

**BOLTON-BY-BOWLAND, GISBURN FOREST & SAWLEY
PARISH COUNCIL**



Area of Outstanding Natural Beauty

Clerk: Bruce Dowles
145 Whalley Road
Clitheroe BB7 1HW

Tel: 01200 426757
E-mail: anthillz@btinternet.com

Date:

10 SEPTEMBER 2012

Dear Planning Manager,

**OBSERVATIONS ON PLANNING APPLICATION
REQUIRED BY
PLANNING APPLICATION NO: 0729
RELATING TO DOG & PARTRIDGE, TOSSIDE**

*The Parish Council has "No Objections" to the above
Application. Kindly note the following Observations:-*

*The Parish Council "Objects" to the above Application for
the following reasons:-*

PLEASE SEE OVER

Yours sincerely,

**THE PLANNING MANAGER,
RIBBLE VALLEY BOROUGH COUNCIL,
COUNCIL OFFICES,
CLITHEROE,
BB7 2RA.**

SEP 2012

RECEIVED

RVBC

Dear Sir,

Planning App :- 3/2012/0729

Dog and Partridge change of use from a Public House, bike hire and Dwelling to a Hotel, Bike Hire and Dwelling.

On behalf of the Parish Council we would like to object to this application.

As Parish Councillors we have been approached by a number of local residents who are expressing significant concerns about the above application. A Public House is often the central focal point for the village community, a place where many of the locals can meet and socialize.

It is also an attraction to the village for tourists as a place to eat and drink whilst they are on holiday. There is a growing population of tourists, bikers and walkers in the Tosside area, with the development of the cycle and walking trails in Gisburn Forest in addition to an increase in camping and holiday cottages available in the area.

If the village has no Public House that is a significant disincentive for those people to want to come and may therefore detract from the area for tourism. Due to the rural nature of the village, and of course the drink drive laws, it is important that a Public House is within safe, reasonable walking distance for tourists, the obvious place for this is in the middle of the village, hence why it has always been there. The Community Hall has its uses for large functions but is not intended to be a replacement for a Public House. Crow Trees is much further out of the village and serves its own static caravan site; as such it is not really a village pub.

We do not feel anything is lost to the owners, Mr and Mrs Gridley, if it stays as a Public House as they can still run the Bike Hire, and Guest facilities from the site. However if it is no longer a Public House the village will have lost something that has been the centre of the village for many years and may never get back.

For the above reasons we object to this application.

Gisburn Forest Parish Council.