

To whom it may concern

Our Ref: HJV/JAS/D8b

28th February 2020

Dear Sir/Madam

Dunkenhalgh Estate - Judge Walmsley

I have been contacted by Peter Hitchen Architects who have forwarded me the email enquiry from the planning case officer who is dealing with the planning application for the change of use of the Judge Walmsley, Billington to a day nursery.

Having discussed the matter at some length with the planning consultant, Trevor Hobday MRTPI; I'm aware of the fact that the property is a "building of townscape merit" as referenced in the Conservation Area Appraisal. He has also indicated that in the pre-application response, the officer dealing with the enquiry was completely satisfied with regard to the marketing strategy adopted by the Estate.

As part of the pre-application enquiry, Ingham and Yorke who are the managing agents for the Dunkenhalgh Estate Company provided full marketing documentation with regard to the steps taken to seek retention of the existing use.

I take this time to reiterate to the position. Fluerets who are the largest firm to specialist nationally and exclusively in the sale, letting and valuations of Hotels, Restaurants, Bars and Leisure property, where appointed in June 2019 to secure a new tenant for the Judge Walmsley. They use a variety of marketing platforms; website, email alerts, adverts and newsletters allowing the property to advertised both locally and nationally.

A number of potential tenants looked at using the property as a restaurant / bar. The main reason why their interest didn't result anything further was because the property is internally too small and the wrong layout for a bar / restaurant; further, substantial costs would be involved in bringing the property up to a modern standard for retention of the use. Alterations may have necessitated external alterations to the premises that would have been subject to relevant planning approvals and, given the status of the premises, may not have been considered acceptable.

Secondly, they expressed concerns with regard to health and safety issues and more particularly food hygiene regulations; they saw issues in meeting the necessary regulations without making significant

Clitheroe Office

Littlemoor, Clitheroe, Lancashire BB7 1HG T 01200 423655 F 01200 429160

J H Staples, M.R.I.C.S., F.A.A.V. C S E Yorke, B.Sc., M.R.I.C.S.
B R Rycroft, F.R.I.C.S., F.A.A.V. T Manson, BA (Hons.), DipSURV., M.R.I.C.S.
Consultant: R M Cornish, B.Sc., F.R.I.C.S.

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alterations and incurring significant expense. In discussions with a number of the prospective tenants, a further matter came to light and this revolved around the fact that a previous tenant of the property had incurred the wrath of local residents with late night opening particularly on a Friday and Saturday evening and this, in turn, resulted in investigations by the Ribble Valley Environmental health department.

The Estate is satisfied that, for a variety of social and economic reasons, there is no market for the Judge Walmsley to continue to trade as a public house and it will not do so. The Estate is happy to support the prospective tenant and her application for the day nursery. It will allow the Judge Walmsley to be brought back into an appropriate use.

If I can be of any further assistance in this matter please do not hesitate to contact me on the details shown on this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'H.S. Vickery', followed by a long, sweeping horizontal line.

Miss Helen Vickery
for Ingham & Yorke

email: hvickery@inghamandyorke.co.uk