

WALMER PARISH COUNCIL





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Dated this 12th of May 2021

To Councillors: Cllr J Murray, Cllr A Herring, Cllr B Gardner, Cllr G Bearman, Cllr Mr J Lonsdale, Cllr T Byfield & Cllr M Beard-Gould

You are hereby summoned to attend a meeting of the Planning Committee to be held on Tuesday 18th of May 2021 at 8 The Strand, Walmer 7.00pm to transact the business set out below.

Richard Styles Clerk to the Parish Council

AGENDA

- 1. APOLOGIES FOR ABSENCE
- 2. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2021/2022
- 3. TERMS OF REFERENCE

To review the planning committees' terms of reference.

Attach 1

4. DECLARATIONS OF INTEREST

To receive any declarations of interest from Members in respect of business to be transacted on the agenda.

Where a Member has a new or registered Disclosable Pecuniary Interest (DPI) in a matter under consideration, they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so.

If during the consideration of any item a Member becomes aware that they have a DPI in the matter, they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Where a Member is declaring an 'Other Significant Interest' (OSI), they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared an OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules

5. OPENNESS & TRANSPARENCY

To remind those present of the following: -

The right to record, film and to broadcast meetings of the council, committees and sub committees is established following the Local Government Audit and Accountability Act 2014. This into the rights of the press and public to attend such meetings. While those attending meetings are deemed to have consented to the filming, recording, or broadcasting of meetings, those exercising the rights to film, record and broadcast must respect the rights of other people attending under the Data Protection Act 1998. Any person or organisation choosing to film, record or broadcast meeting of the Council or a committee is responsible for any claims or other liability from them so doing.

6. MINUTES OF THE PREVIOUS MEETING

To approve the Minutes of the meeting held on Tuesday 20th of April 2021.

Attach 2

7. MATTERS ARISING FROM MINUTES NOT COVERED ELSEWHERE

8. PLANNING DECISIONS

To receive a report on decisions received from DDC.

Attach 3

9. PLANNING APPLICATIONS – NEW

i) DOV/21/00552 - 56 Station Road Walmer

Erection of a single storey front porch/extension with 1no. rooflight (existing side porch to be demolished)

ii) DOV/21/00453 - Rear of Hope Villa 10 Station Road Walmer

Erection of a detached dwelling and formation of parking for existing dwelling

iii) DOV/21/00313 - Kings Farmhouse 423 Dover Road Walmer

Erection of 2no. detached dwellings with associated parking and access

iv) DOV/21/00539 - 68 - 69 The Strand Walmer

Insertion of UPVC double doors, a single door and reduction in the ground floor windows size to the front elevation

v) DOV/21/00582 - The Glen Liverpool Road Walmer

Conversion and extension of existing barn to form ancillary accommodation. Erection of detached 3no. bay carport/store

vi) DOV/21/00609 - 1A Herschell Road East Walmer

Erection of a detached double garage

vii) DOV/21/00583 - 35 Ravenscourt Road Walmer

Erection of two storey and single storey rear extensions

viii) DOV/20/01482 - Land Between 82 And 86 Wellington Parade Walmer

Erection of a detached dwelling, associated parking and the provision of a biodiversity enhancement area

ix) DOV/21/00666 - Former Walmer Science College Salisbury Road Walmer

Display of 4no. fascia signs

10. KALC

i) To receive correspondence regarding MHCLG Electronic Communications Infrastructure Consultation. The deadline for responding to MHCLG is the 14 June

Attach 4

ii) To receive a report from the Planning Clerk

Attach 5

11. KENT COUNTY COUNCIL

Members have been invited to participate in the Station Road, Walmer waiting restrictions and street parking places. This consultation is open from 7 May 2021 to 31 May 2021 at 12:00.

Attach 6

12. DATE OF NEXT MEETING

15th of June 2021 at 7pm

ATTACH 2

WALMER PARISH COUNCIL TERMS OF REFERENCE FOR THE PLANNING COMMITTEE

MEMBERSHIP

- The Planning Committee shall consist of at least SIX Councillors (plus the Chairman and Vice Chairman of the Parish Council, unless they signify that they do not wish to serve) who shall be elected, and may be re-elected each year at the Annual Meeting of the Parish Council.
- All Councillors may receive papers for committee meetings and have the right to attend meetings and speak
- The Planning Committee shall consist of at least 3 committee members to achieve quorum.
- Only Planning Committee members are able to vote on an agenda item

PROCEDURES

- The Committee will operate in accordance with Local Government law and in accordance with the Council's Standing Orders.
- At the first meeting of the Committee after the Annual Meeting of the Parish Council the Committee shall elect a Chairman and Vice Chairman for the forthcoming year from amongst the Committee membership. The Chairman and Vice Chairman may be re-elected.
- The Committee will submit minutes of meetings for ratification to the next meeting of the Parish Council.
- The Committee will submit a budget (if required) to the Council for the forthcoming financial year at the appropriate meeting (normally November).
- The Clerk to the Council or an appropriate officer shall provide administrative support for the Committee.
- Decisions will be based on a simple majority vote of members present at the table. This decision will be binding on all members who have not declared a prior interest and absented themselves from the decision-making process. Any member at the table may request that their disagreement with the decision be recorded in the minutes.
- To support and encourage sustainable housing developments and low impact building projects in the Walmer Parish and the wider area of Dover District.

FREQUENCY OF MEETINGS

• The Committee shall, normally, meet three weekly on Tuesdays at 7.00pm unless varied by agreement of the Committee.

COMMITTEE FUNCTIONS

- > To determine the Council's response to consultations on planning applications from Dover District Council and Kent County Council.
- > To distribute letters of notification to applicants and neighbouring properties informing them of planning committee meeting discussions (where/when possible)
- > To determine the Council's response to statutory and non-statutory planning policy documents.
- > To select from its membership a person or persons to represent the Council's previously agreed views at site meetings, public enquiries etc.
- > To issue publicity notices concerning the committee's meetings and activities when appropriate
- > To monitor applications and determine the Council's response to tree works in the Parish

- > To highlight the relevant Design Principles contained within the Walmer Design Statement when returning responses to applications within the Parish)
- > To discuss and make recommendations to the Council on other matters delegated to the committee currently:
 - a) Highways & Transport Issues
 - b) Road Safety
- > To nominate appropriate liaison officers, representatives or sub-committees to facilitate the work of the committee
- > To undertake any other functions as may be required by Council.

NOTIFICATION PROCEDURES

- For all small scale planning applications members of the Committee will notify through the distribution of a standard letter at least one property on each side of the applicant where a common boundary is shared. Notification of additional properties will be at the discretion of the area representative depending on circumstances and the scale of the development. Standard letters will also be distributed to applicants by post from the Parish Office.
- Large developments such as the Former Royal Marines School of Music will be dealt with by the committee as a whole, and if necessary be referred to full Council.

ATTACH 2

WALMER PARISH COUNCIL

DRAFT Minutes of the Zoom Online meeting of Walmer Parish Council Planning Committee held on Tuesday 20th of April 2021 at 7.00pm.

Present: Councillors:

Cllr J Murray (Chairman)

Cllr T Byfield Cllr J Lonsdale Cllr C Weale Cllr G Bearman

Cllr Marguerite Beard-Gould

Officers present:

Sarah Plews (Planning Clerk)

Joanne Watson (Technical Assistance)

4202. APOLOGIES FOR ABSENCE

Apologies were given and accepted from Cllr B Gardner & Cllr A Herring (Vice Chairman)

4203. DECLARATIONS OF INTEREST

None given

4204. OPENNESS AND TRANSPARENCY

All present were reminded of the Rights and Obligations under the Local Government Audit and Accountability Act 2014.

4205. MINUTES OF THE PREVIOUS MEETING

The Minutes of the meeting, held on Tuesday 30th of March 2021, were approved as a correct record, and will be signed by the Chairman at the earliest opportunity

4206. MATTERS ARISING FROM THE MINUTES NOT COVERED ELSEWHERE

There were no matters arising

4207. PLANNING DECISIONS

i) DOV/21/00177 - 137 Dover Road Walmer

Installation of Amazon 'click and collect' lockers (retrospective)

WPC: Objects
DDC: GRANTED

ii) DOV/21/00204 - MFG 137 Dover Road Walmer

Display of a wall mounted, internally illuminated fascia sign (retrospective)

WPC: Objects
DDC: GRANTED

iii) DOV/21/00207 - 8 White Acre Drive Walmer

Erection of a single storey rear extension with 3no. rooflights

WPC: Positively Supported

DDC: GRANTED

4208. PLANNING APPLICATIONS - NEW

i)) DOV/21/00281 - Flat 3 40 The Strand Walmer

Replacement Upvc windows

RESOLVED:- That the committee positively supports the proposal

ii) DOV/21/00443 - 27 The Strand Walmer

Variation of Condition 3 (area and number of seats) of planning permission DOV/18/00783 (application under Section 73)

RESOLVED:- That the committee positively supports the proposal

iii) DOV/21/00431 - 6 York And Albany Close Walmer

Erection of a single storey rear extension (existing rear extension to be demolished)

RESOLVED:- That the committee positively supports the proposal

iv) DOV/21/00425 - Flat 2 Leelands House Grams Road Walmer

Proposed internal alterations to upgrade 2no internal doors. Alter ceiling heights in hall, bathroom and kitchen. Remove fitted cupboards, infill and enlarge openings. Replace 1no internal door within proposed dining room

RESOLVED:- That the committee supports the proposal, however, members have concerns regarding figure 11 in the access and design statement. Members would like to know the validity of the proposed fire door and could it not achieve the same safety measures using Intumescent fire door seals instead.

v) DOV/21/00442 - 27 Granville Road Walmer

G1 - group of three sycamores - crown reduce by four metres and crown lift to 5.2m and to rebalance. T1 - sycamore - crown reduce by four metres to match G1 and remove secondary ascending limb

RESOLVED:- That the committee supports the proposal, however, all agreed that the proposed works be delayed until the at the earliest in June, due to the nesting season. Members also feel 4 metres reduction seems a little too excessive and suggest 3 metres instead.

vi) DOV/21/00073 - 10 The Beach Walmer

Raise roof height to facilitate loft conversion, with front dormer window and 6no. rooflights RESOLVED:- That the committee supports the proposal, however, members would like to request clarification from the appropriate planning authority, if this loft conversion is to be utilized as an office by a commercial company or purely residential use? Members questioned if the proposed application would require a 'Change of use Application' also.

vii) DOV/21/00525 - 57 Poets Walk Walmer

T1 - Lime tree - reduce to nine metres in height

RESOLVED:- That the committee supports the proposal, however, all agreed that the proposed works be delayed until the at the earliest in June, due to the nesting season.

4209. DOVER DISTRICT TREE OFFICER

i) To receive Cllr Bill Gardner's letter to Dover District Councils tree officer

RESOLVED:-Members agreed to note

ii) To receive Dover District Councils tree officers' letter in response

RESOLVED:- Members agreed to note

4210. DATE OF NEXT MEETING 18 th of May 2021	
The meeting closed at 19:57 pm	
Signed	Dated

ATTACH3

Report on Planning Decisions from DDC

i) DOV/21/00073 - 10 The Beach Walmer

Raise roof height to facilitate loft conversion, with front dormer window and 2 no. rooflights

WPC: Supports
DDC: GRANTED

ii) DOV/21/00153 - The Grove 21 Blake Close Walmer

T1 - Lime - reduce height by five metres and reduce sides of crown in line with reduction T2 - Lime - reduce height by three metres and reduce sides of crown in line with reduction T3 - Sycamore - reduce height by four metres and reduce sides of tree by three metres

WPC: Positively Supports

DDC: GRANTED

iii) DOV/21/00246 - 6 Greenacre Drive Walmer

T1 - Holm Oak - pollard to a height of nine metres

WPC: Objects
DDC: GRANTED

Assistant Clerk - Walmer Parish Council

Subject:

FW: MHCLG Electronic Communications Infrastructure Consultation

Attachments: PC4-21 Electronic communications infrastructure.pdf

From: Terry Martin < chief.executive@kentalc.gov.uk >

Sent: 29 April 2021 11:31

Subject: MHCLG Electronic Communications Infrastructure Consultation

Dear Member Councils

As highlighted in the Local Government Bulletin for 20 April, Government is currently consulting on **changes to permitted development rights for electronic communications infrastructure** (e.g. masts) - see <u>Changes to permitted development rights for electronic communications infrastructure: technical consultation - GOV.UK (www.gov.uk). The deadline for responding to MHCLG is 11.45pm on 14 June.</u>

NALC has produced the attached policy consultation briefing, which they have asked us to share with you. If you would like to feed into NALC's response, please send your comments to chris.borg@nalc.gov.uk by 5.00pm on 21 May.

Best wishes

Terry

Terry Martin
Chief Executive
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27 APRIL 2021

PC4-21 | ELECTRONIC COMMUNICATIONS INFRASTRUCTURE

Summary

The Ministry for Housing, Communities and Local Government (MHCLG) has recently launched a consultation into electronic communications infrastructure. The consultation is a technical one on proposed amendments to the General Permitted Development Order for electronic communications development, to support the deployment of 5G and extend mobile coverage. The main consultation document can be downloaded here/beauty/length/

Context

This consultation looks at how to implement the <u>proposals consulted on in August 2019</u> to support the deployment of 5G and extend mobile coverage.

Permitted development rights for electronic communications infrastructure are set out in Part 16 of Schedule 2 to the General Permitted Development Order 2015 (as amended).

The proposed changes are:

- To enable deployment of radio equipment housing by permitting small equipment cabinets on Article 2(3) land (such as National Parks, Conservation Areas and Areas of Outstanding Natural Beauty), and allowing greater flexibility for installing equipment cabinets in existing compounds.
- To enable the strengthening of existing masts by permitting limited increases in the width of existing ground-based masts without the need for prior approval, and greater increases subject to prior approval, on all land. Also allowing for limited increases to the height of existing ground-based masts without the need for prior approval outside of Article 2(3) land, with greater increases on all land, up to specified limits, subject to prior approval.
- To enable the deployment of building-based masts by permitting these in closer proximity to a highway subject to prior approval outside of Article 2(3) land. Also, whether to permit smaller masts to be installed without the need for prior approval outside of Article 2(3) land.
- To enable the deployment of new ground-based masts by permitting taller new masts, up to specified limits, on all land subject to prior approval, with greater permitted heights on land outside of Article 2(3) land. Also, whether to



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permit monopole masts of up to 15 metres to be deployed without the need for prior approval on land outside of Article 2(3) land.

NALC's current policy positions

The following paragraphs outline NALC's current policy positions, account of which will steer the response which we are likely to make to this consultation:

- Whilst we agree with the government that the current level of mobile coverage in rural areas is woefully inadequate we think that the Government needs to be realistic about attempting to achieve 95% coverage across England as this seems (given previous experiences for instance concerning rural broadband slightly ambitious. However it is better to have a notional 95% target aim than no target at all but the Government must not let its proposals for permitted development rights be governed purely and only by this very high percentage figure.
- In principle and on balance we would encourage the government to maximise use of existing infrastructure such as green cabinets; existing ground based masts; and use of current sites to extend bigger masts onto – if it considers that this would help achieve the government's target.
 Motorway gantries could also be used. We are less in favour of new ground based masts to achieve better coverage.
- In addition we do not support an unfettered extension to permitted development rights especially to build (unregulated) new masts over previously regulated heights in areas where they have not otherwise been built. There needs to be a balance between intelligent and smarter use of existing sites and protection of the landscape and environment for a legion of reasons. If this balance is struck in a progressive manner it should be possible over time and incrementally for the government to improve mobile coverage in rural areas without riding roughshod over the environment and placing unregulated new high masts in new locations without consultation with local (parish and town) councils.
- If the above balance is not struck through these proposals in a sensible manner it is also possible that an untold number of trees may also be cut down to make way for inappropriate mast locations. We would be against this which is why we are asking for the Government to focus its efforts on maximising use of existing mast sites.
- We would counsel the government to very carefully monitor health impacts even if there is a coverage extension agreed through these proposals – at any existing and new sites. As with "fracking" what may now seem a progressive and necessary development (which in some ways it is) to free up the market economy in mobile telephony and even to genuinely improve signalling in rural areas – may have unknown health consequences if there



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is no concomitant regulation or monitoring of health impacts around relevant sites. Potential factors to monitor here are short radio waves/electromagnetic radiation.

- Notwithstanding the above points regarding existing sites we seek a
 change in government policy on planning applications for mobile telephone
 masts to ensure that all heights of masts are subject to a full planning
 application and proper consultation with local councils (where possible) –
 whether such masts are on new or existing sites.
- We also ask as a related issue that new build houses and businesses need to be provided with in-built infrastructure to enable connection to fibreoptic broadband.
- We support the Rural Coalition's call for infrastructure which reaches rural
 areas, so the rural economy can grow and create quality jobs. This might
 only contradict the government's proposals for new mobile mast sites but
 certainly not maximising use of existing sites.
- We also firmly believe that landscape impacts are a planning issue. The worry is the visual impact on any countryside.

Other NALC Views:

• A change in government policy on planning applications for mobile telephone masts to ensure that all heights of masts are subject to a full planning application and proper consultation with local councils.

Consultation Questions

The main consultation questions NALC will be responding to in this consultation are as below and NALC seeks the views of county associations and member councils in response to these questions to help inform its own submission to MHCLG:

- 3. Enabling deployment of radio equipment housing
- Q1. The government has committed to make it easier to deploy radio equipment housing without the need for prior approval. This is to support the deployment of 5G and incentivise the use of existing sites for site sharing.
- (a) What are your views on the proposals to permit single developments of up to 2.5 m3 without the need for prior planning approval / to permit single developments exceeding 2.5m3 subject to prior approval?>



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(b) What are your views on permitting the installation, alteration or replacement of radio equipment housing within the boundaries of a permitted compound, without the need for prior approval, subject to measures to mitigate visual impact?

Q2. (a) Do you agree with the government's proposals below on strengthening existing masts?

 To permit the alteration or replacement of existing masts with wider masts, subject to the following limits: on all land, for existing masts less than one metre wide, permit increasing the width by up to two-thirds without the need for prior approval.

Q2 (b) For existing masts greater than one metre wide the government have proposed two alternative options (by permitting the alteration or replacement of existing masts with wider masts, subject to the following limits):

- Option A) up to one half or two metres (whichever is greater) on all land (including Article 2(3) land and land on a highway);, or
- Option B) up to one third or one metre (whichever is greater) on Article 2(3) land and land on a highway, and one half or two metres on all other land.

Which option do you prefer?

Q3. What is your view on the government's proposal to permit the alteration or replacement of existing masts up to a new height of 25 metres, without the need for prior approval, outside of Article 2(3) land?

5. Building based masts

Q4. What are your views on the following proposal?

Permitting the installations of masts within 20 metres of the highway on buildings that are less than 15 metres in height. Existing limits to the location and heights of masts and number of antennae that can be deployed on building would remain. This proposal would not apply on article 2(3) land or land on or within sites of special scientific interest.



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Q5 (a) Do you agree with the government's proposal to permit shorter masts on buildings without the need for prior approval, subject to measures to mitigate visual impact?

Q5 (b) We particularly welcome comments on the measures proposed to mitigate visual impact:

- limiting the height of masts that can be deployed without the need for prior approval to a height of no more than 6 metres above the highest part of the building; and
- only applying this permitted development right outside of Article 2(3) land and sites of special scientific interest.

6: New ground based masts

Q6.We would welcome your views on the following proposals:

- On Article 2(3) land, and land which is on a highway, to permit new ground-based mast up to 25 metres in height, subject to prior approval.
- On all other land, to permit new ground-based mast up to 30 metres in height, subject to prior approval.

Q7. What are your views on the proposal to allow monopoles up to 15 metres in height outside of Article 2(3) land and land on or within sites of special scientific interest without the need for prior approval.

7: Safeguarding

Q8. (a) Do you agree with the government's proposal to amend the General Permitted Development Order to include a prior notification procedure relating to safeguarded areas, and to require prior approval for proposed mast developments in proximity to a defence asset?

8 (b) We would welcome your views on the proposed prior notification procedure and prior approval requirement.



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8. Small cell systems

Q9. (a) Do you agree with the government's proposal to amend the definition of 'small cell systems' in the General Permitted Development Order?

Q9. (b) We would welcome your views on this proposal.

9: Implementation

Q.10 We welcome comments on what more, if anything, the government should do to ensure successful implementation of the proposed planning reforms to support the deployment of 5G and extend mobile coverage.

10: Assessments of impact

Q11. Considering the technical detail of the proposals, we would welcome views on the potential impact of the matters raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

Q.12 We welcome further any further evidence specifically on the regulatory impacts of the proposed changes to planning regulations set out in this technical consultation.

Your evidence

Please email your responses to this consultation to chris.borg@nalc.gov.uk by 17.00 on Friday 21 May, 2021. County associations are asked to forward this briefing onto all member councils in their area.

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ATPACU 5

PLANNING CLERKS REPORT

Changes to permitted development rights for electronic communications infrastructure: technical consultation

This consultation seeks views on proposed changes to permitted development rights for the installation, alteration and replacement of electronic communications infrastructure. This consultation looks at how to implement the <u>proposals consulted on in August 2019</u> to support the deployment of 5G and extend mobile coverage.

The proposed changes are:

- To enable deployment of radio equipment housing by permitting small equipment cabinets on Article 2(3) land such as National Parks, Conservation Areas and Areas of Outstanding Natural Beauty), and allowing greater flexibility for installing equipment cabinets in existing compounds;
- To enable the strengthening of existing masts by permitting limited increases in the width of existing ground-based masts without the need for prior approval, and greater increases subject to prior approval, on all land. Also allowing for limited increases to the height of existing ground-based masts without the need for prior approval outside of Article 2(3) land, with greater increases on all land, up to specified limits, subject to prior approval;
- To enable the deployment of building-based masts by permitting these in closer proximity to a highway subject to prior approval outside of Article 2(3) land. Also, whether to permit smaller masts to be installed without the need for prior approval outside of Article 2(3) land; and
- To enable the deployment of new ground-based masts by permitting taller new masts, up to specified limits, on all land subject to prior approval, with greater permitted heights on land outside of Article 2(3) land. Also, whether to permit monopole masts of up to 15 metres to be deployed without the need for prior approval on land outside of Article 2(3) land.
- None of the proposals above would apply on land on or within sites of special scientific interest.

Changes to the safeguarding procedure and technical changes to the definition of 'small cell system' are also proposed.

Assistant Clerk - Walmer Parish Council

Subject:

FW: [Station_Road_Waiting_Restri] Station Road, Walmer in the District of Dover, waiting restrictions and street parking places. - Invitation to Join

From: Kent County Council Consultations (do not reply) < do-not-reply@kccconsultations.inconsult.uk >

Sent: 07 May 2021 07:10

To: Clerk - Walmer Parish Council <clerk@walmercouncil.co.uk>

Subject: [Station_Road_Waiting_Restri] Station Road, Walmer in the District of Dover, waiting restrictions and street

parking places. - Invitation to Join

Kent County Council Consultations

Station Road, Walmer in the District of Dover, waiting restrictions and street parking places.

You've been invited to participate in the **Station Road, Walmer in the District of Dover, waiting restrictions** and **street parking places.** consultation by the consultation manager, Debbie Barton.

This consultation is open from 7 May 2021 at 00:00 to 31 May 2021 at 12:00.

Dear Sir or Madam

As you have previously expressed an interest in receiving information on consultations regarding Traffic, Transport and Roads in Dover you may be interested in the following consultation.

Kent County Council is currently consulting on Station Road - Waiting Restrictions and Street Parking Places.

This consultation closes on the 31 May 2021. Please visit <u>www.kent.gov.uk/highwaysconsultations</u> to find out more and participate in this consultation.

Yours Faithfully

KCC's Schemes Planning and Delivery Team

Participate in this consultation

To change your email alerts, please visit the website