

Comment Date: Wed 25 Mar 2020

After taking into account representation made by Slipton residents at the Parish Council meeting last night Councillors ask that the following objections to this application be taken into account when considering this application.

The Samuel Pepys was designated as an Asset of Community Value on the 30th January 2020 and it is our believe that this status covers the whole of the premises including the area where the proposed dwelling would be situated. To allow development of this site would seriously undermine the integrity of the ACV and reduce confidence in such matters..

The garden area plays an important part in keeping the Samuel Pepys commercially viable and attracts many people to the pub, to lose this important facility would we believe have a detrimental effect of the future success of the Samuel Pepys .

Councillors have concerns that the proposed access to this dwelling could cause risk to other road users due to the restricted width and vision of the road at this point both from vehicles exiting from the property but also any overspill parking adding to the congestion on the street.

Residents are also concerned that the siting of the proposed dwelling would impact not just the future of the pub but could also effect the existing domestic dwelling and its residents with lose of privacy and light and Councillors request that these concerns are taken into consideration.

Councillors and residents alike feel that there is no other suitable location for a garden and play area to replace what would be lost as the existing car park is also essential to the long term future of these premises as there is insufficient on street parking to make up for the loss of those spaces that already exist within the curtilage of the pub, the car park is often full to capacity when the pub is open.

Comment Date: Fri 22 May 2020

Nothing in the amended application changes the opinion of Councillors and so all the Council's previous objections still stand. Councillors would however like to make the following additional comments.

Reference is made in the email of May 4th from Sally Stroman to yourself as follows: 'We can confirm, however, that the applicants would be happy for a community facility to be built on the furthest eastern part of the car park and would welcome the opportunity to discuss this further with the Parish Council.'

We would like to state that no attempt has been made to communicate with Lowick & Slipton Parish Council at this time so we feel this statement has no valid reason for

being taken into account at this stage of the planning process.

The loss of a community facility is a direct consequence of the public house closing. The primary objection is the change of use of the pub. In addition, we feel it is highly unlikely that the construction of any structure would be acceptable adjacent to open countryside. Concerning the viability of the Samuel Pepys being a commercially profitable public house, Councillors would like to point out that customers not only came from the village itself but from a far wider area including those communities that are well served by other similar establishments and in addition Councillors have, from conversations with supporters of the Samuel Pepys, learnt that owners of other licensed premises who would consider expanding their portfolio of public houses in the area feel the reason that no offers have been forthcoming is because the rental price has been set unrealistically high.

Lowick & Slipton Parish Council urges you to give consideration to the above points and to reject this application