Adam Birkett

(1)

From: Nicola Gunn
Sent: 23 March 2020 12:26
To: Adam Birkett
Subject: FW: Response to planning application 3/2020/0219
Attachments: Grindleton Community Pub Ltd.docx; Exempt Report 1.cleaned.pdf; Exempt Report 2.pdf; Exempt Report 3.pdf; Exempt Report 4.cleaned.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Ta
N

From: [redacted]
Sent: 23 March 2020 11:55
To: planning <planning@ribblevalley.gov.uk>
Cc: [redacted]
Subject: Response to planning application 3/2020/0219

Notice: Email have been cleaned of potential threats by TX

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Dear Sirs

Please find attached a response to the planning application 3/2020/0219 for the Duke of York Inn, Grindleton made by Mr S Stansfield, registered on 16th March 2020. This is being made by the Grindleton Community Pub Limited which was formed to preserve the Duke of York as a pub.
The main document containing our response is the Word document Grindleton Community Pub Ltd. We are happy for this document to be published and for it to be in the public domain.

There are 4 additional PDF documents which provide source information for issues raised in the main Word document. The PDF documents have been submitted as Exempt Reports and should not be published or otherwise made public. They can be seen by members of RVBC who involved in this planning application.

As this is a bulky email could you please send me a reply email confirming that it has been received.

Regards
[redacted]

[redacted]
Fellside Farm
Grindleton

litheroe
ancashire
[redacted]

Planning response from Grindleton Community Pub Ltd

Grindleton Community Pub Limited (GCPL) has strong reservations concerning the planning application (3/2020/0219) for the Duke of York Inn made by Mr S Stansfield, registered on 16th March 2020 and urges RVBC to refuse this application.

Following the previous applications (3/2019/0049 and 3/2019/0050) made in 2019 by the current owner and their refusal by RVBC on 12th April 2019 Grindleton Community Pub Limited was formed and registered the Duke of York as an Asset of Community Value. GCPL was established as a Community Benefit Society with the objective of raising funds via a Community Share Offer to purchase the Duke of York and return this heritage asset to its optimum viable use. GCPL was successful in attracting substantial community support from over 200 investors. GCPL raised the amount targeted via the share offer and also attracted a significant offer of additional funding from a local charity.

GCPL are, therefore, a funded, capable and ready purchaser who will bring the Duke of York back to its optimum viable use as a public house. GCPL would also secure the long-term conservation of the heritage asset via public ownership by a not for profit Community Benefit Society.

GCPL have made an offer to purchase which is above both a valuation carried out by a suitably qualified valuer of licensed premises and the price paid by the current owner in June 2018.

Given the above there are now even stronger grounds to refuse change of use than existed at the time of the previous applications.

These grounds for refusal are set out in more detail below.

Two of the reasons for refusal of the previous applications are still entirely relevant to this new application. They are:

"The proposal is considered contrary to the NPPF and Policies DMG1, DME4, and Key Statement EN5 of the Ribble Valley Core Strategy insofar that the proposed development would fail to preserve the special historic interest of the listed public house.

The proposed development would lead to a loss of commercial premises without sufficient marketing evidence as explicitly required by Core Strategy Policies DMB1 and DMR3 and the applicant has failed to demonstrate that there is no viable use for the building that would enable its conservation as specified by paragraph 195 b) of the Framework."

The reasons these objections are still relevant are:

Firstly, the loss of use of the Duke of York as a pub will affect the significance (special historic interest) of the listed building. The previous decision referred to The Dog & Partridge Tosside cases of 2012 and 2016. RVBC concluded that the loss of the public house function to residential use would amount to substantial harm to the significance (special interest) of the statutorily listed building which had a long-standing history as a public house in a rural village setting. This opinion was corroborated by two planning inspectors at appeal in decisions issued in 2013 and 2017 respectively. RVBC drew on these decisions in the 2019 Duke of York planning applications to argue that the loss of the pub would constitute substantial harm to its special interest as a listed building. Clearly the same issue applies to this 2020 planning application.

Secondly, there was a failure to establish whether there were other community uses which could be accommodated at the site through appropriate marketing. The current owner is marketing the Duke of York through a non-specialist commercial property agency that has no other pubs, hotels or other hospitality businesses on its books. Additionally, it is being offered as a price which limits its interest to potential established or community purchasers. Therefore, it is again apparent that the 2020

planning application has still not adequately shown that other parties are not interested in running the pub as a successful commercial venture.

Thirdly, the decision on application 3/2019/0049 stated that the applicant has failed to provide an assessment to consider the impact of the development on trees. In the absence of such information, the Local Planning Authority cannot determine whether any impact would be acceptable or whether the development would accord with Policy DME1 of the Ribble Valley Core Strategy. Again the current application states that there are no trees present on the proposed site or land adjacent to it. Therefore, this objection is still valid for the current application, unless the trees or hedges have been cut down?

These issues are discussed in more detail on the following pages.

Special historic interest of the listed building

The Heritage Statement in this planning application states that the building was originally a house and then converted to a pub. GCPL commissioned a report by Planning4pubs (Exempt Report 4). On page 27 research indicates The Duke of York was purpose built as an inn to serve the travelling public and to serve the local Grindleton working and residential community. This is suggested by its location at a main road junction in the heart of a settlement, its orientation facing the main street and the capacity and layout of the site.

The Duke of York was certainly in use as a public house by 1817 as on the 11 October of that year the Lancaster Gazette advertised an auction of a farm would take place at the Duke of York in Grindleton on Wednesday, October 22nd, 1817.

It is clear that the principal and indeed over-riding interest of any historic place is the use for which it was designed or to which it had become especially adapted over time. It follows therefore that any complete or partial loss of an established historic use must be harmful to the special interest of a listed building or other statutorily protected place for example a conservation area.

Thus, the Duke of York was probably purpose built as a pub and has been in use as such for over 200 years. The loss of this long standing, dedicated use of the Duke of York as a pub will therefore affect the significance (special historic interest) of this listed building.

Valuation of the property.

The valuation of the property is key to this decision as the current owner has indicated at several points in the application that no reasonable offer to purchase the property has been put forward. GCPL believes it has made a very reasonable offer. Therefore, what constitutes a reasonable offer is key to this planning application.

Firstly, it should be remembered that the current owner purchased the property in June 2018 for £250,000. Since that time little has been done to maintain the property and there are some obvious ongoing issues including water ingress via a hole in the roof, so the property is now worth less than it was in June 2018.

In the Planning Statement of the planning application section 6.11 states that 2 independent valuation reports have been provided to establish a valuation. Presumably they were paid for by the current owner so their independence is a moot point. The reports were provided as "exempt reports" so we are unable to see them and so cannot comment on their contents. However, from a review of the report authors' websites it is apparent that neither has any experience in marketing or valuing public houses, hotels or other hospitality businesses.

1. M S W Hewetsons. The first line of their website says: At MSW Hewetsons we are renowned for selling characterful village cottages, beautiful rural homes and substantial country manors.
2. JPA Surveyors. Their website indicates that they focus on homebuyer reports and building surveys. They market some commercial properties but there is no evidence of any expertise with pubs or hospitality businesses.

Thus, these reports have either valued the property as a private dwelling or, if they have valued it as a hospitality business, they have little experience in such valuations so their conclusions must be suspect. The planning application suggests that based on these reports the asking price of "offers over £325,000" for the property is reasonable. GCPL would argue that this conclusion is suspect.

MJD Hughes produced a valuation report in June 2019. See our Exempt Report 1. This organisation's main focus is on marketing public houses and providing professional services associated with these transactions. Thus, unlike the authors of the reports provided by the current owner, they are experts in valuing public houses being members of the Association of Valuers of Licensed Premises. It will be seen on page 2 of the report, the current value of the property is estimated to be considerably less than the £250,000 paid by the current owner in June 2018.

Obviously, the independent reports provided by the current owner and by MJD Hughes are suggesting very different values for the property. This is probably due to status of the property being valued. The reports provided by the current owner are likely to value the property as a private dwelling, the report provided by MJD Hughes values the property as a pub. Which is correct? The building is currently a pub – change of use has not been granted so the property should be valued as a pub. Therefore, the value estimated in the report provided by MJD Hughes (considerably less than £250,000) is more relevant.

Note that GCPL has not seen the reports provided by the current owner. If they are valuing the property as a pub we would reiterate the provider's total lack of experience in marketing this type of property so again the report provided by MJD Hughes is likely to be the more accurate.

Offers made for the property

Section 6.11 of the Planning Statement states that "whilst there has been one expression of interest the price offered was well below the valuation price and has not progressed towards a sale". We assume this was one of the offers made by GCPL. See Exempt Report 2. This offer was considerably higher than the price provided in the valuation report from MJD Hughes and was also higher than the £250,000 price paid by the current owner. We therefore believe this was a reasonable offer and therefore it is incorrect for the planning application to suggest that no reasonable offer to purchase the property has been received.

Section 6.12 of the Planning Statement states charitable ownership has been explored but no responses were received. GCPL understands that an offer for charitable ownership by the Bowland Trust, a local charity, was made and refused in July 2019. There is no mention of this in the current planning application.

Failure to market the property appropriately

In sections 6.6 and 6.10 of the Planning Statement the current owner claims to have extensively marketed the property. We do not believe this to be the case.

The property is being marketed by Whiteacres. They are a Commercial Agent selling property which they classify as retail, office, industrial, or land. However, they are selling no other pubs, hospitality, or related businesses so they are not an appropriate agent to be marketing this property.

The property is being marketed at a price of "offers over £325,000". We believe this is unrealistic for the property to be sold as a pub (its designation at this time). Note that the current owner

purchased the property for £250,000 in June 2018 and the valuation of the property as a pub provided by MJD Hughes was considerably below £250,000.

Thus the asking price of over £325,000 is ambitious to say the least, and could be viewed as a means of putting off interested parties who would like to purchase the property as a pub.

Furthermore the current owner stated is response to an offer by GCPL that the price required was £400,000. It if the opinion of GCPL that this response was designed to discourage interest from the Community Benefit Society.

Viability of the property as a pub

The planning application suggests that the property is not viable as a pub. We strongly reject this view. GCPL developed a business plan for the use of the Duke of York as a pub and successfully raised more than our target of £270,000 from over 200 investors. Additionally GCPL has been awarded a grant of £135,000 matched funding from the Bowland Trust to assist in the purchase and refurbishment of the Duke of York.

Section 7.1 of the Planning Statement suggests the permanent closure of the Duke of York will increase the viability of the Buck Inn in Grindleton (also currently on the market) by reducing perceived competition. GCPL agrees that only one pub is required in the village of Grindleton but this should be the Duke of York and the permanent closure of the Buck Inn will increase the viability of the Duke of York. The Duke of York is favoured as it is a better commercial proposition due to its larger size and greater number of potential food covers. This is reflected in the rateable values of the two establishments. Rateable value may be used as a simple, if blunt, instrument for comparing the trading capacity and hence profitability of public houses. The rateable value of the Duke of York is £43,000 whereas the rateable value of the Buck Inn is £10,000. This rough, but independent, comparison of the profitability of the two establishments clearly shows the superior feasibility of the Duke of York. Furthermore, the Buck Inn is not a listed a building so it is less important to preserve the specific historic interest of this building. Therefore, if only one of the two pubs in the village should continue in this role it should be the Duke of York.

Note that GCPL would not be able to purchase the Buck Inn as the money raised via the share prospectus indicates it would be used for the Duke of York, and, the grant of £135,000 is also only to be used for the Duke of York.

Alternative social facilities within Grindleton

Section 6.14 of the Planning Statement states that if neither public house is viable the village has other community facilities at the Grindleton Pavilion. GCPL does not believe the Grindleton Pavilion can be considered to be an alternative to a village pub. It is essentially a village hall with a licensed bar for use during social events which occur two or three times a month. This is <u>not</u> the same as a village pub.

Conclusion

In conclusion, GCPL does not believe this application should be approved. GCPL have the finances and enthusiasm to purchase the Duke of York at a reasonable price, carry out the necessary renovations to preserve this listed building in the heart of our community and to provide the first community owned pub in the Ribble Valley.

Exempt Report 1. Valuation of Duke of York by MJD Hughes

Exempt Report 2. First offer made by GCPL

Exempt Report 3. Second offer made by GCPL

Exempt Report 4. Review of planning and listed status by Planning4pubs

(2)

Nicola Gunn

From: Eileen Flatley <eileenflatleygpc@gmail.com>
Sent: 03 April 2020 12:12
To: planning
Subject: Planning application 3/2020/0219
Attachments: DOY planning objection March 2020.docx

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

F.A.O. Lesley Lund/Adam Birkett

Dear Sir/Madame,

I am writing on behalf of Grindleton Parish Council in response to the proposed planning application 3/2020/0219, for The Duke of York to have change of use from a public house with living accommodation to residential use. The Parish Council strongly object to this proposal and have outlined the reasons in the attached document.

Kind regards,

Eileen Flatley

Clerk to Grindleton Parish Council

Grindleton Parish Council objection to planning application 3/2020/0219

Grindleton Parish Council strongly objects to the above planning application on several grounds as detailed below.

RVBC core strategy EC2 states: Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed development would bring defined and demonstrable benefits (what benefit would the loss of a pub bring?)

National Planning Policy Framework – local planning policies and decisions in rural areas should enable the retention and development of community facilities such as pubs.

As you know the public house is a vital part of rural life and acts as a drop-in centre for a catch up and chat with friends etc.
RVBC are aware that when facilities like this disappear, we then have more social problems in terms of loneliness and depression. The village has been vibrant, with plenty of social activity. The closure of the Duke of York Public House has had a direct impact on the above over the last few years.
The Parish council carried out its 5-year plan consultation in Q3/4 of 2018 and we had overwhelming consensus from the villagers that a public house is vital to keeping the village alive.

The current owner has allowed the building to deteriorate since the building has been in his possession by his own admission in his application. As a developer/ builder he could have stopped the water ingress and any other deterioration but chose not to, which questions his motives.

The RBVC official who assessed the building recently reported no significant deterioration. This is difficult to comprehend based on the owner's admission as above. What sort of assessment was undertaken, did they enter the roof space and did they use a damp meter?

The Grindleton Community Pub Ltd. (GCPL) has funds available to repair the building and bring it back into beneficial use.

In this instance the similar proposal to the Eagle and Child quoted in the application is not valid. In that case no purchaser came forward. Grindleton Community Pub Ltd. has made a reasonable offer and is willing to bring it back to beneficial use. GCPL has obtained a professional assessment that shows the building is a viable business as a pub, café community hub and shop. They are happy to take the business on.

EC1 states: Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.
The pub used to employ numerous local people to run the pub from cleaners to cooks, bar staff and teenage part time jobs. It provided first work experiences for young people from the village in a safe local environment; all important in rural communities.

EC2 states: Proposals that have an adverse impact on existing community facilities would only be permitted as an exception where the proposed development would bring defined and demonstrable benefits.
The pub is a place where people can meet, talk, interact socially in games i.e. darts, pool etc.; all essential activities in a small community. The loss of these facilities could result in social isolation and potential mental health issues. This should not be underestimated.

DMB1: 5. Any attempts that have been made to secure an alternative employment generating use for the site, must be supported by evidence such as property agents details, including periods of marketing and response that the Property/Business has been marketed for Business use for a minimum period of six months, or information that demonstrates to the Council's satisfaction, that the current use is not viable for employment purposes.

GCPL has obtained a professional assessment that shows the building is a viable business as a pub.

There is no proof or demonstration of the public house not being viable. It was purposefully 'run down' by Punch Taverns, who used tenants that did not put money into the business and at no time let the pub to a reputable tenant who knew how to make it a success. The building was run by "tenants who were providing a caretaker role". This is not a business plan nor is it an attempt to run a viable business.

Previously to this, others have managed good businesses as shown by the business rates applied by RVBC. They were forced out by exorbitant rents applied by Punch Taverns. This situation will not arise if GCPL were to own it, as its prospectus outlines a fair rent scheme to encourage a sustainable business. Grindleton Community Pub Ltd. has made a good offer and is willing to create another viable business. That business would also be in a substantially better position than previous occupants due to both the fair rent scheme and the recent abolition of business rates for pubs with a rateable value below £51,000.

The loss of the Duke of York HAS been a considerable loss to the community and could become an even greater benefit than before by being allowed to be a Community Pub/Café/hub. No community owned pub has closed since opening anywhere in England.

It is a fact that no Community pub has closed of over 100 opened so far. As the owner is NOT selling both pubs the Buck is irrelevant to the considerations. The application made is not about the viability of two public houses but the loss of the Duke of York as a public house. However, it has been reported that, in the past, both The Buck and Duke of York mutually benefited each other. It was common for people to visit both in an evening out and on New Year's Eve. It has been a village tradition for both pubs' clientele to join together with other villagers in the road junction between them to celebrate the New Year.

Prospective buyers have not been put off by the Grade 2 listing as Grindleton Community Pub Ltd. has made repeated offers to purchase the building. What evidence is there that this is the reason prospective buyers were put off? Were the reasons buyers are put off because it is marketed at £325,000 but the owner is stating that he wants £400,00 minimum When we spoke to the selling agent, they sounded frustrated by this tactic being employed by the owner.

The question around these valuations is; was it valued as a pub or residential building? Could it be that the owner's valuation is as a development site? The two valuers used by the owner do not appear to be experts in licenced property valuations.

Grindleton Community Pub Ltd. has had the building professionally valued which suggested less than the current owner paid.

Grindleton Community Pub Ltd. has made an offer in excess of what the current owner paid. The owner claims that the building is deteriorating so why would the value be increasing? The current owner has marketed the property at a level that it is unrealistic. He continues to insist on an unrealistic price and has at no time entered into real negotiations to sell the property.

When the last planning approval was refused it was based on the fact the property had not been properly marketed. In this case the Parish Council feel nothing has changed. We re-iterate - marketed at £325,00 but asking £400,000, we know it was professionally valued at £225,000. We question what does properly marketed mean? We feel that 'properly marketing' is asking a close to valuation price and a realistic attempt is made to sell as a pub.

We would like to correct an inaccuracy as the owner did not make the contact with Grindleton Parish Council and has never contacted the Parish Council. The "so called" meeting did not result in the formation of Grindleton Community Pub Ltd. GCPL is an independent group of people willing to invest their own money to save the village's historic building and village amenity. The Parish Council and Grindleton Community Pub Ltd. are separate groups. At no time has the Parish Council been in talks with the owner.

The loss of The Duke of York HAS seriously harmed the social facilities of the village. Its revival and further enhancement as a pub/café/hub would be of great benefit to the village by having a positive effect on social isolation. It would also enhance tourism in the Ribble Valley by encouraging the wider community, cyclists, and walkers on the Ribble Way and elsewhere in the Parish, which has more footpaths than any other in Lancashire and as such attracts walkers from near and far.

It is clear in this application that the owner is suggesting that if others in the village i.e. the Buck Inn and the Pavilion alter the way they do things, this would make up for the loss of the Duke of York. This is very presumptive and highly speculative.

Paragraph 6.15 is all supposition and no fact

"The Pavilion remains and could open a public bar" is a very strange statement. How can the applicant tell people what to do to deflect attention away from his problems? The Pavilion will never be a pub. It is run by volunteers and offers activities and functions the pubs don't, hence why pubs are important as they offer facilities other organisations can't and help the wider community by giving a broad choice of amenities. We have villagers who used to go to the pub on a regular basis but never been to the pavilion since the pub closed.

The Pavilion did NOT inevitably take some focus of village life away from the village pubs, for example, on bonfire night/ New Year's public holidays/ televised football, it was agreed

not to open the bar and to encourage the crowds to visit the pub. The bar did not stay open after events or later, to try to send trade in the direction of the pub. The Pavilion has a very limited kitchen facility and is a function hall run by volunteers. It still has a policy not to compete with any village pub. It is NOT a pub and never will be!

These plans are pertinent to the Duke of York only and not the saviour of the Buck Inn. As and when the Buck Inn submits any plans both the Parish and RVBC will deal with that accordingly. It is irrelevant at this moment. An argument could be made if you use the statement above that it would be better to save an historic building and return it to its main purpose a pub. Then this will help the sellers of the Buck inn. As a Council we must deal with the application presented and not second guess what others will do.

The owner has stated previously that he is expecting to achieve a price in line with a development site not a pub business. As in 6.11 did his valuers consider the building as a development site or a pub?

We have evidence that a reasonable offer, above a valuation made by an expert licenced premises valuer, has been made. Therefore, it has NOT been established that the property is no longer viable as a public house.

As the application is for change of use only, it is reasonable to assume that further applications for alteration will follow as the building as it stands is not suitable as a domestic dwelling. Therefore, we cannot be sure that there will be no impact on the AONB going forward.

The council needs to consider the long-term plans for the site as the original plans for the site were resoundingly rejected in 2019.

The owner's statement that the pub was established in 1850s is incorrect. It was listed as an inn in 1817. 203 years of history wiped out if this change of use is allowed.

Public benefits could be achieved by it remaining as a pub. A domestic dwelling would not be a way of securing its optimal viable use.

It would be brought back to use if the building was sold to a prospective purchaser who wanted it as a public house.

Grindleton (population 723 -census 2001) is not unique in being a small village able to support a pub. Pendleton (nr Clitheroe) has a population of 203 (2001 census). Bolton by Bowland (population 499 -census 2001). Slaidburn (population 351 -census 2001) and all support a thriving pub.

The area has always had a large and thriving licenced trade within the villages. It has not been demonstrated that the nature of the asset in terms of its location prevents all reasonable use as a public house. Therefore, NOT satisfying the first test.6.23 a)

This statement in paragraph 6.27 The moratorium period created by the listing as an asset of community value has not resulted in an acceptable bid from a community group. The

applicant has also approached local building preservation trusts which has been unsuccessful in finding a new owner.

The above statement is inaccurate/subjective- Grindleton Community Pub Ltd. has made several bids and above their valuation, the third test is NOT satisfied 6.23 c). An offer from a local charity has also been rejected.

The Grindleton Community Pub Ltd. has funds and enthusiasm to renovate the building; it is not put off as a potential commercial investor.

In the application it has NOT been demonstrated that there is no prospect of the use as a public house being re-activated.

The use as a dwelling is NOT the optimal viable use for the premises. The building will only decline if allowed to by the owner.

The Community IS disadvantaged by the lack of the Duke of York as described previously.

Heritage Statement objections

The Heritage statement assumes, incorrectly, that the proposal is favourable as the listed building is no longer viable as a public house.

Other points are covered in the Planning Design and Access Statement objections.

This planning application has a lot of assumptions and suggestions of what others can do to benefit the owner's position in his planning submission. We stress again this should be looked at as the DUKE of YORK only.

Therefore, Grindleton Parish Council would expect RVBC to dismiss this application and any future applications for change of use of the Duke of York.

3

Nicola Gunn

From: [redacted]
Sent: 02 April 2020 17:27
To: planning
Subject: Planning application : 3/2020/0219 The Duke of York, Grindleton

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live at Highcliffe Barn,Lower Chapel Lane, Grindleton and have done so for more than 20 years.We are writing to object in the strongest possible terms to the above application.We have read the Planning,Design and Access Statement submitted by the applicants agents and would wish to make the following points:

1.In the agents summary and conclusion they say" The proposed re-use of the pub and managers accommodation as a single dwelling is the optimal viable use for this designated heritable asset".This and other statements in a similar vein— "It has been demonstrated that there is no prospect of the use as a public house being re-activated" in Para 6.28 for instance—clearly ignore the latest offer to purchase the Duke made by Grindleton Community Pub Limited.We are told that this offer was not only in excess of a valuation prepared by a firm of licensed property specialists but also more than the price paid by the present owner when he bought the Duke in June 2018.

Please bear in mind that Grindleton Community Pub Limited is a community benefit society formed to save the Duke by buying it and then refurbishing and reopening it as a community pub. A professional tenant would be appointed to run the business.The public house would be retained and jobs created.The project has the very strong backing of the village .

It is also perhaps relevant to make the point that according to information that we have obtained from the Plunkett Foundation and from CAMRA community pubs such as that proposed in Grindleton have a very strong,possibly 100%, success rate.Since the first one opened some years ago none appear to have since closed.

2.The applicant seems to rely heavily on the fact that the Pavilion exists in the village so that "the community is not disadvantaged " by the loss of the Duke—See Para 7.1.The Pavilion is a village hall.It is a very modern building with a largish main hall.It looks like a village hall and is used as such catering for pre booked/ticketed events and by groups,clubs and other organisations and the like.The Pavilion does not look or feel like a pub, and is not intended to do so,certainly not a pub that has been there for more than 150 years and is a listed building .There is no doubt in our minds ,and we speak as people who have lived in Grindleton for more than 20 years,that the village and the community will be disadvantaged if the Duke is lost for ever.

3.The present application is the second submitted by the applicant.One cannot help but wonder whether subsequent applications will be submitted if the present one succeeds and bearing in mind the various different proposals and uses that were included in the first application that was refused.Is this an application designed to open the way ,if granted, for further applications/variations to be submitted at a future date/dates? Furthermore the applicant says that the building is deteriorating as it is standing empty.A series of future planning applications would presumably mean that the building would remain empty with the possibility of further deterioration.

We would be grateful if you would acknowledge safe receipt of this objection and ensure that the various points referred to above are taken into account when the application is considered , and hopefully refused.

[redacted]

Sent from my iPad

4

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 07 April 2020 19:44
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19947
Form: Planning Application Comments Form
Completed: 07/04/2020 19:44:21
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 22
postAddress: 22 Meadowside, Grindleton. Lancs
postCode: BB7 4RR
refNo: 3/2020/0219
addDev: Duke Of York Inn, Grindleton Brow, Grindleton. BB7 4QR
comments: Grindleton had two pubs until very recently. Both are now closed, and the permanent loss of the Duke of York as a pub if given permission for change of use will irrevocably damage the social fabric of the village, which has already lost all shops and post office. Grindleton Community Pub Limited, with strong support from its community has offered to purchase the Duke at a rate above its valuation price to bring the pub back as a community asset. In turning down this offer and allowing the fabric of the building to deteriorate, the developer is unreasonably blocking a viable future for social facilities to be reinstated in Grindleton - a pub which has been viable and successful over 100s of years.

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 07 April 2020 19:59
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19948
Form: Planning Application Comments Form
Completed: 07/04/2020 19:58:34
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 22
postAddress: 22 Meadowside, Grindleton, Lancs
postCode: BB7 4RR
refNo: 3/2020/0219
addDev: Duke Of York Inn, Grindleton Brow, Grindleton, BB7 4QR
comments: The Duke of York needs to stay a pub it has been left to deteriorate by its current owner and whilst doing so the developer is also refusing to sell the property to Grindleton Community Pub company (who have offered above the professional valuation). The GCPCltd have successfully sold shares to hundreds of local investors who are also very keep to see their local pub thrive once more. There are at present no pubs for social gatherings in Grindleton and there is clearly enough interest and commitment to make it a viable venue once more.

Nicola Gunn

(5)

From: [redacted]
Sent: 07 April 2020 11:02
To: planning
Subject: Objection to planning application 3/2020/0219 Duke of York

Objection: Planning 3/2020/0219 Duke of York PH, Grindleton Brow, BB7 4QR

[redacted]
Bank View House
Sawley Road
Grindleton
CLITHEROE
BB7 4RT

FAO Mr Adam Birkett,
Planning Department
Ribble Valley Borough Council

5th April 2020

Dear Sir,

PLANNING APPLICATION 3/2020/0219

Proposed change of use from Public House to Residential for Duke of York Public House by Mr S. Stansfield. (Resubmission of previous applications.)

I write to object to the above planning application. I have read the plans and have known this site well for about 60 years, having been born and bred in Clitheroe and lived locally on and off for about 35 years. I wish to strongly object to this proposed change of use which would be permanently detrimental to the coherence of the village.

This application is solely for a change of use. I fear that this is simply a ploy to ease subsequent redevelopment of the Duke of York and the whole site in an unsuitable manner ignoring the listed status of the building and out of step with the local planning ideals especially that any changes should benefit the community. Closing a pub benefits nobody but the developer and is detrimental to community cohesion.

Any village needs a community centre or 'hub' in current parlance and a change of use would be a final death knell to any ambitions to restore the Duke of York to its very long established 200-year history. The closure of the pub has already damaged the social fabric of Grindleton, but hopefully not permanently. The suggestion that somehow Grindleton Pavilion makes a suitable substitute is fantasy.

There are inaccuracies in the Planning Statement 'facts':
The Duke of York was a thriving pub and restaurant for many years.
The building has been allowed, if not encouraged, to deteriorate unnecessarily.
Losing a pub has already had a serious effect on the village's social fabric.
There have been serious, realistically funded offers to purchase the property.
References to the defunct Buck Inn seem confused as to it being open or closed.

The loss of the Duke of York through closure has already seriously damaged the social amenities of the community. Grindleton Pavilion in no way provides an alternative venue. No passing trade would know it was there or that it had some limited bar facilities that no sensible assessment could ever liken to a pub.

Pubs, cafés and restaurants are a vital resource and have a serious role in fighting social problems that can arise from rural isolation and loneliness. Once lost the Duke of York can never be replaced and will be gone forever.

The ideal solution is to refuse this change of use now and in the future. Circumstances have not changed since previous planning refusals.

Declaration of interest: I am a shareholder in GCPL.

(6)

5 Pendle View

Grindleton

Nr Clitheroe

BB7 4QU

5th April 2020

Adam Birkett

Planning Dept

RVBC

Clitheroe

Re: OBJECTION to Planning App. 3/2020/0219-Duke of York, Grindleton

Dear Mr Birkett,

I understand you are the officer involved with this application for a Change of Use of the Duke of York in Grindleton.

I have attempted to make my comments via your Planning website but encountered problems - having completed my draft comments it did not go beyond "67% completed" to a final stage allowing me to check/ submit or advising completion. My attempt to restart was also prevented and I have therefore assumed the draft comments are lost. Please therefore disregard this attempt and I enclose my comments via email/letter as below.

My Details:-

[redacted]
5 Pendle View
Grindleton
BB7 4QU
[redacted]

.....

I strongly OBJECT to this application.

I have been in Grindleton for over 12 years and my property is very close to the Duke of York. Its loss as a pub was upsetting and, followed by the Buck Inn, has harmed the village - for the applicant to make the assertion otherwise is, frankly, a nonsense. Villages without a pub lose a vital social and economic facility.

This is also not the only assertion in the applicant's documents which seems to be at odds with the reality or facts.

Furthermore, to say no "acceptable" bid was received from a community group when it was higher than that of a professional valuer of licenced premises and also the price he paid is a plainly incorrect assertion. It merely seems to indicate an intent to hold out for an unrealistic figure.

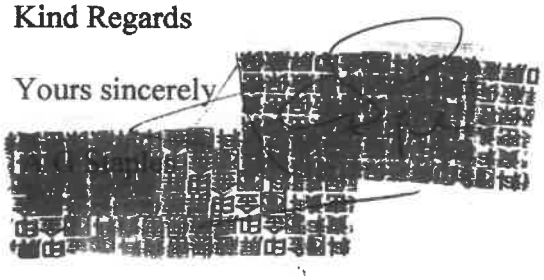
As a near neighbour I see the building deteriorating - it is sad to see but to seemingly use the lack of maintenance by the applicant as a reason to grant the application is surely perverse?

I also understand that the comment in the application that the pub/restaurant has never been a long term success is contradicted by the history of rateable values/business turnover. I understand that community pub ventures nationally have been extremely successful, with none failing to date, and the Grindleton community group wishing to purchase the property have a high degree of confidence in making it a succesful venture and restoring an important village amenity. I look around at the many villages in the Ribble Valley which have their local pub/restaurant at their centre, many of them smaller than Grindleton, and struggle to think of any without one.
To approve this application would destroy any hopes in the village of restoring a pub/cafe facility to benefit not just the village but the many walkers and cyclists that pass through the village.

To repeat, I Strongly OBJECT to this application which will be detrimental to the wider village's interests and trust the change of use will be refused.

Kind Regards

Yours sincerely



7

PLANNING
07 APR 2020
FOR THE ATTENTION OF

74 Rogersfield
Langho
Lancs
BB6 8HD

31 March 2020

Mr Adam Birkett
Planning Officer
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancs
BB2 2RA

RECEIVED BY
CHIEF EXECUTIVE
07 APR 2020
FAO

Observations regarding: Application 3/2020/0219; Duke of York, Grindleton BB7 4QR

I write to object to the above planning application to change the use of the Duke of York public house in Grindleton to residential use. The application so far as it stands and, as I understand it, is extremely vague as to the type of "residential use" the developer envisages for the site.

There is a great deal of support both within the village, the Ribble Valley and further afield for the status quo to stand and the Duke of York to reopen as a pub/cafe. The impetus for this is demonstrated by the efforts of The Grindleton Community Pub Ltd which has raised a considerable amount of money to buy the property from its present owner. In fact the latest offer made by the consortium was above the price recommended by a specialist valuer and certainly far more than the price paid by the present owner who appears to have allowed the building to deteriorate. One is tempted to ask, "for what reason?".

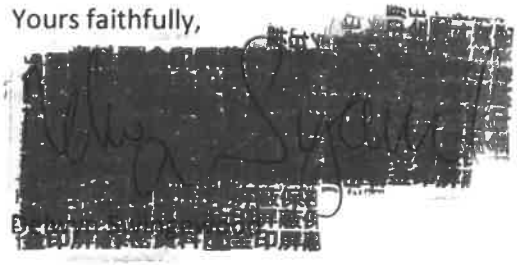
The loss of this pub would be a serious blow to the immediate community and rural life in general. Pubs, churches and schools are, after all, considered by many to be the heart of village life. Grindleton may have a community centre but this does not serve the same function as a hostelry and to imply otherwise is disingenuous to say the least.

The commercial agent has commented that the Duke of York "has never made a long term success". As someone who regularly visited the pub and was sad to see its closure I would dispute this. It is arguable that historical levels of rateable value, based on business turnover, indicate otherwise.

The benefits the Grade II listed Duke of York, will bring to the village and Ribble Valley itself should not be underestimated as tourism and the population continue to rise. Key Statement EN5 of the Ribble Valley Core Strategy 2008-2028, adopted December 16, 2014 states there "will be a presumption in favour of the conservation and enhancement of heritage settings". It is patently obvious that a change of use will not enhance the village's "heritage settings" nor will it "make a positive contribution to local distinctiveness/sense of place". In other words, why visit a village which has no pub

In short the Duke of York is viable as a public house and its future should be secured by refusing this and any other application to change its use.

Yours faithfully,



(8)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 31 March 2020 17:44
To: planning
Subject: Form completion: Planning Application Comments Form

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

FORM DETAILS

Web Ref No: 19855
Form: Planning Application Comments Form
Completed: 31/03/2020 17:44:13
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Beechwood
postAddress: Beechwood Grindleton
postCode: BB7 4QJ
refNo: 3/2020/0219
addDev: Duke of York, Grindleton
comments: Viability of the pub - the 200 shareholders in the Grindleton Pub company believe that the inn can be successful with their support, that of other locals and visitors drawn into the area

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Nicola Gunn

(9)

From: webmaster@ribblevalley.gov.uk
Sent: 31 March 2020 17:38
To: planning
Subject: Form completion: Planning Application Comments Form

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

FORM DETAILS

Web Ref No: 19853
Form: Planning Application Comments Form
Completed: 31/03/2020 17:37:35
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]d
firstName: [redacted]
numberName: 74
postAddress: Rogersfield, Langho
postCode: BB6 8HD
refNo: 3/2020/0219
addDev: Duke of York, Grindleton, BB7 4QR

comments: Observations regarding: Application 3/2020/0219; Duke of York, Grindleton BB7 4QR I write to object to the above planning application to change the use of the Duke of York public house in Grindleton to residential use. The application so far as it stands and, as I understand it, is extremely vague as to the type of â€œresidential useâ€ the developer envisages for the site. There is a great deal of support both within the village, the Ribble Valley and further afield for the status quo to stand and the Duke of York to reopen as a pub/cafe. The impetus for this is demonstrated by the efforts of The Grindleton Community Pub Ltd which has raised a considerable amount of money to buy the property from its present owner. In fact the latest offer made by the consortium was above the price recommended by a specialist valuer and certainly far more than the price paid by the present owner who appears to have allowed the building to deteriorate. One is tempted to ask, â€œfor what reason?â€ . The loss of this pub would be a serious blow to the immediate community and rural life in general. Pubs, churches and schools are, after all, considered by many to be the heart of village life. Grindleton may have a community centre but this does not serve the same function as a hostelry and to imply otherwise is disingenuous to say the least. The commercial agent has commented that the Duke of York â€œhas never made a long term successâ€ . As someone who regularly visited the pub and was sad to see its closure I would dispute this. It is arguable that historical levels of rateable value, based on business turnover, indicate otherwise. The benefits the Grade II listed Duke of York, will bring to the village and Ribble Valley itself should not be underestimated as tourism and the population continue to rise. Key Statement EN5 of the Ribble Valley Core Strategy 2008-2028, adopted December 16, 2014 states there â€œwill be a presumption

in favour of the conservation and enhancement of heritage settingsâ€ . It is patently obvious that a change of use will not enhance the villageâ€™s â€œheritage settingsâ€ nor will it â€œmake a positive contribution to local distinctiveness/sense of placeâ€ . In other words, why visit a village which has no pub In short the Duke of York is viable as a public house and its future should be secured by refusing this and any other application to change its use.

Sent twice.

(10)

Nicola Gunn

From: [redacted]
Sent: 31 March 2020 17:16
To: planning
Subject: Adam Birkett. Duke of Your, Grindleton

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Birkett,
I would like to oppose the new plans for the Duke of York, Grindleton. I have lived in Grindleton for nearly 3 years. When we first moved to the village there were two Pub's now there are none. As you enter the village the Duke of York is such an iconic building, it would be a tragedy for this building to be used for anything other than a pub, at the heart of our community. With over 200 hundred local people willing to invest in the venture of making this the first community pub in the Ribble valley. This shows the commitment of the community and need for a village pub/cafe hub. If the present owner is allowed to change the use of these's premises I believe it would take away from our community a valuable resource. Please protect our pub, our village and let this building be what it's suppose to be, a pub.
Mr Stansfield has been offered what he paid for the building, despite this being above the valuation, due to the deteriorating over time, yet he still did not except this, more than generous offer.

I then strongly object to the proposed plans for the Duke of York and hope you, as our local council, can support the community of Grindleton, in their efforts to secure the Duke of York, as a pub/cafe, for all to use.

[redacted]
Greendale View
Grindleton

Nicola Gunn

From: [redacted]
Sent: 31 March 2020 17:18
To: planning
Subject: Save the Duke of York

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Birkett,
I would like to oppose the new plans for the Duke of York, Grindleton. I have lived in Grindleton for nearly 3 years. When we first moved to the village there were two Pub's now there are none. As you enter the village the Duke of York is such an iconic building, it would be a tragedy for this building to be used for anything other than a pub, at the heart of our community. With over 200 hundred local people willing to invest in the venture of making this the first community pub in the Ribble valley. This shows the commitment of the community and need for a village pub/cafe hub. If the present owner is allowed to change the use of these's premises I believe it would take away from our community a valuable resource. Please protect our pub, our village and let this building be what it's suppose to be, a pub.
Mr Stansfield has been offered what he paid for the building, despite this being above the valuation, due to the deteriorating over time, yet he still did not except this, more than generous offer.

I then strongly object to the proposed plans for the Duke of York and hope you, as our local council, can support the community of Grindleton, in their efforts to secure the Duke of York, as a pub/cafe, for all to use.

[redacted]
Greendale View
Grindleton

(11)

PLANNING
01 APR 2020
FOR THE ATTENTION OF

Lynwood Cottage
West View
Grindleton
BB7 4RB

31st March 2020

Adam Birkett
Planning Department
Ribble Valley Borough Council

Dear Sir

Duke of York Inn, Grindleton, Planning Application 3/2020/0219

We would be pleased if you will record and consider our objection to the proposed change of use of the Duke of York Inn, Grindleton from Public House to Residential use.

Grindleton is a linear stile of village which runs predominantly along two main roads with a very concentrated tight development in places and as such does not have a clear village centre like many villages. The only location giving a more open feel is at the junction of the two roads with the Duke of York being the dominant feature. Having a large car park at the West side with the road junction and the millennium Garden to the east together with a forecourt and wider road in front does give a feeling of a village centre and indeed is used as a community meeting point.

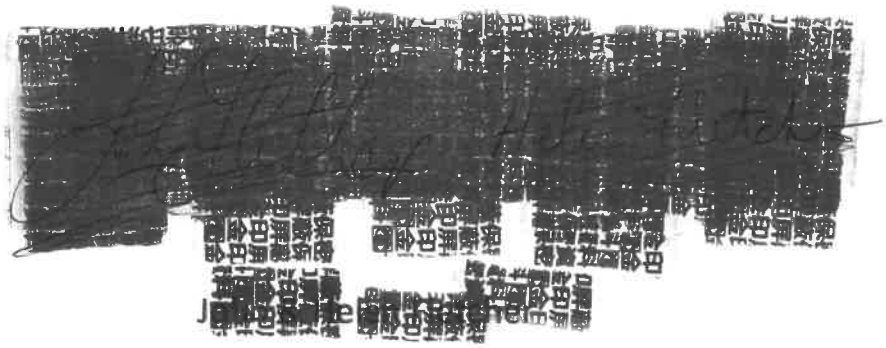
The Duke of York has been at the heart of the village for many many years and is clearly shown as an Inn on the first ordnance survey in 1847. To allow a developer change of use to residential would then make it very difficult to resist further development of the site destroying the open aspect of this area.

Over the last few months since refusal of the last application, it has become very obvious how the site has been used as a Builders yard, with materials and large vehicles being left permanently on the site with complete disregard for any visual appearance of the village, creating a real eyesore on this main approach.

The Grindleton community spend a lot of time and effort in keeping the village clean and tidy as the plaque on the Millennium Garden shows and are afraid that this situation will become the norm if the development is approved.

A prime reason for refusal of the previous application was that the building had not been effectively marketed as a pub, following the refusal, the Duke of York was put up for sale and the village came together to form a community consortium to purchase and run a pub, café as a viable asset to the village as has happened in other villages very successfully.

Therefore we feel that the application for change of use should be refused as the Duke of York can remain unchanged but refurbished, keeping the open appearance of the area and a superb community asset.



Nicola Gunn

(12)

From: webmaster@ribblevalley.gov.uk
Sent: 31 March 2020 16:59
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19848
Form: Planning Application Comments Form
Completed: 31/03/2020 16:58:33
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 4
postAddress: Meadowside, Grindleton
postCode: Bb7 4rr
refNo:
addDev: Duke of York Grindleton
comments: If the duke of York pub gets turned into residential premises the village will lose the opportunity to have a community pub! Or any pub at all! There are already houses for sale in the village which have been for sale for a long time so another residential property is not required when those options are available. The pub is becoming an eye sore since the current owner has had it as it has become run down and the car park is being used as storage for building materials! The village have offered to buy the pub to turn into a community pub which would benefit the village so much more than another residential property. The owner is not interested in supporting this it seems he is only interestedin profit and his own needs. A community pub is a much needed source of interaction for many of the people in the village who are older and lack this otherwise. If the building gets change of use a lot of local people would be upset. A house is not required a pub is!

(13)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 31 March 2020 09:10
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19829
Form: Planning Application Comments Form
Completed: 31/03/2020 09:10:13
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Orchard House,
postAddress: Main Street, Grindleton
postCode: BB7 4QT
refNo: 3/2020/0219
addDev: Duke of York Inn Grindleton Brow Grindleton BB7 4QR
comments: I strongly object to this proposal for change of use. Now more than ever it is apparent how important a sense of community is to people. In a village as small as Grindleton there aren't many places where you can easily meet with neighbours in a common space and so by removing this essential heart of the village and turning it in to accommodation (which is not essential) it has the potential to suck the limited social life out of the village. Alongside the change of use I also have concerns about the building work needed to complete this project and the impact on residents. No doubt this will take extensive remodelling work, causing noise disruption and heavy machinery to be polluting the quiet village for a period of time. In such close proximity to other homes and on the main intersection of the village there is no doubt that this will cause unnecessary disruption to the community.

Nicola Gunn

(14)

From: webmaster@ribblevalley.gov.uk
Sent: 31 March 2020 10:05
To: planning
Subject: Form completion: Planning Application Comments Form

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FORM DETAILS

Web Ref No: 19833
Form: Planning Application Comments Form
Completed: 31/03/2020 10:05:07
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName:
firstName:
numberName: Bambers Croft
postAddress: Lane Ends Clitheroe
postCode: BB7 4PH
refNo: 3/2020/0219
addDev: Duke of York Grindleton Clitheroe
comments: We object to this planning application on the following grounds: 1. the Duke of York represents a social and community hub and adds to the character of Grindleton as a rural village. Turning the public house into a home would remove the opportunity for a social hub so needed in current times (post isolation) and further, reduce the character of our local village. 2. To say there has been no reasonable offer to purchase the Duke of York, nor acceptable bid from a community group is inaccurate. There was an above-valuation offer made by the Grindleton Community Pub group which was rejected out of hand by the current owner. 3. The building is only deteriorating because the current owner appears to be taking no steps to maintain it. 4. To say that the pub has never made a long-term success is clearly inaccurate as it has remained a public house for many many years. A couple of poorly run spells in the last 5 years do not prove that it cannot be made viable now, and indeed the Community Pub group have shown that the numbers work and that there are over 200 locals invested in making it work as a pub again in the future.

15

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 31 March 2020 10:37
To: planning
Subject: Form completion: Planning Application Comments Form

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FORM DETAILS

Web Ref No: 19834
Form: Planning Application Comments Form
Completed: 31/03/2020 10:37:07
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 33
postAddress: Moorland Avenue Clitheroe
postCode: BB7 4Px
refNo: 3/2020/0219
addDev: Duke of York Inn Brow Top Grindleton BB7 4QR
comments: A pub is central to village life and if this is lost there will be no focal point except the village hall which is not where everyone wishes to socialise. This pub was a part of my family's life for many years having been brought up in the village and my mother working there for decades. The villagers are willing to purchase the pub and use it in different ways for the use of everyone, not wanting it to be turned into yet another housing development for the benefit of only a few. The building dates back to the early 1800's and it has been at the heart of the village almost continuously since that time. Please do heed the wishes of the village when considering this application.

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(16)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 31 March 2020 13:24
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19843
Form: Planning Application Comments Form
Completed: 31/03/2020 13:24:28
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName:
firstName:
numberName: 2
postAddress: Pendle View Grindleton
postCode: Bb74qu
refNo:
addDev: Duke of York Grindleton
comments: A long history of being a successful pub and restaurant. Should remain with the community now they are in a position to purchase.

---

(17)

4 Greendale View
Grindleton
Clitheroe
Lancs BB7 4QY

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2 RA

31st March 2020

For the attention of Mr Adam Birkett

Dear Sirs

Re: OBJECTION to Planning Application 3/2020/0219 – Mr S Stansfield
Duke of York, Grindleton, BB7 4QR

I very much appreciate that during this time of national crisis people have far greater concerns than the future of the Duke of York. The crisis has though demonstrated the value of community support and the importance of local facilities and services.

It may be difficult at present to look to the future, but we must think about what is important to the long-term well-being of our community.

If the latest planning application for the Duke of York is approved, it will be lost to our community forever.

I have studied the application in detail and wish to object strongly, on the following grounds:-

1 **Impact on the local residents.**

The loss of The Duke of York as a public house will have a hugely negative impact on community cohesion in a rural village. There are no open pubs in Grindleton. The village has a strong, vibrant, socially active community and this community wants and needs a pub. The Pavilion – our village hall – is a well-used, highly rated facility with a private bar for pre-booked/ticketed events but it cannot offer the spontaneous, social interaction and well-being that only a pub can provide. Their private bar has an occasional licence and is on rota to be opened once or twice a month. The loss of the Duke of York as a pub will contribute to loneliness, isolation and loss of community spirit.

I cannot think of a better way of ensuring a sustainable future for a heritage building than encouraging it to become a community managed, funded and supported asset; one that is there for the benefit of the local community. As such both the value and significance of the building are enhanced. Conversion to a private dwelling would eradicate the significance of the building to the local community.

RVBC core strategy seeks to protect community facilities; faced with a robust and practicable proposal from the Grindleton Community Pub Team which is widely supported by the local community it is hard to see how the council could justify accepting the argument that the building does not have a viable future without change of use.

Following the previous applications (3/2019/0049 and 3/2019/0050) made in 2019 by the current owner and their refusal by RVBC on 12th April 2019 Grindleton Community Pub Limited was formed and registered the Duke of York as an Asset of Community Value. GCPL was established as a Community Benefit Society with the objective of raising funds via a Community Share Offer to purchase the Duke of York and return this heritage asset to its optimum viable use. GCPL was successful in attracting substantial community support from over 200 investors. GCPL raised the amount targeted via the share offer and attracted a significant offer of additional funding from a local charity.

GCPL are, therefore, a funded, capable and ready purchaser who will bring the Duke of York back to its optimum viable use as a public house. GCPL would also secure the long-term conservation of the heritage asset via public ownership by a not for profit Community Benefit Society.

GCPL have made an offer to purchase which is above both a valuation carried out by a suitably qualified valuer of licensed premises and the price paid by the current owner in June 2018.

Given the above there are now even stronger grounds to refuse change of use than existed at the time of the previous applications.

2 Impact on the character of the Conservation Area

Removing the iconic visual landmark of the Duke of York pub as you enter the village will be a significant loss to the village heritage and its listing as a Conservation Area. It will no longer stand-out as a proud, historical landmark. It will change the entire character of the centre of the village. The proposal will have significant impact on the special architectural and historic interest of a listed building. Substantial harm will be caused to the listed building because of the loss of historic use.

These photos were taken in March 2020. They show building materials and vehicles that have been "stored" on the Duke of York car park for months – within the curtilage of a listed building.

Grindleton is a tier 2 less sustainable village in the RVBC Core Strategy.

CS Key Statement EC2: These proposals will have an adverse impact on Grindleton depriving it of a listed building as a public house for use by villagers & visitors alike. It is the significance of the Duke of York as a historic pub with its signage, distinctive facade & lighting that add much to the character of this part of Grindleton. It is the village's most notable landmark. There is no other pub in the village and change of use should not be allowed. No attempt has been made by the current owner to run the pub as a going concern as a free house. Managed properly there is every reason to believe that it could be the successful pub/eatery it has been - were it not for being owned by a 'pubco' & forced into the 'Tied House 'position. As a Free house all that could change. Recent poor performance should not have significant bearing on future potential for a motivated publican with fresh ideas and business acumen.

3 Comments on the Planning Statement

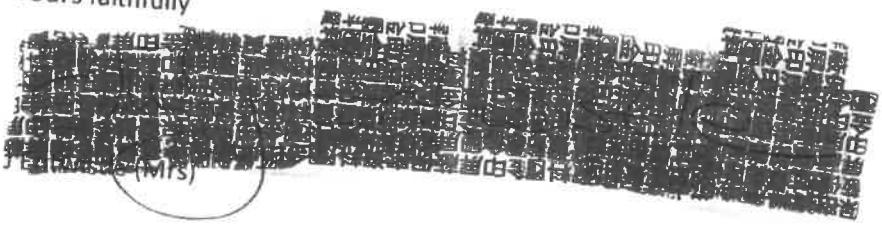
Section 6.11 of the Planning Statement states that "whilst there has been one expression of interest the price offered was well below the valuation price and has not progressed towards a sale". I assume this was one of the offers made by GCPL. Their offer was considerably higher than the price provided in the valuation report from MJD Hughes and was also higher than the £250,000 price paid by the current owner. Surely, this was a reasonable offer and therefore it is incorrect for the planning application to suggest that no reasonable offer to purchase the property has been received.

Section 6.12 of the Planning Statement states charitable ownership has been explored but no responses were received. I understand that an offer for charitable ownership by the Bowland Trust, a local charity, was made and refused in July 2019. There is no mention of this in the current planning application.

I am a proud investor in Grindleton Community Pub Limited. I strongly believe that GCPL have the finances and enthusiasm to purchase the Duke of York at a reasonable price, carry out the necessary renovations to preserve this listed building in the heart of our community and to provide the first community owned pub in the Ribble Valley.

Please RVBC, support the community ownership enterprise by refusing Mr Stansfield's change of use application.

Yours faithfully



(18)

Nicola Gunn

From: [redacted]>
Sent: 01 April 2020 11:56
To: planning
Subject: Planning Application 3/2020/0219 Duke of York Inn, Grindleton

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Birkett,
I am writing to object to the above planning application. My name is [redacted] my address is Beechwood, Grindleton Brow, Grindleton BB7 4QJ.

I tried to lodge an objection yesterday using the online form but have received no acknowledgement and am not confident that it has been received by you. By the way , I think the form is not at all easy or friendly to use and could be seen as a discouragement to those wishing to make comment or object. I think this should be reported to the Ombudsman or whoever is the appropriate authority.

My main objection to the application is that the applicant states that the pub cannot be viable. This is clearly not true. As you will be aware, circa 200 village residents and others have subscribed for shares in Grindleton Community Pub Ltd. This company has made an offer for the property which would enable the current owner to realise his investment without loss. The Board of the company have devised a business plan which would enable the property to be let to a tenant at subsidised rent. This combined with the support of the local investors and others would enable a viable business to be run. The local community obviously believes this to be the case - or they would not have invested.
I believe that under this model, a successful venture can be run which,additionally, has the prospect of bringing visitors into the area.

I hope these comments are helpful. Please acknowledge.

Yours sincerely

[redacted]

(19)

Bank House
Sawley Road
Sawley
Near Clitheroe
Lancashire
BB7 4RS

[redacted]

Mr A Birkett
Planning Officer
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancashire
BB7 2RA

31st March 2020

Dear Sir

Planning Application 3/2020/0219

I am writing to you regarding the resubmitted planning application for the change of use of the Duke of York Inn ("the Pub") from a public house to residential use. The application was registered on 16th March and contains a number of inaccuracies and misleading statements.

By way of background my wife and I moved to Grindleton in 1986 then Sawley in 2000. We have had a long association with Grindleton and I am able to put into context the trends in the village over those 34 years. It was indeed correct that the two pubs were thriving at the time we moved into the village and for many years thereafter. The Buck Inn was based more on the traditional pub model whilst the Duke of York catered for diners. There was sufficient demand for the two pubs to continue operating under that model for many years under different landlords. The Duke of York was of late successfully run by Michael Heathcote for a number of years as a "gastro pub" and it was only when he moved his operation to the Higher Buck in Waddington that issues arose with the Pub.

The Planning Statement and Heritage Statement make mention that the Pub was underperforming for some time. This is not the case, it was thriving whilst operated by Michael Heathcote but any successor operator was unlikely to be able to replicate his success as a chef proprietor at a gastro pub. The Buck Inn remained the village pub so the Duke of York did not have any market that it could serve. Once the Buck Inn closed a market opened for a conventional pub in the village. There is no doubt, based on the enthusiasm of the villagers to raise money to buy the freehold of the Pub, that it will be a viable business once re-opened. It will serve a market that exists in the village for a pub, café and meeting venue.

The Planning Statement and Heritage Statement talk about sustaining two pubs. There is no demand for two pubs in the village whereas there is a demand for a pub in the village. There is no wish to sustain two pubs; the Buck Inn is more suitable for housing whereas the Duke of York is more suitable to continue to operate as a pub.

In addition the two Statements draw attention to the deterioration in the building. This is a common developer's approach in allowing a building to deteriorate before requesting a change of use. I believe that the applicant is the same individual who was granted planning permission on 3 King Street, Clitheroe. If this is the case, given what happened to the buildings there when they were accidently demolished, I have no confidence this listed Pub is in safe hands.

There are a number of references to the fact that the village has facilities and there are nearby pubs. The Village Hall does operate a bar but on restricted times. Drinking bottled beer at the Village Hall cannot compare to drinking cask ale at a pub. Other local pubs are gastro pub type outlets and cannot be seen as drinking establishments. In my mind it is absolutely clear that the loss of the public house is detrimental to local social facilities, whereas the two Statements are trying to convince you otherwise.

The local policy quoted in the Heritage Statement about conservation in that it can be achieved by "recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance". A community pub is a viable use of the building, it sustains and improves the building based on the money raised to renovate it and it enhances its significance by being used by almost the whole of the village.

If we are looking for an example of a planning application where the desire of an outside property developer goes against the wishes of almost all the residents of a village then there can be no clearer case.

This application should be rejected. Offers to buy the Duke of York as a community pub have been rejected by the owner even though their acceptance would result in a profit being made by the owner. A properly formulated and rigorously tested business plan has been prepared that demonstrates the viability of such a community pub. The villagers and other locals have demonstrated their support for such a community pub by raising more than the initial funds required to buy and restore the Pub. It surely cannot be right to grant planning permission for a change of use to residential occupation when a viable alternative exists. Such an application represents just the tip of the iceberg. If granted it allows significant and unknown redevelopment of a key building which is the focal point at the entrance to the village.

Yours faithfully

Bank House
Sawley Road
Sawley
Near Clitheroe
Lancashire
BB7 4RS

Mr A Birkett
Planning Officer
Ribble Valley Borough Council
Church Walk
Clitheroe
Lancashire
BB7 2RA

31st March 2020

Dear Sir

Planning Application 3/2020/0219

I am writing to you regarding the resubmitted planning application for the change of use of the Duke of York Inn ("the Pub") from a public house to residential use. The application was registered on 16th March and contains a number of inaccuracies and misleading statements.

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The Planning Statement and Heritage Statement make mention that the Pub was underperforming for some time. This is not the case, it was thriving whilst operated by Michael Heathcote but any successor operator was unlikely to be able to replicate his success as a chef proprietor at a gastro pub. The Buck Inn remained the village pub so the Duke of York did not have any market that it could serve. Once the Buck Inn closed a market opened for a conventional pub in the village. There is no doubt, based on the enthusiasm of the villagers to raise money to buy the freehold of the Pub, that it will be a viable business once re-opened. It will serve a market that exists in the village for a pub, café and meeting venue.

The Planning Statement and Heritage Statement talk about sustaining two pubs. There is no demand for two pubs in the village whereas there is a demand for a pub in the village. There is no wish to sustain two pubs; the Buck Inn is more suitable for housing whereas the Duke of York is more suitable to continue to operate as a pub.

In addition the two Statements draw attention to the deterioration in the building. This is a common developer's approach in allowing a building to deteriorate before requesting a change of use. I believe that the applicant is the same individual who was granted planning permission on 3 King Street, Clitheroe. If this is the case, given what happened to the buildings there when they were accidently demolished, I have no confidence this listed Pub is in safe hands.

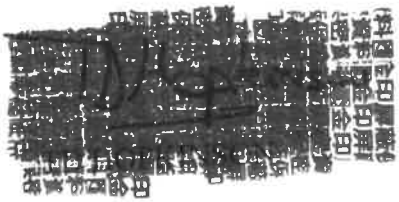
There are a number of references to the fact that the village has facilities and there are nearby pubs. The Village Hall does operate a bar but on restricted times. Drinking bottled beer at the Village Hall cannot compare to drinking cask ale at a pub. Other local pubs are gastro pub type outlets and cannot be seen as drinking establishments. In my mind it is absolutely clear that the loss of the public house is detrimental to local social facilities, whereas the two Statements are trying to convince you otherwise.

The local policy quoted in the Heritage Statement about conservation in that it can be achieved by "recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance". A community pub is a viable use of the building, it sustains and improves the building based on the money raised to renovate it and it enhances its significance by being used by almost the whole of the village.

If we are looking for an example of a planning application where the desire of an outside property developer goes against the wishes of almost all the residents of a village then there can be no clearer case.

This application should be rejected. Offers to buy the Duke of York as a community pub have been rejected by the owner even though their acceptance would result in a profit being made by the owner. A properly formulated and rigorously tested business plan has been prepared that demonstrates the viability of such a community pub. The villagers and other locals have demonstrated their support for such a community pub by raising more than the initial funds required to buy and restore the Pub. It surely cannot be right to grant planning permission for a change of use to residential occupation when a viable alternative exists. Such an application represents just the tip of the iceberg. If granted it allows significant and unknown redevelopment of a key building which is the focal point at the entrance to the village.

Yours faithfully



CHANGE OF USE

(20)

[redacted]
6 Lower Chapel Lane
Grindleton
CLITHEROE
BB7 4RN

DUKE OF YORK PUBLIC HOUSE
GRINDLETON BB7 4QR.

1ST APRIL 20

SUBMISSION 3/2019/0049
RESUBMISSION 3/2020/0219

Dear Sir,

I wish to complain about the application by MR. S. STANSFIELD for change of use from PUBLIC HOUSE to residental use the DUKE OF YORK is designated as a PUB therefore it should stay as a PUB

yours sincerely,

[redacted]

Nicola Gunn

(21)

From: [redacted]
Sent: 07 April 2020 02:24
To: planning
Subject: Objection to planning application 3/2020/0219 Duke of York

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Objection: Planning 3/2020/0219 Duke of York PH, Grindleton Brow, BB7 4QR

[redacted]
Bank View House
Sawley Road
Grindleton
CLITHEROE
BB7 4RT

FAO Mr Adam Birkett,
Planning Department
Ribble Valley Borough Council

5th April 2020

Dear Sir,

PLANNING APPLICATION 3/2020/0219

Proposed change of use from Public House to Residential for Duke of York Public House by Mr S. Stansfield of Billington. (Resubmission of various previous applications.)

I write in connection with the above planning application. I have examined the plans and I know the site well, having lived locally on and off for about 35 years, I wish to object strongly to this proposed change of use.

This application is solely for a change of use and very significantly now makes no reference to earlier refused applications involving development both of the pub building and the associated land. I see it as simply a 'stalking horse' for future development if a change of use were to be granted now.

There are obvious inaccuracies in the Planning Statement:

The loss of the Duke of York through closure has already seriously damaged the social amenities of the community. Grindleton Pavilion in no way provides an alternative venue. No passing trade - whether walkers, hikers, cyclists, motorists, etc would even know it was there and that it had some limited bar facilities which can never equate to a pub.

Various references to the Buck Inn seem confused as to it being open or closed.

The capability of the pub is not just questioned but stated not to be viable. At one time this was a thriving pub and restaurant, as I'm sure the Council can observe from the business rates charged. As a result of more recent poor tenant management and increasingly higher rentals the business declined to become unprofitable.
.
The building was allowed to deteriorate over the last few years even whilst still owned by Punch Taverns, probably with a view to putting off any potential buyer other than a deep-pocketed developer. The current owner has apparently now allowed further decay whilst the building lies empty and un-maintained.

Perfectly reasonable offers to purchase have been made to the current owner by Grindleton Community Pub Limited but always refused. The suggestion is that no offers have been made.

Should this long-established (1820?) use of the listed Duke of York be lost, it can never be replaced and its historic and architectural significance will be permanently gone.

Pubs, cafés and restaurants are a vital resource and have a serious role in fighting those social problems that can arise from rural isolation and loneliness. The ideal solution is to refuse this change of use now and in the future and encourage a community use.

Declaration of interest: I am a shareholder in Grindleton Community Pub Limited.

(22)

Nicola Gunn

From: [redacted]
Sent: 06 April 2020 22:36
To: planning
Subject: The Duke of York Grindleton

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madame,

I am writing to object to the planning application submitted for the Duke of York at Grindleton.

Duke of York Inn
Grindleton Brow,
Grindleton,
BB7 4QR

Many other pubs have closed and changed use. It is such a same Grindleton has had both its long standing pubs shut for some time. There is no shop or post office in the village. The Grindleton Community Pub ltd submitted a generous offer for the building. More than it was valued at as the current owner has not maintained or carried out any repairs.

This offer was not accepted. An offer above value to purchase the Duke of York and make it into a focal point for the village. A social hub for people of Grindleton and the surrounding area.

I feel the application for the change of use should not be granted in any form. This building has an ambitious, social and enthusiastic group of people wanting to make it into a useful, important part of the village.

The loss of this building into residential use is unnecessary and would be a disappointment and disadvantage to people of the local area.

Please please think very carefully about the long term effect of this change of use application.

Thankyou for taking the time to read my email of objection.

Yours sincerely,

[redacted]

22 Southfield Drive,
West Bradford,
Clitheroe
BB7 4TU

Sent from Yahoo Mail for iPhone

(23)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 21:38
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19940
Form: Planning Application Comments Form
Completed: 06/04/2020 21:38:23
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Stonelea Cottage
postAddress: Main Street, Grindleton
postCode: BB7 4QT
refNo: 3/2020/0219
addDev: Duke of York, Grindleton

comments: I wish to register my strong objection to this planning application. Having reviewed the planning statement I believe that it misrepresents the situation in many areas. The use of the building as a public house is viable. The Grindleton Pub Company have put together a business case which clearly demonstrates that the Duke of York pub could be sustainably operated as a community pub. By not realising profits from the property, the Grindleton Pub Company would be able to set a the rent at a level that would encourage and enable a manager to make a success of the business and provide an asset that would benefit the whole community. The community in Grindleton has come together and raised a not inconsiderable amount of money in order to re-establish the Duke of York as a viable concern. This clearly demonstrates the desire for a community owned pub in Grindleton. The loss of the Duke of York would clearly have a detrimental impact on the social facilities of the village. The village currently has no pub. Also the Grindleton Pub Company plan to establish a cafÃ© and perhaps a shop in the premises. Both of which are sadly missing from the village at present. The planning statement says that the pub has been unsuccessfully marketed as a going concern. In fact the Grindleton Pub Company has offered a price above that which the owner paid for the property. The fact that the owner has not accepted this offer, demonstrates that the owner sees an opportunity to covert the pub into housing. In fact the owner assisted by his planning consultant has previously converted other pubs in the region into housing. As the planning statement states, the village has other community facilities at the Grindleton Pavilion. However the pavilion is run by volunteers and the bar is not open on a regular basis. The loss of the Duke of York together with the closure of The Buck has seriously harmed the social facilities of the village. When I and my family

arrived in the village three years ago both pubs were open greatly adding to the appeal of the village. In the recent budget the Chancellor announced measures to reduce the continuing loss of pubs throughout the country. The government recognise the beneficial effect that pubs can have within a community. By rejecting this planning application you will be assisting the community of Grindleton to save our pub.

---

(24)

[redacted]
1 Meadowside
Grindleton
BB7 4RR
[redacted]

6 April 2020

Fao: Case Officer

The Planning Dept

Ribble Valley Borough Council,

Clitheroe.

BB7 2RA

Re: Planning application 3/2020/0219: Change of use from public house with living accommodation to residential use.

(Re submission of application 3/2019/0049)

Duke of York Inn,

Grindleton Brow,

Grindleton, BB7 4QR

I am a resident of Grindleton and have lived here with my family since 1986. My three sons attended the local school and I ran the local scout troop for 15 years. In that period I and my family visited the Duke of York on many occasions.

The following comments are made in relation to the above mentioned planning application. I believe previous concerns raised have not been addressed and I also have the following observations - made in two sections:-

A. Comments on the supporting documentation made in respect of the application.

B. My own observations on material factors affecting the application.

A . Planning and access statement JDTPL 0159

The statement is a litany of anecdotal misrepresented suppositions and conjecture. I can see the proposal is a commercial proposition and once residential use is obtained further residential development would be possible once established. The material factors referring to scale, appearance and design, impact on

character,access have been dealt with in other correspondence and I will deal with impact on the neighbourhood in section B.

I will comment on statement referencing paragraphs:-

6.1. There is no evidence to define what viability means. The duke of York was never just a wet pub it was a noted eating establishment as well.

6.8 The focus on the demise of wet pubs reflects a national trend but the emergence of gastro pubs counters the argument. Who is to say whether the duke of York is a viable business proposition it depends on who runs it and if they find the right market. There are many outstanding business in the area which are successful in Sawley Chatburn Pendleton Wiswell Waddington Worston Bolton by Bowland Wiswell Newton Slaidburn Wigglesworth and so on.

It is possible the agents misunderstood the local market and misprinted the property.

6.13

The statement makes no reference to the tragic events that befell the Buck Inn nor do they know the circumstances or reason the duke of York failed to prosper. Pure conjecture. The population statistics are misleading the catchment area is beyond the boundaries of village. My friends from Chatburn and Sawley used to come to the Duke in the past. Where is the statistical survey evidence.?

6.14. The loss of the Duke of York will diminish the social activities in the village. The village hall can't operate as a pub or have the same opening times or cater for passing and infrequent trade. It is not designed for that purpose.

6.15

Totally unrealistic to open public bar. It would be like musical chairs constantly moving things for events. The village hall is managed on a booking system it's not a drop in centre.

6.24

What does less harmful and optimal viable use mean? If the loss of the Duke of York to residential use was harmful in the past it follows it still is.

6.25

The Westlake report is a description of a struggling business. It is not an analysis of a commercial operation or the pricing structure or appeal of the menu, attitude of staff. Gordon Ramsey didn't visit the premises for an appraisal.

In conclusion I find the report meaningless and its failure to address the fact that the Duke of York was a restaurant as well and constantly refer to it as a pub misleading.

Linking to 6.13, 6.14, 6.24 and 6.25 are further comments on the Heritage Assessment report, see below.

With regard to the 'heritage assessment' completed by Garry Miller, an architectural historian, of St Helens - sections 1 (page 4) and 9.1 (page 26) especially, seem to go outside his bounds of expertise when he comments on the non- viability of The Duke

of York Inn and that it's loss would not be detrimental to local social facilities and cultural benefits. His concluding statement that 'approval should be granted without delay' further demonstrates his lack of local knowledge of the village, its current inhabitants and their concerns.

I have witnessed the need of a community pub, like those detailed in the Plunkett foundation where there has been an increase of 30 percent in pubs owned by the community. The benefits of a community pub were highlighted as addressing social isolation, loneliness and wellbeing. The function is clearly more than that of a wet pub. The community pub has been recognised by the government which has funded case studies and provides grants, since the first one opened in 2013 see mycommunity.org.

The viability of the community pub in the Grindleton situation is demonstrated in the community response. 200 plus people have backed the idea and raised the money. There is an important demographic here. The village hall was a massive community effort and the cricket and football club, church, WI, Brownies, historical club etc., show there is a community spirit. The demographic of the community touches all walks of life in the village with the concept of a community pub. Why back it if all the social needs were fulfilled by the village hall. The reality is the community pub is a viable alternative because of the potential users. You could drop in during opening hours for free unlike the village hall where you'd have to book.

Community pubs get the support of CAMRA, UK hospitality who state that they provide a positive and inclusive role in the heart of a community.

The community pub is more than food, drinks and darts and provides an informal meeting place which compliments the village hall .

The inhabitants of Grindleton have changed dramatically over the years. When we came to the village the school was going to be closed. There were no other children living on Meadowside; Now there are seven families with children, an increase replicated up and down the village. There was a dilapidated playground with an old steamroller. Now there is a safe play area for the young. I ran scouts for 15 years, all the young men left the village and now when they come back there is nowhere to go. Stand outside the Duke of York 7am to 9 am and there is an exodus of people going to work. Where is the social hub for these workers. The village is not an old folks hide away and whilst the village hall caters for voluntary clubs it does not fulfil a complete social role.

I am a carer and during the day there is no place for respite and find out local news or have a brew. In the past the village had a post office, sweet shop, grocers and butchers. Times change and the community pubs can change with the situation. The uses and functions will be as varied as the demand; be it from walkers, cyclists, internet use, cafe, shop, traditional pub, library, informal groups, folk clubs the list is endless.

The argument against viability is weak and non evidence based whereas a community pub in Grindleton has a sound market base and will prosper.

In my opinion the asset of the Duke of York as an 'Inn' serves the community better than 1 very large house and will fulfil many roles in a changing world.

It's loss will have an adverse impact on the area and I recommend the change of use is turned down.

Yours faithfully,

[redacted]

(25)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 21:27
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19938
Form: Planning Application Comments Form
Completed: 06/04/2020 21:27:04
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: No 1 Brow Top Cottage
postAddress: Brow Top Grindleton BB7 4QR
postCode: BB74QR
refNo: NC2/3/2020/0219
addDev: Duke of York Inn Brow Top Grindleton BB74QR
comments: 1, The new application if successful would require considerable internal & external renovation, compromising this important listed building & would enable the applicant to have greater control over the further development of this important site. 2, The associated curtilage of the applicants site has an established storage and work area, for the applicants building company. Should this application be accepted, he would exercise a freer role in developing the curtilage further, for his own use. Severely compromising the visual entrance to the village, to the detriment of this heritage site. 3, In considering the reasoning behind the local authoritiesâ€™ recent refusal, the village community has made a substantial offer to the applicant to develop the site as a public house. An offer in excess of the applicants purchase price. Whilst this may not be a material planning consideration, it demonstrates that the applicant has every intention of extinguishing the site as an asset to the village community. 4, Whilst the applicant has paid lip service in an attempt to conform with the local authorities requirements in developing the site as a public house/ village facility, it is clear that he has a firm agenda, contrary to the local authorities intention. We therefore request that you refuse the application, preserving this important heritage site & the long term community facilities of the village.

---

(6)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 21:37
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19939
Form: Planning Application Comments Form
Completed: 06/04/2020 21:37:07
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Stonelea Cottage
postAddress: Main Street, Grindleton.
postCode: BB7 4QT
refNo: 3/2020/0219
addDev: Duke of York, Grindleton

comments: I wish to register my strong objection to this planning application. Having reviewed the planning statement I believe that it misrepresents the situation in many areas. The use of the building as a public house is viable. The Grindleton Pub Company have put together a business case which clearly demonstrates that the Duke of York pub could be sustainably operated as a community pub. By not realising profits from the property, the Grindleton Pub Company would be able to set a the rent at a level that would encourage and enable a manager to make a success of the business and provide an asset that would benefit the whole community. The community in Grindleton has come together and raised a not inconsiderable amount of money in order to re-establish the Duke of York as a viable concern. This clearly demonstrates the desire for a community owned pub in Grindleton. The loss of the Duke of York would clearly have a detrimental impact on the social facilities of the village. The village currently has no pub. Also the Grindleton Pub Company plan to establish a cafÃ© and perhaps a shop in the premises. Both of which are sadly missing from the village at present. The planning statement says that the pub has been unsuccessfully marketed as a going concern. In fact the Grindleton Pub Company has offered a price above that which the owner paid for the property. The fact that the owner has not accepted this offer, demonstrates that the owner sees an opportunity to covert the pub into housing. In fact the owner assisted by his planning consultant has previously converted other pubs in the region into housing. As the planning statement states, the village has other community facilities at the Grindleton Pavilion. However the pavilion is run by volunteers and the bar is not open on a regular basis. The loss of the Duke of York together with the closure of The Buck has seriously harmed the social facilities of the village. When I and my family

arrived in the village three years ago both pubs were open greatly adding to the appeal of the village. In the recent budget the Chancellor announced measures to reduce the continuing loss of pubs throughout the country. The government recognise the beneficial effect that pubs can have within a community. By rejecting this planning application you will be assisting the community of Grindleton to save our pub.

27

Nicola Gunn

From: [redacted]
Sent: 06 April 2020 20:49
To: planning
Subject: Planning Application 3/2020/0219
Attachments: Duke of York April 2020 Application objection.docx

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

FAO Mr Birkett

Dear Mr Birkett,

Please find attached a letter outlining my objections to planning application 3/2020/0219

Yours sincerely

[redacted]

4, The Spinney
Grindleton
BB7 4QE
6.4.20.

Registration of objection to Planning Application 3/2020/0219
Address: Duke of York, Grindleton. Applicant: Mr. S. Stansfield

Dear Mr Birkett,

I am writing to object to the above application.

Firstly I would like to make the general point that the vision of RVBC for the Ribble Valley, as stated in the Core Strategy document for 2008-28, is

"An area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors"

Allowing the conversion of a long-established public house in a tier 2 village to a residential development purely for the profit of a developer from outside the valley does not appear to be consistent with this vision.

I offer the following particular points for your consideration.

1. 215 members of the village of Grindleton have invested in shares in the local project to run the Duke of York as a community public house. The nearby tier 2 villages of Waddington, West Bradford, Slaidburn and Bolton-by-Bowland all support thriving public houses. There is no evidence to suggest that a well-run public house would not thrive in Grindleton, too. Indeed the village supported two very successful establishments in the recent past. I draw your attention to key statement EC2 in the Core Strategy 2008-28:

   "The Council will also continue to require robust evidence that much needed smaller retail and other facilities in the more rural parts of the area are no longer viable before considering other forms of use."

   There is clearly no "robust evidence" of the sort required to justify conversion of the Duke of York to a residential dwelling.

2. Furthermore, policy 10.3 states:

   THE CHANGE OF USE OF GROUND FLOOR COMMERCIAL PREMISES TO RESIDENTIAL ACCOMMODATION WITHIN THE VILLAGE BOUNDARIES WILL BE APPROVED PROVIDING IT HAS BEEN DEMONSTRATED THAT THE CHANGE OF USE WILL NOT LEAD TO ADVERSE EFFECTS ON THE LOCAL ECONOMY.

IN ASSESSING ANY APPLICATION THE COUNCIL WILL REQUIRE THE APPLICANT TO PROVIDE INFORMATION TO DEMONSTRATE THERE IS NO DEMAND TO RETAIN THE PREMISES IN COMMERCIAL USE.

It is very clear that there is considerable demand to retain the premises in commercial use. (See point 1.)

3. The village of Grindleton is much visited by tourists, whether they be ramblers , cyclists, bird-watchers or fishermen. A village pub is an integral part of the local tourist economy. I draw your attention to key statement EC3 in the Core Strategy 2008-28.

"Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings..."

Converting the Duke of York from a public house to a residential dwelling would clearly contravene RVBC policy in this regard.

4. Quoting from the development strategy (section 4.2)

"In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits".

There is no need for any further housing in Grindleton (or indeed any tier 2 village), as noted in section 4.12. Conversion to a residence would clearly not deliver any regeneration benefits.

Yours sincerely,

(28)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 21:19
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19937
Form: Planning Application Comments Form
Completed: 06/04/2020 21:19:28
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Scott Croft
postAddress: scott croft brow top grindleton
postCode: bb74qr
refNo: NC2/3/2020/0219
addDev: Duke of York Inn, Grindleton BB74QR
comments: 1, The new application if successful would require considerable internal & external renovation, compromising this important listed building & would enable the applicant to have greater control over the further development of this important site. 2, The associated curtilage of the applicants site has an established storage and work area, for the applicants building company. Should this application be accepted, he would exercise a freer role in developing the curtilage further, for his own use. Severely compromising the visual entrance to the village, to the detriment of this heritage site. 3, In considering the reasoning behind the local authoritiesâ€™ recent refusal, the village community has made a substantial offer to the applicant to develop the site as a public house. An offer in excess of the applicants purchase price. Whilst this may not be a material planning consideration, it demonstrates that the applicant has every intention of extinguishing the site as an asset to the village community. 4, Whilst the applicant has paid lip service in an attempt to conform with the local authorities requirements in developing the site as a public house/ village facility, it is clear that he has a firm agenda, contrary to the local authorities intention. We therefore request that you refuse the application, preserving this important heritage site & the long term community facilities of the village.

4, The Spinney
Grindleton
BB7 4QE
6.4.20.

Registration of objection to Planning Application 3/2020/0219
Address: Duke of York, Grindleton. Applicant: Mr. S. Stansfield

Dear Mr Birkett,

I wish to object to the proposed alteration of this historic building, within the village conservation area, for the following reasons:

1. Mr Stansfield paid £250,000 for the building several years ago and despite the fact that it is a depreciating asset, and has been professionally valued at £225,000 for this reason, he has refused three financial offers for the property. His stated need of £400,000 in order to secure a sale suggests an obtuse unwillingness to listen to the village community.

2. 215 people in the village of Grindleton bought shares in order to maintain and develop the site as a community asset; a community public house and café. The local level of commitment to preserving this site must be recognised. We want a vibrant, people centred community hub; the current Covid 19 lockdown has highlighted the need for stronger not weaker communities.
   To change the use of this building without even attempting to make it work as a public house / café , will be to the detriment of village life; and 'rural isolation' (Core Strategy 2008-2028) has increased in recent months as elderly people without transport have no means of socialising informally within the village.

3. The Duke of York is an historic building in a conservation area but more than this it is a building central to the community and should be preserved as such.
   Grindleton has no public house, shop, café, or post office and an infrequent village bus service, thus necessitating the need for residents to travel, mainly by car, to the already congested town of Clitheroe. A successful application would guarantee more travel, pollution and congestion if people are forced to constantly travel out of the village. Is this what RVBC wants for its villages?

It would be wrong to allow Mr Stansfield to kill the hopes of this community. I find my self surprised and would like to know why does he suddenly wish to alter so little of the building compared to his last application? His decision to maintain even the 'gents urinals' from the current building suggests that this is a disingenuous planning application with further, undeclared intentions.

Yours sincerely,

(30)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 18:14
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19932
Form: Planning Application Comments Form
Completed: 06/04/2020 18:14:06
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName:
firstName:
numberName: Rod Hill Gate House
postAddress: Smalden Lane, Grindleton, Clitheroe
postCode: BB7 4RX
refNo: 3/2020/0219
addDev: Duke of York Hotel, Brow Top, Grindleton, BB7 4QR

comments: Soft copy of document hand delivered to Church Walk office on 4th April. Factual Statement 1. Sale Attempt and Valuations. a. Property purchased on the open market by Mr Simon Stansfield June 2018 at a purchase price of Â£250,000. b. Marketed since acquisition by an agent (who does not appear market hotels, public houses and hospitality venues) at a price significantly higher than the purchase price. c. Valuations supplied appear to have been carried out by domestic housing agents, certainly neither are specialists in the hotel/public house/hospitality sector. The valuation instructions are not visible which are key to the provision of any professional valuation. d. The market for such commercial property has not materially improved since June 2018 meaning that the most reliable valuation is the market price paid by the buyer in June 2018. e. Expecting a financial return of at least 30% in 2019/20 on the sale of a public house acquired in 2018 is fantasy. All market experts concur and note the diminution in value of public houses demonstrated by the large pubcoâ€™s real estate portfolio values. 2. Condition of the Property. a. The applicant has owned the property since June 2018. b. The applicant is responsible for maintaining the listed building in good condition and is tasked with preventing dilapidation. c. Ribble Valley Borough Council (RVBC) confirmed to me on 28th February 2020 that following a visit by a Conservation Officer the building was not considered to be in poor condition. 3. Use as a builders yard since late 2018. a. RVBC refused a planning application including use of the property as a builders yard in early 2019. b. RVBC have taken no enforcement action to prevent storage of commercial goods, a heavy commercial vehicle, site dumper, road roller/compactor, building materials and other builders gear at the property. c. RVBC confirmed to me on 28th February 2020 that they did not consider the car park

was being used as a builders yard. d. RVBC confirmed to me later on 28th February 2020 that they had indeed been in discussions with the applicant and that RVBC were â€˜allowingâ€™ him to use the property as a builders yard in order to facilitate building works at 3 King Street, Clitheroe BB7 2EL. 3 King Street is not owned by the applicant. The site to have been partially cleared by 31st March 2020 and fully cleared by 31st July 2020. That appears to be consent by another route. 4. LA support for the local Grindleton community. a. RVBC Officers have expressed Local Authority support for the **community plan to own and operate** a hospitality venue in the village. b. RVBC Councillors **have expressed the same.** [redacted] me personally at a charity trustees meeting last year and [redacted] openly to a public meeting in The Grindleton Pavilion in Quarter 1 2019 Objection Points: 1. The valuations are a sham. The most accurate valuation is the purchase price paid in 2018 indexed for moves in the values of public houses and hospitality venues. Indexation today would certainly be a negative %. In a more normal market it would be micro % at best. 2. The condition of the property is entirely down the applicant and RVBC have considered the condition of the property to be acceptable very recently. Allowing the condition of a listed building to â€˜run-downâ€™ is a well known technique employed by property owners not wishing to respect listed status when attempting to make building site/usage/appearance changes. It should be resisted. It is fundamentally dis-honest. 3. RVBC have been tardy in not ensuring that the refusal decision in 2019 was complied with. It is 100% certain that the building materials, goods, vehicles and equipment stored at the property are not solely for use at the property. The heavy goods vehicle is most definitely a builders truck â€" it is equipped with a crane. I do not believe there is an â€˜Oâ€™ licence associated with the property, the applicant or the truck. RVBC have confirmed same. The applicant does not own King Street, a commercial limited company does of whom he is not a director. This point in toto also suggests applicant behavior showing scant regard for adherence to decisions, rules and laws. 4. RVBC officers and councilors should stand by and fully support their local villages. A public house is a fundamental part of a village. There is no public house in the village and the village is trying to resolve that. The applicant cannot be made to sell the property but he can be refused planning consent to turn the public house into a private dwelling. RVBC should do the right thing and stand by their positive, supporting words and actions from 2019. Please refuse the applicant his permission.

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(31)

Old Smithy House, Sawley Road Grindleton Clitheroe BB7 4QS

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe BB7 2RA

RECEIVED BY
CHIEF EXECUTIVE

03 APR 2020

FAO

FAO director of economic development and planning.

1 April 2020

Applicant Mr S Stansfield

Planning Application No 3/2020//0219

Proposal: Change of use from Public House with living accommodation (A4 drinking establishment) to residential Use (C3 dwelling) Resubmission of application 3/2019/0049

Location: Duke of York Inn Grindleton BB7 4QR.

Dear Sir,

I shall not repeat my objections to Mr Stansfield's planning application No 3/2019/0049 . I enclose a copy of the letter that I sent to you then. This application was turned down. For this reason I cannot see why you are contemplating resubmitting virtually the same application. Mr Stansfield is claiming to change the use from Drinking establishment to residential use.

Am I the only person cynical/suspicious enough to believe that, if given such consent, Mr Stansfield will swiftly proceed to develop the site in the ways proposed in his original application of 2019 (3/2019/0049)?

In addition, it will give Mr Stansfield permission to continue to store equipment, and materials on the car park, as well as his lorries and scaffolding equipment and continue to create noise and disturbance in our pleasant rural village. As an aside, one of the very, very few 'coronabonuses' is that he is unable to use his trucks which has reduced the noise considerably!

I object to Mr Stansfield 's application because there is now a viable alternative to his plans. Grindleton Village have managed to obtain the funding to develop and open a village pub/cafe in the premises. This will be of far greater value to the village. No doubt you have details of such a plan as has our MP Mr Nigel Evans.

Surely, if your remit is Economic Development and Planning, a village resource would be preferable to plans, already rejected, which will spoil the heart of our village.

Yours Faithfully,

Old Smithy House Sawley Road Grindleton Clitheroe BB7 4QS

Ribble Valley Borough Council

Council Offices

Church Walk

Clitheroe BB7 2RA

12 February 2019

FAO Adam Birkitt

Applicant Mr S Stansfield

Planning Application No: 3/2019/0049

Grid Reference: 375906 445495

Proposal: Change of use from Public House with living accommodation to one dwelling with business use. Demolition of existing single storey extensions and construction of a new single-storey extension. Construction of new two-storey three car garage with business storage above. Construction of three new two storey holiday lets. Location: Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR.

Dear Sir,

I wish to express my objections to these proposals based on a number of reasons.

1. Whilst I appreciate, that the main building is in need of repair, it is a listed building at the very heart of the village in a designated conservation area. I am concerned about the impact of the extra three two storey buildings on a rather cramped site, in close proximity to the road (The Brow). Despite pretty architectural designs and photogenic representations in the planning proposals, I think they will spoil the open approach to the village and I feel that they are too big for the proposed placement.
2. I am concerned about the validity of the claims for the need of such holidays lets. I support the need to develop tourism in the Ribble Valley but Grindleton is not a particularly tourist venue. It has no shopping or catering facilities or even many attractions open to tourists. Much has been made of the Village Pavilion but that is of little value for short stay tourists because all the daytime activities are health and special interest groups who attend on a weekly basis. The few evening activities, like the Film Club, The WI etc., are for members and the occasional social occasions are

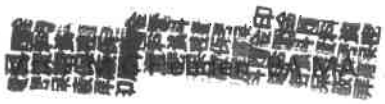
all ticketed and sold in advance. Tourists turning up for the weekend or during the week, would be hard put to find entertainment within walking distance.

3. I am also concerned that Mr Stansfield's primary interest is in the main property and the garages and storage at the rear of the car park. I note that their construction is listed before that of the holiday lets in his submission. I am worried about whether these holiday lets will be constructed and how long they will remain as 'holiday lets' before they are sold as houses.
4. I am very perturbed about Mr Stansfield's plans for the garage building and storage areas at the rear of the car park. These will, to all intents and purposes, be industrial buildings associated with his building trade. Indeed his application does mention scaffolding, which is noisy and dusty. In addition it is likely to involve loading and unloading at antisocial times. i.e. early in the morning and in the evening. I feel that these plans will change the nature of our essentially rural village. If I may be pedantic about semantics, his plans are more industrial than commercial. A further problem that worries me is Mr Stansfield's intention to lower the level of the garden at the rear. Perhaps I am being cynical but this would make it very easy to extend his 'building stores' in the future.
5. This leads me to my greatest disquiet, that of increased noise and traffic. In the 23 years I have lived in my house I have seen a considerable increase in the amount of through traffic. The secondary school has increased its numbers and there are more buses and parents' cars. However, these are at predictable times. The Brow is a particularly dangerous stretch as cars and other vehicular traffic are inevitably accelerating to get to the top of the steep hill and there is a sharp bend. I am very worried that the construction of the three 'holiday lets' together with the demolition of the single-storey building will move and narrow the entrance to an increasingly busy car park. The construction vehicles and cars will have a very restricted view of traffic moving in both directions whilst pulling out.
6. In addition to the difficulties of the egress to the car park there are two further points I wish to make. Firstly, I am very concerned about the inevitable increase in the number of vehicles on the site. Not only will there be the construction vehicles but also the vehicles renting the 'holiday lets' Not everyone comes to such a venue in one car. There may be two or more per let. Then there will also be the cars of the people who are going to be working in the offices/ businesses to be developed in the attic of the main building. That is going to mean many more cars, vans, etc. Where are they going to park given that we already have a problem with parking in the village, given the nature of its history and ancient building pattern? I think Mr Stansfield has underestimated the parking requirements for his multifarious plans.
7. Finally, although perhaps not in your list of material considerations, whilst worrying about the increased noise and volume of the traffic, may I make a plea for the pedestrians. Having lived in my home for so long, right at the meeting point at the heart of the village, where The Brow, Sawley Road and Main Street meet, I can vouch for the fact that virtually every day when I step outside my front door, I am greeted by children walking past to and from the primary school and to the Play Area and dog walkers as well as older people, strolling through the village I have come to know so many neighbours and villagers from their dogs and their daily walks I see from the plans that the footpath along to the Millennium wood will be impacted by the 'holiday lets'. What impact will it have on the access to the road

down to Greendale Mill, also used by walkers? The wood is such a huge asset to our village. In the past I have walked my own dogs there and supported the plantation of trees in any way I could. I am saddened at the prospect of any damage to the wildlife of this precious place.

In conclusion, I feel that Mr Stansfield is attempting to cram too much on the site, which will spoil the heart of the village. I am sure that it would be possible to develop this historic and focal point of Grindleton in a much more sympathetic and appropriate manner.

Yours faithfully,



(32)

01/04/2020

RECEIVED BY
CHIEF EXECUTIVE
03 APR 2020

FAO

Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Rosemede
Main Street
Grindleton
BB7 4QT

Re Planning application 3/2020/0219
Duke of York Inn, Grindleton Brow, Grindleton, BB7 4QR
Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling).

I believe this application should be rejected for the following reasons:-

The applicant states "The loss of the Duke of York as a public house will not seriously harm the social facilities of the village and may help to sustain the Buck Inn by reducing competition" However the Buck Inn has closed, remains for sale, and has attracted no interest from any prospective purchaser. The permanent loss of the Duke of York as a pub would be a major blow to village, facilities and social cohesion. The facilities offered by the Pavilion do not duplicate those of a pub but complement and are quite different from them. The fact that over 200 people have invested in Grindleton Community Pub Ltd in order to purchase the Duke of York demonstrates the importance the community places in retaining and patronising a reopened Duke of York

The applicant states that no reasonable offer to purchase the Duke of York has been received and there was no acceptable bid from a community group. However, the latest offer made by Grindleton Community Pub Limited is reasonable as it was both above the valuation received from a professional valuer, who is a specialist in valuing licensed premises, and it was more than price paid by the current owner.

The applicant also states his proposal would redress the buildings deterioration but it is his neglect that has allowed this deterioration to take place.

The applicant notes that the commercial agent has commented that the pub/restaurant 'has never made a long-term success'. However, there are a number of pub/restaurants in the Ribble Valley that are successful which demonstrates that this is possible with the right management and indeed the Duke of York has been successful in the past.

Yours faithfully

01/04/2020

RECEIVED BY
CHIEF EXECUTIVE

03 APR 2020

FAO	

Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Rosemede
Main Street
Grindleton
BB7 4QT

Re Planning application 3/2020/0219
Duke of York Inn, Grindleton Brow, Grindleton, BB7 4QR
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Yours faithfully,

RECEIVED BY
CHIEF EXECUTIVE

03 APR 2020

DIRECTOR OF
RESOURCES

- 2 APR 2020

FAO

LANESIDE FARM
GRINDLETON RD
GRINDLETON
CLITHEROE.
BB7 4QJ.

(33)

31/3/2020

REF. PLANNING APPLICATION /31692
RE. (DUKE OF YORK PUB/CAFE GRINDLETON)

TO. ADAM BIRKETT. R.V.B.C.

Dear Sir,

I strongly object to this application for change of use on the following grounds:-

1). To lose the potential of not having the DUKE O YORK as a pub/cafe will have a considerable effec on the social interaction within the community. This is important for peoples wellbeing.

2) There has been a reasonable offer made to purchase the pub using a professional valuer and I am lead to believe it was more than the current owne paid for the property.

3) Siting that the building has deteriated over the period well with it being "listed" should the council put an enforcement order for immediate repairs to be undertaken and properly monitored through your building control dept. This should be time enforced!

4) The comment from the commercial agent that the pub/restaurant has never made a long-term commere success: when it was run by Michael Heathcote several years previously it was very successful!

5) The monies raised by the local community demonstrates the strength of feeling to maintain this as an active pub/cafe - community HUB.

Yours Sincerely,

(3)

[redacted]
Whins Lane
Simonstone,
Burnley,
Lancs.,
BB12 7QT.

[redacted]

6-4-2020.

Dear Sirs, Re Planning Application Objection
Application number 3/2020/0219

I act for [redacted] Duck House Farm, Brow Top, Grindleton, Clitheroe, BB7 4QR who wishes to register objections to the above application on the following grounds;

1.Access, traffic, accessibility - Access to Duck House Farm is on Buck Street, access will either be prevented or at best hindered on a constant basis by lorries and commercial vehicles operated by Mr Stansfield, the Duke of York owner's building business. There is a strong belief that the application for change to residential use is a sham and it will be used to operate a building business, which can already be evidenced by the owner bringing and storing a lot of waste materials, commercial trucks in the car park.

Traffic to the site will be a problem, as the building is situated on a corner, with limited pedestrian pavement, commercial vehicles accessing the building, linked to the owners buildings business will cause serious traffic issues. More seriously it will be a danger for the small children living on Buck Street, one of which is Mr Heap's 7year old child, as he and other children on the street go to and from Grindleton school every day.

2. Health & Safety - traffic from the owners building business accessing egressing the car park will cause serious road health and safety issues, particularly for young children and old people walking from Buck Street or on the side of Buck Street going up the hill and past the pub, as they are larger than cars and vision is impeded.

3.Retention of existing use – the local community have formed a group to preserve this local heritage building as a pub, which if sold to them by the owner could serve local needs as a community as a pub and other uses such as a post office. The community have funds and have tried to purchase the pub. It will be detrimental if the building is lost as a pub, albeit not open at the moment, but there is local support and funding to operate it as a pub.

Please notify me of how you intend to deal with this application in the light of Covid- 19 issues and kindly acknowledge safe receipt.

Yours faithfully,

[redacted]

B5

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 12:35
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19924
Form: Planning Application Comments Form
Completed: 06/04/2020 12:34:45
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName:
firstName:
numberName: 1 Stonehill Cottages
postAddress: Main Street Grindleton
postCode: BB74RH
refNo: 3/2020/0219
addDev: Duke of York Inn, Grindleton Brow, Grindleton, BB74QR

comments: I wish to make strong objections to the planning application. I moved to Grindleton 6 years ago, drawn by the friendly nature of the villagers, the attractive location and amenities including the 2 public houses which provided food and drink for the villagers, walkers , cyclists and other tourists. Sadly both have closed for a variety of reasons mainly mismanagement. This has had a detrimental effect on the community in that the collective cohesion that exists is struggling to continue without a focal point that is available to all. As you are aware the community has made a massive effort to raise sufficient funds to purchase and repair this magnificent building. I (along with 200 others) have made an investment in the project, not for financial reward but to assist in putting The Duke of York inn with is central and prominent accessible position into community ownership. I belief that if the Inn is run along similar lines to the many other communit y pubs around the country then its future will be safe, the village will make this work, it is a viable business a community hub not just a pub. To allow this great historic building to go into the hands of a housing developer for conversion to a house would in my mind be vandalism. I implore that the planning committee reject this application because it would be putting the short term financial gain of a property developer before the collective needs and well being of the entire village of Grindleton and its hundreds of residents .This is not just an historic building that needs saving, it will once again become the centre of a rural community that needs a healthy heart to survive, the Duke of York is that heart, please dont let this chance go forever.

36

Nicola Gunn

From: [redacted]>
Sent: 05 April 2020 22:32
To: planning
Subject: OBJECTION-Planning App. 3/2020/0219(Duke of York)

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: OBJECTION to Planning App. 3/2020/0219-Duke of York, Grindleton

Dear Mr Birkett,

I understand you are the officer involved with this application for a Change of Use of the Duke of York in Grindleton.

I have attempted to make my comments via your Planning website but encountered problems - having completed my draft comments it did not go beyond "67% completed" to a final stage allowing me to check/ submit or advising completion. My attempt to restart was also prevented and I have therefore assumed the draft comments are lost. Please therefore disregard this attempt and I enclose my comments via email/letter as below.

My Details:-

[redacted]
5 Pendle View
Grindleton
BB7 4QU
[redacted]

I strongly OBJECT to this application.

I have been in Grindleton for over 12 years and my property is very close to the Duke of York. Its loss as a pub was upsetting and, followed by the Buck Inn, has harmed the village - for the applicant to make the assertion otherwise is, frankly, a nonsense. Villages without a pub lose a vital social and economic facility. This is also not the only assertion in the applicant's documents which seems to be at odds with the reality or facts.
For example - to say no reasonable offer was received when one was made which was more than he recently paid for the property (and which he seems to be acknowledging is deteriorating in his ownership) cannot be right.

Furthermore, to say no "acceptable" bid was received from a community group when it was higher than that of a professional valuer of licenced premises and also the price he paid is a plainly incorrect assertion. It merely seems to indicate an intent to hold out for an unrealistic figure.

As a near neighbour I see the building deteriorating - it is sad to see but to seemingly use the lack of maintenance by the applicant as a reason to grant the application is surely perverse?

I also understand that the comment in the application that the pub/restaurant has never been a long term success is contradicted by the history of rateable values/business turnover. I understand that community

pub ventures nationally have been extremely successful, with none failing to date, and the Grindleton community group wishing to purchase the property have a high degree of confidence in making it a succesful venture and restoring an important village amenity. I look around at the many villages in the Ribble Valley which have their local pub/restaurant at their centre, many of them smaller than Grindleton, and struggle to think of any without one.
To approve this application would destroy any hopes in the village of restoring a pub/cafe facility to benefit not just the village but the many walkers and cyclists that pass through the village.

To repeat, I Strongly OBJECT to this application which will be detrimental to the wider village's interests and trust the change of use will be refused.

Kind Regards

[redacted]

37

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 11:16
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19920
Form: Planning Application Comments Form
Completed: 06/04/2020 11:15:49
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Hillcrest
postAddress: Main Street Grindleton
postCode: BB74QT
refNo: 3/2020/0219
addDev: Duke of York Grindleton
comments: I object strongly to this application for change of use. The previous application for change of use and additional works was refused on every aspect of that application. The present application is a re-run of the previous application with the exception of detailed building works and an additional two properties. The sole premise for the application is that it is no longer viable as a public house and that no reasonable offer have been received for this property for its continued use as Public House. This is completely untrue as there has been a genuine offer made by the village to purchase the property at a valuation provided by experts in the valuing of public houses. I would have thought that any valuation made before the present crisis is almost certainly far too high for the value at the present time. Further the applicant is almost threatening the authority that if his application is refused the building will fall into disrepair. This is scandalous as he has a duty to keep the building in good repair as it as a listed building and is a key building in the Conservation area. I strongly urge you yo refuse this application in its entirety

---

38

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 14:28
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19929
Form: Planning Application Comments Form
Completed: 06/04/2020 14:27:50
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Threeways House
postAddress: Kayley Terrace Grindleton
postCode: bb7 4qx
refNo: 3/2020/0219
addDev: Duke of York Grindleton

comments: THREEWAYS HOUSE GRINDLETON [redacted] Response to application Nos 3/2020/0219 Change of Use Duke of York Grindleton Threeways House is the only property in the village with adjoining walls to the Duke of York and as such is affected by the continuing vacancy. We have suffered damp and odours from dead rodents. The exterior is unsightly and the garden completely overgrown. Regeneration of this listed building will require significant investment to bring it back into beneficial use, there is no evidence that the sums required are available to any other buyer. This proposal would return the Duke of York to its original status as a private house and would restore residential amenities to the nearest neighbours. We understand the desire for a Public House but surely the Buck Inn would have a greater chance of success if the Duke was converted back to a private house. It has been apparent for some time that this village cannot support two pubs. The Buck was always the village pub and was known as such in the wider area. There will be less noise and traffic than when it was a pub. The car park would frequently overflow at the weekend and people parked outside our house and on Main Street. The noise as they left slamming card doors and shouting was sometimes intolerable. The draymen arrived every day in a large lorry to drop supplies down the hatch, frequently blocking us in. A very noisy extractor fan ran 24 hours a day. We are delighted with this proposal as we have gleaned from the Heritage Report that the Duke was originally a private dwelling. This sympathetic restoration can only improve the view as you approach village. It will be preferable to the continuing decay of the Duke.

---

(37)

Nicola Gunn

From: [redacted]
Sent: 05 April 2020 22:32
To: planning
Subject: OBJECTION-Planning App. 3/2020/0219(Duke of York)

Re: OBJECTION to Planning App. 3/2020/0219-Duke of York, Grindleton

Dear Mr Birkett,

I understand you are the officer involved with this application for a Change of Use of the Duke of York in Grindleton.

I have attempted to make my comments via your Planning website but encountered problems - having completed my draft comments it did not go beyond "67% completed" to a final stage allowing me to check/ submit or advising completion. My attempt to restart was also prevented and I have therefore assumed the draft comments are lost. Please therefore disregard this attempt and I enclose my comments via email/letter as below.

My Details:-

[redacted]
5 Pendle View
Grindleton
BB7 4QU
[redacted]

.....

I strongly OBJECT to this application.

I have been in Grindleton for over 12 years and my property is very close to the Duke of York. Its loss as a pub was upsetting and, followed by the Buck Inn, has harmed the village - for the applicant to make the assertion otherwise is, frankly, a nonsense. Villages without a pub lose a vital social and economic facility. This is also not the only assertion in the applicant's documents which seems to be at odds with the reality or facts.
For example - to say no reasonable offer was received when one was made which was more than he recently paid for the property (and which he seems to be acknowledging is deteriorating in his ownership) cannot be right.

Furthermore, to say no "acceptable" bid was received from a community group when it was higher than that of a professional valuer of licenced premises and also the price he paid is a plainly incorrect assertion. It merely seems to indicate an intent to hold out for an unrealistic figure.

As a near neighbour I see the building deteriorating - it is sad to see but to seemingly use the lack of maintenance by the applicant as a reason to grant the application is surely perverse?

I also understand that the comment in the application that the pub/restaurant has never been a long term success is contradicted by the history of rateable values/business turnover. I understand that community

pub ventures nationally have been extremely successful, with none failing to date, and the Grindleton community group wishing to purchase the property have a high degree of confidence in making it a succesful venture and restoring an important village amenity. I look around at the many villages in the Ribble Valley which have their local pub/restaurant at their centre, many of them smaller than Grindleton, and struggle to think of any without one.
To approve this application would destroy any hopes in the village of restoring a pub/cafe facility to benefit not just the village but the many walkers and cyclists that pass through the village.

To repeat, I Strongly OBJECT to this application which will be detrimental to the wider village's interests and trust the change of use will be refused.

Kind Regards

(40)

Nicola Gunn

From: [redacted]
Sent: 05 April 2020 19:32
To: planning
Subject: Re: OBJECTION to Planning Application 3/2020/0219 – Mr S Stansfield Duke of York, Grindleton, BB7 4QR

4 Greendale View
Grindleton
Clitheroe
Lancs BB7 4QY

5th April 2020

For the attention of Mr Adam Birkett

I object to the above planning application on several grounds as detailed below.

If the latest planning application for the Duke of York is approved, it will be lost forever and it is a far too an important asset to this Community to be lost.

It would in my opinion be not only against RVBC's policy of not supporting change of use applications on village pubs it is against the policies of this Government who have stated prior to the election that it would support & help rural communities keep their pubs & post offices open because of the recognition how important they are to maintaining the fabric of those villages

The Grindleton Community Pub Ltd has the funds available to repair the building and the motivation to bring it back to life again. No community pub has failed . Why because they are owned and run for the communities they serve not any faceless pub co who manipulate rents & the 'Tie' for there shareholders profit whereas a community pub operates to serve the community at the lowest reasonable cost that ensure sits survival. Managed properly there is every reason to believe that it could be the successful pub/eatery it has been

The loss of The Duke of York as a public house will have a hugely negative impact on community cohesion in a rural village. Grindleton village has a strong, vibrant, socially active community and this community wants and needs a pub. The Pavilion is a well-used, facility with a private bar for pre-booked/ticketed events but not the spontaneous, social interaction and well-being that only a pub can provide. Their private bar is an occasional licence and is on rota to be opened once or twice a month. It is the policy of

the Pavillion not to compete with the pubs of Grindleton when they were open but to complement them - such as on the hugely popular Bonfire night displays when it would keep the Pavillion Bar closed to encourage use of the pubs The loss of the Duke of York as a pub will contribute to loneliness, isolation and loss of community spirit.

The Duke of York as a historic pub with its signage, distinctive facade & lighting that add much to the character of this part of Grindleton. It is the village's most notable landmark. There is no other pub in the village and change of use should not be allowed.

The previous applications (3/2019/0049 and 3/2019/0050) made in 2019 by the current owner (refused) and the current use of the building as a builder's store & yard shows that this application is merely a Trojan Horse for such an application to be re-introduced later.

This application is ill conceived is awash with assertions , negative subjective opinion about this village , its facilities and its people . I hope the RVBC Planning Committee and Department see it for what it is and the damage it will do to our village and refuse this application.

Yours faithfully

Peter Entwistle

Chairholder Grindleton Community Hub

(4)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 04 April 2020 16:09
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19901
Form: Planning Application Comments Form
Completed: 04/04/2020 16:09:21
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 2
postAddress: Highcliffe Greaves
postCode: Bb7 4RU
refNo: 31692
addDev: The Duke of York Public House Grindleton
comments: Should stay as a pub for Grindleton and surrounding areas. Community pub greatly supported and more beneficial with great scope for so many walks of life rather than a private property.

42

Nicola Gunn

From: [redacted]
Sent: 03 April 2020 14:23
To: planning
Subject: Fw: Duke of York Grindleton
Attachments: Duke of York Planning Objection..docx

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FAO Adam Birkett

Pleased attached my document of objection in relation to the planning application 3/2020/0219 for the Duke of York Grindleton.

[redacted]
85 Durham Road
Wilpshire
Blackburn
Lancs.
BB1 9NH

Duke of York Hotel Brow Top Grindleton Clitheroe BB7 4QR

Planning Application 3/2020/0219

The Planning Statement at Page 6 states under Planning Appraisal paragraph 6.1 "The main issues to be considered in this application is.... whether the use of the building as a public house is viable, whether the loss of the public house would have a detrimental impact on the social facilities of the village..."

At paragraph 6.2 it states "whether the proposed development represents the optimal viable use for this designated heritage asset."

In support of the application the applicant at paragraph 6.5. states the building is vacant and beginning to deteriorate. It goes onto say that the re-use of the property will bring the building back into beneficial use.

The fact that the property is currently vacant is no reason to grant planning permission. The applicant cannot use the fact that the building is deteriorating to justify the grant of planning permission. The applicant is clearly in the position to maintain the building should he wish to do so. "Constructive vandalism" is not a reason to support the grant of planning permission.

Paragraph 6.5 also goes on to suggest that the Eagle and Child had been granted planning permission due to a concern that the building would fall into a state of disrepair. It goes on to suggest that same circumstances apply to the Duke of York,

No evidence has been produced to show that these were the concerns of the LPA. In any event each property and application has to be considered on its own merits. All properties are individual and factors effecting one property cannot simply be transported to another. In fact the circumstances effecting the Eagle and Child are quite different from the subject property. They are unalike in terms of location, property and building style and layout, size and trading potential. The most recent entry in the non-domestic rating list for the Eagle and Child when it was still described as a public house was £12,750 (1 April 2017) whilst the Duke of York had a rateable value of £43,700. Clearly a very different animal in terms of actual and potential trade.

Paragraph 6.6 states "the business has been under-performing for some time..."

No evidence has been produced to support or justify this claim. Certainly as recently as 2015 a very successful business was being operated from the premises. Should the applicant which to prove otherwise it should be possible to obtain an indication of trade from the then occupier Bowland Inns Ltd.

Based on the 2017 rateable value of £43,700 (which is calculated on rental values/trade as at 1/4/2015) and based on an acceptable multiplier of between 10 to 12,this would indicate a turnover net of VAT of between £437,000 and £524,000. Hardly a pub that could be described as "under-performing."

The same paragraph suggests that marketing has been extensive and demonstrates the business is not viable.

The most recent marketing has been undertaken by a firm called Whiteacres. This company currently has only nine commercial properties in the Ribble Valley on its website and this is the only licensed premises. It could be questioned whether this company is the best placed to secure a buyer for a specialised leisure/licensed property.

Paragraph 6.7 seems to suggest that the LPA feels the loss of the Duke of York as a public house may "indeed help to sustain the Buck Inn." The converse could equally apply. Indeed the Buck Inn has potentially less trading ability than the subject property and therefore the loss of the Buck Inn would be less of a loss and would potentially improve trade at the Duke of York.

Paragraph 6.8 refers to trading history of the business and suggests there has been a substantial drop in trade in particular in the period 2010 to 2016,

No information has been given to support this assertion. The rateable value of the property for the 2010 rating list (which is based on rental/trade levels as at 1 April 2008) was £24,750. The rateable value for the 2017 list (based on rental/trade levels as at 1 April 2015) is £43,700. Rateable values for public houses are assessed on fair maintainable trade which is derived from actual trade details submitted by the operator or expert estimates if these figures are not available. The increase in the rateable value between the two lists which accords roughly with the time period referred to by the applicant does not suggest a decline in trade between these dates in fact quite the opposite.

Paragraph 6.10 refers to the marketing undertaken by Whiteacres. It also refers to a comment from these agents suggesting that the pub has never made a long term success. Both these points have been addressed above and should be considered in the light of these comments and not judged alone.

Paragraph 6.13 suggests that in the current climate the village may not be able to sustain two public houses in the current climate. This may well be but as there is an offer on the table already for the Duke of York it indicates that this pub is the one more likely to survive. This pub should be afforded the opportunity to survive whist it should be the Buck Inn that fights for its continued existence.

Paragraph 6.14 suggests that if both the village pubs fail then the facilities can be replaced and replicated by the Grindleton Pavilion. This is simply not the case. The facilities of most "social" type clubs are intrinsically different from fully licenced public houses and the Pavilion is no different. The applicant also suggests that the loss of the Duke of York will "not seriously harm the social facilities of the village." This is a bland statement with no justification and no evidence offered to support the assertion. In fact later on in the same paragraph the applicant acknowledges that the Pavilion does not compete with the village pubs "in recognition of their valuable and differing service to the village." The applicant should therefore continue to recognise this fact.

Paragraph 6.15 again reiterates the competing nature of the two pubs and the Pavilion which have already been addressed above. It goes on to suggest that the Pavilion could reopen as a public bar. This is presumptive. The building may not granted a public license added to which the organisation running the outlet may not want or may not be allowed to open a public bar. It is too presumptive to place an obligation on another individual or organisation to justify the grant of planning permission on another building.

Paragraph 6.16 states "The site has been marketed at a price which has been confirmed as reflecting the current market value...No reasonable offer to purchase the property has been put forward. It has been established the property is no longer viable as a public house."

All the above statements are extremely questionable. The property has been advertised at an asking price which doesn't necessarily reflect market value. In any valuation court or tribunal when assessing market value the hierarchy of evidence starts with recent actual sale information for the subject property. The recent purchase price paid by the applicant is known and therefore this is the best starting point in ascertaining market value.

An offer has been put forward which is more than the price paid for the property by the applicant. The applicant by his own submission admits that the property is deteriorating added to which it may be that fixtures and fittings have been removed from the building since its purchase. It could be said therefore that the current offer submitted is in excess of current market value.

For these reasons it cannot be said that the property is no longer viable as a public house.

The Heritage Statement submitted by the applicants repeats many of the comments made by the applicant in the Planning Statement and this objection should also be taken as refuting the suggestions put forward in the Heritage Statement.

The LPA has received an Archaeology Response from Steve Burke. This contains many strong expert opinions. He opinions that the previous reasons for refusal of planning permission remain valid and that none of the previous concerns of the Planning Officer have been addressed. He also states that the planning statement from the applicant seems the based solely or mainly on economic considerations and that this should not be taken as the defining criteria in deciding the application. He later goes on to refer to the comparative market value of the property as a private residence versus that in existing use. In fact no evidence whatsoever has been out forward by the applicant to support a value in alternative use. This criteria therefore should play no part in determining the application.

The opinions put forward in the Archaeology Response should be given great weight when determining the application.

The Planning Officer is requested to refuse this application.

[illegible]

(13)

Nicola Gunn

From: [redacted]
Sent: 06 April 2020 15:19
To: planning
Subject: Objection to planning application 3/2020/0219
Attachments: Martin Flatley DOY responce (3).odt

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[redacted]
The Old Bakery,
Main Street,
Grindleton.
BB74QT
6th. April, 2020

re Planning Application 3/2020/0219
The Duke of York Inn
Grindleton Brow,
Grindleton
BB74QR.

I wish to make an objection to the above planning application, and include my comments on the proposal in the attachment below. I trust this is acceptable.

Yours sincerely [redacted]

The Old Bakery,
Grindleton,
Clitheroe.
BB7 4QT.

6th April 2020

Re- Planning Application 3/2020/0219
The Duke of York Inn
Grindleton Brow,
Grindleton.
BB7 4QR

Dear Sir,

I wish to object to the above planning application for a 'change of use' on The Duke of York. The application attempts to justify the change on the basis that the Duke of York is no longer financially viable as a public house, that the loss of a pub in the village would not impact on the cultural life in Grindleton and that the change would allow the renovation of the building, which is currently vacant and deteriorating.

I feel a lot of the information in the proposal is disingenuous and misleading and I would like to make the following points. My objection is based on the following;

1.
    - The Duke of York was a very successful business up to the recent past. The deterioration in trade seemed more due to the tenancy conditions and the management of the pub at the time than any lack of 'viability'.
    - Village pubs locally can be successful including villages with smaller resident populations than Grindleton.
    - Community pubs are generally very successful and rarely close. A realistic model exists for the Duke of York to be run as a community pub/café providing additional social benefits to the village.

2. I question whether the Duke of York has been realistically marketed, bearing in mind that an offer (made on the basis of a professional valuation) has been declined and the 'asking price' is inappropriately high.

3. As a resident of the village for 20 years it is obvious that the loss of a public house is detrimental to the cultural and social life of the village as well as reducing local employment. This was certainly the feeling of the village when the Parish Council arranged a meeting to discuss the previous planning application on the Duke of York last year. The loss of the pub has made a huge difference to social contacts and cohesion within Grindleton.

4. The application presents Grindleton Pavilion essentially as an alternative to a public house. This is simply untrue and misleading and would be obvious to anyone who

has actually used Grindleton Pavilion, which is essentially a facility for planned events. Most villages in the Ribble Valley, including those with pubs, also have 'village halls' or similar. They do not provide the same functions nor do they 'compete' for business.

5. The assertions in the proposal suggesting that the application would benefit the continuance of the Buck Inn are pure conjecture and there is no evidence to support this. In assessing the application, I do not feel the situation of the Buck Inn can be considered.

6. The fabric of the Duke of York has worsened over the past 2 years and the property has been allowed to deteriorate by the present owners. The implication seems to be that the application would lead to some renovation of the building, but I do not see why this needs to be linked to a change of use.
   In addition, changes proposed to the interior of the property are minimal and it seems that any prospective buyer (or the current owner) would wish to make further changes before using the property for residential purposes. This means that the present plan is really just 'stage 1' in the redevelopment. The architectural impact of the changes is therefore as yet unclear, and potentially very significant and cannot be evaluated at this stage. I am concerned this proposal is basically the 'thin end of the wedge'.

7. The Duke of York has been trading as a public house since 1817! Its heritage value is as a village pub not a house or a block of flats. Its historic and architectural value should not be dismissed and 200 years of history should not be consigned to the dustbin, especially as there is evidence that it could continue as an active, cultural and social hub in the village.

Kind regards

(49)

Nicola Gunn

From: [redacted]
Sent: 23 March 2020 09:32
To: planning
Subject: Application no 3.2020/0219 - Duke of York, Grindleton

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Sirs,

Whilst I am not a resident of Grindleton my understanding is that there is extremely strong local support to retain the Duke of York as an asset of community value and for it to be retained as a community pub with associated facilities. I am further informed that a viable offer has been submitted for the Duke of York by the community which has been rejected and that there is a business plan which demonstrates that the the use of the building as a public house is viable. In this instance given the community interest the loss of the public house would be detrimental to local social facilities.

The Duke of York is an important Grade II listed building within the Conservation area and is sadly now deteriorating and the owner should be pressured to undertake essential maintenance

This application should again be refused

I am also concerned about the current use of the car park effectively as a builders yard for which I am not aware of planning permission having been received

[redacted] Beechcroft, Back Commons, Clitheroe BB7 2DX

(42)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 22 March 2020 11:16
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19713
Form: Planning Application Comments Form
Completed: 22/03/2020 11:15:39
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 1 Chestnut Cottage
postAddress: 1 Chestnut Cottage, Grindleton
postCode: BB7 4QT
refNo: 3/2020/0219
addDev: Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR
comments: We strongly object to the application to turn the Duke of York into residential housing. We object on several fronts; 1. Change of use from a pub, the village very much needs a pub/community hub and currently both pubs are closed. As such the community has raised enough money to purchase the pub at a sensible price based on the current valuation as a pub/restaurant. The view that the Duke is not viable as a pub is not true, up until the last tenants, who failed to make a success partly due to the excessive rents and business rates, it has always been a successful business. 2. The building is being allowed to deteriorate. It would appear that Mr Stansfield is deliberately allowing the building to rot to strengthen his case for change of use. 3. Mr Stansfield claims that no reasonable offers have been received, this is not true, as stated earlier offers have been made in excess of the current valuation as a pub/restaurant. 4. The Conservative Party manifesto also pledged support for community groups who wished to take ownership of assets of community value. We read the announcement made on 21st December, by The Rt. Hon. Robert Jenrick, of further government support for Community Pubs. Where is the support from RVBC?

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(46)

1, Hazeldene,
West Bradford
Clitheroe
BB7 4 TD
19/03/20

PLANNING
23 MAR 2020
FOR THE ATTENTION OF

Ref Application 31692.

Dear Sirs

I was horrified to hear that a further application for change of use from a public house to residential use, has been made by the owner.

I wish to object to this change for the following reasons:-

1. I am a resident of West Bradford and our pub was converted to a restaurant several years ago leaving residents with nowhere to gather. We often used to head up to Grindleton where we had a choice of two pubs.
2. A village without a pub becomes soulless and impacts negatively on its community.
3. Social isolation is now recognised as a serious health issue, particularly for older people. A local pub provides a great meeting place for companionship and essential social interaction.
4. Grindleton has the benefit of the excellent Pavilion which has enhanced the village greatly, but this is not available on a **daily** basis for the residents.
5. Grindleton is located in a popular cycling and walking area and refreshments need to be available to these people locally.
6. I understand that an offer exceeding the applicants purchase price has been made and refused. Since he purchased it prices have not increased and the condition of the building has significantly deteriorated.
7. The Duke of York for many, many years was a popular and successful venue, attracting customers from a wide area. It is only latterly due to poor management that it fell into decline. I have lived in this are since 1982 and frequented the Duke of York often.
8. It is far more suitable to keep as a pub than the Buck Inn opposite as it provides good parking facilities. It also has great potential for development of other community services for the support of the local residents.

I would implore you to refuse this application on all the above grounds. Once this facility is gone, it's gone for ever, to the detriment of many.

Yours sincerely

(47)

Sharon Craig

From: webmaster@ribblevalley.gov.uk
Sent: 19 March 2020 18:09
To: planning
Subject: Form completion: Planning Application Comments Form

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FORM DETAILS

Web Ref No: 19690
Form: Planning Application Comments Form
Completed: 19/03/2020 18:08:56
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 1
postAddress: Southport Barn Sawley
postCode: BB7 4LE
refNo: 3/2020/0219
addDev: Duke of York Inn Grindleton Brow Grindleton BB7 4QR
comments: I wish to object to the planning application for the following reasons: 1. The loss of the Duke of York as a pub will seriously harm the social facilities in the village. 2.The latest offer made by Grindleton Community Pub Limited is reasonable as it was both above the valuation received from a professional valuer, who is a specialist in valuing licenced premises, and it was more than price paid by the current owner. 3. The current owner has allowed the building to deteriorate. 4. Historical levels of rateable value, based on business turnover, indicate that the business was successful and can be successful again.

4B

Sharon Craig

From: [redacted]
Sent: 19 March 2020 18:25
To: planning
Cc: John Sibbald
Subject: Objection to Planning Application 3/2020/0219

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Objection to Planning Application 3/2020/0219

Duke of York Inn Grindleton Brow Grindleton BB7 4QR

We wish to object to the planning application for the following reasons:

1.The loss of the Duke of York as a pub will seriously harm the social facilities in the village.

2.The latest offer made by Grindleton Community Pub Limited is reasonable as it was both above the valuation received from a professional valuer, who is a specialist in valuing licenced premises, and it was more than price paid by the current owner.

3.The current owner has allowed the building to deteriorate.

4. Historical levels of rateable value, based on business turnover, indicate that the business was successful and can be successful again

Yours faithfully

[redacted]
1 Southport Barns Cottages
Sawley
BB7 4LE

Sharon Craig

From: webmaster@ribblevalley.gov.uk
Sent: 19 March 2020 18:19
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19691
Form: Planning Application Comments Form
Completed: 19/03/2020 18:19:06
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUT

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 1
postAddress: Southport Barn Cottages Sawley
postCode: BB7 4LE
refNo: 3/2020/0219
addDev: Duke of York Inn Grindleton Brow Grindleton BB7 4QR
comments: I wish to object to the planning application for the following reasons: 1.The loss of the Duke of York as a pub will seriously harm the social facilities in the village. 2.The latest offer made by Grindleton Community Pub Limited is reasonable as it was both above the valuation received from a professional valuer, who is a specialist in valuing licenced premises, and it was more than price paid by the current owner. 3.The current owner has allowed the building to deteriorate. 4. Historical levels of rateable value, based on business turnover, indicate that the business was successful and can be successful again

---

(48) AB

Sharon Craig

From: [redacted]
Sent: 19 March 2020 13:06
To: planning
Cc: grindleton.pub@outlook.com
Subject: FAO Adam Birkett Ref. 3/2020/0219

Adam

I write to lodge an objection to planning application ref: 3/2020/0219 for change of use to residential for the Duke of York in Grindleton on the basis of the following points:

- RVBC planning policy states: *'Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.'*

  I cannot think of a better way of ensuring a sustainable future for a heritage building than encouraging it to become a community managed, funded and supported asset; one that is there for the benefit of the local community. As such both the value and significance of the building are enhanced. Conversion to a private dwelling would eradicate the significance of the building to the local community.

- RVBC planning policy states that the authority will consider *'any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.'* Allowing the building to be converted to private dwelling accommodation arguably increases the risk that it will be allowed to fall into disrepair, as it has been allowed to by the current owner; or that inappropriate alterations / maintenance works may be carried out and irreversible damage caused.

- RBVC planning policy state that all development proposals are required to *'make a positive contribution to local distinctiveness/sense of place'*. Under proposals from the Grindleton Community Pub Team the building has an opportunity to contribute significantly to the sense of place within the local area. It is difficult to envisage how a residential conversion will make such a positive contribution.

The application suggests that the building is no longer viable as a public house and cites the failure of 'extensive and lengthy marketing' by previous owners as evidence of this. To my mind this appears to be a rather unsubstantiated statement which should be disregarded.

It is however a relevant point that the most recent uses of the building were predominantly as a restaurant rather than a pub and that these ventures seem to have failed due to management issues / quality of offer rather than lack of opportunity or local demand. In fact the Ribble Valley has a number of thriving rural village pubs / eateries / social venues and I can see no substantive reason why Grindleton should be unable to support such a venture. In fact the Duke of York was for many years very successful and highly regarded however subsequent ventures failed to capitalise on it's potential.

I have not seen details of whether the pub has been subject to the 'Public House Viability Test' which is widely accepted as evidence by planning authorities across the country. If not then I would suggest that this is carried out and considered.

The application suggests that the property has been unsuccessfully marketed for sale and yet offers have been made which are **in excess** of the value it was acquired for in 2018 and in excess of the current professional valuation placed on the property. This despite the dilapidation that has occurred through lack of maintenance in the intervening period.

The application points out that there is another empty pub in the village. It is my understanding that the Buck closed due to private financial circumstances rather than a fundamental issue of sustainability. Unfortunately the Buck is less well suited than the Duke for providing the diversity of offer which would be ideal for securing a sustainable future for the building as a community asset; and in any case, surely it is preferable from a heritage perspective that community funds and efforts are directed to the conservation of a listed heritage asset such as the Duke.

RVBC core strategy seeks to protect community facilities; faced with a robust and practicable proposal from the Grindleton Community Pub Team which is widely supported by the local community it is hard to see how the council could justify accepting the argument that the building does not have a viable future without change of use.

The application claims that change of use to residential will have no impact on the physical appearance of the building and has submitted existing and proposed drawings which look the same however it would be foolish not to recognise that this is a strategy for 'playing the system'. In reality it is difficult to envisage how the building would work as residential accommodation without making physical changes, which may affect the external street scene, therefore it is my opinion that this claim should be disregarded. In any case the contribution that a public house makes to the street scene goes way beyond its fundamental outward physical appearance and this should be taken into account.

The case for retention of a village pub / community asset is obviously extremely compelling and will no doubt have been made many times over by other members of the community and the pub team who are proposing a diverse and sustainable use for the building. Permitting a change of use to residential at this time would effectively permanently eliminate this opportunity.

It is my understanding that planning policy calls on planners to seek to address any identified deficiencies in local rural facilities as well as promoting thriving, inclusive and sustainable communities – as a resident of the village I can attest to the deleterious effect the loss of the pub has had on the local community.

In summary – please record my objection to the proposed change of use at the Duke of York in Grindleton.

Kind Regards,

Pendle View
Grindleton
BB7 4QU

AB

(49)

Sharon Craig

From: [redacted]
Sent: 19 March 2020 13:56
To: planning; Grindleton Pub; halleyja@gmail.com
Subject: Application 3/2020/0219 - The Duke of York, Grindleton

Dear Mr Birkett

Please could I object to this application. I note this site has been subject to two other planning applications which have refused and I do not see that the new application offers realistically anything more.

There is no real evidence to support the need for extra housing in the village of the type applied for and although the exterior would not be changed, the loss of the building as a pub is a blow to the community and will affect social facilities in the village. I am aware the applicant feels there is adequate facilities at the Grindleton Pavilion, but that is subject to opinion.

You will be aware that the Grindleton Community Pub Ltd put in a fair offer for the pub which was above the valuation received from a professional valuer, who is a specialist in valuing licenced premises and it was more than the price paid for the building by the current owner. The fact that people from the community and outside it, as I am, have supported the community pub project, proves there is a real interest for the building to remain for community use. Also historical levels of rateable value, based on business turnover, prove the community scheme could be a real success.

The agent for the applicant indicates the building is deteriorating. But surely the applicant must take most of the blame for this after rejecting fair offers for the building.?

For the above reasons, I would ask that you refuse this application.

Best wishes,
[redacted]

OLLISTAN, 239 RED LEES ROAD, CLIVIGER, BURNLEY, BB10 4RF

50

Sharon Craig

From: webmaster@ribblevalley.gov.uk
Sent: 26 March 2020 15:01
To: planning
Subject: Form completion: Planning Application Comments Form

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FORM DETAILS

Web Ref No: 19775
Form: Planning Application Comments Form
Completed: 26/03/2020 15:00:45
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title:
LastName:
firstName:
numberName: 2
postAddress: Highcliffe Greaves, Grindleton
postCode: BB7 4RU
refNo: 31692
addDev: Duke of York Inn, Brow Top, Grindleton, BB7 4QR

comments: As a resident of an active and vibrant village I wanted to register my strong opposition to the proposed planning application. I have read The Planning, Design and Access Statement make the following points:- 1 Point 6.14 "The loss of the Duke of York as a public house will not seriously harm the social facilities of the village....." This is clearly at odds with the view in the village in which 198 people have contributed to the Community Pub Group (CMG). A review of the CMG documents show how strong the case is for development of not just a pub but a social centre for the various needs of the village, working in harmony with the village Hall. 2 Point 6.8 relating to the commercial viability of the pub. Previous management of the pub have had varying success as businesses. The commercial model in each case was very different, The CMG is well aware fo this and the proposed CMG model has been made public and the commercial case tested. There are numerous examples around the country of such models being successful. 3 Point 6.5 The deterioration of the building. This is true and recognised by the CMG who are ready and able to regenerate the building. It may be pertinent to ask why the current owner has not taken steps to keep the building in good order, which must be in his best interests if he is wanting to sell the property. 4 Point 6.8. One National Trend is the increase take up of Community Pubs and the success these have achieved. Strangely not mentioned. 5 Points 6.9 to 6.12. The points made miss a key element in that professional opinion values the property as a pub below the level at which the pub has been marketed. As significant factor in the level of interest evidenced. The CMG has maintained consistent interest in the pub but at a reasonable valuation level. 6 Points 6.26 to 6.28. I re-iterate my comments made above. The tests are not met. The whole issue comes down to the owners valuation of the pub

compared to other professional valuations. 7. Point 7.1. The regeneration potential of maintaining the Duke of York as a pub, cafe, services hub far outlays the regeneration benefits as housing. I trust the application will be turned down. Yours sincerely [redacted]

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(51)

Nicola Gunn

From: [redacted]
Sent: 29 March 2020 17:25
To: planning
Subject: Application 3/2020/0219 The Duke of Yorke Inn, Grindleton

For the attention of Adam Birkett
Dear Sir,

I strongly object to Planning Application number 3/2020/0219.
This grade II listed building is at the heart of the village of Grindleton and conversion to a private residence would destroy the only central amenity which the village has. Every effort should be made to preserve its heritage .
I refer to the decisions to refuse previous applications numbered 3/2019/49 and 3/2019/50 and can see no reason to treat this latest application any differently. The reasons for refusal remain pertinent.

It is clear that, if conversion to a residence were to be allowed, the applicant would simply carry out his original intention detailed in 3/2019/0050 at a later date, **without** the necessary permission, and without fear of intervention from the local planning department.
This current application is obviously a ' means to an end' to achieve the desired result.
I note also that the applicant is the same developer who , by his unlawful actions, has created a major problem within Clitheroe's Conservation Area on King Street, and, to date, has suffered no penalties for the violation.

It is clear that this applicant has scant regard for any conditions the local planning department impose, and will find an excuse for ignoring them again, secure in the knowledge that he will not suffer any consequences.

Whilst I accept that The Duke of Yorke building and the King Street site are completely unrelated applications, the fact that they are both connected to the same applicant raises serious concerns about his intentions to treat a listed building with the sensitivity and respect needed.

I trust that you will protect this listed building , recognise it's importance to Grindleton , and refuse this application.

Yours faithfully,

Barbara Ally
Shaw Cottage, Clitheroe , BB7 1LZ.

Sent from my iPad

AB

(52)

Nicola Gunn

From: [redacted]
Sent: 28 March 2020 16:11
To: planning
Subject: Grindleton pub changed

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

For the attention of Alan Burkett
I am a resident of Grindleton I have lived here for nearly 3 years. When I moved here with my family there were 2 pubs in the village, which was an important part of community life and getting to know the village's. Sadly both pubs closed down and we have lost that link. Mr Stansfield has left this building to deteriorate over the years he has had it. I believe the council should put in a compulsive purchase order on him for damage he has allowed to happen to this beautiful grade 2 listed building. He shows absolutely no community spirit for what we are trying to do. He has already damaged another building in Clitheroe. (the old chocolate shop). We have offered him what he paid for it even though it is in a worse condition. With the Present situation with Covid 19 this should highlight to the council the importance of community. This man has never cared about the Duke of York or our village, he is a business man who only cares about money. Please don't let this application go through, please save our pub, our community & our village. More than ever when we get through this awfully situation that the whole world finds its self in. This should highlight there are more important things than money, that people & community come first.
[redacted] 2 Green Dale View, Grindleton

AB

53

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 28 March 2020 11:05
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19806
Form: Planning Application Comments Form
Completed: 28/03/2020 11:04:52
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: The Old Barn
postAddress: The Old Barn Smalden Lane Grindleton
postCode: Bb7 4RX
refNo: 03 2020 0219
addDev: The Duke of York Grindleton
comments: We severely object to the change of use of the Duke of York to residential use. The village has made it clear that it still wishes to have a community pub. This is clear from the way the community has pulled together to raise the money required to purchase the pub. The capability of the village to achieve this is evidenced by the excellent way that community runs the Grindleton Pavillion. The village lacks community resources in the form of a pub, shop and meeting place that is open every day. If the pub is lost to the community the opportunity to provide this will also be lost. As there is a high percentage of retired people in the village, the need for this facility will increase as people get older and are less able to travel to access community facilities. Please reconsider for the sake of the community in Grindleton.

AB

(54)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 29 March 2020 15:37
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19811
Form: Planning Application Comments Form
Completed: 29/03/2020 15:37:24
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Orchard House
postAddress: Orchard House Grindleton Clitheroe
postCode: BB7 4QT
refNo: 3/2020/0219
addDev: Duke of York Grindleton Brow Grindleton

comments: I wish to lodge my objection to this planning application. The application is flawed on a number of significant points. 1. The application ignores the fact that serious offers have been made to purchase and continue to run the heritage asset under its current approved use. 2. The applicant refers to an offer below the valuation. Value can only be determined by the price a willing purchaser is prepared to pay. The current owner made clear at a village consultation that he tried to purchase the premises with a planning permission for change of use but was unable to do so. As such the price he paid of Â£250,000 for the pub is a critical and valid determinant of value. He has refused offers above this value despite the fact that the building has been allowed to deteriorate since his purchase. 3. Key Statement EN5 (Heritage Assets) states there will be a presumption in favour of the conservation of Heritage Assets. The historic use of the Duke of York is as an Inn which is a fundamental of its heritage and there is a purchaser willing to continue that heritage. 4. The application states that the Duke of York is not viable as an inn. Historical levels of rateable value indicate otherwise and there is a willing purchaser that considers it to be viable. 5. The contention that the loss of the Duke of York as an Inn may help to sustain the Buck Inn is pure supposition and completely irrelevant to the consideration of change of use for the Duke of York. 6. As with the point above to suggest that Grindleton Pavilion provides a realistic alternative is a purely speculative statement made without understanding that a limited number of ticketed event are run by a small team of volunteers. 7. To use the fact that the building is deteriorating as justification for change of use when the current owner has quite clearly made no attempt to maintain the building is in my view conspiratorial. 8. Given the extent of the previous planning application and knowledge that the

current owner operates as a property developer it would be naÃ¯ve in the extreme to believe that this planning application is anything other than the first step and pre-cursor to subsequent development on this site. Such developments would become much easier once change of use was approved. At least the previous application was transparent; this application isin my opinion a â€˜Trojan Horseâ€™. Further to the above points the loss of the Duke of York would be a serious blow to the wellbeing of the community. Unlike village halls pubs attract customers from all walks of life and also provide employment opportunities for a variety of people in the community. The current health crisis gripping the country demonstrates the value of communities and local facilities and the loss of the Duke of York would do significant harm to this community. I urge you to firmly reject this application for change of use. Yours faithfully Lorraine Halley Orchard House, Grindleton, BB74QT

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(35)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 29 March 2020 20:24
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19814
Form: Planning Application Comments Form
Completed: 29/03/2020 20:23:50
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Cob House Barn
postAddress: Whitehall Lane, Grindleton, Near Clitheroe, Lancashire
postCode: BB7 4RL
refNo: 3/2020/0219
addDev: Duke of York Inn Grindleton Brow, Grindleton. BB7 4QR
comments: I strongly object to the Planning Application for change of use from a Pub for the Duke of York.. The Duke of York is at the heart of our Village and has been a run as a very successful business under numerous different owners and landlords on and off for years. The current owner, Mr Stansfield has neglected the Listed Property to further his own gain. Moreover, the swell of feeling in the local community has resulted in a huge amount of money being raised to rescue the property and keep it essentially as a Pub. Mr Stansfield has rejected numerous reasonable offers to purchase the Duke of York by the people of Grindleton, despite it being on the open market. The Ribble Valley is being overdeveloped already and I / we do not want to lose what could be such a huge asset to our Community.

A3

(52)

Nicola Gunn

From: [redacted]
Sent: 30 March 2020 16:11
To: planning
Subject: Planning Application

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Application 3/2020/0219
Duke of York, Grindleton
Change of use from public house with living accommodation (A4) to residential use (C3 dwelling).

I object to this planning application for the following reasons:

- It will clearly harm the social facilities of the village. There has been a public house on this site since circa 1850. And for the change of use from public house to just residential use obviously damages the fabric of the village for the residents and visitors to the area. The two pubic houses were both open in 2017 when some of my family members moved to the area. Now both establishments have closed there is no public house facility in the village - the loss of a British institution! It is especially important during this pandemic crises that village communities are able to rebuild and maintain establishments once lockdown has been lifted to enable the communities to get back to normal.

- In the applicants Heritage Assessment by Garry Miller to argue for the change of use, it is pointed out that paragraph 193 of Chapter 16 of the Revised National Planning Policy Framework (Conserving & Enhancing the Historic Environment, July 2018) states that 'great weight' should be given to their conservation..." They go on to point out that paragraph 194 states that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. This I believe is more of an argument agains the pubs change of use to a residential dwelling. I certainly disagree with the Assessments following argument that because the building was originally a residence it should therefore be returned to such. This is because, Miller himself in his Assessment states that the historical evidence only <u>implies</u> it was originally a residence. This is backed up by Judith Douglas in her Planning, Design and Access Statement (pg 9), as she states that "it is <u>likely</u> to have originally been built as a private house c1800 and was an Inn by the mid 1850's". Therefore the applicant would discount the following approx 167 years of historical evidence from circa 1850's to 2017 when the Duke of York functioned as a public house for the 'implied' and 'likely' argument put by Miller and Douglas of it being a private residence.

- The applicant argues that there has been no reasonable offer to purchase the Duke of York from any party or community group. This is clearly not the case as Grindleton Community Pub Limited has placed a very reasonable offer which was more than the price paid by the current owner. This is after consultation with a professional valuer who specialises in valuing licences premises. And this offer, above the current owners buy price has been made despite there being no investment into the property. In fact, the reports from the applicant admit that the premises have been 'mothballed'.
    26. 6.28 The building is not in use and has been mothballed. Lack of use will inevitably mean that the building will deteriorate, and the investment required to bring it back into use will increase making the change of the return to a commercial use less likely.

seems like the wilful deterioration of a listed building to decrease any commercial interest and to force the granting of change of use.

- The loss of this grade II listed building from a public building to a dwelling for an individual would not be for the good of the community or the village of Grindleton as a whole. It is nationally recognised as being an important part of the architectural heritage and deserving of considerably more care and attention than it has had in recent years. This should not be in the hand's of one individual but for the benefit of the community as a whole.

- The reports to support the application for change of use comment that any commercial development is likely to fail and would not be commercially viable. This is pure speculation on the part of the applicant as the Ribble Valley has an excellent record of sustaining good local pubs for the good of the many local villages of the area.

Yours faithfully

(57)

Objection – Planning Application 3/2020/0219
Duke of York Inn (Hotel), BB7 4QR

Objector – [redacted] of Rod Hill Gate House, Smalden Lane, Grindleton, BB7 4RX

Factual Statement

1. Sale Attempt and Valuations.
    a. Property purchased on the open market by Mr Simon Stansfield June 2018 at a purchase price of £250,000.
    b. Marketed since acquisition by an agent (who does not appear market hotels, public houses and hospitality venues) at a price significantly higher than the purchase price.
    c. Valuations supplied appear to have been carried out by domestic housing agents, certainly neither are specialists in the hotel/public house/hospitality sector. The valuation instructions are not visible which are key to the provision of any professional valuation.
    d. The market for such commercial property has not materially improved since June 2018 meaning that the most reliable valuation is the market price paid by the buyer in June 2018.
    e. Expecting a financial return of at least 30% in 2019/20 on the sale of a public house acquired in 2018 is fantasy. All market experts concur and note the diminution in value of public houses demonstrated by the large pubco's real estate portfolio values.
2. Condition of the Property.
    a. The applicant has owned the property since June 2018.
    b. The applicant is responsible for maintaining the listed building in good condition and is tasked with preventing dilapidation.
    c. Ribble Valley Borough Council (RVBC) confirmed to me on 28th February 2020 that following a visit by a Conservation Officer the building was not considered to be in poor condition.
3. Use as a builders yard since late 2018.
    a. RVBC refused a planning application including use of the property as a builders yard in early 2019.
    b. RVBC have taken no enforcement action to prevent storage of commercial goods, a heavy commercial vehicle, site dumper, road roller/compactor, building materials and other builders gear at the property.
    c. RVBC confirmed to me on 28th February 2020 that they did not consider the car park was being used as a builders yard.
    d. RVBC confirmed to me later on 28th February 2020 that they had indeed been in discussions with the applicant and that RVBC were 'allowing' him to use the property as a builders yard in order to facilitate building works at 3 King Street, Clitheroe BB7 2EL. 3 King Street is not owned by the applicant. The site to have been partially cleared by 31st March 2020 and fully cleared by 31st July 2020. That appears to be consent by another route.

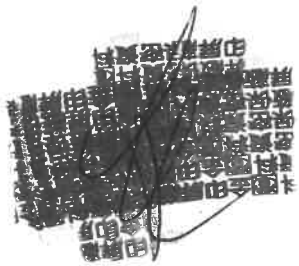
[redacted]

4. LA support for the local Grindleton community.
    a. RVBC Officers have expressed Local Authority support for the community plan to own and operate a hospitality venue in the village.
    b. RVBC Councillors have expressed the same. Mr Atkinson to me personally at a charity trustees meeting last year and Mrs Hilton openly to a public meeting in The Grindleton Pavilion in Quarter 1 2019

Objection Points:

1. The valuations are a sham. The most accurate valuation is the purchase price paid in 2018 indexed for moves in the values of public houses and hospitality venues. Indexation today would certainly be a negative %. In a more normal market it would be micro % at best.
2. The condition of the property is entirely down the applicant and RVBC have considered the condition of the property to be acceptable very recently. Allowing the condition of a listed building to 'run-down' is a well known technique employed by property owners not wishing to respect listed status when attempting to make building site/usage/appearance changes. It should be resisted. It is fundamentally dis-honest.
3. RVBC have been tardy in not ensuring that the refusal decision in 2019 was complied with. It is 100% certain that the building materials, goods, vehicles and equipment stored at the property are not solely for use at the property. The heavy goods vehicle is most definitely a builders truck – it is equipped with a crane. I do not believe there is an 'O' licence associated with the property, the applicant or the truck. RVBC have confirmed same. The applicant does not own King Street, a commercial limited company does of whom he is not a director. This point in toto also suggests applicant behavior showing scant regard for adherence to decisions, rules and laws.
4. RVBC officers and councilors should stand by and fully support their local villages. A public house is a fundamental part of a village. There is no public house in the village and the village is trying to resolve that. The applicant cannot be made to sell the property but he can be refused planning consent to turn the public house into a private dwelling. RVBC should do the right thing and stand by their positive, supporting words and actions from 2019.

Please refuse the applicant his permission.



(58)

Nicola Gunn

From: [redacted]
Sent: 06 April 2020 10:15
To: planning
Subject: Planning Application 3/202/0219 Duke of York, Grindleton
Attachments: Objection 3_2020_0219 06.04.20.pdf

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Birkett,

Please find attached my letter detailing my objection to planning application 3/2020/0219. Would you please confirm receipt of the letter by email?

Many thanks.

Kind regards

[redacted]

Swindlehurst Farm
Grindleton
Clitheroe
Lancashire
BB7 4QT

5th April 2020

Mr Adam Birkett
Ribble Valley Council Offices
Church Walk
Clitheroe
BB7 2RA
planning@ribblevalley.gov.uk

Dear Mr Birkett,

I am writing to submit my objection to planning application No 3/2020/0219 for change of use of The Duke of York Public House, Grindleton. The Duke of York is a Grade II listed building of special, historic interest, situated in a conservation area. It has served Grindleton and the surrounding area as a public house for over two hundred years and under the right management, with the support of the many locals who wish to keep The Duke of York open as a pub/cafe, it can do so again successfully. The loss of this valued community asset will, most definitely, have a detrimental impact on the social facilities of the village.

Whilst it is true that Grindleton would struggle to maintain two pubs, the suggestion in the Planning, Design and Access Statement that The Buck Inn, which is now closed, would stand a better chance of success as a pub if change of use was granted to The Duke of York and it were to become a residential dwelling, is not relevant to this application. This is merely a further, cynical attempt to justify change of use. Currently, there is no proposal that The Buck Inn will open again as a pub. Aside from the motivation to preserve the heritage of this listed building, The Duke of York represents the best possibility for a successful, profitable venture. The larger building offers the opportunity for more food covers and the scope to offer a more comprehensive service to its customers. If the village were to have only one pub, The Duke of York should be that pub.

The suggestion that The Pavilion hall can take the place of a village pub, also in the Planning, Design & Access Statement, is incorrect. This venue is used for all kinds of activities, keep fit, yoga, table tennis, WI meetings, play group etc. etc. it would be impossible for these various, incongruent activities take place in the same space, at the same time, as a public bar. The Pavilion bar is only operational a few times each month when specific, social functions are taking place.

As someone who has lived in the village for over thirty years, I would like to challenge some of the statements made in the heritage assessment justification. There appear to be a number of statements that are incorrect.

"The Duke of York has been under-performing for some time is no longer viable as a public house".

The Duke of York has been a thriving business previously. I believe that poor management was the key factor in the failure of the previous owner to operate a successful business. He lost the support of the locals which led to a slump in custom and decline in profits. Whilst it is true that all pubs currently face challenging times, if a proficient management team took over the pub and the locals choose to renew their support for the venture, it can be made profitable again. Local people want to keep a pub in the village as evidence by the exceptional support for the Grindleton Community Pub project.

The Duke of York would likely be the only pub in the village and would be supported by the residents who have made the strength of their commitment to the village pub known by purchasing shares in a company that aims to purchase the property, restore it and operate as a pub/café for the benefit of the community. Aside from general customers from the local area, over 200 investors in Grindleton Community Pub have pledged their support for the project, their custom is virtually guaranteed. In addition, the proximity of The Millennium Wood, adjacent to The Duke of York, and The Ribble Way, only a few hundred metres away, will direct walkers to the pub/café. Grindleton is on a popular route of many cyclists who could make use of the facilities. A team of enthusiastic supporters have the will and the drive to ensure the success of the venture given the opportunity.

"Extensive and lengthy marketing with specialist agent has been unsuccessful. No reasonable offer has been put forward".

The current owner purchased The Duke of York for £250,000 in June 2018. Since then the building has been left to deteriorate and there is now evidence of water damage on the outside walls. One would imagine that the property has actually devalued during this period. The current asking price of offers above £325,000 is well above an independent valuation of the property conducted on behalf of the Grindleton Community Pub Limited by a company that specialises in marketing public houses. Several 'reasonable' offers have been made to the owner above this independent valuation and his original purchase price. All have been refused and the owner has made it known that he is looking for a selling price of £400,000. Unfortunately, the valuations commissioned by the owner are unavailable for viewing but it would be interesting to know whether the building has been valued as a pub or a private dwelling with development potential. Obviously, the present owner is entitled to market his property at what price he chooses but there is a view that the owner has marketed The Duke of York above its true value as a pub to discourage would be buyers. This would give him the opportunity to argue that change of use is the only way to save this historic building and support his case for developing the site. The argument that 'no reasonable offer has been put forward' fails if you believe that the price of £400,000 for the property has been purposely inflated with this aim.

"The building is vacant and beginning to deteriorate so change of use permission should be given, as it was to The Eagle & Child at Hurst Green".

The circumstances are certainly not the same. There were three pubs in Hurst Green, two of which remain open. The village of Hurst Green could not support three pubs, nor did The Eagle & Child have a committed team of villagers fighting to keep the pub open. It may well be that it suits the present owner to let the property fall into disrepair in the hope that RVBC will allow change of use based on the fact that the building is being neglected.

"The evidence put forward demonstrates that The Duke of York is no longer viable as a public house".

I don't believe that this has been demonstrated. Obviously, there is little mention of the Grindleton community and their efforts to buy the property for the benefit of the village in the application. With the backing of local residents and the matched funding offered by The Bowland Trust, the Grindleton Community Pub has the resolve and resources available to purchase The Duke of York at a fair price, restore the building and operate a successful pub/café for the benefit of the community. For information, the desire of The Bowland Trust to restore this listed building in the heart of the village and secure it for the benefit of the village, means that the grant funding offered to Grindleton Community Pub applies only to the purchase of The Duke of York and not to The Buck Inn.

It appears that the application for change of use hinges on the fact that there has been no interest from potential purchasers of the property to operate a village pub on the site and that the loss of the village pub will not be detrimental to the social facilities of village. This is blatantly not true.

Obtaining permission for change of use is likely to be the first step of a plan to develop the site and achieve the owner's desired for a return on his investment. This application is purely for the change of use. There is nothing about how the building will need to be changed to make it suitable for a residential dwelling. It cannot be that anyone would want to make their home in the property as it is at the moment. Obviously speculation but I think we all know that if change of use is granted, RVBC can expect the next applications for the development of the site to come flooding in.

In conclusion, the residents of Grindleton have clearly expressed their desire to preserve The Duke of York as their village pub and they have worked together to raise the finance necessary to make this a possibility. I believe that the inflated asking price is intended to deter any would be purchaser from buying The Duke of York to operate as a pub in order to strengthen the current owner's argument that there is no other option available to save the building than to convert to a residential dwelling. If change of use is granted it will become a missed opportunity to retain the heritage of this historic building, improve the social facilities available within village and will result in the loss of a valuable community asset forever.

Yours sincerely

(59)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 01 April 2020 14:03
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19865
Form: Planning Application Comments Form
Completed: 01/04/2020 14:02:30
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Townhead Farmhouse
postAddress: Townhead Farmhouse Slaidburn Rd Grindleton
postCode: BB7 4QT
refNo: 3/2020 0219
addDev: Duke of York Grindleton
comments: I strongly object to the pub being changed into a house. The building would be a thriving hub of the village. There are lots of available houses in the Ribble Valley and not many pubs.

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(60)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 01 April 2020 16:33
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19868
Form: Planning Application Comments Form
Completed: 01/04/2020 16:33:15
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 1
postAddress: Milnshaw Terrace Grindleton Clitheroe
postCode: BB7 4RE
refNo: 3/2020/0219
addDev: Duke of York Brow Top Grindleton BB7 4QR
comments: This pub is desperately needed as a community resource, fulfilling the role of bringing people together and providing for a community in a sustainable and mutually rewarding way. If it is given permission for development, the chance of giving Grindleton its hub and centre , with all the good that would have resulted in, will have disappeared. Please do the right thing: refuse planning.

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(61)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 01 April 2020 16:36
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19867
Form: Planning Application Comments Form
Completed: 01/04/2020 16:35:35
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: Cob Manor
postAddress: Whitehall Lane, Grindleton, Clitheroe
postCode: BB7 4RL
refNo: 31692
addDev: Duke of York Inn Grindleton Brow Grindleton BB7 4QR
comments: I strongly object to the commercial status of the Duke of York as a pub / restaurant being changed to domestic. The community of Grindleton has been deprived of a local hostelry which in turns undermines the interaction between the inhabitants of the village and visitors to it. I am of the efforts to create a Community Pub and in the light of this initiative I would expect RVBC to reject the Application and support many residents off their Borough against the interest of one individual!

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(62)

Nicola Gunn

From: [redacted]
Sent: 08 April 2020 00:08
To: planning
Subject: FW: DUKE OF YORK HOTEL - PLANNING APPLICATION No.3/2020/0219

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RESEND - WITH APPLICATION NUMBER

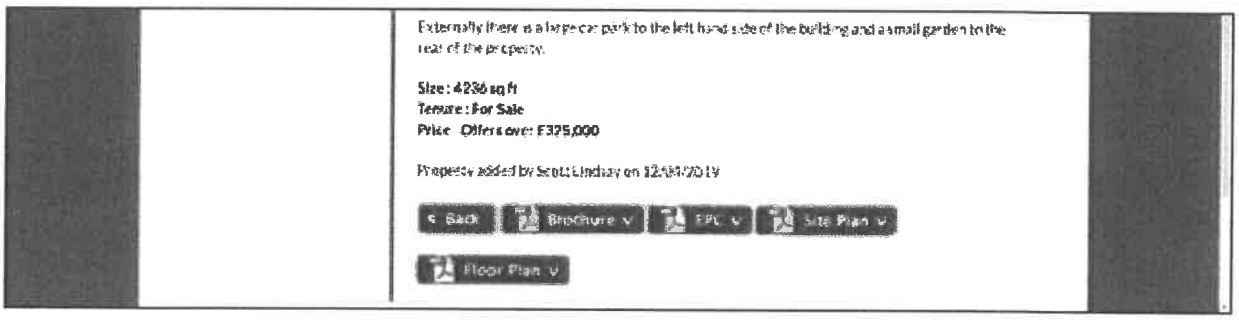
From: [redacted]
Sent: 08 April 2020 00:01
To: 'planning@ribblevalley.gov.uk'
Subject: DUKE OF YORK HOTEL – PLANNING APPLICATION No.3/2020/0219

Dear Mr Birkett,

APPLICATION No.3/2020/0219
THE DUKE OF YORK HOTEL, GRINDLETON, BB7 4QR

OBSERVATIONS

I see that one of your colleagues has validated an otherwise invalid solitary planning application in respect of a Grade II Listed hotel "requiring full refurbishment" (according to a 12 April 2019 sale description amended on 4 June 2019):



Given the nature of others' objections, you should

(1) study every word of (i) the **4 June 2019-amended** document extracted above (active hyperlinklink) and (ii) the **4 June 2019-amended** "Brochure" (in particular, what is untruthfully stated in respect of "**PLANNING**") and (iii) "Site Plan" (in particular, the untruthful heading - "TITLE PLAN")

and then

(2) call upon the applicant's agent to call upon the applicant's doubtless regretful (if not yet apologetic-to-the-villagers of Grindleton) estate agent (being also the estate agent in respect of the unlawfully-overbearing and entirely-predictable * bomb-site that is/was 3 King Street – for disclosure of the original "12/04/2019" documents – not least because

- the words "**For Sale**" do not appear against the description "**Tenure:**" for any good reason,

- it immediately appears to anyone interested that 4236 sq ft of property will be sold for the best of the "offers over £325,000",

  but, on closer inspection of the amended Brochure and by reference to (i) what the Parish Council has reported to you in respect of contact with the estate agent, (ii) the not-so-immediate description of what is for sale ("fleecehold" – look it up on-line) at what minimum price ("£400,000") and (iii) what "planning" permission has purportedly already been applied for and refused,

- **no one in their right mind would take things further with the agent – and the agent cannot but know it**.

  Section 65(6) of the **Town and Country Planning Act** 1990 (c. 8).

  * I refer you to Whiteacres' rental detail on Waybackmachine, January 2019, and Specsavers' withdrawn plans for such a prediction:

  https://web.archive.org/web/20180916140953/http:/www.whiteacres-property.co.uk/property.php?id=320

  https://www.ribblevalley.gov.uk/planningApplication/30649

I should point out that whomsoever is uploading documents to RVBC Planning Registers needs to be instructed take proper care, as

- someone in Sabden would appreciate otherwise having the Duke of York-registered 2020 "Decision Notice" on their own register and

- someone in Whalley would appreciate otherwise having the 3 King Street 2019 "WSI" Archaeology Report on their own register.

OBJECTION

You will already know that the incorrectly-officially-described solitary planning application at issue has been validated

(i) without there being a red edge on the Existing Site Plan,
(ii) without there being a red edge on the Proposed Site Plan,
(iii) without showing garden walls to the East (not all of which fall within the responsibility of the hotel owner to maintain) and
(iv) without showing the garden fences to the North (ditto).

- https://www.ribblevalley.gov.uk/download/downloads/id/12209/adopted_validation_checklist_27_june_2019.pdf

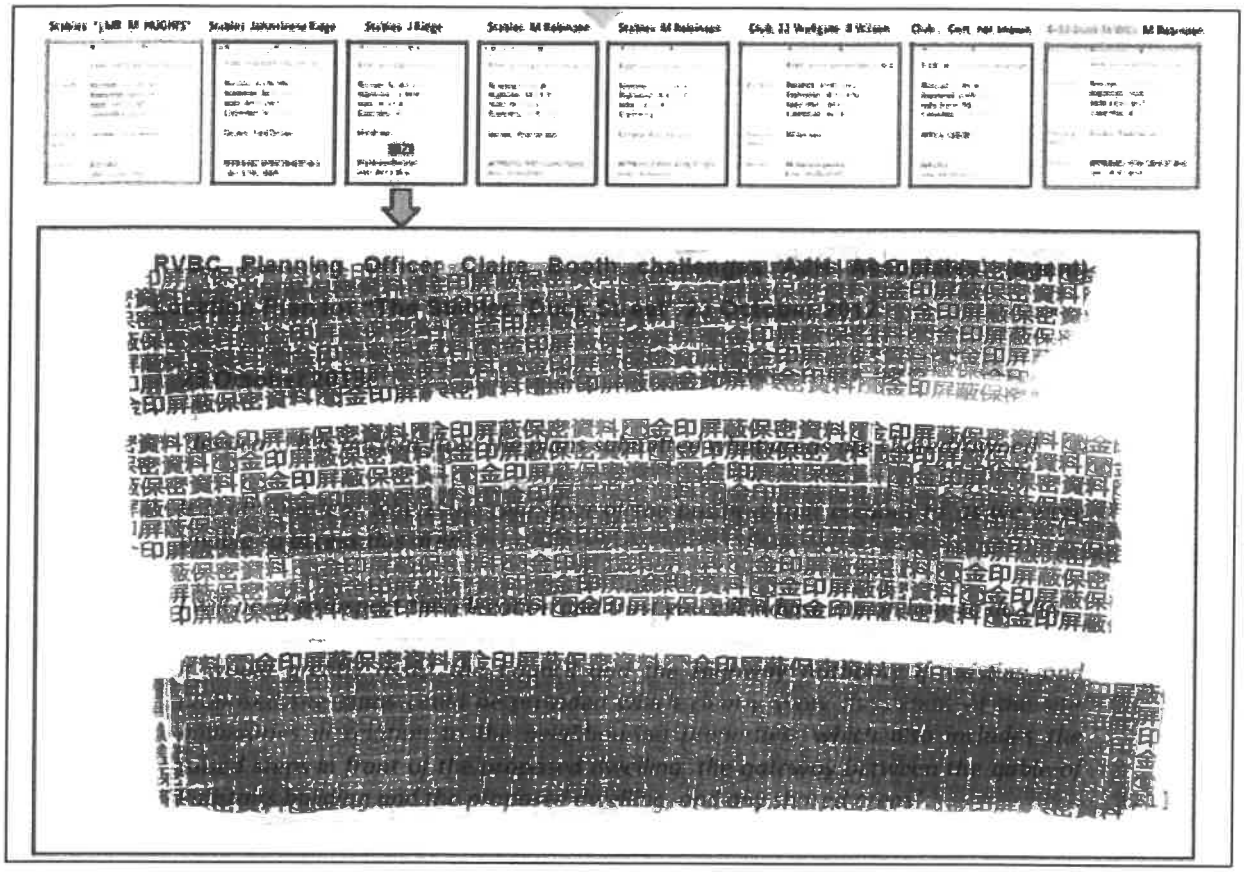
- https://www.ribblevalley.gov.uk/planx_downloads/20_0219_Existing_Site_Plan.pdf

- https://www.ribblevalley.gov.uk/planx_downloads/20_0219_Proposed_Site_Plan.pdf

I look forward to seeing the amended plans on-line.

Yours sincerely,

[redacted]



(53)

Syke House
Sawley Road
Grindleton
Clitheroe
Lancs
BB7 4QS

Friday 20 March 2020

Planning Dept
Ribble Valley Borough Council

Via email

Dear Planning Dept

I am writing with regard to **Planning Application 3/2020/0219** and to raise objections to the request for change of use of **The Duke of York in Grindleton** from licensed premises with living accommodation to a single residential dwelling.

There is some recent planning history concerning this building which has Grade II listed status and is situated within the Ribble Valley AONB. Since the purchase in June 2018 by the applicant and the subsequent refusal of his planning application in April 2019 it has been used as a builder's store for vehicles and materials. This has created an unsightly aspect within the village and I am not convinced that the owner has the right to do this.

It is a fact that our local community became too complacent about the amenities within the village, and too reliant on others to provide them. When the applicant purchased the Duke of York it was wrongly assumed that it would continue to be used for its primary purpose. When it became evident that this was not the case, the community reacted strongly and took the positive step of forming Grindleton Community Pub Ltd (GCP). This is a well-funded and supported community benefit society whose aim is to purchase the Duke of York and create a Community Hub.

It is the fact that this body exists - and that it is willing and able to take over the stewardship of the Duke of York that I ask that this application be refused.

There is a great deal of background data submitted with the application and I want to make the following points.

The Pavilion in Grindleton is primarily a village hall. It supports a range of activities and events but it is not comparable to a pub. Nor does it have a professional catering kitchen as claimed. The kitchen has many limitations and has no food preparation zone. It is primarily used to keep precooked food warm.

The Buck Inn which served as a village pub is indeed up for sale. It is however much smaller than the Duke of York and would not provide the space required for the Community Hub. This would comprise a community pub and café and would operate during social hours. It would serve the residents and the many visitors who pass through the village. It would help serve local needs by providing a mini shop for basics and gallery space showcasing local art and craft. Once established it would seek to offer bed & breakfast accommodation.

It is wrong to state that no reasonable price has been offered. An offer has been made by GCP which the owner considered unreasonable. This is not surprising as he has indicated he would accept £400,000 which is totally unrealistic. A professional valuation undertaken for GCP comes out at just under the price paid in June 2018 – and why should it be any higher when the owner has done nothing to improve, and little to safeguard, the building over his two years of ownership. The value should not be based on the owner's inflated notion of its worth, but a sum closer to what he paid two years ago.

I close with a simple question: is it conceivable that the Community can be best served by denying it the prospect of creating an amenity that would serve the public and create social cohesion in favour of yet another large private house in the Ribble Valley?

Yours sincerely

Norman Kelly

(64)

Nicola Gunn

From: [redacted]
Sent: 24 March 2020 11:17
To: planning
Subject: For attention Adam Birkett. Objection to planning application 3/2020/0219

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Birkett

I wish to object to recently submitted Planning Application 3/2020/0219 for the Duke if York, Grindleton, which seeks to obtain a change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). (Resubmission of application 3/2019/0049 which was refused by RVBC Planning).

The application infers that the loss of the Duke of York as a pub will not seriously harm the social facilities in the village. Clearly, it will, since there are no other pubs, restaurants or cafes in Grindleton, so the community has nowhere to meet or socialise. Neither does the village have a shop or a post office. There is a village hall (the Pavilion), but this does not offer the same facilities or services as a local pub & is open only for specific groups, activities or planned events. Grindleton is a rural community so combatting social isolation is very important & a welcoming public house would be a clear asset for this goal. So, any change of use of the Duke of York from a pub would be detrimental to Grindleton.

The application also infers that the owner has received no reasonable offers to purchase the Duke of York & no acceptable bids have been made from community groups. However, as a shareholder, I understand that our community group "Grindleton Community Pub Limited (GCPL)" have made a reasonable offer, which was above the property valuation made by a professional valuer (a specialist in valuing licenced premises). I understand this offer from GCPL was also higher than the price paid by the current owner for the property. Thus it would appear that the statement made about offers to purchase in the application is not, in truth, the case.

The fact the building is deteriorating is cited as a reason for granting a change of use. This raises an important question - has the current owner allowed the building to deteriorate (because it certainly has) in order to make this point? I understand the owner runs a building business, so surely he should have been well placed to maintain this listed building during the period of his ownership. The recent external (& possibly internal?) deterioration of the Duke of York is of great concern to Grindleton residents & makes a mockery of the council's stewardship of important listed buildings within Ribble Valley conservation areas.

In the application, the commercial agent comments that the pub/restaurant 'has never made a long-term success'. Historical levels of rateable value, based on business turnover, indicate otherwise & GCPL have a well structured, well researched & well supported business plan which aims to make a long-term success of the Duke of York as a pub, restaurant & cafe space in the village of Grindleton.

For these reasons, I urge RVBC Planning to refuse this application for change of use. We in Grindleton wish to keep the Duke Of York as our village pub.

Regard[redacted]

Fellside Farm, Smalden Lane
Grindleton, Clitheroe
BB7 4RX

65

Well House
Grindleton
Clitheroe
Lancashire
BB7 4QT

Director of Development
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA.

20th March 2020

For the attention of Adam Birkett

Dear Sir

Re: Planning Application Application 3/2020/0219

The Duke of York Inn, Grindleton Brow, Grindleton BB7 4QR.
Mr S Stansfield.

This application is for a change of use for The Duke of York Inn Grindleton as a public house with living accommodation and car park, to residential use, which also from the application form will have parking for 16 cars and space for the storage of recyclable and non-recyclable waste.

The revised Heritage Statement within this subsequent application dated February 2020, reports *The main planning issues relating to this application are:*
- *Whether the development in principle is acceptable*
- *Whether the use of the building as a public house is viable*
- *Whether the loss of the public house is detrimental to local social facilities*
- *Whether the proposed alternative use complies with current planning policies.*

We object and challenge this Heritage Statement; the change of use is not acceptable, indeed it is detrimental to the future of Grindleton as a village.

When reviewing all these above points please take into consideration that The Duke of York's value as a Grade 2 listed building is not only in the fabric but in its intrinsic function as an Inn, where it has served locals and travellers in the area for nearly 200years. It has remained closed since the current owner purchased it. So devastated has the village been since the sale and subsequent closure of the Duke of York, that over 200 people have purchased shares in a Grindleton Community Pub and Cafe scheme to buy the Duke of York from the owner. A significant amount of money was raised within six weeks and the proposal has been supported by Grindleton Parish Council, the RVBC, local MP and numerous advisory bodies. Local philanthropists have also pledged substantial amounts of money to help with the redevelopment once purchased.

6.10/6.11 The current owner has carried out a further period of marketing: Sadly the owner has rejected all the offers made by the Grindleton Community Pub Group which were in excess of what he paid. We understand that the pub is being marketed by Whiteacres at offers over £325.000, which according to expert licensed

premise valuers is overvalued in the hospitality market. This price would relate more to the site as a residential development plot. (There are currently 5 other pub/restaurants available in the area priced more competitively). It is questionable why the owner, who is a well-known builder and developer, has not maintained his property since he bought it in June 2018, and allowed the Duke of York to deteriorate further, subsequently reducing its value and attraction to purchasers as an Inn.

The fact that the Eagle and Child in Hurst Green is mentioned in the application we deem a threat that the Duke of York will end in the same state of disrepair unless we allow change of use. Once planning for change of use is authorised there is no going back and we are concerned about further development of the site as the owner's previous planning application submitted in 2019 was to change it to one dwelling with business use, construction of new, two-storey, three-car garage with business storage above, construction of three new two-storey holiday lets. The owner also requested preplanning advice 30th May 2019 requesting to change to a public house with letting bedrooms, holiday cottage and construction of detached manager's accommodation. Demolition of single storey extensions and creation of parking area (5:2 Planning Design and Access Statement); the owner appears intent on generally over intensive development of the whole site with change of use.

The Duke of York Inn with its car park is an iconic and distinctive building within the village of Grindleton and an important village amenity which we do not want to lose.

Grindleton is within a designated conservation area. The car park of the Duke of York is adjacent to Grindleton Millennium Woods The woods planted by villagers and the Woodland Trust, to commemorate the millennium, are an area of open access land with native deciduous trees. The owner has been storing building materials in the car park and parking wagons, vans and metal containers and created an eyesore as we drive into the village. This is unacceptable and intrusive in an area of outstanding natural beauty. The interior of the building has also been used as storage rather than any attempt to show it as a viable hospitality business. This alternative use has been reported to the council in the past year and should be noted that the owner has ignored planning regulations and already changed business use without planning permission.

6.14 Social Facility states *The loss of the Duke of York as a public house will not seriously harm the social facilities of the village*. If the report writer lived here they would see that the closure of the Duke of York has had a huge detrimental effect on the villagers and people from surrounding areas. We have lost a community meeting place to drop in for a chat, a drink or to eat.

We fail to see how the Heritage report justifies, and came to the conclusion that *the listed building is no longer viable as a public house* (9:1 Justification). This assumption is historic based on recent poor management. The Duke of York Inn has made a positive contribution to the wider area and until recently it has remained open as a dining restaurant/Inn/public house for nearly 200 years, providing employment opportunities within the service industry for villagers of all ages (Ribble Valley Core Strategy 2014) Since both public houses have now been closed the importance of the Duke of York remaining open as an Inn is imperative. We ask you to consider the effect on the villagers of this proposed change of use. Objections have been raised at Parish Council meetings open to the public, that we would like our village pubs to remain open. Also please note that the village hall with bar is only open for pre-booked functions, not as a daily meeting place as suggested in the application, and was never in direct competition with either village pub. On the contrary the support was mutually beneficial.

We also disagree with the negative description of the viability of the Duke of York as a public house in the Planning, Design and Access Statement by Judith Douglas in this application (March 2020). This photo below from Lancashire Telegraph taken August 2015 when the brewery offered it as a tied pub at £85,000 leasehold with the rental at £30,000 per year, it was marketed by Westlake with this description: *"The pub is a well established and very successful gastro-pub in picturesque rural setting.. with an annual turnover of £467,000".*

The Duke of York has a history of loyal customers but it then deteriorated under the inadequate temporary management provided by the brewery over a year. When The Duke of York was put on the open market in October 2017 for £325,000, after a price reduction it had sold by June 2018 to the current owner for £250,000, which in the current market wasn't a remarkably long time and at a significant reduction. We note from Westlake's marketing report dated 30.5.18 that unusually the property wasn't advertised locally but marketing details were sent out to 602 parties with a wide spectrum of business interests. As a village we presumed it had been bought as a public house or Inn, to open with letting rooms after being refurbished. The closure of both pubs has created an urgent need to reopen the Duke of York Inn as a village hub and there is considerable community support. As you will be aware and contrary to the report in this application, the future of Community Pubs is exciting and we as a community will have a say in how our village pub is run. The future for the Duke of York Inn with the right management could be amazing. (https://www.pubisthehub.org.uk/community-ownership/)

As a Tier 2 village within the Settlement Strategy we understand that development will be required to meet a proven local need or deliver regeneration benefits. There are currently four similar sized family homes available to purchase within the village.

Contrary to Key Statement EC1-Business and Employment Development, the change of use will reduce local employment opportunities and will have an adverse impact on the local economy. Please also consider that the change of use is contrary to Policy DMB1 Supporting business growth and the local economy.

Policy DME4 Protecting Heritage Assets. The Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. This change of use is detrimental to the heritage and amenities available for Grindleton village residents of the future. We are custodians of our villages for future generations.

We strongly advise that this change of use is unacceptable under the policies of the core Strategy. Over 200 people are prepared to invest in the future of the Duke of York and have put their money on the table. We feel it is vital that the Planning Committee safeguard the significance of the site as a village inn and consider the bigger picture of possible future business development proposals. If the site was sold on in the future, what controls would we have over its use?

We wish to register this opposition and would urge the Planning Committee to take account of widespread objections to the change of use and reject this application.

Yours faithfully

[redacted]

66

Application 3/2020/0219 – Duke of York Inn, Grindleton

I wish to lodge an objection to the above application.

There were clear grounds for the refusal of the previous planning application 3/2019/0049 and those grounds remain valid. Furthermore specific and highly relevant factual changes since the previous application add stronger grounds for refusal of this new application for change of use. I would request that RVBC give clarity and help to resolve the continuing uncertainty over the future of this Heritage Asset by giving a strong and unequivocal refusal of this application.

The previous application for change of use was refused primarily because of the effect of the loss of the Duke of York as a pub upon the special historic interest of the listed building and the failure to establish through appropriate marketing if there were other community uses to which the building could be put.

Following the rejection of the previous application and the subsequent marketing a clear and specific community use to maintain the special historic interest of the Duke of York as a pub has been clearly identified and funded.

Community consultation events were held following the refusal of the previous planning application to establish the level of support for retention of the Duke of York as a pub. These consultation events were well supported and were clearly in favour of efforts to retain the historic use of this pub. This subsequently led to the formation of Grindleton Community Pub Ltd (GCPL), a Community Benefit Society (CBS) founded and governed by model rules provided by the Plunkett Foundation which ensure that any profit can only be used for community or charitable benefit. GCPL is a not for profit organisation governed by the principle of one member one vote, irrespective of the scale of investment in the CBS. GCPL is also a valid nominating body under the Localism Act's ACV regime.

The GCPL subsequently launched a Community Share Offer, supported by a comprehensive prospectus and business plan which was awarded the Community Share Standard Mark for meeting national standards of good practice. The share offer was successful in attracting over £270,000 in investment from over 200 investors. The average individual investment of approximately £1400 with no investment exceeding £15,000 demonstrates the broad spread of support for this community initiative.

In addition GCPL also attracted an offer of a grant of £180,000 from a local charity, Bowland Trust, specifically to protect the special historic interest of the Duke of York and to improve accessibility for visitors to the adjacent Millennium Wood.

It is clear that GCPL is a funded, capable and ready purchaser of the Duke of York who will repair the building and bring it back into use as a community owned pub and café. As such this meets the requirements of NPPF 196. GCPL ownership will also secure long term conservation of the site by a publicly owned not for profit organisation supported by grant funding, consistent with NPPF 195.

GCPL has made a number of offers to purchase the Duke of York from the current owner, all of which have been refused. GCPL obtained a professional valuation from a suitably qualified valuer of licensed premises which valued the pub at £225,000. The only value that can be attributed to the building, given its approved use, is as licensed premises. The current owner did state at a Parish Council public consultation on the previous application that he had tried to purchase the Duke of York with planning permission but failed. As such it is clear that it was purchased with a full knowledge of the limitations on use and can only be valued accordingly.

The latest offer made by GCPL to purchase the Duke of York was £260,000. This offer is both significantly higher than the professional valuation and higher than the £250,000 paid for the premises by the current owner. The premises have been advertised at 'offers over £325,000'. Despite this the owner's only response, other than outright rejection of the offer, is that he wanted £400,000. Any claim to have marketed the property is illusionary and there does not appear to have been a realistic attempt to sell.

There are also a number of other points I wish to raise in respect of this application:-

1. I take strong exception to point 6.5 of the planning statement that the application should be approved because the building continues to deteriorate. The current owner has allowed the building to deteriorate, made the site unsightly and allowed a significant roof leak to continue to damage the premises. The fact the owner is allowing the building to deteriorate is self-serving.
2. Point 6.12 of the Planning Statement states that charitable ownership has been explored. This statement has chosen to ignore the fact that an offer to purchase was made by a local charity and refused.
3. Much has been made of the facilities offered by Grindleton Pavilion and point 6.15 suggests that a public bar could be opened there. This statement is at best misleading. Grindleton Pavilion is a public hall which runs a limited number of social events supported by a small team of volunteers. The facilities and volunteers are incapable of offering the facilities proposed by the GCPL plan for the Duke of York.
4. Claims that the Duke of York is not commercially viable are incorrect. Historical levels of rateable value are an indicator of levels of turnover which are well in excess of those assumed in the GCPL business case. It is also the case that data from the Plunkett foundation clearly demonstrates the commercial success of community pubs compared to other forms of ownership.
5. The Community Share Offer raised funds specifically for the Duke of York and the grant offered by Bowland Trust is also specifically for this heritage asset to be returned to its historic use. As such the Buck Inn is not a viable alternative.

In summary there is a strong and compelling case for community ownership to bring the Duke of York back to its optimum viable use Refusal of realistic offers to purchase are entirely driven by the desire for private gain. The application should be refused.

Orchard House, Grindleton.

23rd March 2020

(67)

Nicola Gunn

From: [redacted]
Sent: 02 April 2020 09:52
To: planning
Subject: Application 3/2020/0219 - The Duke of York, Grindleton
Attachments: DoY Planning Appl objection.docx

EXTERNAL - This email originated from outside of Ribble Valley Borough Council . Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear sirs

I have made comments objecting to this application using your on line form but you may find it more convenient to refer to the document attached.

Kind regards

[redacted]

To: The Ribble Valley Borough Council

Application 3/2020/0219: Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049.

I wish to object to the above planning application.

A number of points in Judith Douglas's planning statement need to be challenged as false, misleading or plain wrong. I have changed the order of some of these to allow my objection to take a more logical path.

"6.5 ... the building is currently vacant and beginning to deteriorate."
The owner has no obligation to maintain the property, but if he fails to do so then in my opinion the Planning Authority should be under no obligation to consider the building's condition as a factor when making planning decisions. Incidentally, as the owner has been using the car park as a builder's yard and for the storage of building materials, it strikes me as a bit rich then to state that the condition of the building is now a factor...

"6.7 The proposal is also acceptable under policy DMB1 as there are environmental benefits to the community in preventing the site from deteriorating and returning it to a viable use. The Officer's report to application 3/2019/0049 stated "it is not considered that the loss of the Duke of York would result in significant detriment to community facilities in the village and the loss of the Duke of York as a public house may indeed help to sustain the Buck Inn.""
Exactly the point made by the Grindleton Community Pub Ltd. There ***are*** environmental benefits to the community in preventing the site from deteriorating and returning it to ***its viable use as a Public House.*** The Buck Inn has closed. It never was, nor ever will be, a property as suited to a public house as the Duke of York, for reasons of layout and car parking to name but two. Grindleton can and will sustain one public house, but not two.

" 6.14 The loss of the Duke of York as a public house will not seriously harm the social facilities of the village..."
This statement is wrong, and should be corrected by omitting the work 'not' – i.e. the loss of the Duke of York as a public house ***will*** seriously harm the social facilities of the village, which has lost both pubs in recent years. The Pavilion is an excellent facility but it's not a pub; rather, it performs a similar function to West Bradford Village Hall (West Bradford also has a restaurant – the 3 Millstones where, contrary to public belief, it is possible to have a drink without a meal) and Waddington Social Club, in a village with no less than three vibrant pubs.

"6.16 ...No reasonable offer to purchase the Duke of York has been received and there was no acceptable bid from a community group'." Quite frankly this is arrant nonsense.

I have fairly long experience as an estate agent in Clitheroe, albeit in the residential sector. Clients put forward every kind of reason why a property does not sell in a reasonable length of time (which in normal circumstances is 3 – 6

months). "It needs modernising"; "It's in the wrong location"; "Too many bedrooms"; "Not enough bedrooms" but in virtually every case, whether something can be done about the reason for not selling or otherwise, there is but one thing that prevents a sale – the price. **The owner of the Duke of York is asking for a price which is more than any rational person is prepared to pay.** It really is as simple as that.

(To the person who said his house wouldn't sell because seven others on his street were for sale and none was moving, I asked "How long would it take to sell if you asked £10 for it, and how long if you asked £1,000,000?" The answer was "10 minutes, and never," to which I replied "Well somewhere between those two figures is the right price, the price at which it will sell for the best price available at this moment." I stand by this logic.)

And that is the case with the Duke of York. In offering more than the seller paid for it quite recently, in a market which (before the current pandemic) was rising slowly, if not at all, the Grindleton Community Pub Ltd have offered a reasonable amount which is at least the market value. In fact it was above the valuation received from a professional valuer specialising in the valuation of licensed premises. It was also significantly higher than the best possible indication of value – the price paid relatively recently by the applicant (who incidentally states things like "It was a forced sale" and "I was the only buyer in the market at the time" – both of which I take with a very large pinch of salt – what I do accept is that he was the only buyer *prepared to pay £250,000* at that time.)

"6.9 Westlake have provided details of the extensive marketing exercise that was carried out."
I find it interesting to note that Westlake and Co 'marketed' the property in 2017 - at an asking price of £425,000 - but by their own admission ***never advertised it***. To have a property on the books so much above its true value, and never advertise it publicly, usually indicates that the current owners are trying to demonstrate (often to a lender) that they are 'going through' the motions without any genuine intention of selling. I would give no credence to this evidence.

"6.11 Two independent valuation reports have been provided for the property... These demonstrate that the asking price of the property is reasonable."
I beg to differ. If the property is marketed and does not sell, you can obtain as many independent valuation reports as you like. As I have stated previously, the asking price is **not reasonable**.

Incidentally, I also have to comment that to market a property at 'offers over £325,000' and then say that you're looking for a minimum of £400,000 (as was precisely the case here) is almost unprecedented, ludicrous and the equivalent of saying "I am not in the slightest bit interested in selling". Which is the only conclusion I or any other logical person can draw.

To say that 'no acceptable offer has been received' tells you much more about the owner than it does about the property or the state of the market.

"6.10 ...Prospective buyers were also concerned that the building had been run as a pub/restaurant in the past but had never made a long-term success."

Well I have to say I'm puzzled by the agent's definition of the word 'never': the pub has operated – successfully - since at least the 19th century, which strikes me as fairly long term. The Rateable Value of £43,700 is based on a number of factors – including trading accounts - and is equal to the annual rent that a tenant would be estimated to pay for the property, which in turn reflects the market's view on the profitability of the business. For the RV to be £43,700 suggests the actual profitability of the Duke of York was, at the time of valuation, significant and robust.

Furthermore, the Grindleton Community Pub Ltd, a body which includes a number of experienced business people, prepared a very detailed business plan as part of the fund-raising process in 2019, with acquisition of the property in mind. This business plan was detailed and robust enough to demonstrate that the Duke of York does have a viable future, so much so that over 200 people invested a total of almost £300,000 buying shares in the company.

The current application is for change of use only and contains no detail of works which must be involved. This means that another application will have to be made. My experience suggests that a future application or applications will seek to further develop the site in a more intensive way, and be more difficult to resist once the initial approval for change of use has been granted. Officers and elected members of the local authority will no doubt be familiar with this scenario and in my view the best way to avoid it is by robustly refusing this initial application.

"6.1 The main issues to be considered in this application is *(sic)* whether the development in principle is acceptable, whether the use of the building as a public house is viable, whether the loss of the public house would have a detrimental impact on the social facilities of the village and whether the proposed alternative use is complaint *(sic)* with the relevant current planning policies."

I contend that the development in principle is NOT acceptable, the use of the building as a public house IS viable, the loss of the public house WILL have a detrimental impact on the social facilities of the village, and therefore the proposed alternative use IS NOT compliant with the relevant current planning policies.

The Duke of York is a vital community resource which has been lost temporarily and should be reinstated as such at the earliest opportunity. The Grindleton Community Pub Ltd has worked hard and effectively to demonstrate that this is the case and I believe that they are right to fight to restore the Duke of York to its former position as a village hub. Now more than ever, communities like Grindleton are in need of facilities like this. In some villages they will not succeed, but in Grindleton the public support is almost overwhelming, as well as being exceptionally well organised and coordinated: evidence, if it were needed, that restoring the Duke of York to the focal pub in the village will benefit every single villager, and be used and supported by the overwhelming majority.

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 02 April 2020 09:48
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19875
Form: Planning Application Comments Form
Completed: 02/04/2020 09:47:51
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title: [redacted]
LastName: [redacted]
firstName: [redacted]
numberName: 13
postAddress: SOUTHFIELD DRIVE WEST BRADFORD
postCode: BB7 4TU
refNo: 3/2020/0219
addDev: Duke of York, Grindleton

comments: To: The Ribble Valley Borough Council Application 3/2020/0219: Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049. I wish to object to the above planning application. A number of points in Judith Douglas's planning statement need to be challenged as false, misleading or plain wrong. I have changed the order of some of these to allow my objection to take a more logical path. "6.5 ... the building is currently vacant and beginning to deteriorate." The owner has no obligation to maintain the property, but if he fails to do so then in my opinion the Planning Authority should be under no obligation to consider the building's condition as a factor when making planning decisions. Incidentally, as the owner has been using the car park as a builder's yard and for the storage of building materials, it strikes me as a bit rich then to state that the condition of the building is now a factor... "6.7 The proposal is also acceptable under policy DMB1 as there are environmental benefits to the community in preventing the site from deteriorating and returning it to a viable use. The Officer's report to application 3/2019/0049 stated "it is not considered that the loss of the Duke of York would result in significant detriment to community facilities in the village and the loss of the Duke of York as a public house may indeed help to sustain the Buck Inn."" Exactly the point made by the Grindleton Community Pub Ltd. There are environmental benefits to the community in preventing the site from deteriorating and returning it to its viable use as a Public House. The Buck Inn has closed. It never was, nor ever will be, a property as suited to a public house as the Duke of York, for reasons of layout and car parking to name but two. Grindleton can and will sustain one public house, but not two. " 6.14 The loss of the Duke of York as a public house will not

seriously harm the social facilities of the village..." This statement is wrong, and should be corrected by omitting the work 'not' – i.e. the loss of the Duke of York as a public house will seriously harm the social facilities of the village, which has lost both pubs in recent years. The Pavilion is an excellent facility but it's not a pub; rather, it performs a similar function to West Bradford Village Hall (West Bradford also has a restaurant – the 3 Millstones where, contrary to public belief, it is possible to have a drink without a meal) and Waddington Social Club, in a village with no less than three vibrant pubs. "6.16 ...No reasonable offer to purchase the Duke of York has been received and there was no acceptable bid from a community group'." Quite frankly this is arrant nonsense. I have fairly long experience as an estate agent in Clitheroe, albeit in the residential sector. Clients put forward every kind of reason why a property does not sell in a reasonable length of time (which in normal circumstances is 3 – 6 months). "It needs modernising"; "It's in the wrong location"; "Too many bedrooms"; "Not enough bedrooms" but in virtually every case, whether something can be done about the reason for not selling or otherwise, there is but one thing that prevents a sale – the price. The owner of the Duke of York is asking for a price which is more than any rational person is prepared to pay. It really is as simple as that. (To the person who said his house wouldn't sell because seven others on his street were for sale and none was moving, I asked "How long would it take to sell if you asked £10 for it, and how long if you asked £1,000,000?" The answer was "10 minutes, and never," to which I replied "Well somewhere between those two figures is the right price, the price at which it will sell for the best price available at this moment." I stand by this logic.) And that is the case with the Duke of York. In offering more than the seller paid for it quite recently, in a market which (before the current pandemic) was rising slowly, if not at all, the Grindleton Community Pub Ltd have offered a reasonable amount which is at least the market value. In fact it was above the valuation received from a professional valuer specialising in the valuation of licensed premises. It was also significantly higher than the best possible indication of value – the price paid relatively recently by the applicant (who incidentally states things like "It was a forced sale" and "I was the only buyer in the market at the time" – both of which I take with a very large pinch of salt – what I do accept is that he was the only buyer prepared to pay £250,000 at that time.) "6.9 Westlake have provided details of the extensive marketing exercise that was carried out." I find it interesting to note that Westlake and Co 'marketed' the property in 2017 - at an asking price of £425,000 - but by their own admission never advertised it. To have a property on the books so much above its true value, and never advertise it publicly, usually indicates that the current owners are trying to demonstrate (often to a lender) that they are 'going through' the motions without any genuine intention of selling. I would give no credence to this evidence. "6.11 Two independent valuation reports have been provided for the property... These demonstrate that the asking price of the property is reasonable." I beg to differ. If the property is marketed and does not sell, you can obtain as many independent valuation reports as you like. As I have stated previously, the asking price is not reasonable. Incidentally, I also have to comment that to market a property at 'offers over £325,000' and then say that you're looking for a minimum of £400,000 (as was precisely the case here) is almost unprecedented, ludicrous and the equivalent of saying "I am not in the slightest bit interested in selling". Which is the only conclusion I or any other logical person can draw. To say that 'no acceptable offer has been received' tells you much more about the owner than it does about the property or the state of the market. "6.10 ...Prospective buyers were also concerned that the building had been run as a pub/restaurant in the past but had never made a long-term success." Well I have to say I'm puzzled by the agent's definition of the word 'never': the pub has operated – successfully - since at least the 19th century, which strikes me as fairly long term. The Rateable Value of £43,700 is based on a number of factors – including trading accounts - and is equal to the annual rent that a tenant would be estimated to pay for the property, which in turn reflects the market's view on the profitability of the business. For the RV to be £43,700 suggests the actual profitability of the Duke of York was, at the time of valuation, significant and robust. Furthermore, the Grindleton Community Pub Ltd, a body which includes a number of experienced business people, prepared a very detailed business plan as part of the fund-raising process in 2019, with acquisition of the property in mind. This business plan was detailed and robust enough to demonstrate that the Duke of York does have a viable future, so much so that over 200 people invested a total of almost £300,000 buying shares in the company. The current application is for change of use only and contains no detail of works which must be involved. This means that another application will have to be made. My experience suggests that a future application or applications

will seek to further develop the site in a more intensive way, and be more difficult to resist once the initial approval for change of use has been granted. Officers and elected members of the local authority will no doubt be familiar with this scenario and in my view the best way to avoid it is by robustly refusing this initial application. "6.1 The main issues to be considered in this application is (sic) whether the development in principle is acceptable, whether the use of the building as a public house is viable, whether the loss of the public house would have a detrimental impact on the social facilities of the village and whether the proposed alternative use is complaint (sic) with the relevant current planning policies." I contend that the development in principle is NOT acceptable, the use of the building as a public house IS viable, the loss of the public house WILL have a detrimental impact on the social facilities of the village, and therefore the proposed alternative use IS NOT compliant with the relevant current planning policies. The Duke of York is a vital community resource which has been lost temporarily and should be reinstated as such at the earliest opportunity. The Grindleton Community Pub Ltd has worked hard and effectively to demonstrate that this is the case and I believe that they are right to fight to restore the Duke of York to its former position as a village hub. Now more than ever, communities like Grindleton are in need of facilities like this. In some villages they will not succeed, but in Grindleton the public support is almost overwhelming, as well as being exceptionally well organised and coordinated: evidence, if it were needed, that restoring the Duke of York to the focal pub in the village will benefit every single villager, and be used and supported by the overwhelming majority.

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(68)

Marshal Scott

Chief Executive Ribble Valley Borough Council

Church Walk

Clitheroe.

Dear Mr Scott,

I am writing to express my extreme displeasure at the decision of the Ribble Valley Borough Council to allow Mr. Stansfield to use the car park of the Duke of York Public House in Grindleton as a builders' yard, contrary to your decision to refuse his planning application for such usage some time ago.

I have been informed that Mr Stansfield has been given permission by the RVBC to store and move equipment and materials from there in order to facilitate the rebuilding of another of his sites on King Street, Clitheroe. I will not, at this time, go into my disgust at what happened to two valuable properties in the heart of Clitheroe. What happened was shameful.

I see no reason at all why Mr Stansfield should be allowed to continue to use this car park in the heart of a residential village, a conservation area, for such a purpose when there must be many other more convenient sites. His trucks and equipment are causing noise and disturbance to me in our pleasant, rural village.

My added objection is that this permits Mr Stansfield to continue to retain ownership of the listed building of The Duke of York. I live directly opposite this building and it saddens me to see its continued decline as Mr Stansfield appears to be making no effort whatsoever to maintain the building. At the risk of being overly pessimistic, is he perhaps, hoping that some 'accident' might befall this building as in King Street?

There are plans to develop The Duke of York. I am sure that you and our local MP know of these. I would to have an answer from you as to why you have permitted Mr Stansfield to use the car park as a builders' yard in direct contravention of the decision by RVBC planners to refuse such an application previously. As a result, Mr Stansfield has an excuse to procrastinate.

How was such a decision made and by whom?

I await your immediate response.

Yours faithfully,

Old Smithy House Grindleton.

cc Nigel Evans MP

(67)

Nicola Gunn

From: webmaster@ribblevalley.gov.uk
Sent: 06 April 2020 15:22
To: planning
Subject: Form completion: Planning Application Comments Form

FORM DETAILS

Web Ref No: 19930
Form: Planning Application Comments Form
Completed: 06/04/2020 15:21:59
Status: Pending

USER DETAILS

Site user email: Unregistered user

USER INPUTS

title:
LastName:
firstName:
numberName: 9
postAddress: 9 Pendle View Grindleton
postCode: BB7 4QU
refNo: 3/2020/0219
addDev: Duke of York Inn Grindleton Brow Grindleton BB7 4QR

comments: I wish to comment and object to the latest planning application for the Duke of York public house in Grindleton. I am a trustee of Grindleton Recreation Ground Charity who are responsible for the management and care of the Grindleton Pavilion which is referenced several times in the planning application. Whilst there are other issues I have with the application my comments are focused on the current role and the current business model of the Grindleton Pavilion within our community and how that is linked to the Duke of York. Grindleton Pavilion serves a completely different purpose to any public house that may be open in the village. It facilitates many events from regular bookings from our hirers and local organisations, village events such as music nights or film clubs and private parties booked by individuals or groups. Whilst bar facilities can be made available for certain events our bar is staffed in the vast majority of cases by volunteers and has no intention or the capability of being open on a regular or permanent basis. Whilst section 6.14 is correct in noting bar and catering facilities being available they are not in regular use. Indeed, these facilities will be used on less than a weekly basis. Section 6.15 states â€˜â€¦In these circumstances The Pavilion remains and could open a public barâ€¦.â€™ I do not foresee any time where Grindleton Pavilion would consider being open as a public bar. The current usage reflects the need in the village and there are no intentions or plans for The Pavilion to be opened and run as a public house business. Whilst section 6.25 references public houses in nearby villages the setting up and commitment to the Grindleton Community Pub Ltd from many Grindleton residents, many of whom also support Grindleton Pavilion events demonstrates there is support for the Duke of York within the village as well as The Pavilion. With this new company being formed, and clearly supported by community

buy-in the support of any future business at the Duke of York would be strong. This is in direct conflict to this point from 6.25 â€˜â€¦its location prevents all reasonable use as a public houseâ€¦â€™ In summary Grindleton Pavilion whilst complimenting a public house within the community should never be considered as a replacement.

A1

6 Claremont Avenue
Clitheroe
Lancashire
BB7 1JN

FAO Adam Birkett
Case Officer
The Planning Department
Ribble Valley Borough Council
Council Offices,
Church Walk,
CLITHEROE,
Lancashire,
BB7 2RA

Dear Adam Birkett

Re Application 3/2020/0219: Change of use from public house with living accommodation (A4 drinking establishment) to residential use (C3 dwelling). Resubmission of application 3/2019/0049.

The following comments are made in relation to this most recent planning application relating to the Duke of York (DoY) Grindleton for a change of use from Public House with Living Accommodation to Residential use. Earlier applications for the site, application refs: 3/2019/0049 and 0050, applied for the same permission plus three new build holiday let units and other mixed uses including office accommodation and a builder's yard. Those applications were refused.

The significant difference with this application is the omission of all previous development proposals other than the change of use from Public House with living accommodation to solely Residential use.

Having reviewed this revised application, it is considered that all of the reasons for the 2019 Refusal of Planning Permission, in relation to the Local Heritage Asset and Grade II Listed 'DoY' Public House, remain unchanged in the present application. None of the concerns set out in great detail by the Planning Officer in relation to the Grade II Listed building appear to have been addressed in this new application despite statements by the applicant's agent to the contrary. However, others are better qualified than I will be examining these issues and, other than the observations made here, these are not revisited in any detail in these comments.

The applicant's planning statement in support of this new application appears to be based solely on economic considerations. As important as these are, they should be accepted as only one of

issues requiring consideration. The application is silent on other equally important issues essential to inform any application which, in this location, requires an understanding of its historic context and the potential detrimental impact on this represented by this application. Earl Tostig Godwinson, The Doomsday Book, The 'Grindletonian Dissenters, Flemish refugees, Pre-industrial revolution hand loom weavers, Victorian fruit growers and bee keepers, have all cast long and formative shadows across this village founded in Anglo-Saxon times. The historic significance of this village and the Duke of York - one of its principle Public and Historic Houses - should not be readily dismissed as is the case with this present application. Once this long-established use of the 'DoY' is lost, it cannot - and never will - be replaced as its historic and architectural significance will be permanently diminished. There are no actions or measures which could conceivably mitigate this loss.

The previous mixed-use redevelopment proposals for the site has been dropped - at least for the time being. The Local Planning Authority (LPA) must now consider something akin to one or other of the following recommendation to the Planning Committee:

a. to support and encourage the maintenance of the existing historic use of the site and Listed Building by refusal of this latest application and in accordance with the LPA's established Core Strategy Policies and those of the National Planning Policy Framework, as set out in the relevant sections of the previous Refusal of Planning Permission.

   or alternatively

b. to recommending approval of the application and, in doing so, confine the Duke of York's history to the written word, the archaeologist's photos and local anecdote.

The Grindleton Pub Co. (GPC) has recently been formed by the local community to try and secure a continued future for the site and building as a Public House. This, along with the representations made by the Parish Council to the 2019 applications and the LPA's refusal of the same proposals for the DoY contained with those applications, confirm the extent of public and municipal support for the retention of the existing use.

The comparative market value of the property as a private residence versus that of a community enterprise will be a prime concern of the present, albeit recent, DoY's owner. As is often the case there may well be acrimony between, on the one hand, the present owners seeking approval for a dramatic change of use to realise a profit on their investment and, on the other, the community's desire to retain a significant community asset. As this is one which has been at the heart of the village for almost 170 years, these different perspectives will not be easily resolved.

This problem is further complicated by the fact that the DoY is not the only pub in the village not trading at the moment. The Buck Inn (BI), diagonally opposite the DoY, is also closed. Given the economic climate which prevailed, even prior to the current CV-19 outbreak, being unable to support two public houses, it is extremely unlikely that this will change once this outbreak is finally brought under control. However, that a single Public House could be viable post CV-19, based on the increasing development of *'community spirit'* and the need for economic and employment regeneration in this rural area should equally not be discounted. Of the two pubs,

the DoY is Listed Grade II and thus *'a building of special national historic and/or architectural interest, warranting every effort to preserve it'*. It was also designated as an *'Asset of Community Value'* on September 3rd 2019, along with the BI. The award of this latter status - for both establishments - now forms *'a material consideration'* in terms of this latest Planning Application proposal for the DoY and the Village as a whole.

This most recent development, applicable to both Public Houses, could enable the LPA to broker some form of agreement between the applicant/owner of the DoY, the owner of the BI (it is noted that the agent for both properties is the same) and the local community. This would of course require the will to do so by the LPA - and all other interested parties. From the personal view of someone 'looking in from the outside' one approach to resolve the present dilemma would be as follows:

1. The BI - in comparison with the DoY being less historically, architecturally, and visually significant than the DoY - to be granted Planning Permission for conversion to residential use.
2. The DoY retained as a Public House.
3. The DoY to be purchased from the present owners by the GPC. and run as a Public House, augmented by whatever appropriate alterations and additional uses, be approved and developed within the curtilage of the site and its listed building.
4. The BI, with the benefit of Private Residential Use, be purchased by the present owners of the Duke of York at the same/similar time as the sale of the DoY to the GPC

If the relevant parties could consider and implement such an approach, or similar, benefits for all concerned could ensue. These would have to be based on realistic economic strategies, planning pragmatism but - most importantly - an overarching recognition of the historic and communal significance of this building, in this location. Such a strategy would also require positive and imaginative participation by all parties but, if achieved, it would see the applicant investing in the community as well as in property - a potential sustainable 'win-win' for all involved.

I cannot pretend that this would be an easily prepared or executed strategy but the potential economic and community benefits for all ought, at least, warrant the attempt to do so.

It is hoped that in some small way these observations may contribute to a viable and equitable resolution of the issues which this Planning Application is one part of.

Yours Sincerely

6 Claremont Avenue
Clitheroe BB7 1JN

30th March 2019

CC: Cllr. Keith Hutton, Chairperson, Grindleton Parish Council; Founder Member of The Grindleton Pub Co.
J Macholc, RVBC Planning Manager