

# AGENDA ITEM 5

## APPENDIX 7(a)

2016/0158/DET

REPRESENTATIONS  
SUPPORT

# Comments for Planning Application 2016/0158/DET

## Application Summary

Application Number: 2016/0158/DET

Address: Land 175M SE Of Heatherbank Rothiemurchus Aviemore

Proposal: Erection of 6 dwellings, upgrade current access point and a new access track formed; private drainage (shared treatment plant and soakaway)

Case Officer: David Allan

## Customer Details

Name: Mr Robert Morrison

Address: Woodcliffe Lagán road Newtonmore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This is a great model to offer affordable housing to young locals in the area, through cross subsidy. It provides an opportunity for locals to stay in the area they grew up in and to continue to contribute to the local area and economy.

The development embraces sustainable design principles at its core. It has been sensitively designed and considers the landscape, flora and fauna of the local area.

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Case Officer: David Allan

## Customer Details

Name: Miss Nancy Mckenna

Address: Sunny brae lodge Aviemore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that a positive outcome to the above planning application would help give hope to the many people, like myself who have grown up in Aviemore and the surrounding areas and who find it impossible to return permanently because of the lack of affordable housing options in relation to the employment opportunities in the area. Whilst local "returners" try and get on the housing ladder it seems that the balance is swayed towards second homes, developers and those with an income coming from out with the park. Surely we should be encouraging those people who have been brought up in the area to return bringing with them new skills to contribute to our community. In addition to this I feel the National Park should be supporting a project which has a real community focus and is looking towards nurturing local families to remain and thrive in the area with a considered view to sustainability both of our environment and our community. I find it incredibly positive that a group of people understand, know and love a place so much that they have gone through a 5 year process, had children, changed careers and still are committed to building a new and inspiring cooperative way of achieving affordable housing. I feel that by supporting this project the CNPA would show their commitment to the people who have grown up and lived in the park and the ability to offer an even playing field to individuals and community groups and developers - this is a real chance for the CNPA to be true to its core values and invest in people who are invested, inherently in the park.

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Case Officer: David Allan

## Customer Details

Name: Mr Richard Else

Address: The Birches Old Glen Road Newtonmore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: Having read the relevant documents, and having undertaken research about such developments, this seems not only an appropriate development but one that should be encouraged within the CNPA. It would appear to satisfy a number of criteria, perhaps most importantly that of offering affordable housing to individuals who fulfil important roles within the locality and would otherwise find it difficult to enter the housing market. It also makes positive use of the proposed site.

Professor Richard Else.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Ms ALISON ROBB

Address: FASGADH BLAIRGORM NETHYBRIDGE

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I find it hard to believe that this project has still not got the go-ahead by the CNPA.

When it was first spoken about five years ago, I thought it was a terrific idea, giving local people an opportunity, where possible, to build themselves homes, within a process which seemed ideally suited both for this group and the site which has been proposed for developing.

This group have gone to great lengths to do everything asked of them in order to get this project off the ground. They have considered the environment in its entirety and given great thought to their designs working imaginatively within their budgets, to create homes that will sit favourably within the site.

The very fact that they remain committed to this project, despite the very many set backs speaks volumes for their dedication to live and work within the community in which they were brought up and which they care so much about, and to which they contribute largely.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr James Hepburn

Address: 4 mannfield place Carrbridge Inverness-shire ph23 3bb Carrbridge

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would wholeheartedly support this application for the following reasons:

A local couple involved in supporting and educating both youngsters and adults.

Have been born and raised in Strathspey.

Operate with honesty, integrity and modesty in both personal and professional life.

Are role models for other couples and families seeking to establish a home in the Cairngorm National Park.

Have shown great patience and understanding in the dealings of their application relative to the many impositions and surveys that have been undertaken over the past years.

I support their application as Cairngorm National Park needs to hold onto indigenous professionals in order to safeguard its future for years to come.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Paul Douglas

Address: Torrwood Cottage St Marys Road Birnam

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The submitted plan seems to be well thought out and the objective is clear, affordable housing in aviemore is very limited, having been born and raised in aviemore I've found opportunities like this hard to come by, i think its a great idea.

The situation of the houses is a great wee plot and with little affect on the surrounding habitat.

I can't see why this would be anything other than a benefit to an area that craves more achievable opportunities to the people that matter the most, the people who actively contribute to the valley all year round, the locals.

this gets my vote 100%

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Case Officer: David Allan

## Customer Details

Name: Mr Willie Anderson

Address: Schoolhouse Insh Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly feel that this application should be supported. The locals involved have tried their hardest so far to comply with all requirements asked. This has involved a financial burden on them to date. It is baffling as an onlooker that an application such as this should be called in by CNPA when other much larger and less sensitive developments seem to be given permission to progress. The timescale taken so far to deal with this issue is frankly unacceptable. I feel in fairness CNPA should progress this application in support of the development as soon as possible.



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Case Officer: Katherine Donnachie

## Customer Details

Name: Ms David Rutledge

Address: An Acaill Tulloch Nethybridge

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This application deserves a prompt positive approval from the CNPA. 5 years of patient commitment to the planning process, fulfilling the criteria asked with sensitive consideration. Affordable housing for local people, all born and brought up in the strath and working locally, utilising a brownfield site with house designs very much in keeping with the local area. I strongly support this application and expect CNPA planning approval without further delay.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Ewan McCarthy

Address: Rhuarden Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: These young people of the Sawmill Co-operative should be commended for their vision, innovation, care and perseverance shown in this housing project - qualities in them that have no doubt been nurtured through their work and leisure activities in their native Cairngorms National Park.

When, in the future, this generation's contribution to the Cairngorms National Park is reflected on by historians, I would want them to see that there were those that found ways to live more in-tune with the natural environment (again), and of maintaining family and community cohesion in ever increasingly demanding circumstances.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr James Cornfoot

Address: 63 Corroul Rd Aviemore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: As part of the community I fully support this application. The commitment by this group of young locals trying to secure a home in their own community has overcome the imbalance that has been shown in the CNPA planning system. I say this because within 200 metres at Delmohr (Coylumbridge hotel staff houses) the developer has been granted full planning permission for new build houses, without having to undertake the same surveys that the sawmill cooperative were required to undertake. Yet this development affects the same surrounding area and concerns raised by the CNPA planning authority regarding wildlife habitats should be applied consistently. These imbalances have led to a five-year process and mounting additional costs which again take local housing beyond the affordability of land based workers in our area.

Whilst part of the RGCA committee I attended a meeting in 2005 with the CNPA C.E. Andrew Thin and Albyn housing. This discussed the way forward to secure housing for local people in Inverdrurie, Coylumbridge and Glenmore, along with the introduction of the 25% affordable housing clause to developments within the Park. Since then developments in Coylumbridge and the latest at Inverdrurie have failed to deliver any affordable housing, with CNPA consistently breaking its 25% promise to ensure homes for our young local people. The site at Delmohr purchased by Albyn Housing on the basis of the 25% delivery at Coylumbridge has never been built with reasons given as mounting planning and building costs. The only affordable house that has been delivered since the CNPA became planning Authority in 2001 has been at Glenmore. Where FCS have achieved a single semi-detached property for rental.

The Sawmill site cooperative will deliver far more than the modest 25% that is failing to be delivered by the CNPA. It is 67% affordable ownership with these residents guaranteed to be from the area and already a vital part of i

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Kenny Deans

Address: Balinoe, Ruthven Road, Kingussie.

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: While I can understand the sensitivity of the area as a special and vulnerable site in the heart of a National Park it appears that the lengths that the individual applicants have gone to makes this an ideal opportunity to demonstrate that a balance can be struck here.

This strikes me as a great opportunity for the CNPA on our behalf to acknowledge the sympathetic and innovative development which strives to offer a synergy in the context of a working park.

There is a reality check about managing the environment and working with young people in the 'Strath' to forge a future in this unique part of the world.

I would wholeheartedly support this project.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Dave McManus

Address: Not Available

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment:As a former resident of Aviemore, I would like to strongly support this initiative. I believe it will create a great community and help preserve some of the Highlands great culture and history.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mrs Jackie Matthew

Address: Stirling Cottage Inverdrue Aviemore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I fully support the application for affordable homes on the old sawmill site at Inverdrue by the sawmill co-operative. They are a group of local folks who, like myself grew up in this area. I am one of the very small handful of people who grew up in Inverdrue who has been lucky enough to build a home, work, be part of the local community and raise my family here. Like the other few, this was only made possible by my ancestors who built and lived here before me.

This group of young local folk have bent over backwards to meet the criteria set before them over the past five years. The fact is that no one loves or respects this land more than them.

Great to see that regeneration of native flora and fauna is on top of the agenda for this very special site. As a local I would like to see more regeneration of young native people. I am surrounded in holiday homes, second homes and tourism. No problem with that but these folk deserve a chance to settle back home, work, contribute to the community and raise their families. The average house prices in this area means this is way out of reach for most locals who would like to settle here.

Five years financial and emotional setback is long enough.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr john smith

Address: 21 Campbell Crescent Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that this application offers local people a fantastic opportunity to own their own home in the area where they have grown up. (Hopefully the CNPA feel the same). Bringing homes back to where, in times not so long ago, people lived and worked seems to me to be the ideal re-generation of community life. This sustainable proposal, and a non-profit making one at that, at no cost to the public purse is one that I am wholeheartedly in favour of and trust the CNPA can see the excellent benefits a project like this can do for affordable housing projects. I wish them well with their application and look forward to their successful outcome,

John Smith

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Case Officer: Katherine Donnachie

## Customer Details

Name: Ms Margaret Wicks

Address: The Birches Old Glen Road Newtonmore

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This appears to be the kind of development - small scale, in a discreet site, with a high proportion of affordable housing - that is ideally suited to the needs of the Cairngorms National Park. I am, therefore, in total support of the proposal.



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Case Officer: Katherine Donnachie

## Customer Details

Name: Ms Katrina Inkster

Address: Hadley Denny road Cromarty

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I feel that this innovative solution to affordable housing for locals in the Cairngorm national park must be approved. It is trying to rectify the chronic shortage of affordable house in rural parts of the park. Those involved have worked tirelessly to meet criteria set out by the national park with no public funding at all. Those involved are young people and their jobs and contributions to the community are essential. Granting this application would show a willing to make living and working in the area practical for them.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Miss Lindsay Simpson

Address: Tor-na-sith Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wholly support this planning application. It can be difficult for young people to return home to the Cairngorms National Park and settle due to inflated house prices. There is a serious lack of affordable housing everywhere in the Cairngorms National Park and none outside major settlements. The prospective applicants whom I know very well currently contribute extensively and successfully to the local community. The National Park relies on individuals such as these who are passionate and committed to its prosperity. Therefore, I think support should primarily be offered to local people who are strongly connected to the area and who are attempting to create affordable yet economically effective housing. We should be encouraging not discouraging local people to stay and invest in the community.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Colin Matthew

Address: Not Available

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wholeheartedly support this application, especially as it will bring young local families into an area awash with second and holiday homes. The hurdles that they have overcome to jump through the hoops in their path is admirable and any more delays to their plans would be totally unacceptable

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Rex Sircus

Address: 14 Macbean Road Kincaig Kingussie

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The provision of housing for local residents is a major concern in every National Park. I have lived & worked in the Lake District and North York's Moors where similar issues occur. Here too we see more & more houses in our villages bought as second homes for financial investment or for retirement by those from areas outwith the National Park. This includes new homes intended for permanent residence, older homes and cottages suitable for upgrade and plots of land for self-build. The vast majority of such homes are developed by large companies who have the contacts and financial resources to pursue their plans.

Here is a wonderful opportunity to support a well known and respected group of young people who have grown up around Aviemore all of whom have already earned the respect of the community through their contribution and commitment to the area. Their plans are realistic, well thought out and would clearly be a long term asset, not only for themselves but also to the local community in which they already play such a prominent part.

This is a rural area where the principal source of incomes is related to the Leisure and Tourism Industry. Incomes are generally lower than in the urban areas and it is therefore imperative that the planning authorities work to support such well thought out and beneficial projects such as this. I therefore urge you to support the efforts of this group and provide the long overdue approval that this scheme deserves.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Miss joanna weir

Address: English Charlie's Rothiemurchus' Aviemore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wholly support this small development and application.

The houses are sustainable and fit in to the surrounding environment appropriately without being at all obtrusive.

The propose to be affordable housing which will be an asset to have on Rothiemurchus estate and a super opportunity for those living there.

The group of people who so far propose to live there are all local to the area and work in the area, in jobs which are beneficial to the community.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr Grant Young

Address: 1 Ridewood Grove Newtonmore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: This project provides an ground breaking solution to the severe shortage of affordable housing for locals in the Cairngorms National Park. The rural burden that is attached to the sale ensures the houses will remain affordable in the future. The group have worked hard to satisfy the the requirements of the CNPA with no government subsidy. I strongly support this application.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Miss Gina Malone

Address: 48/5 Learmonth Avenue Edinburgh

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I strongly support this application.

Fundamentally, this is an application by local people who are passionate about the area in which they live, and who want to stay and continue to make a positive contribution to the valley and to their surrounding area as a whole. This is something that should be strongly encouraged, as the group are exactly the kind of people that will help to ensure the local area continues to grow and prosper, both socially and economically, now and in the future.

This development, and the individuals that want to make it work, epitomise everything that the local community should and would want to support and promote: the development is environmentally sustainable; it will promote economic sustainability by ensuring that we are keeping the best of local talent in the area; and it is putting derelict, unused land to use.

The fact that the application is facing opposition when the area of land in question has previously been developed, and is currently lying empty and unused is nonsensical. To object to such a development appears to be completely contrary to the national move towards ensuring that land in Scotland is used as an asset that benefits the communities that use the land. This strikes me as the precise development that the proposed land reform proposals are meant to benefit.

I strongly believe that this development would have a positive impact on the local area, and should be wholeheartedly approved.

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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr David Kinnear

Address: Bruach Lynchat Kingussie

## Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I wish to register my wholehearted support for this application.

It is unacceptable that the CNPA have subjected young local couples to 5 years of bureaucracy and unreasonable conditions imposed on this application; thwarting every effort made by the applicants in response to those conditions.

The CNPA are at risk of contradicting their policies, aims and objectives when I refer them to their own CNPA National Park Plan 2012-2017, Section 7 (Page 14)... "The people working in the Park will find it easier to access housing that meets their needs".



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Case Officer: Katherine Donnachie

## Customer Details

Name: Mr David Anderson

Address: 20 Callart Road Aviemore

## Comment Details

Commenter Type: Member of Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I would like to comment in support of this application.

The impact of this modest development on a previously developed site in close proximity to the existing roads in the area will be minimal, especially in comparison to large scale housing developments previously approved and currently being considered for this and nearby areas.

This development fulfils a need for affordable housing for local people and a great deal of time and expense has been invested in planning the development to minimise the environmental impact and comply with recommendations made throughout the application process.

24 JUN 2016



Ms K Donnachie  
Cairngorms National Park Authority  
14 The Square  
Grantown on Spey  
PH26 3HG

21st June 2016

Dear Ms Donnachie

**PLANNING APPLICATION 16/02130/FUL  
DWELLINGS AT ROTHIEMURCHUS**

Scottish Land & Estates' members are at the forefront of rural housing provision with members such as Rothiemurchus enthusiastically trying to deliver the public benefit of affordable rural homes.

Scottish Land & Estates would like to offer its support to this planning application which will deliver four rural affordable houses and two open market houses on the former sawmill site on Rothiemurchus Estate using Highland Small Communities Housing Trust's Cross Subsidy Affordable Housing Model.

This project sees collaboration between Rothiemurchus Estate and members of the local community who all seek to deliver sustainable long term affordable housing in the area without public subsidy. This innovative collaborative method of delivering rural housing in a sensitive area with high demand is admirable. It not only achieves the desirable outcome of providing affordable housing in perpetuity but as a consequence enables local people to remain living and working in the area with their families.

Yours sincerely



Katy Dickson  
Policy Officer (Business & Property)

**From:** Forbes K (Kate), MSP  
**Sent:** 27 Jun 2016 15:59:07 +0000  
**To:** Planning  
**Subject:** Support of Application

Dear Sir/Madam

Application 16/02130/FUL

Location: Land 175M SE of Heatherbank, Rothiemurchus, Aviemore

Erection of six dwellings, upgrade current access point and a new access track formed; private drainage (shared treatment plant and soakaway)

I wish to support the above application for planning permission for the following reasons:

**The site is a current brownfield site and there has been housing on the site in the past.**

The site was used as a working Saw Mill for many years. Housing was also provided on the site previously and therefore precedent has been set.

**The applicants are a local co-operative and all members have been in the area for a considerable time.**

The applicants have all strong local connections and are aware of the local sensitivities and have a strong understanding of the Cairngorms National Park.

**The plan conserves and enhances the distinctive character of the Park by creating a small contained community.**

The design of the housing compliments and reflects the local traditional pattern and character of the surrounding area.

**Four of the houses will be identified as affordable units.**

The applicants are all very aware of the housing shortage in the Aviemore area and wider Highlands, and have undertaken to ensure that 4 units will be affordable.

**Locally sourced materials and locally sourced labour.**

Traditional skills and materials will be used as well as considering a wide choice of modern sustainable materials and construction techniques to help reflect the special qualities of the park.

In conclusion, the applicants are proposing a development that tackles a housing shortage in a sensitive area and are planning do so in a manner that compliments the local character of the park.

Yours faithfully,

[REDACTED]

27th of June 2016

Dear Grant,

I am writing in support of the application for the erection of 6 dwelling houses submitted by a cooperative formed of local young people desirous of establishing for themselves a home in their own part of Scotland.

In doing so, I should state that I am not the constituency MSP in respect of the site, but do represent as constituency MSP some of the people comprising the cooperative.

I wish very strongly to urge the CNPA to support this application, which has taken several years to develop, and considerable expense. I understand that the application has very broad based support from diverse individuals and groups locally, including the land owner, Scottish Land and Estates, Aviemore and District Community Council and the Highland Small Communities Housing Trust.

It would be a tragedy if these young people cannot build for themselves a home as they plan so that they can spend their lives here in this part of Scotland.

I would be obliged if you can acknowledge receipt of this letter of support.

Yours sincerely,

Fergus Ewing MSP  
Inverness and Nairn

Danielle Nicolson  
Administration Assistant to Fergus Ewing MSP for Inverness and Nairn / Cabinet Secretary for Rural Economy and Connectivity Room 2/7 Highland Railhouse, Station Square Academy Street Inverness IV1 1LE

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