

**PLANNING DECISIONS – MARCH 2008**

Application No : 07/00885/FUL      Decision : **Application Permitted**  
Location : 44 Avondale Road Rayleigh  
Proposal : Erect Rear Conservatory (following the dismantling of  
existing rear conservatory and the erection of a single  
storey rear extension)  
Applicant : Mr R Fautley

Application No : 07/00945/LBC      Decision : **Grant Listed Building  
Consent**  
Location : 31 North Street Rochford  
Proposal : Installation of Satellite Dish  
Applicant : Lisa Major

Application No : 07/01041/FUL      Decision : **Refuse Planning  
Permission**  
Location : 14 West Street Rochford  
Proposal : Install 3 No. Air Conditioning Units Behind Parapet Wall to  
Flat Roofed Area at Rear of Building.  
Applicant : Martin McColl

- 1 It has not been demonstrated that adequate noise attenuation measures are included to prevent the installation of the proposed air conditioning units resulting in unacceptable noise nuisance, disturbance and loss of amenity to the occupiers of nearby residential properties and associated amenity areas.

Application No : 07/01044/FUL      Decision : **Refuse Planning  
Permission**  
Location : Land Rear Of 22 Hullbridge Road Rayleigh  
Proposal : Construct Three Bedroomed Detached Bungalow With  
Integral Garage, Access Adjoining No.22 Hullbridge Road.  
Applicant : Mrs Marilyn Hawkes



- 1 The proposal by way of the very close proximity of the proposed access drive to the adjoining dwellings no. 22 and 20 Hullbridge Road would give rise to noise, vibration and disturbance detrimental to the amenity that residents to both those dwellings ought reasonably be expected to enjoy. The proposal therefore would fail to provide a satisfactory means of access contrary to Policy HP14 (i) and (iv) to the Rochford District Replacement Local Plan (2006).

Application No : 07/01051/FUL            Decision : **Application Permitted**  
Location : Bedloes Corner Junction Of A1245 And Church Road  
Rawreth  
Proposal : Provide Permanent Pathways and Landscaping of Informal  
Communal Garden  
Applicant : Rawreth Parish Council

Application No : 07/01070/FUL            Decision : **Application Permitted**  
Location : 365 Eastwood Road Rayleigh  
Proposal : Single Storey Flat Roofed Rear Extension  
Applicant : Mr Jeffrey Smith

Application No : 07/01071/FUL            Decision : **Application Permitted**  
Location : 18 Kingsmans Farm Road Hullbridge  
Proposal : Install Floating Pontoon For Mooring of Yacht.  
Applicant : Mr Mark Hale

Application No : 07/01075/FUL            Decision : **Refuse Planning  
Permission**  
Location : 7 Woodlands Close Rayleigh  
Proposal : Demolish Existing Dwelling and Construct Two Detached  
Houses with Semi - Integral Garages  
Applicant : Mr Mark Lloyd

- 1 The increased and excessive site coverage and building bulk resulting from the construction of two houses on this prominent elevated site will result in the loss of openness and views through the site and create a harsh over-dominant appearance, also arising from the large paved forecourt area, which will be out of character with the more open and symmetrical layout that currently exists in the close, and the verdant appearance of the site. The proposal would therefore be detrimental to residential and visual amenities and the street scene and the design and appearance of the houses lacks harmony with the context of the existing buildings in the vicinity; approval of the development would set an undesirable precedent for similar developments elsewhere in Woodlands Close.



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- 2 The proposal would be detrimental to the visual and residential amenities of the occupiers of the adjoining dwellings, particularly 5, Richmond Drive to the west of the site, due to the unsatisfactory positioning and orientation of the proposed houses within the plot, the dominant appearance and bulk of the proposed dwellings and the differences in level between adjoining properties. These factors would result in an unacceptable loss of light and outlook currently enjoyed by the occupiers of this property, particularly from ground floor windows.

Application No : 07/01082/FUL Decision : **Application Permitted**  
Location : 51 Southend Road Hockley  
Proposal : Demolish Existing Lean -To at Side and Rear and Construct Single Storey Conservatory and Canopy  
Applicant : Mrs Eve

Application No : 07/01093/FUL Decision : **Application Permitted**  
Location : 20 Thorpedene Avenue Hullbridge  
Proposal : Demolish Existing Rear Conservatory and Construct New Rear Conservatory  
Applicant : Mr I Rafiq

Application No : 07/01094/FUL Decision : **Application Permitted**  
Location : 35 Western Road Rayleigh  
Proposal : Insertion of Front Dormer in Roof Space with Balcony. Creation of Front Balcony to First Floor. Alterations to Garages and Entrance Lobby.  
Applicant : Mr And Mrs Lammert

Application No : 07/01096/FUL Decision : **Refuse Planning Permission**  
Location : Site Of 162 - 168 High Street Rayleigh  
Proposal : Demolish Existing Buildings and Provide a Mixed Use Development Comprising Retail and 11 no. Two Bedroomed and 11 no. One Bedroomed Flats in Part Three and Four Storey Building with Access and Parking.  
Applicant : Beaconpoint Properties Ltd And JF Pretlove And AB Pretlove

- 1 The proposal would result in an overdevelopment of the site that would if allowed result in a poorly designed building in terms of massing , height, depth and elevational treatment out of scale and character with the predominant scale and form of buildings in the vicinity of the site that would if allowed prove intrusive and out of character with the site and surrounding area.



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Application No : 07/01104/FUL      Decision : **Application Permitted**  
Location : 29 Temple Way Rayleigh  
Proposal : Convert Carport to Garage  
Applicant : Mr Mark Saunders

Application No : 07/01110/FUL      Decision : **Application Permitted**  
Location : 11A Mendip Close Rayleigh  
Proposal : Single Storey Side and Rear Extension  
Applicant : Mr John Percival

Application No : 07/01113/FUL      Decision : **Application Permitted**  
Location : 156 Rawreth Lane Rayleigh  
Proposal : Construct First Floor Side Extension and Create Rooms in  
Roofspace Incorporating Hip to Gable Roof Extension With  
Pitched Roofed Front and Rear Dormers and Juliet Balcony  
to Rear.  
Applicant : Mr And Mrs Cole

Application No : 07/01114/FUL      Decision : **Application Permitted**  
Location : 1 Mortimer Road Rayleigh  
Proposal : Construct Single Storey Rear Extension  
Applicant : Mr And Mrs Kruse

Application No : 07/01117/FUL      Decision : **Application Permitted**  
Location : Endview The Esplanade Hullbridge  
Proposal : Raise Ridge Height, Provide New Roof to Property and  
Create Rooms in Roofspace with Side and Front Dormers  
and Second Floor Window to Rear.  
Applicant : Mr And Mrs Noble

Application No : 07/01125/FUL      Decision : **Application Permitted**  
Location : 176 London Road Rayleigh Essex  
Proposal : Remove First Floor Flat Roofed Addition and Part of  
Ground Floor Addition and Construct Two Storey Pitched  
Roofed Extension.  
Applicant : Mr And Mrs Cook

Application No : 07/01129/FUL      Decision : **Application Permitted**  
Location : 19 Seddons Walk Hockley  
Proposal : Construct Two Storey Side Extension  
Applicant : Mr And Mrs Hause



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Application No : 08/00003/FUL      Decision : **Application Permitted**  
Location : 28 Holt Farm Way Rochford  
Proposal : Construct Single Storey Flat Roofed Rear Extension and  
Flat Roofed Rear Dormer  
Applicant : Mrs Florence Riches

Application No : 08/00004/FUL      Decision : **Application Permitted**  
Location : 86 Eastwood Road Rayleigh  
Proposal : Demolish Existing Garage and Erect Two Storey Side  
Extension and Single Storey Rear Extension. Side Dormer  
in Existing Roof facing no.84 Eastwood Road.  
Applicant : Mr T Regan

Application No : 08/00009/FUL      Decision : **Refuse Planning  
Permission**  
Location : 16 Orchard Avenue Hockley  
Proposal : Construct Two Storey Pitched Roofed Rear and Side  
Extension, First Floor Rear Extension Both With Juliet  
Balconies. Alter Front Dormer, Provide Front Rooflights,  
Porch and Change Front Windows.  
Applicant : Mr Mark Gallaway

- 1 The proposal by way of the overall extent bulk and form of the enlargements proposed to this semi-detached bungalow would be excessive and dominant. If permitted it would be to the detriment of the character and appearance of these semi detached properties, to the street scene and to the amenities enjoyed by the neighbouring residents including potential overlooking.

Application No : 08/00011/FUL      Decision : **Application Permitted**  
Location : 8 Albert Road Ashingdon Rochford  
Proposal : Construct Rear Conservatory to New Dwelling  
Applicant : Miss Hannah Hales

Application No : 08/00012/FUL      Decision : **Application Permitted**  
Location : 83 Main Road Hockley  
Proposal : Construct Single Storey Side and Rear Extension.  
Applicant : Mr O Nahi



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Application No : 08/00013/ADV      Decision : **Application Permitted**  
Location : Swallow Aquatics London Road Rayleigh  
Proposal : Six 'V' Board Signs 1.455m High Located on Verge  
Applicant : Mr Nick Seaby

Application No : 08/00014/FUL      Decision : **Application Permitted**  
Location : 12 Purdeys Way Rochford  
Proposal : Revised Building to Provide Building Comprising Retail Unit  
and Warehousing Unit with Revised Car Parking Layout  
Applicant : Robert Leonard Group PLC

Application No : 08/00016/FUL      Decision : **Application Permitted**  
Location : 122 Rectory Road Hawkwell  
Proposal : Single Storey Front Extension  
Applicant : Mr S Page

Application No : 08/00017/FUL      Decision : **Application Permitted**  
Location : 54 Ferndale Road Rayleigh  
Proposal : Construct Two Storey Pitched Roofed Side Extension With  
Porch and Canopy to Front. Form Two Vehicular  
Accesses.  
Applicant : Ms Dee King

Application No : 08/00019/COU      Decision : **Grant Planning  
Permission (COU)**  
Location : 155 High Street Rayleigh  
Proposal : Change Of Use of Ground Floor From Shop to Office  
Applicant : Mr Michael Barrett

Application No : 08/00020/OUT      Decision : **Refuse Outline  
Planning Permission**  
Location : 138 Down Hall Road Rayleigh  
Proposal : Single Storey Rear Extension, Two Storey Front and Side  
Extension, New Roof With Habitable Accommodation  
Within and Convert to 4 No. Self Contained One  
Bedroomed Flats With Car Parking to Rear.  
Applicant : Mr Thomas Devlin-James



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- 1 The proposal fails to provide sufficient private amenity space to serve the needs of future occupiers of the development. The layout submitted would achieve a private amenity area of 87.5 square metres. Council guidance would require a minimum of 25 square metres per flat created. If allowed the proposed development would lack sufficient space to provide limited outdoor recreation, outside drying and outside storage for future residents of the development detrimental to the expectations those residents ought reasonably expect to enjoy and would create additional pressure upon that space made available. As such the proposal would be contrary to part (v) to Policy HP 6 to the Council's adopted Local Plan ( 2006) and Supplementary Planning Document 2 Housing Design ( January 2007).

Application No : 08/00021/FUL            Decision : **Application Permitted**  
Location : 70 Eastwood Rise Eastwood Leigh-on-Sea  
Proposal : Rear Conservatory  
Applicant : Mr Stephen Probart

Application No : 08/00023/FUL            Decision : **Refuse Planning  
Permission**  
Location : 15 Broadlands Avenue Hockley  
Proposal : Roof Alterations Including Changing Hipped Roof to Gable  
End. Flat Roofed Rear Dormer, Pitched Roofed Front  
Dormers. First Floor Side Window Facing no.11  
Applicant : Mr And Mrs G Teare

- 1 The proposed flat roofed rear dormer, by reason of its depth, bulk, design and appearance, would be an intrusive alteration out of scale, character and form with this and neighbouring dwellings and contrary to Policy HP6 parts ix and x of the Councils Replacement Local Plan.

Application No : 08/00025/FUL            Decision : **Application Permitted**  
Location : 36 Aldermans Hill Hockley  
Proposal : Hip to Gable Roof Extension Over Extended Ground Floor,  
Extend Existing Rear Dormer. Remodel Front Roof  
Projection  
Applicant : Mr And Mrs Ager



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Application No : 08/00026/FUL      Decision : **Refuse Planning Permission**

Location : 19 Tillingham Way Rayleigh  
Proposal : Construct Two Storey Pitched Roofed Side Extension  
Applicant : Mr Kevin Kirton

- 1 The proposal would remove existing car-parking facilities and would result in the provision of a four-bedroom house without any on-site parking. This would give rise to increased on-street car parking and cause obstruction to the free flow of traffic detrimental to highway safety and the visual amenity of the streetscene.

Application No : 08/00028/FUL      Decision : **Application Permitted**

Location : 32 Station Crescent Rayleigh  
Proposal : Roof Alterations to Change Hipped Roof to Gable End Wall and Extend Rear Dormer. Insert Roof Lights to Front Elevation and First Floor Side Window. Rear Conservatory.  
Applicant : Mr & Mrs Whiteman

Application No : 08/00029/FUL      Decision : **Application Permitted**

Location : 39 Mayfield Avenue Hullbridge  
Proposal : Rear Conservatory  
Applicant : Mr & Mrs Smith

Application No : 08/00030/FUL      Decision : **Application Permitted**

Location : 8 Thames Close Rayleigh  
Proposal : Roof Alterations Including Changing Hipped Roof to Gable End Wall. Insert Pitched Roof Front and Rear Dormers and First Floor Window to Side to Create Rooms in the Roofspace  
Applicant : Mr Peter Evans

Application No : 08/00031/FUL      Decision : **Application Permitted**

Location : 59 Brocksford Avenue Rayleigh  
Proposal : Demolish Rear Conservatory and Construct Single Storey Pitched Roofed Rear Extension  
Applicant : Mr And Mrs Franklin



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Application No : 08/00034/FUL      Decision : **Application Permitted**  
Location : 8 Roche Avenue Rochford  
Proposal : Demolish Existing Rear Extension, Construct New Single Storey Rear Extension. Hip to Gable Roof Extension With Flat Roofed Dormer to Rear and Rooflight to Front  
Applicant : Martin Ryott And Raina Thurgood

Application No : 08/00035/FUL      Decision : **Application Permitted**  
Location : 3 York Road Ashingdon Rochford  
Proposal : Construct Two Storey Extension and Form First Floor With Hipped Roof Over to Convert Bungalow to House With Canopy.  
Applicant : Mr And Mrs Amran

Application No : 08/00036/FUL      Decision : **Application Permitted**  
Location : 86 Daws Heath Road Rayleigh  
Proposal : Single Storey Rear Extension  
Applicant : Mr Stephen Head

Application No : 08/00033/FUL      Decision : **Application Permitted**  
Location : 20 Leonard Drive Rayleigh  
Proposal : Construct Single Storey Rear Extension  
Applicant : Mr N Coker

Application No : 08/00041/FUL      Decision : **Application Permitted**  
Location : Burtons Barn Barling Road Barling Magna  
Proposal : Remove Existing Garage and Storage Container and Erect Detached Building to Provide Domestic Store and Garages.  
Applicant : Mr And Mrs Simon Garner

Application No : 08/00042/ADV      Decision : **Application Permitted**  
Location : Spa Public House 60 Southend Road Hockley  
Proposal : One Sign Written Text Sign Externally Illuminated, One Externally Illuminated Hanging Sign, One Non illuminated Transform Sign, Four Non- Illuminated Brass Amenities Signs.  
Applicant : Orchid Pub Co.



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Application No : 08/00043/FUL      Decision : **Application Permitted**  
Location : 10 Ferndale Road Rayleigh  
Proposal : New Porch and Single Storey Side Extension  
Applicant : Mrs Kirsten Smith

Application No : 08/00047/FUL      Decision : **Refuse Planning Permission**  
Location : 9 Everest Rayleigh  
Proposal : Demolish Existing Garage and Erect Single Storey Side and Rear Extension.  
Applicant : Mr Paul Langwith

- 1 The proposal as submitted has insufficient space in front of the extension to allow vehicles parked there to stand clear of the footway. If permitted, vehicles parked in front of the extension would overhang the footway causing pedestrians to walk in the carriageway. The proposal would therefore be contrary to pedestrian and highway safety and to policy 1.1 Appendix G of the Local Transport Plan 2006/2011 (safety).

Application No : 08/00048/FUL      Decision : **Application Permitted**  
Location : Chandos Service Station Greensward Lane Ashington  
Proposal : Single Storey Rear Extension to Provide Improved Accessibility to Toilet Facility.  
Applicant : Esso Petroleum Company Ltd

Application No : 08/00049/FUL      Decision : **Refuse Planning Permission**  
Location : Rose Glen Broom Road Hullbridge  
Proposal : Convert Garage into Habitable Room  
Applicant : Mr P. Rodgers

- 1 The proposal would result in the loss of a parking space on the premises, with no provision being made for visitors, and the resulting forecourt is of inadequate depth to park a vehicle clear of the highway. This would result in vehicles being parked on the highway to the detriment of pedestrian and highway safety and visual amenity.

Application No : 08/00050/FUL      Decision : **Application Permitted**  
Location : 96 Downhall Park Way Rayleigh  
Proposal : Construct First Floor Pitched Roofed Side Extension and Convert Integral Garage to Habitable Room.  
Applicant : Mr And Mrs A Smart



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Application No : 08/00051/FUL      Decision : **Application Permitted**  
Location : 22 Bramerton Road Hockley  
Proposal : Rear Conservatory  
Applicant : Mr Keyes

Application No : 08/00052/FUL      Decision : **Application Permitted**  
Location : 2 Denham Vale Rayleigh  
Proposal : Rear Conservatory  
Applicant : Mr And Mrs Banyard

Application No : 08/00054/FUL      Decision : **Application Permitted**  
Location : Avalon Hall Road Rochford  
Proposal : Erect Detached Outbuilding Comprising Double Carport,  
Tool Store and Store Room at First Floor Level with  
Dormers to Front Elevation  
Applicant : Mr Gary Reynolds

Application No : 08/00057/FUL      Decision : **Application Permitted**  
Location : 20 The Ramparts Rayleigh  
Proposal : Single Storey Side Extension and Garage Conversion to  
Habitable Room  
Applicant : Mr And Mrs Whitley

Application No : 08/00059/FUL      Decision : **Application Permitted**  
Location : 9 Weir Gardens Rayleigh  
Proposal : Hip to Gable Roof Extension to Form Rooms in Roofspace  
With Pitched Roofed Front and Flat Roofed Rear Dormers.  
Construct Rear Conservatory.  
Applicant : Mr And Mrs White

Application No : 08/00060/FUL      Decision : **Application Permitted**  
Location : 184 Plumberow Avenue Hockley  
Proposal : Raise roof to form chalet bungalow and to incorporate 3  
bedrooms with en-suites  
Applicant : Mr Tony Snell



Application No : 08/00065/FUL      Decision : **Refuse Planning Permission**  
Location : 6 Princess Gardens Rochford  
Proposal : Construct Single Storey Flat Roofed Rear Extension. Hip to Gable Roof Extension to Form Rooms in Roofspace Incorporating 2 No. Pitched Roofed Front Dormers, Flat Roofed Rear Dormer and First Floor Side Window.  
Applicant : Richmonds Developments Ltd

- 1 The proposal by way of the increased width to the dwelling as shown from the submitted plans would further reduce the existing sidespace between the resultant dwelling and the plot boundary contrary to the provisions of Policy HP6 part (ix) to the Council's adopted Local Plan (2006) and Supplementary Planning Guidance (January 2007) which seek to provide building separation compatible with the site surroundings and a total separation of two metres between external walls. The proposed layout plan show a further increase in width of the existing building that would reduce the sidespace to 0.42m at first floor level leading to a coalescence of dwellings lacking suitable space about the resultant buildings proving visually detrimental to the character and appearance of the street.

Application No : 08/00070/COU      Decision : **Grant Planning Permission (COU)**  
Location : Land Opposite Go Karting Centre Brook Road Rayleigh  
Proposal : Provide Mobile Catering Unit  
Applicant : Mr Michael Roberts

Application No : 08/00073/FUL      Decision : **Application Permitted**  
Location : 5 Russell Grove Rochford  
Proposal : Demolish Existing Conservatory and Construct Single Storey Flat Roofed Rear Extension.  
Applicant : Mr And Mrs D.J. Stone

Application No : 08/00071/FUL      Decision : **Application Permitted**  
Location : 24 Clifton Road Ashingdon  
Proposal : Single Storey Front, Side and Rear Extension, Bay Window to Front. Raise Roof Height and Construct Pitched Roofed Front and Rear Dormers. Second Floor Window to Side, Ground Floor Window to Side. (Amended Application Following Approval of Ref. 07/00858/FUL)  
Applicant : Mr R Owen



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Application No : 08/00072/FUL      Decision : **Application Permitted**  
Location : 38 Leslie Road Rayleigh  
Proposal : Front Porch  
Applicant : Mr D. Warren

Application No : 08/00079/ADV      Decision : **Grant Advertisement  
Consent**  
Location : Former Park School Rawreth Lane Rayleigh  
Proposal : Retrospective Application for 2 No. Non Illuminated Twin  
Post Totem Signs Located on Rawreth Lane Frontage  
Land.  
Applicant : Asda Stores

Application No : 08/00080/FUL      Decision : **Application Permitted**  
Location : Canewdon Hall Farm Beacon Hill Canewdon  
Proposal : Pitched Roofed Building For Use as Grain Store (Revised  
Siting to Building Approved Under Ref 07/00865/FUL)  
Applicant : Mr John Robinson

Application No : 08/00081/FUL      Decision : **Application Permitted**  
Location : The Lea Leslie Gardens Rayleigh  
Proposal : Two Storey Rear Extension  
Applicant : Mr And Mrs I P Lewis

Application No : 08/00077/COU      Decision : **Grant Planning  
Permission (COU)**  
Location : Land Rear Of High House Barling Road Barling Magna  
Proposal : Change Use of Land to Use for Power Kite Activities  
Applicant : Mr Shaun Rawlinson

Application No : 08/00089/FUL      Decision : **Refuse Planning  
Permission**  
Location : 53 Branksome Avenue Hockley  
Proposal : Construct Timber Shed  
Applicant : Mr B. Freeman



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- 1 The Replacement Rochford Local Plan (2006) shows the site to be within the Metropolitan Green belt and the proposal is considered to be contrary to policy R1 of the Local Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policies R2 and R5 of the Local Plan). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Application No : 08/00090/FUL            Decision : **Application Permitted**  
Location : 52 High Road Rayleigh  
Proposal : New Bay Window to Front, Extend Pitch Roof and New Stepped Access to Front Door.  
Applicant : Mr S. Norton

Application No : 08/00092/FUL            Decision : **Refuse Planning Permission**  
Location : 41 Southview Road Hockley  
Proposal : Hip to Gable Roof Extension to Form Rooms in Roofspace With Pitched Roofed Front Dormer, Front Rooflight and Flat Roofed Rear Dormer. Construct Single Storey Flat Roofed Rear Extension. Insert Ground and First Floor Windows to Side Elevation.  
Applicant : Mr & Mrs Hill

- 1 The site is in an area of hipped roof bungalows which remain predominantly unaltered since originally constructed. The proposal would therefore result in a change of character to the area and be out of keeping with other nearby properties with which it would be seen in context. It would therefore be detrimental to the street scene and set an undesirable precedent for similar extensions which cumulatively would result in further damage to the appearance of the area.
- 2 The size of the front dormer is too large and obtrusive and it is of unsatisfactory design in that there are substantial margins between the sides and bottom of the proposed windows and the roof slopes, which is contrary to design advice published in the Council's Supplementary Planning Documents and the Essex Design Guide.

Application No : 08/00093/FUL            Decision : **Application Permitted**  
Location : 18 Somerset Avenue Rochford  
Proposal : Single Storey Pitched Roofed Rear Extension With Return of Roof to Side  
Applicant : Mr And Mrs B. Green



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Application No : 08/00134/COU      Decision : **Application Permitted**  
Location : 10 Bellingham Lane Rayleigh  
Proposal : Change Of Use From A2 to a Tattoo Studio  
Applicant : Ms C Halliwell



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