

Lowick & Slipton Parish Council objects to planning application 20/01706/FUL on the following grounds

- 1) This is the fourth application to be submitted in less than 18 months and none of the reasons for refusal of the first three appear to have been addressed in any significant way. The decision of East Northamptonshire Council to refuse permission on all of the previous applications applies to PL-003 Rev A - Plot 2 Pub Conversion Floor Plans & Elevation and SU-001 - Pub Conversion Existing Floor Plans & Elevations and therefore should include the conversion covered by this latest application.
- 2) No final decision should be made until the outcome of the current Asset of Community Value nomination has been decided.
- 3) The Parish Council is resolute in its belief that the loss of this community facility is not acceptable and that no consideration for other community uses have been given consideration. This is contrary to Policy 7 c) of the North Northamptonshire Joint Core Strategy 2016 and Paragraph 83 d) of the National Planning Policy Framework 2019. There is a great deal of local support for the Samuel Pepys to keep running as a pub as can be seen from the many statements of support included in the ACV nomination. The Parish Council has been made aware that there has been serious interest to leasing or potentially purchasing the Samuel Pepys to continue to run it as a public house and a community hub. These appear to have been dismissed outright by the current owner as not commercially viable by calculating commercial rent valuation based on the valuation of the short term gains of a residential redevelopment the site and not the potential for longer term revenue streams that could be generated from an ongoing commercial venture with realistic commercial rent plus of course the added benefits of a community hub and the social wellbeing of local residents.
- 4) The Parish Council notes that this application only covers the proposed change of use of the existing buildings and leaves the garden plot on one side and the car park on the other out of this application. Given that previous application (20/00161/FUL, 19/01271/FUL + 20/00977/FUL cover all of these plots the Council feels that if this application is successful then applications for building on the rest of the site will soon follow. The Parish Council feels that the inclusion in this application of plans for the drainage system for many additional dwellings, which seems like overkill for one dwelling, that the proposed changes are only the 'thin end of the wedge, with regards to possible future development of this site. Further concerns are also raised about the ability of the current drainage system to cope with any additional use. Development of the car park would be unacceptable due to the development of what is open countryside, and development of the garden plot would permanently rule out there being any communal open space in the village for residents to gather and children to play as was the custom when the Samuel Pepys operated as a village hub. This again in the opinion of the Parish Council contradicts Policy 7 of the NNJCS 2019 and Paragraph 83d of the National Planning policy Framework 2019.
- 5) The proposed alteration and demolition of part of the existing property would result in harm to a non-designated heritage asset and this is contrary to Policy 2 a, c ,d Policy 8 b and d and 11 2 b of the NNJCS 2019. Demolition of the existing structure with its local limestone wall and terracotta tile roof will substantially change the roadside character of the village, and maps dating back to 1900 and beyond clearly show the structure in situ and is therefore worthy of being retained.
- 6) Table 19 of Section 8 of ENC Local Plan Part 2 shows that the sufficient housing has already been provided for the area and therefore there is no pressing need for additional dwellings to be constructed.
- 7) The change of use from public house to a domestic dwelling can only increase social isolation in a village where there is no other meeting place
- 8) There is insufficient parking for a 5 bedroom house – overflow traffic will no doubt park on the road in what is already an area that suffers from lack of off-road parking, in addition the blind bend the proposed property is located on has already been the scene of several accidents over the years and the possibility of resident's cars reversing out into this road is not safe or sensible.