



Minutes of the Parish Council meeting from 19th January 2026

1. Attendance and Apologies for Absence

In attendance: Councillors Champness (Chair), Karen Davis, Stuart Davis, Daykin, Labarte and Morrison.

Apologies: There were none.

Also in attendance: Mike Simpson, District Councillor John Cross and two members of the public.

2. Declarations of Interest, Notification of Changes to Members' Interests and consider any requests for a dispensation

To receive any declarations of interests from Members in respect to items on the agenda.

There were none.

3. Public Session (Members of the Public may speak for up to five minutes at the discretion of the Chair)

There were no comments

4. Approval of the Minutes from the Council meeting held on 15th December 2025

Councillors **RESOLVED** to approve the minutes from the meeting as a true and accurate record.

5. County Councillor reports

There was no report

6. District Councillor reports

Councillor Cross had sent a written report before the meeting. He also reminded Councillors that food waste collection in the district would be starting in March, so bins would be delivered over the next few months. The owners of Sandy Meadow Farm had until June to comply with the enforcement notice against the unlawful stationing of caravans SDNP/23/00055/COU and the District Council would be starting legal proceedings against the enforcement notice against the unlawful barn SDNP/24/00094/OPDEV.

7. Chair's announcements

There were none.

8. Planning

(a) To consider the following applications

SDNP/25/04962/LIS: Fogdens , West Burton Road, West Burton, West Sussex, RH20 1HD: Proposed alterations and replacement front / side garden wall.

Councillors **RESOLVED** to support this application.

SDNP/25/03543/HOUS: Foxbury, West Burton Lane, Bury, West Sussex, RH20 1HB: Demolish 2 no. existing outbuildings and replace with new two-storey poolhouse including gym, ground source heat pump plant room, pool plant room, home office, EV charging bay and sauna, and install outdoor swimming pool.

Councillors **RESOLVED** to object and were surprised the application was validated based on the submitted drawings which do not provide an elevation to illustrate the relationship of the proposed poolhouse and pool to the main dwelling. This was particularly important as the poolhouse configuration was different to the existing barn buildings. The Council also had concerns regarding the number of rooflights being proposed

and the lack of any detail of the external pool lighting both of which could have a negative impact on Bury's Dark Night Skies and contravene SDNPA policy 8 and BNDP policy 15.

SDNP/25/04835/FUL: Foxbury Farm , West Burton Road, West Burton, West Sussex, RH20 1HD:
Proposed operational works in association with the change of use of the agricultural building to a flexible commercial use under Schedule 2, Part 3, Class R of the General Permitted Development Order 2015 (as amended)

Councillors **RESOLVED** to object based on the following reasons:

This proposed aparthotel represented a high intensity commercial use which was completely at odds with the surrounding rural landscape which formed part of the West Burton Conservation Area, and which was visible from public vantage points and close to neighbouring dwellings.

In particular, the proposal would result in harm resulting from the frequent vehicular activity from visitors and servicing agents which may take place at unsocial hours ; additional light source introduced by the proposed additional fenestration in the building contrary to SDNPA policy 8 and BNDP policy 15 on Dark Night Skies; increased activity from visitors in outdoor areas including that associated with parking and additional waste collections.

Cumulatively, such a level of activity exceeds what can be reasonably expected from a low-key flexible use of an agricultural building and the impact of the noise and light emission would be materially different in character and intensity to the quiet rural setting of this site.

Also, it would appear the same access is being proposed as that which was considered at an appeal (SDNP/24/05126/PA3R) which involved the Change of use of 3 no. agricultural buildings and silos to Class C1 (Hotel). The Inspector concluded on that the access:

For the above reasons and based upon the evidence before me, the proposed change of use would result in unacceptably harmful transportation and highway impacts that would be prejudicial to highway safety.

Whilst it was appreciated that this proposal would generate less trips than that determined at that appeal, the Council still maintained that the access was unsuitable for the type of, and increase in, traffic generated by an aparthotel including guest vehicles, service vehicles and staff movements. Thus, even at this reduced scale the proposal would give rise to highway safety impacts that were unacceptable.

The Council also had various other concerns which it considered amounted to important material considerations in the determination of this application.

There was a long planning history associated with this site including SDNP/24/05126/PA3R (referred to above) which was dismissed on appeal on highway safety and amenity grounds.

The Council was concerned that the current proposal represented a piecemeal approach which sought to overcome the aforementioned refusal and appeal decision without overcoming the fundamental objections stated by the Planning Authority and Planning Inspector. The cumulative effect of such an approach risked resulting in a level of development that would be, as already determined, wholly unacceptable.

The NPPF promoted comprehensive and coordinated site design and Planning Inspectors had recognised the harm from piecemeal erosion on issues such as character and appearance; residential amenity; highway safety from a proposal such as this.

Also, the Council noted that, in the past, there had been a refused application and dismissed appeal to convert a main barn into a 4 no bedroom dwelling. The Council would draw attention to the current application drawing (240429/ 104 (proposed ground floor plan)) and maintained that this layout could comprise a self-contained residential unit which could be rented or sold as a separate dwelling.

Either way, piecemeal development or the use of the building as a separate dwelling under the guise of an aparthotel would seriously undermine Government GPDO policy and planning objectives at local and national level.

In conclusion, the Council urged the Planning Authority to refuse the application.

SDNP/25/04956/FUL: Carringdale Motors Limited , Bury Road, Bury, West Sussex, RH20 1NN: Change of use former garage site and car showroom building to a flexible use that includes: Showroom use for all motor trade types including cars, vans and motorcycles (Sui Generis) plus a cafe element; plus Flexible Class E (Commercial, Business and Service) uses that include, Class E(a), Class E(g)(ii), Class E (g) iii); and Class B8 - Storage and Distribution Uses

Councillors **RESOLVED** to object to this application

The Council had much sympathy with the principle of this application as the buildings for which it sought a change of use have remained empty for a considerable period of time. Widening the use classes seemed a sensible response to a rigorous marketing strategy and the Council hoped the property would be sensibly occupied in the near future.

The Council, however, did not agree with every detail of the application and took issue with two aspects of it. These concerned the use of the space as a showroom for motorcycles plus the café element. An approval that granted permission for these two uses could well have undermined the years of hard work by the A29 Road Improvement Committee (A29RIC) and seriously threatened the amenity and wellbeing of the village as a whole.

Towards the end of last year, the A29RIC in conjunction with the police persuaded West Sussex County Council Highways to instigate a 40 mph speed limit from Bury Gate to the Whiteways roundabout. Coincident with this, the lease of the Whiteways Café was terminated and, together, these two events significantly reduced the use of this section of the A29 as a playground for motorcyclists who not only substantially exceeded the speed limit but did so on machines whose silencers had been modified to the detriment of the community of Bury.

The threat posed by this application was that, unchecked, a 'motorcycle showroom plus a café element' could become the generator of the very problem that the A29RIC and the police had been trying to solve. If permission was granted for a motorcycle showroom, it was unrealistic to expect any prospective purchaser to try out a motorbike and be kept within the newly imposed 40mph limit. An approval for such a showroom would, in reality, have encouraged the breaking of the law and the addition of the café element would potentially bring the sorts of numbers witnessed at the Whiteways roundabout car park site that were impossible to police.

The Council believed the SDNPA was right to call in the application as the impact of this large commercial site on a relatively remote location could be considerable. The Council's opinion was that it would support an application that deleted the two contentious uses but, in its present form, it must, on behalf of the whole community, object to the application in the strongest possible terms.

SDNP/25/04968/CND: Millmeads, West Burton Road, West Burton, West Sussex, RH20 1HF:

Replacement of existing dwelling, garage and all existing outbuildings, with 1 no. new dwelling, attached tack room/car port wing and detached outbuilding for car parking/workshop/store use. Installation of roof mounted solar panels on south elevation of outbuilding. Associated landscaping, parking and relocation of existing access arrangements (Variation of condition 2 from planning permission SDNP/24/05251/FUL - Design and cosmetic amendments to elevations).

Councillors **RESOLVED** to object to this application which was a substantial departure from what was approved under application SDNP/24/05251/FUL. The revisions to the elevations diminished the design architecturally. The Council did not accept that the revised design was informed by its rural setting and the local vernacular, on the contrary it believed it would not blend in with or enhance it's surroundings

(b)To consider any applications since the publication of the agenda

SDNP/25/05060/LDE: Cooks Copse, Hale Hill, West Burton, West Sussex, RH20 1HE: Rear conservatory, front and rear dormer windows to main dwelling and main extension, first- floor flat-roofed extension to front elevation and single-storey side extension.

Councillors **RESOLVED** to remain neutral on this application as it was lawful development application.

9. Finance and Administration

(a) To review the schedule of payments and bank reconciliation since the last meeting (15th December 2025)

Councillors **RESOLVED** to approve the schedule of payments and bank reconciliation since the last meeting (see appendices).

(b) To consider the variance report for actual vs budget expenditure

Councillors reviewed and noted the report.

(c) To consider a licence agreement for a speed radar gun with Bury Community Speedwatch

The Clerk circulated the draft licence but it was agreed to change it so that the cost of repair and maintenance was the Council's responsibility as the Speedwatch did not have the funds.

(d) To consider adopting an IT Policy

Councillors **RESOLVED** to adopt the policy (see the Council's website).

(e) To discuss purchasing a new projector

The Clerk would research new options as the current projector was old and it would be useful to have the option of a wireless connection.

10. Grounds Maintenance and Highways

(a) To receive an update from the A29 RIC

The RIC would be meeting soon the Chair of SDNPA and Head of Planning to discuss making the South Downs Way crossing safer.

(b) To receive an update on maintenance of Bury Green playground

The skate ramp had been cleaned, the football goal was back in use and a large branch had been cleared.

(c) To discuss any other maintenance issues

The Chair said a fencepost at the wharf which had the life ring attached to it was rotten and needed repair.

(d) To consider options for improving signage on the Coffin Trail

SDNPA had offered to improve signage along the Coffin Trail between West Burton and the Church. There were two options: noticeboards at either end of the trail or round signs attached to the fenceposts which could contain QR codes which could link to the Council's website and provide information about the area. Councillors agreed they preferred the QR option so the Chair would report this back to SDNPA.

11. Bury and West Burton Volunteers

To receive an update and consider any requests

The social event in December went well and the volunteers were still looking into defibrillator training.

12. Village Hall

(a) To receive an update on the Village Hall redesign

Victoria Holland architects were going through some internal changes which resulted in the loss of staff. Consequently, they had advised that they could only take the Council to tender stage and no longer project manage the village hall works. They were looking at other firms who could possibly take on this role for the Council. Otherwise, progress was still being made and they were currently working on the pre-commencement conditions. Councillors Daykin and Morrison would be meeting with them soon.

(b) To consider quotes for assistance with applying for a grant from the 'Reaching Communities' Fund

Councillors had discussed assistance with applying to the 'Reaching Communities Fund' from two companies, James Baddeley Consulting and Mike Deegan Consulting. Mike Deegan was a former Parish Councillor so Councillors believed he had a better understanding of the project and provided better value for money. As the application was in two stages it was **RESOLVED** to approve a quote of £945 from Mike Deegan to complete Stage 1.

(c) To receive an update a proposal to acquire land to expand the car park

The solicitor was in the process of formulating an agreement.

(d) To discuss any hirer booking requests

The Council had received a request from Guides to use the hall for a sleepover and the Clerk was checking a few details with the insurance provider.

(e) To receive an update from the Village Hall Working Group

The Working Group was meeting on 17th March. The six-monthly check of the fire alarm had been carried out and everything was working well.

13. Community Land Trust

To receive an update from the Community Led Housing Group

An event for residents would be hosted at the village hall on 19th February from 6pm-8pm at which there would be an introduction to the CLT, a presentation of the housing needs survey and a Q&A session. Progress was still being made towards CLT incorporation.

14. Next meeting dates

Environment Assets and Planning: 23rd February 2026

Council Meeting: 16th March 2026

John Cross

**CDC Fittleworth Ward
CDC Matters**

Despite the best efforts of local government there simply isn't enough money to do everything that residents would like its local government to do whether that is District or County Councils'. Once again, the settlement by government for the next financial year arrived alarmingly late, in Chichester District Council's case it was at the back end of December. The budget needs to be in place and ready for the next financial year commencing at the end of March 2026. Despite its lateness it's better than last year when the settlement arrived at the end of January, still this doesn't leave much time. Surprise, surprise the settlement to CDC was a budget cut...again. I always find it odd that the financial allocation from central government is so large, and that local taxes levied (council tax) by local government is a meagre amount. There is so much accountability and responsibility loaded onto local elected councils, yet the power remains at the whim of the Minister of Local Government and the Chancellor. Every year we go begging for the very money that we pay in tax!

A case in point is the funding of young adults that have left the care system. These youngest have had a difficult start in life and up until recently the County Council fully funded supporting them beyond leaving the care system, which isn't a statutory obligation. West Sussex County Council has now asked the District Councils to pay half the money that it formerly set aside. This is not an inconsiderable amount and essentially means the District Councils must find this extra cash so these youngest continue to be helped. The alternative is not to stump up the money and risk these vulnerable young adults falling into destitution or not being able to have the same advantages as young adults with parents and a stable home. Of course, Chichester District Council will find the money despite it not falling into our remit of local government, and West Sussex County Council will use the saving from cutting this funding to finance something else. The point is that whether District or County Councils these grim choices are being made as our budgets have been squeezed time and time again.

A final point, from my experience of Chichester District Council. If central government were as careful and fiscally responsible yet delivered its statutory duties as well as reaching out into its communities to help and support them, as CDC does then this Country would be in a much better position. If government truly want devolution, then devolve power, devolve power to raise taxes, and don't cloak LGR and the Devolution Bill as doing exactly that, it doesn't, it will do the opposite. It's another grab of power by central government.

List of Payments made between 16/12/2025 and 19/01/2026

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
18/12/2025	Action in Rural Sussex	BACS	50.00		Annual Subs
22/12/2025	Southern Electric	DD	134.19		Electric
29/12/2025	BT	DD	39.01		Internet
31/12/2025	Mike Simpson	BACS	1,285.30		Salary
31/12/2025	Local Government Pension	BACS	388.65		December
31/12/2025	Mike Simpson	SO	15.00		Home office
02/01/2026	Rob Simpson	SO	350.00		VH Cleaning
02/01/2026	Action in Rural Sussex	SO	50.00		Duplicate SO payment
06/01/2026	Chichester District Council	BACS	180.00		VH Premises Licence
12/01/2026	Instaprint	BACS	775.37		Link Printing
19/01/2026	Fire Risk Uk	BACS	180.00		Fire Alarm Service 85214
19/01/2026	Primavera	BACS	246.00		Invoice 1078
19/01/2026	WSALC	BACS	78.00		2041&2050 Training
19/01/2026	Primavera	BACS	255.60		1082- Bury Playground
Total Payments			<u>4,027.12</u>		

<u>Bank Statement Account Name (s)</u>	<u>Statement Date</u>	<u>Page No</u>	<u>Balances</u>
Current Bank Account	31/12/2025		0.00
Business Reserve Account	31/12/2025		32,094.62
			<div></div> 32,094.62
<u>Unpresented Cheques (Minus)</u>		<u>Amount</u>	
		0.00	
			<div></div> 0.00
			32,094.62
<u>Receipts not Banked/Cleared (Plus)</u>			
		0.00	
			<div></div> 0.00
			32,094.62
		Balance per Cash Book is :-	32,094.62
		Difference is :-	0.00

BURY PARISH COUNCIL
BURY VILLAGE HALL
THE STREET
BURY
WEST SUSSEX
RH20 1PA

Business Reserve Account

Summary	
Statement Date	05 JAN 2026
Period Covered	06 DEC 2025 to 05 JAN 2026
Previous Balance	£32,809.47
Paid In	£1,811.11
Withdrawn	£3,055.96
New Balance	£31,564.62
BIC	NWBKGB2L
IBAN	GB88NWBK60011867806775

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Interest rate: 0.95% Gross / 0.95% AER

Date	Description	Paid In(£)	Withdrawn(£)	Balance(£)
06 DEC 2025	BROUGHT FORWARD			32,809.47
08 DEC	Credit FROM 96063092	875.00		33,684.47
09 DEC	Credit FROM 96063092	115.00		33,799.47
10 DEC	Credit FROM 96063092	313.05		34,112.52
11 DEC	Credit FROM 96063092	115.00		34,227.52
12 DEC	Debit TO 96063092		60.10	34,167.42
16 DEC	Credit FROM 96063092	21.00		34,188.42
17 DEC	Credit FROM 96063092	35.00		34,223.42
18 DEC	Debit TO 96063092		762.90	33,460.52
19 DEC	Credit FROM 96063092	170.00		33,630.52
22 DEC	Credit FROM 96063092	138.31		33,768.83
29 DEC	Debit TO 96063092		14.01	33,754.82
31 DEC	Interest 31DEC GRS 67806775	28.75		33,783.57
	Debit TO 96063092		1,688.95	32,094.62
02 JAN 2026	Debit TO 96063092		350.00	31,744.62
05 JAN	Debit TO 96063092		180.00	31,564.62



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Statement Abbreviations

N-S TRN FEE = Non Sterling Transaction Fee

VRATE = Variable Payment Scheme Exchange Rate

OD = Overdrawn

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Detailed Receipts & Payments by Budget Heading 13/01/2026

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>100 Administration</u>							
1076 Precept	33,678	33,678	0			100.0%	
1079 Link Donations	0	0	0			0.0%	50
1080 Grants - SCC	2,500	0	(2,500)			0.0%	
1085 SCC Rialtas	147	0	(147)			0.0%	
1090 Bank Interest	232	360	128			64.5%	
1095 CDC Grants	5,339	0	(5,339)			0.0%	5,339
1096 Grants-other	750	0	(750)			0.0%	750
1097 SDNPA Grants	2,404	0	(2,404)			0.0%	2,404
1100 FITS	2,040	2,000	(40)			102.0%	
1120 Miscellaneous Income	70	0	(70)			0.0%	
Administration :- Receipts	47,161	36,038	(11,123)			130.9%	8,543
463 Litter Picking	0	0	(0)		(0)	0.0%	162
3750 Community Land Trust	0	0	(0)		(0)	0.0%	90
4000 Salary Clerk	17,716	24,258	6,542		6,542	73.0%	
4010 Home Working	135	180	45		45	75.0%	
4070 Grants	845	1,000	155		155	84.5%	
4071 The Link Expenditure	0	0	(0)		(0)	0.0%	1,493
4100 Computer & Office Equipment	977	1,000	23		23	97.7%	
4110 Insurance	1,858	2,150	292		292	86.4%	
4120 Audit Fees	508	490	(18)		(18)	103.6%	
4130 Training	80	300	220		220	26.7%	
4140 Miscellaneous Expenditure	250	0	(250)		(250)	0.0%	250
4160 Subscriptions	392	580	188		188	67.5%	
4450 Payroll	120	120	0		0	100.0%	
4455 Events	0	0	(0)		(0)	0.0%	
Administration :- Indirect Payments	22,882	30,078	7,196	0	7,196	76.1%	1,996
Net Receipts over Payments	24,280	5,960	(18,320)				
6000 plus Transfer from EMR	1,996						
6001 less Transfer to EMR	8,543						
Movement to/(from) Gen Reserve	17,732						
<u>200 Village Hall</u>							
1200 Hall Hires	8,009	9,200	1,191			87.1%	
Village Hall :- Receipts	8,009	9,200	1,191			87.1%	0
4320 Licences & Checks	1,079	1,200	121		121	89.9%	
4325 Hall Bookings Software	120	0	(120)		(120)	0.0%	
4330 Cleaning	3,500	4,450	950		950	78.7%	

Detailed Receipts & Payments by Budget Heading 13/01/2026

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4340 Waste	569	700	132		132	81.2%	
4360 Repairs & Improvements	326	250	(76)		(76)	130.3%	
4365 Re-design	550	0	(550)		(550)	0.0%	
4370 Oil Heating	545	1,400	855		855	38.9%	
4380 Electricity	353	630	277		277	56.0%	
4390 Water & Sewage	232	300	68		68	77.3%	
4400 Telephone & Internet	214	360	146		146	59.4%	
4410 Window Cleaning	0	150	150		150	0.0%	
Village Hall :- Indirect Payments	7,486	9,440	1,954	0	1,954	79.3%	0
Net Receipts over Payments	523	(240)	(763)				
<u>250 Grounds Maintenance</u>							
4049 Playground inspection	88	110	22		22	80.0%	
4050 GM01 Wharf & River grass cut	1,400	1,050	(350)		(350)	133.3%	
4051 GM02 Bury Green grass cut	1,532	1,050	(482)		(482)	145.9%	
4052 GM03 Wharf/river seasonal	474	160	(314)		(314)	295.9%	
4053 GM04 Bury Green seasonal	190	150	(40)		(40)	126.7%	
4054 GM05 One off tasks	3,047	750	(2,297)		(2,297)	406.3%	
4055 GM06 B Green/VH one off tasks	1,604	0	(1,604)		(1,604)	0.0%	
4057 GM08 Coffin Trail	2,324	1,500	(824)		(824)	154.9%	2,254
4058 GM09 Recreation Ground	1,229	800	(429)		(429)	153.6%	
4060 Playground	198	0	(198)		(198)	0.0%	
Grounds Maintenance :- Indirect Payments	12,085	5,570	(6,515)	0	(6,515)	217.0%	2,254
Net Payments	(12,085)	(5,570)	6,515				
6000 plus Transfer from EMR	2,254						
Movement to/(from) Gen Reserve	(9,831)						
<u>300 The Link</u>							
1078 Link Advertising	4,880	5,100	220			95.7%	
1079 Link Donations	75	1,200	1,125			6.3%	25
The Link :- Receipts	4,955	6,300	1,345			78.7%	25
3500 Link Printing	775	0	(775)		(775)	0.0%	
4071 The Link Expenditure	2,160	4,800	2,640		2,640	45.0%	583
The Link :- Indirect Payments	2,935	4,800	1,865	0	1,865	61.2%	583
Net Receipts over Payments	2,020	1,500	(520)				
6000 plus Transfer from EMR	583						
6001 less Transfer to EMR	25						
Movement to/(from) Gen Reserve	2,578						

Detailed Receipts & Payments by Budget Heading 13/01/2026

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>350 Community</u>							
463 Litter Picking	162	0	(162)		(162)	0.0%	
3750 Community Land Trust	421	0	(421)		(421)	0.0%	331
4455 Events	24	300	276		276	8.0%	
Community :- Indirect Payments	607	300	(307)	0	(307)	202.4%	331
Net Payments	(607)	(300)	307				
6000 plus Transfer from EMR	331						
Movement to/(from) Gen Reserve	(276)						
<u>999 VAT Data</u>							
115 VAT on Refunds	3,729	0	(3,729)			0.0%	
VAT Data :- Receipts	3,729	0	(3,729)				0
515 VAT on Payments	2,648	0	(2,648)		(2,648)	0.0%	
VAT Data :- Indirect Payments	2,648	0	(2,648)	0	(2,648)		0
Net Receipts over Payments	1,081	0	(1,081)				
Grand Totals:- Receipts	63,854	51,538	(12,316)			123.9%	
Payments	48,644	50,188	1,544	0	1,544	96.9%	
Net Receipts over Payments	15,211	1,350	(13,861)				
plus Transfer from EMR	5,164						
less Transfer to EMR	8,568						
Movement to/(from) Gen Reserve	11,806						

Earmarked Reserves

Account	Opening Balance	Net Transfers	Closing Balance
320 EMR - Capital	0.00		0.00
321 EMR - Gen & Ground Maint.	0.00		0.00
323 EMR - Wharf	0.00		0.00
324 EMR - Cricket Field & Bury Gre	5,095.48		5,095.48
326 EMR- Road signs	0.00		0.00
327 EMR-Village Hall Redesign	-291.83		-291.83
328 EMR-The Link	2,585.77	-2,251.70	334.07
329 EMR-Litter Picking	177.79	-162.23	15.56
330 EMR Community Land Trust	0.00	4,917.32	4,917.32
335 EMR- Kissing Gates	0.00	150.91	150.91
340 EMR Speed Gun	0.00	750.00	750.00
	<u>7,567.21</u>	<u>3,404.30</u>	<u>10,971.51</u>