

**20/00977/FUL Construction of 5 residential dwellings and conversion of public house to residential dwelling The Samuel Pepys Slipton Lane Slipton NN14 3AS**

Lowick and Slipton Parish Council wishes to object in the strongest terms to the proposed redevelopment of the Samuel Pepys Public House.

The pub provides the only premises for social gatherings in the village as the only other building is the church which is situated at some distance along an unlit track and is not suitable for meeting and socialising in the same way as the pub is.

The Samuel Pepys is designated as an Asset of Community Value – a designation that was supported by the majority of Slipton residents, and the Parish Council. In addition dating back as far as the mid 1800s this building is considered by many to be something of a heritage asset.

The Samuel Pepys was until quite recently a thriving village pub attracting customers from both the village and further afield including areas already well served by other similar establishments. Cllrs are aware that there has been interest from various third parties to running the Samuel Pepys as a viable commercial venture and feel that the current state of the premises and in particular, the metal shuttering with paint sprayed 'KEEP OUT' signs which have recently been fitted to the roadside windows of the premises is actively deterring interested parties.

The Parish Council already has concerns about road safety on what can be a fast road through the village and feel that the addition of 5 access points/drive ways will only add to the potential for a serious accident or incident. It is also felt that insufficient thought has been given to the provision of parking spaces which cause addition on-road parking issues in an area where many of the existing residents already have to park on the road – all this will add to the problems of limited visibility for motorists passing along this stretch of road.

Plots 4,5 and 6 are situated in open countryside where there is a presumption against residential development and which if the application gets consent would set a precedent for building in open countryside in other areas of the village, and therefore the application should be requested on that point alone.

This application fails to meet the requirements of Policy 13 of the North Northamptonshire Joint Core Strategy 2011 – 2031 in any way and therefore should be rejected.

Lowick and Slipton Parish Council requests that this planning application be put before the Planning Committee for discussion by all members before any decision is made.