains.

The council resolved to run the purchase of the curtains and winding mechanism as a council project.

Proposed:	Cllr P Barker	Seconded:	Cllr Tate
Vote In Favour: 6	Vote Against: 1	Abstain: 2	MOTION CARRIED

9.2. Repair Café

The application is for 50% of the costs of a new container, now that the older small container had come to the end of its life and had been removed.

The Council resolved to approve the application.

Proposed:	Cllr Darvill	Seconded:	Cllr Gathern
Vote In Favour: 9	Vote Against: 0	Abstain: 0	MOTION CARRIED

10. Resident Survey

The Clerk showed an updated version of the 2023 resident survey with a suggestion that it is now run annually.

Small changes have been recommended before publishing the survey. Cllr Wiffen will compile a list, and the Clerk will make the necessary updates accordingly. The Council resolved to run the resident survey annually, with a few small changes to the existing template.

Proposed:	Cllr McClintock	Seconded:	Cllr Y Barker
Vote In Favour: 9	Vote Against: 0	Abstain: 0	MOTION CARRIED

11. Highways Improvement - Great Chart

The cost of £28K for the proposed build out area on The Street will be expected to be met by the Parish Council. A discussion took place on whether it was for the Parish Council to pay, and whether the residents of Great Chart actually want it. There was also concern that costs will go up during the project, and these costs will be expected to be met by the Parish Council as well.

The Council resolved to reject this proposal in the absence of sufficient quotation detail, and in favour of requesting a 20mph zone Traffic Regulation Order instead.

Proposed:	Cllr Darvill	Seconded:	Cllr D Gathern
Vote In Favour: 9	Vote Against: 0	Abstain: 0	MOTION CARRIED

12. Bin Provision

The member of public requesting this was asked to contact the CMO to approach ABC on Chilmington residents behalf. Cllr S Gathern asked that those requesting the bins consult with ABC as PROWs are the responsibility of KCC and ABC may not be able to access them.

The Council resolved that a suitable solution is investigated.

Proposed:	Cllr Y Barker	Seconded:	Cllr Wiffen
Vote In Favour: 9	Vote Against: 0	Abstain: 0	MOTION CARRIED

13. Planning

13.1. Planning Application PA/2025/0013

15, Woodland Rise, Chilmington Green, TN23 8AR Proposed Garage conversion

This application was originally submitted in March 2024, but was withdrawn following comments from the Planning Officer relating to the parish council's objection comments. This application is the resubmission of the original application. It will reduce a parking space but two cars can still be parked on the homeowners land. It was noted that the plans do not comply with the Chilmington Design Code but this is not legally enforceable as it is a guideline.

The car barn is not a garage, it has been converted illegally by the developer.

The Council resolved to support the application.

Proposed:	Cllr Tate	Seconded:	Cllr Gathern
Vote In Favour: 4	Vote Against: 1	Abstain: 3	MOTION CARRIED

13.2. Planning Application Number PA/2025/0122

New Street Farm, Chilmington Green Road, Great Chart, Ashford, TN23 3DL. Two-storey industrial unit to include veterinary practice with offices above following demolition of existing unit.

There were no planning related concerns. The council resolved to support this application.

Proposed:	Cllr McClintock	Seconded:	Cllr Sullivan
Vote In Favour: 9	Vote Against: 0	Abstain: 0	MOTION CARRIED

14. Finance

14.1. Items for Payment

The council resolved to agree the Items for Payment and acknowledged the bank reconciliation.

Proposed:	Cllr Wiffen	Seconded:	Cllr Darvill
Vote In Favour: 9	Vote Against: 0	Abstain: 0	MOTION CARRIED

Items for Approval February 2025

Method	Items for Approval for Payment	Description		VAT		tal payable
Bacs	Kent Pension	Pension Contribution			£	1,735.17
Bacs	HMRC	Employer			£	2,194.90
Bacs	Salaries	February Salaries			£	5,421.81
Bacs	Singleton Village Hall	FOSL meeting-venue hire			£	24.00
Bacs	ADM Computing	Monthly support contract	£	52.58	£	315.50
Bacs	JRB	Dog glove refill	£	50.10	£	300.60
Bacs	Becky Walsh	Training - Communication			£	25.00
Bacs	Procurement Services Digital	Photocopier rental	£	21.25	£	127.51
Bacs	PMVA Training	First aid course	£	160.00	£	960.00
Bacs	MaintainX	Premium Plan 3 licence			\$ 1-	499.40
Bacs	Practitioner Conference	Travel expense			£	151.64
Bacs	ADM Computing	Annual Microsoft licences	£	573.60	£	3,441.60
Bacs	Singleton Spaces	Education team			£	1,500.00
Bacs	Uprising	Churchyard maintenance			£	720.00
DD	Hosted	Telephone and Broadband	£	10.89	£	54.45
DD	RAC Business	Van-Roadside and at Home			£	16.39
Comments:		SUBTOTAL			£	16,988.57
				TOTAL	£	16,988.57

PREVIOUS PAYMENT FOR INFORMATION

DATE OF PAYMENT	PAYMENT METHOD	AMOUNT	DESCRIPTION	
10/01/25	Bacs	£ 33.60	Spare parts for noticeboard	

INCOME PAYMENT FOR INFORMATION

DATE OF PAYMENT	PAYMENT METHOD	AMOUNT	DESCRIPTION

Credit card payment items for Information	Description	escription VAT		Total Paid			
Account Number:19079376							
Amazon	Punched pockets	£1.16	£	6.96			
Acorn Solutions	Semi skimmed milk pots		£	11.60			
Amazon	Projector case	£7.66	£	45.98			
Amazon	2025 Diary	£0.66	£	3.98			
GiffGaff	Mobile phone top up	£1.00	£	6.00			
Amazon	2025 Diary	£1.98	£	11.94			
Travis Perkins	Graffiti remover	£5.90	£	35.36			
Halfords	Delcer	£0.42	£	2.50			
Thanet Tool Supplies	Handled file	£1.15	£	6.90			
GiffGaff	Broadband top up		£	10.00			
GiffGaff	Mobile phone top up		£	10.00			
Lily's Social Kitchen	Pop Up Café	£3.82	£	22.85			
Google App	Life360 tracker		£	9.99			
Canva	Annual subscription	£17.98	£	107.88			
GiffGaff	Mobile phone top up		£	10.00			
	Account Number: 240568	05					
Thanet Tool Supplies	Thermal gripper glove	£1.32		£7.90			
GiffGaff	Mobile phone top up	£1.33		£8.00			
Morrisons Daily	Refreshments		£4.00				
B&Q	Abrasive roll and hammerite	£9.67		£58.00			
Halfords	Rust remover	£5.84		£34.98			
Tesco	Diesel	£7.17		£43.00			
Thanet Tool Supplies	Thermal waterproof glove	£1.76		£10.56			
Willesborough Service	Jet wash	£0.83		£5.00			
Screwfix	Wood repair filler	£1.83		£10.96			
B&Q	Paint 2in1	£5.00		£30.00			
MFG Beaver Services	Diesel	£8.33		£50.00			
Hobbycraft	Storage box	£1.17	£7.00				
Tesco	hoovering			£1.00			
Royal Bank of Scotland	Chash withdrawal			£10.00			
	Total:	£85.98		£582.34			

15. Clerk's Report and Update on Issues not Listed Elsewhere on the Agenda

The Clerk's Report was shown to the room and can be seen at Appendix Two. Cllr Wiffen thanked the Clerk for producing a useful report for each meeting.

16. Correspondence

None.

17. Items for Information or Agenda for Next Meeting

Grant awarding policy

18. Date and Venue of Next Meeting

The next scheduled Council Meeting will be held on **Monday 10th March 2025** starting at 7.00pm at Singleton Village Hall

Closed session

To Resolve that under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

It was moved by the Chair that in pursuance of the Local Government (Access to Information) Act 1985 the press and public be excluded from the meeting during the discussion of the following item on the grounds that it is exempt information as defined in the Act.

19. Staffing

19.1. Staffing

The Parish Steward contract was terminated in January. Another interviewee was offered the role and has accepted. Their start date will be 3rd March.

19.2. Community Engagement Officer

The Community Engagement Officer role is being advertised with a closing date of 17th February, with interviews being held on 21st February.

The meeting ended at 21:00pm.				
Signed as a true record by:				
Cllr Wiffen				
Date:				

Appendix One

Planning Comments

January

Planning Application PA/2024/2321

Former Grain Store, Great Chilmington Farmhouse, Chilmington Green Lane, Chilmington Green, Great Chart, Ashford

Erection of dwelling with garage and associated development following demolition of former grain store.

The committee resolved that there were no planning related issues and supported the application.

Planning Application NOT/2025/0034

Parcel N2, Land at Chilmington Green, Ashford Road, Great Chart

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 104 dwellings with associated roads and infrastructure in land Parcel N2 pursuant to outline planning permission 12/00400/AS.

- The plans for this parcel do not meet TRA3 or the Design Code for parking:
 - there should be no more than two tandem spaces for each dwelling, there are a number of triple tandem spaces
 - the amount of tandem parking proposed raises the minimum amount of visitor parking, and this does not meet that minimum by approximately 10 spaces
 - parking between dwellings should be behind the build line
 - several properties have impractical parking arrangements, whereby parking spaces are split across multiple locations, too far from the property itself, and 4 dwellings do not have 2 clearly allocated spaces
- There is a lack of allocated parking for disabled vehicle users.
- There are no EV charging points allocated, partly down to the location of the allocated parking spaces being away from dwellings.
- There is no cycle storage, no solar panels, no rainwater butts.
- Some roads have no turning circles for larger vehicles without using private property, which is likely to have a private car parked on it.
- It is not clear what the building in the top left of the location plan is, if it is residential, it has no garden.
- There is a lack of recreational space other than walking space along the avenue.
- There are sizeable SUDS close by, what flooding measures will be present for the nearby houses?
- The roundabout that will access the secondary school need to show the turning circle for coaches turning from The Avenue, left on to Chilmington Green Road.
- If the building work is carried out in the order of applications submitted, construction traffic will be travelling through the residential areas.

The committee resolved to object to this application for all the reasons specified.

Planning Application NOT/2025/0035

Land Parcel A2 and part of Parcel G11, Ashford Road, Great Chart, Ashford, Kent Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 51 dwellings with associated roads and infrastructure in land Parcel A2 and part of parcel G11 pursuant to outline planning permission 12/00400/AS

- There are a number of car barns being constructed with brick, which has the potential to be illegally converted to garages. They should be open wooden structures without treble parking.
- The presence of the tandem parking requires more visitor parking spaces than has been provided.
- There is no green energy, no EV charging points, solar panels, rainwater harvesting, bat boxes etc.
- There is poor disabled access.
- The play area is about the same size as two car parking spaces and smaller than the nearby roundabout. It is also between the parking spaces of the two nearest houses, which may become a safety and nuisance concern.
- There is a concern about surface drainage water coming into the area of G11 and how it will be dealt with.
- Where will the foul water drainage go?
- There is a long access road (next to the G10) which is likely to become the responsibility of the householders and will be the only access for a large number of dwellings for this and NOT/2025/0036. This is likely to be impractical.
- Properties within this application, should not commence before the Waste Water Treatment Works is operational.

The committee resolved to object to this application.

Planning Application PA/2024/2394

Land between Minden Cottage & Pig & Whistle, Ashford Road, Ashford, TN23 3DH Proposed dwelling with associated landscaping and parking.

The driveway uses access on to the A28 which has already been approved for the nearby development.

Concerns were raised about the sharp bend on the access road for refuse and large emergency vehicles.

The boundary of the development comes right up to the edge of the SUDS. There is potential for flooding from the SUDS depending on the angle of the incline down to them.

There were also concerns about roots from the existing mature trees affecting the house.

The committee resolved to support this application with the above concerns noted.

Planning Application NOT/2025/0046

Land Parcels G7 G8 and F5, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for the construction and provision of informal green space and attenuation pond together with associated footpaths, cycleways, landscaping, public open space and infrastructure on land parcels G7, G8 and F5 (Main AAP Phase 2) pursuant to outline planning permission 12/00400/AS.

The line of existing trees shown in G7 do not exist.

The section going up to the top of the G7 plan does not show the full area and makes it difficult to comment as this will be a much longer path than the one shown.

There is no formal play equipment clearly shown on the plan.

The committee resolved to object to this application as the information it contains is incomplete.

Planning Application NOT/2025/4044

Parcel PS2, Land at Chilmington Green, Ashford Road, Great Chart

Reserved matters application for the approval of appearance, landscaping, layout, scale, access for the construction of play space 2 together with public open space, play area and infrastructure for land parcel PS2, pursuant to outline planning permission 12/00400/AS.

- The application states that a design brief and specification for PS2 have not been undertaken because PS2 is not required until 2,500 dwellings are completed. However, under condition 5 of the outline consent: all reserved matters applications for phase 2 must be submitted within 8 years of the outline planning consent.
- The cricket pitch was originally included in Phase 1, this is now showing as Phase 2. There is no parking for anyone using the cricket pitch.
- All surfaces should be appropriate to the play equipment used.
- The play area should be fully inclusive and safe.
- The Parish Council request that they are consulted on detailed plans for any play areas and open spaces.
- There is a new PROW running alongside the L shaped green hedge, but this isn't shown on these plans and should be included.

The committee resolved to object to this application for the reasons listed.

Planning Application NOT/2025/4043

Land Parcel G20, Chilmington Green, Ashford Road, Ashford, Kent

Reserved matters application for the approval of the construction and provision of informal green space, plus appearance, landscaping, layout, scale and access for land parcel G20 (Main AAP phase 2) together with associated footpaths, areas of play public open space and infrastructure pursuant to outline planning permission 12/00400/AS.

The committee resolved to make no comment. However, it would be useful to see where the proposed footpaths go to outside of the parcel plans

Planning Application NOT/2025/0040

Land Parcel DP3, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the appearance, landscaping, layout, scale and access for DP3 (phase 2) pursuant to outline planning permission 12/00400/AS

The committee resolved to make no comment as there is little to comment on. There is only one section of DP3 marked up, the remainder is shown as white. If this is to be part of Discovery Park, a bigger plan needs to be seen so it can be treated as a whole.

Planning Application NOT/2025/0036

Land Parcel B2, Ashford Road, Great Chart, Ashford, Kent

Reserved matters application for the approval of appearance, landscaping, layout, scale and access for 13no dwellings with associated roads, parking, landscaping public open space and infrastructure in land Parcel B2 pursuant to outline planning permission 12/00400/AS.

- The shared access road on both this application and NOT/2025/0035 is long and is a single lane so no areas to pass and will be easily blocked by poor parking from the 23 houses it is planned for. House 12 are likely to park their private vehicles outside their houses blocking the turning circle for large refuse and emergency vehicles.
- The car barns with bin stores are likely to be converted to garages. The Parish Council request that Permitted Development Rights are not able to be used for garage conversions as per Article 4.
- There is a foul water drainage pipe running along Chilmington Green Road, will this become the responsibility of dwelling 13?
- There is no evidence of green energy, such as EV charging points, solar panels, rainwater harvesting, bat boxes etc.

The committee resolved to object to this application for the above reasons.

Planning Decisions

January

PA/2024/2124

10, Lamb Lane, Chilmington Green, TN23 8AF – Single-storey rear extension to create a garden room.

https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000qTYzIAM

ABC: Approve PC: Support

PA/2024/2134

19, Bartlets Lane, Chilmington Green, TN23 8AB – Proposed outbuilding in rear garden. https://ashfordboroughcouncil.my.site.com/pr/a0hTw000000r5eHIAQ

ABC: Approve PC: Support

Appendix Two

Clerk's Report – February



Events:

We are very much looking forward to hosting our very first Pop Up Café at the Chilmington Cabin. We hope to meet many residents from the area.

Residents from Chilmington have approached the Parish Council for guidance on establishing their own Residents' Association, with the long-term goal of forming a separate Parish Council. They were advised that the process can begin with a request from the Parish Council Chair for a Community Governance Review. This review would assess the current boundaries and voter numbers within the ward. It was also noted that support from the Parish Council's Ward Member, as well as representatives from KCC and ABC, will be crucial. I intend to arrange a follow-up meeting with all relevant parties present. I realise that I did not invite Cllr McClintock to the initial discussion, which was an oversight on my part. I sincerely apologise, as I had not anticipated the meeting evolving into such a detailed conversation.

The **Practitioners Conference** had been a great event and experience once again, we heard some inspirational speakers and met and chatted to other Clerks. Thank you to the council for the opportunity to attend this event.

Devolution is a hot topic right now, and as many of you are aware, Kent has placed itself on the priority list. This means we could start seeing changes as early as next year, beginning with the postponement of the County elections. While devolution brings significant changes, it also presents new opportunities for the Parish Council.

Please regularly check your calendar and the parish council website for updates on meetings and events taking place.

Parish Steward: The Steward's contract has been terminated. To minimise disruption the Staffing committee met on Monday 3rd February to discuss the way forward.

Training:

Please regularly check the Kent Association of Local Councils website for updates on training. If there is anything you feel would improve your role as a councillor, please book a place using their Eventbrite website. When booking a place at an event, please do not forget to select payment by invoice and the invoice to be sent to the clerk. If you have issues with accessing the website please email Laura Dyer at <a href="mailto:mail

Tabling a motion for Parish council meetings: If you would like to request an agenda item, please send a motion at least seven clear days before the meeting via theclerk@greatchartsingleton-pc.gov.uk with the wording you would like to appear on

the agenda. Please note, if the motion's wording is not clear, it could be rejected, or you could be requested to resubmit the motion with better wording.

Community Heroes:

The number of Community Heroes are stagnating. As always, if you can, please promote the scheme with your friends and family. More information can be found on the parish council's <u>website</u>. We are also looking for volunteers to help with the **Community Fridge**. If you know anyone who might be interested, please ask them to contact us for further information.

National Association of Local Councils: If you haven't already please subscribe to <u>NALC's newsletter</u>. It has up to date information relating to the sector as well as news about the latest events.

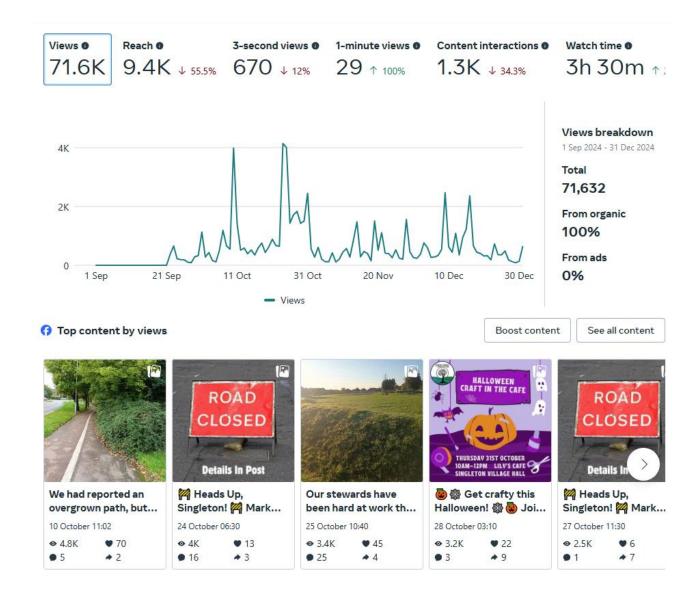
Reporting: It is very important that if you see a fault, it is reported to the relevant authority immediately so works can be arranged. It is often confusing to know who to report to so if in doubt you can check the Parish Council <u>website</u> where all the information you need to know is available. Did you know you can use What3Words to pinpoint the exact location of a fault? You can either access it via the <u>website</u> or download the app to your smartphone.

Social Media: Please like and share our posts on social media so it can reach a wider audience. If you are on Facebook or Instagram ensure you give us a like and follow us 😂

Social Media Engagement Report

Between September - December 2024

Facebook:



Instagram:

