

19/01271/FUL - Proposal : Conversion of existing public house to residential and construction of five new residential dwellings at The Samuel Pepys, Slipton Lane Slipton NN14 3AS

**Resolved:** To object to 19/01271/FUL on the following grounds:

Cllrs are not against the development in general but need to be comfortable that it is not commercially viable to maintain the pub as a going concern especially as this development will result in the loss of a community facility which is valued by many residents.

Cllrs are concerned that some of the present stone structure is to be demolished and ask that consideration is given to adapting the plan so to maintain the structure as far as possible.

Cllrs have serious concerns about road safety on what can be a fast road through the village and would like to see the relocation/extension of the 30mph to a point prior to the approach to the proposed development and the introduction of some traffic calming measures to slow vehicles down before they enter the area. Cllrs also ask that thought is given to adapting the proposed plans so that vehicular access can be via the rear of the dwellings, thereby reducing the number of vehicle access points to the road.

It is noted that Plot 2 appears to have a garage for only one vehicle which would seem unrealistic and therefore Cllrs ask that consideration is given to providing further off road parking for this property. In addition, given that any development of this site will result in additional on road parking either from residents or visitors Cllrs request that measures are put in place to discourage such parking by residents of these properties.

It is also noted that properties 4,5 and 6 are situated in open countryside where there is a presumption against residential development and which if this application gets consent would set a precedent for building in open countryside in other areas of the village, Cllrs therefore ask that the development be scaled back so that any new dwellings are only constructed within the current village area.