



NOTICE OF NEXT COUNCIL MEETING

Dear Councillors

You are hereby summoned to attend the following meeting:

Meeting of... **PLANNING & HIGHWAYS COMMITTEE**
Time... **18:30**
Date... **Tuesday 12 November 2024**
Place... **Small Hall of the Village Hall, Towers Way, Corfe Mullen**

A handwritten signature in black ink, appearing to read 'C Horsley'.

Catherine Horsley
Town Clerk & RFO
6 November 2024

PUBLIC PARTICIPATION: In accordance with Standing Orders, a maximum of 30 minutes is set aside before the business of the meeting commences to enable members of the public to raise any issues pertaining to the agenda for the attention of Councillors. Up to 5 minutes is allowed for each person. Members of the public will only be permitted to speak during the Public Participation agenda item.

Councillors will be discussing all the items listed on the agenda below.

AGENDA

- PC 24/145 To Receive and Accept apologies for absence (LGA 1972 s85 (1))**
- PC 24/146 To Record any declarations of interest** Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)
- PC 24/147 Paper A - To Approve minutes of meeting held on 22 October 2024** LGA 1972, sch 12, para 41
- PC 24/148 Paper B – To Note Planning Decisions Report** – decisions between 16 October 2024 – 6 November 2024
- PC 24/149 To Consider and Comment on Householder Planning Applications received from Dorset Council Planning:**
 - Application No:** P/HOU/2024/06106
 - Location:** 25 Rectory Avenue Corfe Mullen BH21 3EZ
 - Proposal:** Raise roof to create first floor habitable accommodation with gable ends and dormers, replace rear extension roof with flat roof and alterations to existing doors and windows.

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409495>

Application No: P/HOU/2024/06229
Location: 14 Wickham Drive Corfe Mullen BH21 3JT
Proposal: Erect garage extension.
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409632>

PC 24/150 To Note Variation of Condition Application received from Dorset Council:

Application No: P/VOC/2024/06094
Location: 33 Corfe View Road Corfe Mullen BH21 3LY
Proposal: Bungalow Conversion- extensions to form 2 storey dwelling (as amended by plans received 22.2.2023) (with variation to condition 2 of planning permission P/HOU/2022/04740 to amend plans to show revised material finish on first floor elevations).
<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409482>

PC 24/151 Paper C – To Note Highways Update

PC 24/152 Matters for forthcoming agendas No decisions can be taken¹

PC 24/153 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 26 November 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/154 Close of Meeting

¹ Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)



**Minutes of the meeting of the Planning & Highways Committee held on
Tuesday 22 October 2024 at 18:30 in the small hall of the Village Hall**

Present: **Councillors**
D Sowry-House (Chair)
J Bonham
P Cuckston
S Florek
L Hardy
V Papilio

In Attendance: Rachel Virrill (Deputy Town Clerk)
Daryl Pearce (Deputy Town Clerk/Minute taker)

Public Participation

There were two members of the public present, who did not wish to speak.

PC 24/134 To Receive and Accept apologies for absence (LGA 1972 s85 (1))

Apologies for absence were received and accepted from Cllr Neil who had a prior work commitment and Cllr A Holland due to personal circumstances.

PC 24/135 To Record any declarations of interest Members to declare any interests, including Disclosable Pecuniary Interests they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct and to consider any prior requests from members for Dispensations that accord with Localism Act 2011 s33(b-e) (NB this does not preclude any later declarations)

Cllr Sowry-House declared a non-pecuniary interest due to his roles as Vice-Chair of the Dorset Council Eastern Area Planning Committee and Chair of the Dorset Council Strategic and Technical Planning Committee.

Cllr Florek also declared a non-pecuniary interest due to being a member of the Dorset Council Eastern Area Planning Committee.

PC 24/136 Paper A - To Approve minutes of meeting held on 8 October 2024 LGA 1972, sch 12, para 41

It was **RESOLVED** to **APPROVE** the minutes of the meeting held on 8 October 2024.

PC 24/137 Paper B – To Note Planning Decisions Report – decisions between 2 October 2024 – 16 October 2024

The planning decisions report was **NOTED**.

PC 24/138 To Note Certificate of Lawfulness received from Dorset Council Planning:

Application No: P/CLE/2024/05884
Location: Hope Farm Mill Street Corfe Mullen BH21 3RQ

Proposal: Certificate of Lawfulness for the erection of a rural building along the western boundary of the site at Hope Farm, Mill Street, Corfe Mullen, Dorset, BH21 3RQ

<https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=409251>

Members **NOTED** the Certificate of Lawfulness. However, expressed their disappointment that the application typically required planning consent and that previously the Council had raised multiple strong objections due to the site's proximity to St Huberts church. Town Council to pursue further discussions on this matter with Dorset Council Planning.

PC 24/139 To Note Tree Works Application received from Dorset Council:

Application No: P/TRT/2024/05188
Location: 23 Orchard Close Corfe Mullen BH21 3TW
Proposal: 0659A Sycamore: Fell. 0659B Sycamore: Fell.

The tree works application was **NOTED**.

PC 24/140 To Note Tree Preservation Order Application received from Dorset Council:

Application No: TPO/2024/0033
Location: Land south of Windgreen Roundabout, Corfe Mullen
Trees Specified: T1 Oak

The Tree Preservation Order application was **NOTED**.

PC 24/141 Verbal – To Note Highways Update

The Deputy Town Clerk (RV) provided an update as follows:

- Community Highways Request Policy: published on the Town Council website and to be shared on social media. A member of the public had been signposted to the policy as a result of a request received for double yellow lines on Froud Way.
- Highways Schedule - item 12: Dorset Council Community Highways Officer confirmed the line markings on the roundabout at Hillview Post Office had faded enough to consider remarking. Cllr Purvis to meet with the Dorset Council Highways Officers to discuss realigning the markings.

The update was **NOTED**.

PC 24/142 Matters for forthcoming agendas No decisions can be taken¹

There were no matters for forthcoming agendas.

Cllr. Sowry-House informed members that he had been contacted by residents at Windgreen Gardens, who raised concerns relating to the boundary fence between their properties and the Recreation Ground. Specifically, dogs were able to pass through to their properties. Town Council to write to the management company, Remus to remind them of their legal obligations to maintain their boundaries.

Cllr Hardy queried if an email had been sent to Vikki Slade MP to show support for her campaign to improve the local parking policy. The Deputy Clerk confirmed this would be followed up.

¹ Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119)

PC 24/143 To Agree a date and time for the next meeting – the date and time of the next meeting will be Tuesday 12 November 2024 at 18:30 in the Small Hall of the Village Hall, Towers Way, Corfe Mullen.

PC 24/133 Close of Meeting at 18.49

Signed as a correct record of the meeting.....Date.....

DRAFT

PLANNING AND HIGHWAYS COMMITTEE – REPORT

Meeting Date: 12 November 2024



Agenda Item: PC 24/148

Paper: B

Subject: Planning Decisions Report

Prepared By: Rebecca Callender, Administrative Assistant

Background: All planning decisions have previously been reviewed by the Planning Committee with any issues, objections and comments raised by the Committee being submitted to Dorset Council as part of the planning consultation process.

Key Points: The decisions listed within the report detail all decisions made between 16 October 2024 – 6 November 2024.

PLANNING DECISIONS

P/PALH/2024/05430

Location: 21 Hillside Road Corfe Mullen BH21 3SA

Proposal: Erect Single storey rear extension: To extend 8.0 metres beyond the rear wall of the original dwelling house : Maximum height 2.70 metres: Height to eaves 2.70 metres

Decision: Granted

Decision Date: 23/10/2024

P/HOU/2024/05023

Location: 31 Rectory Avenue Corfe Mullen Wimborne BH21 3EZ

Proposal: Single store rear extension - revised scheme, pitched roof to front projection

Decision: Granted

TC Comment: No Objection

Decision Date: 25/10/2024

P/HOU/2024/05047

Location: 68 Phelipps Road Corfe Mullen BH21 3NW

Proposal: Demolish existing conservatory, form new single storey rear and side extension with flat roof, with internal alterations

Decision: Granted

TC Comment: No Objection

Decision Date: 29/10/2024

P/HOU/2024/05010

Location: 127 Wareham Road Corfe Mullen BH21 3JZ

Proposal: Raise roof of existing dwelling to create additional first floor accommodation, with ground and first floor extensions. Conversion of existing garden building to annexe accommodation, with single storey extensions. (Amended description)

Decision: Granted

TC Comment: No Objection

Decision Date: 30/10/2024

P/HOU/2024/04553

Location: 2A Insley Crescent Corfe Mullen BH18 9EA

Proposal: New first floor side dormer with matching pitch to flat roof.

Decision: Granted

TC Comment: No Objection

Decision Date: 25/10/2024

P/FUL/2024/04031 **Location:** Caretakers Flat Castle Court School Knoll Lane Corfe Mullen Wimborne BH21 3RF
Proposal: Demolition of all buildings and erect a dwelling.
Decision: Granted
TC Comment: No Objection
Decision Date: 31/10/2024

P/OUT/2024/02668 **Location:** 74 Wareham Road Corfe Mullen Wimborne BH21 3LG
Proposal: Demolish existing bungalow and erect 11no residential units, 100% affordable housing (outline application only to determine access, appearance, layout and scale)
Decision: Refused
TC Comment: Objections
Decision Date: 31/10/2024

TREE DECISIONS

P/TRT/2024/05683 **Location:** 51 Rectory Avenue Corfe Mullen BH21 3EZ
Proposal: T1 Oak: Reduce the lateral branches which are growing close to the property by 2.5-3m. T2 Oak: Reduce the lateral branches which are growing close to the property by 2.5-3m.
Decision: Tree Works - TPO - Split
Decision Date: 30/10/2024

P/TRT/2024/05377 **Location:** Wickham House 26 Wickham Drive Corfe Mullen BH21 3JT and adjacent council land, and Villa Sonne Corfe Lodge Road Corfe Mullen BH18 9NQ
Proposal: T11 Birch: Reduce height by 2-3m. T12 Oak: Reduce overhang towards driveway by 1.5m from tips. T13 Birch: Reduce overhang towards driveway by 1.5m from tips. T14 Birch: Reduce overhang towards driveway by 1.5m from tips. G1 Birches (located Villa Sonne): Reduce overhang towards drive by 1.5m from tips. G2 Birches (located Villa Sonne): Reduce overhang towards drive by 1.5m from tips. C1 Birch (located Council land adjacent): Cut back to boundary. C2 Birch (located Council land adjacent): Cut back to boundary. C3 Pine (located Council land adjacent): Cut back to boundary. (Annotated in photographs)
Decision: Tree Works - TPO - Consent
Decision Date: 01/11/2024

Recommendation: To NOTE report.

PLANNING & HIGHWAYS COMMITTEE – REPORT

Meeting Date: 12 November 2024



Agenda Item: PC 24/151

Paper: C

Subject:	Highways Update
Prepared by:	Catherine Horsley, Town Clerk
Purpose of Report:	To note the update on current Highways issues being progressed by the Town Council office with National England and/or Dorset Council Highways.
Background:	<p>Members to consider all highways related matters in relation to the Parish of Corfe Mullen and to make any recommendations to Full Council for approval.</p> <p>Highways updates to also be provided to the Community Services Committee to note for information only.</p>
Key Points:	<p>Please see Appendix 1 listing highways related issues. Updates and/or new items highlighted in red.</p> <p>For awareness, Dorset Council Highways carry out inspections in line with their Code of Practice - https://moderngov.dorsetcouncil.gov.uk/documents/s4013/CodeofPracticefortheClassificationofHighwaySafetyHazardsDefects.pdf</p> <p>Road Closures – Members of the public can view proposed works via https://one.network/ or on the Town Council website under 'latest news'.</p> <p>Members of the public wishing to make highways requests can find the process in the Community Highways Request Policy which can be accessed via Corfe Mullen Town Council website: www.corfemullen-tc.gov.uk.</p>
Implications:	<p>£7500 has been allocated in the 2024/25 financial year for road safety measures.</p> <p>The road safety of Corfe Mullen residents, particularly school children attending local schools and play areas should be a priority for the Town Council. Even if the Town Council supports the request, the locations may not meet the criteria and/or are not guaranteed as other primary consultees may not support it.</p>
Recommendation:	To NOTE update.

Appendix 1 - Highways Update

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
1.	Blandford Road, from Roman Heights Estate	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 0.41 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score meets the criteria for a formal crossing to be considered. Results have been passed to the Dorset Council Transport Planning Team for ranking, prioritisation and funding. Dorset Council, Implementation Team Manager confirmed location to be assessed later in 2024 before an engineer is assigned. Engineer will provide a feasibility, and costs report for assessing the prioritisation and funding.	TBC	TBC	Open
2.	Wimborne Road, adjacent to Lockyers School	New pedestrian crossing/Double Yellow Lines	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 0.02 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score does not meet criteria for a crossing. Note: Pull in on Blandford Road adjacent to school used to be open for drop off/pick up, however, has been closed due to misuse by parents. The land is owned by Dorset Council, however, is leased to Lockyers School. Parked vehicles on both sides of the road, outside of housing development opposite school entrance. Any vehicles parked contrary to the highway code, rule 243, not to park or stop a vehicle, opposite or within 10m/32ft of a junction, except in an authorised parking space should be reported to Dorset Police. Contact made with Dorset Council Parking Services and Dorset Council Travel to investigate	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
				refreshing of line markings of bus stops and 'school keep clear'. The Dorset Council Officer emailed educational resources to the Headteacher at Lockyers School to share with pupils and parents. Cllr Sowry-House following up with Dorset Council Highways.			
3.	Wareham Road, near Brownsea Ave	New pedestrian crossing	Dorset Council Highways carried out traffic survey in September 2023 = Scoring 1.13 <i>(Survey scores need to be 0.40 or above Criteria for a formal crossing).</i>	Score meets the criteria for a formal crossing to be considered. Results have been passed to the Dorset Council Transport Planning Team for ranking, prioritisation and funding. Dorset Council, Implementation Team Manager confirmed location to be assessed later in 2024 before an engineer is assigned. Engineer will provide a feasibility, and costs report for assessing the prioritisation and funding. Dorset Council Lolly-pop person in post in this location during school times only.	TBC	TBC	Open
4.	Lockyers Road near the Windgreen Roundabout	Improvements to existing zebra crossing	Following site visit in 2023, actions agreed with Dorset Council Highways <ul style="list-style-type: none"> • Appropriate signage to be installed in both directions to warn drivers of crossing. • Adjacent tree on Dorset Council land to be cut back as it is obstructing the flashing beacon. 	Dorset Council Community Highways Officer confirmed line markings do not meet the criteria of 75% for repainting. Potholes within the threshold of 40mm (D) and 300mm (L/W) have been infilled. Those not meeting the criteria are being monitoring by the Dorset Council Community Highways Officer. The beacons have been replaced with LED light fittings.	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
			<ul style="list-style-type: none"> Letter to be sent to resident to cut back hedge that is obscuring vision of flashing beacon. Line markings need to be refreshed. Potholes on the crossing need to be infilled. 	Hedge obscuring vision of flashing beacon has been cut back. Awaiting further update from Dorset Council Highways.			
5.	Lockyers Road at the junction to the Roman Heights Estate	Road safety improvements	Car accident on Lockyers Road, adjacent to Roman Heights. Resident contacted the Town Council and Dorset Council Road Safety Team with concerns about the safety on Lockyers Road for pedestrians, particularly children walking to nearby schools.	Dorset Council's Collision Reduction Officer confirmed that Dorset Council investigates 'cluster sites' which are locations that have flagged up as having 4 or more injury collisions within 30 metres over the last 5 years. In January 2023, the location flagged as a 'cluster site' and vegetation was cut back, along with checks of all signs and line markings. Dorset Council confirmed that a further site visit would be carried out to assess safety and maintenance issues at the location. Await update.	TBC	TBC	Open
6.	Wimborne Road by Lambs Green Inn coming up from the A31 Lake Gates Roundabout	New Pedestrian Crossing/ Speed Limit improvements/Traffic calming	Request from a resident to install a pedestrian crossing and to consider additional signage (illuminated or line painted) to make drivers aware of the 30mph speed limit as it is difficult to cross the road, due to speed of vehicles. Consideration to be given to a village gateway on	Dorset Council Highways contacted to request a traffic survey at the location to understand if it meets the criteria for a formal crossing. Awaiting a response from Dorset Council Highways to confirm when a traffic survey can be carried out. Request to be progressed as part of the joint working party with Wimborne Minster Town Council relating to highways improvements	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
			Wimborne Road coming up from the A31 Lake Gates roundabout with 30mph speed limit sign should Dorset Council Highways approve a reduction in the speed limit. Town Council supports requests.	to Julians Bridge, Julian Road and A31 Lake Gates Roundabout.			
7.	A31, Mill Street	Speed limit reduction	Several residents have requested the Council's support to reduce the speed limit in the following locations: <ul style="list-style-type: none"> • Mill Lane, A31 – Residents are petitioning at present due to concerns with road safety. • A31 from Roundhouse to Lake Gates Roundabout – The residents are concerned with safety accessing businesses and residential properties on this stretch of road, particularly services area (Esso and Starbucks). 	Email sent to National Highways on how to proceed should the Council support these requests. Awaiting response from National Highways.	TBC	TBC	Open
8.	a) Blandford Road (B3074) from Windgreen Roundabout to Badbury View Road b) Wareham Road from Windgreen	20mph speed limit reduction/traffic claming/double yellow lines (Blandford Road from Windgreen Roundabout to	Town Council supports requests received from a residents concerned with safety of young people walking to/from Lockyers Middle School along Blandford Road, or to the	Dorset Council Highways have advised to review Dorset Councils 20mph zone policy ahead of submitting any requests for consideration by Dorset Council Highways.	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
	Roundabout to Hillview Roundabout	Lockyers School, junction with Wimborne Road).	<p>Recreation Ground outside of school times.</p> <p>Visitors to the cemeteries reported that users of the Royal British Legion and parents during drop off/pick up school times are parking along pavements on Blandford Road, Newtown Lane, causing obstructions and reduced sight lines for drivers.</p> <p>Serious accident involving a small child on the pedestrian crossing adjacent to Lockyers School.</p>	Alternative traffic calming measures to be considered i.e. illuminated school children sign, to be on during school drop off/pick up times and Speed Indicator Devices (SID). Request to commence the process to determine whether double yellow lines on both sides of Blandford Road, from Windgreen Roundabout to Lockyers School, junction with Wimborne Road is feasible has been sent to Dorset Council Highways.			
9.	Hillside Road, junction with Henbury View Road and Chapel Lane	Double yellow lines	Town Council supported requests received from residents and parents of children attending Henbury View First School concerned about road safety on Hillside Road.	<p>Request to commence the process to determine whether double yellow lines on both sides of Hillside Road, from the junction of Henbury View Road to Chapel Lane, is feasible has been sent to Dorset Council Highways.</p> <p>Please see comments under line 16 relating to double yellow lines and alternative solutions to be considered at a future meeting to change behaviours and encourage users and residents to park considerately.</p>	TBC	TBC	Open
10.	Hillside Road, adjacent to Henbury View Play Area	Safety railings	Request from resident relating to safety of users of the play area when exiting	Quote from Dorset Council Highways approved at the Full	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
			gate onto Hillside Road to to no safety railings being in place. The other gate on Hillside Road does have safety railings.	Council meeting on 23 January 2024. Dorset Council Economic Growth & Infrastructure team are now raising an internal works order for installation to be scheduled.			
11.	Corfe View Road junction with Wareham Road	Double yellow lines	Communications have been received from residents regarding the road safety at the junction relating to road markings and siting of bus shelter.	Town Council supported the resident's request. NOTICE IS HEREBY GIVEN that the Council of Dorset has made the above-mentioned Order under the Road Traffic Regulation Act 1984 as amended. When the Order comes into operation on 8th November 2024 the effect of the Order will be to: <ul style="list-style-type: none"> • Introduce 'no waiting at any time' restrictions at Corfe View Road, Corfe Mullen • Revoke 9 metres of the limited wait bay at Wareham Road (outside 145 Wareham Road), Corfe Mullen • Introduce 10 metres of a 'no waiting at any time' restriction at Wareham Road, Corfe Mullen 	Completed	08.11.24	Closed
12.	Roundabout by Hillview Post Office	Position of roundabout Line markings	Request for Dorset Council Road Safety team to review the position of roundabout line marking following near misses and accident at the location.	Dorset Council Community Highways Officer agrees the position of the roundabout should be revisited. Unfortunately, line markings do not meet criteria of 75% for re-painting. Dorset Council Road Safety Team have visited the site and deem the positioning of	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
				<p>roundabout to be in the correct place. Request for Dorset Council Road Safety Team to visit the site with the Chair of the Council to provide the rationale for position of roundabout markings. Request acknowledged and awaiting a site visit date.</p> <p>Dorset Council Highways have advised that any repainting of the roundabout would not be carried out until resurfacing of area. Cllr Sowry-House following up with Dorset Council Highways.</p> <p>Dorset Council Community Highways Officer has advised the roundabout has faded enough to require remarking. Cllr Purvis meeting with Dorset Council Highways Officers on 06.11.2024 to discuss realigning the markings.</p>			
13.	Pardy's Hill/Broadmoor Road	Line markings refresh	Request for line markings to be repainted as some are not visible.	Dorset Council Community Highways Officer confirmed road markings do not meet the 75% criteria for repainting and are being monitored.	TBC	TBC	Open
14.	Heckford Road	Double yellow lines	Request received from a resident who uses Heckford Road to access his property in Viewside Close, off Hillside Road. On the brow of the hill, there are parked cars on	Alternative solutions to be considered at a future meeting to change behaviours and encourage users and residents to park considerately. Members also noted the same issue on Hillside Road as per Line 9, on the schedule.	TBC	TBC	Open

No.	Location	Request	Comments	Update	Dorset Council Prioritisation	Target Date	Status
			both sides of the road leaving limited space for passing and visibility of oncoming traffic.				
15.	Rushall Lane	Road markings	Reported that the line markings are 90% invisible.	Reported online to Dorset Council Highways, ticket ref: 1264188	TBC	TBC	Open
16.	Waterloo Road junction with Naked Cross	Hedgerow obstructing road signs	Reported that the hedgerow is obscuring the advance warning signage for horse riders.	Reported online to Dorset Council Highways, ticket ref: 1264189	TBC	TBC	Open
17.	Central Avenue, junction of Wareham Road	Double yellow lines	Request for double yellow lines, due to parked cars within 10 metres of the junction making visibility when turned onto Wareham Road very difficult.	Issue reported to CMTC in November 2022, due to near misses at the junction. Request already submitted to Dorset Council Highways for double yellow lines.	TBC	TBC	Open