

Mrs Bridget Till
High Moor Lodge
Nunnington
York
YO62 5XB
12/5/18

Karen Hood
Ryedale District Council
Ryedale House
Malton
York
YO17 7HH

Application No: 18/00235/FUL

Dear Ms Hood,

The Parish Council held a meeting on 11/05/18 and discussed the above planning application.

The Chairman reported that a Community Asset form would be sent to Mr Gary Housden as the Council wished the Royal Oak to remain as a pub and not become a private residential dwelling.

This was an open meeting with a representation from the village. Noone supporting the planning application attended the meeting.

The following points were raised against the application.

1. The pub had been viable during previous ownership and could still be. About 8000 people visit Nunnington Hall per year so plenty of foot fall.
2. It was felt that the asking price was very high compared to the original purchase price. The commercial kitchens had been taken out and sold so that must be taken into consideration of the present value.
3. Marketing over last two years would not have included the planning permission for the outbuildings as only approved on 12 December 2017.
4. The Royal Oak and the outbuildings 10 metres west are Grade II listed buildings.
5. The Ryedale Local Plan Strategy SP11 should be considered.
6. The village is holding Pop up Pubs run by volunteers, which are proving to be very popular but these can only be once a month due licence requirements.

Yours sincerely

Bridget Till
Clerk to Nunnington Parish Council