



29 July 2021

For the attention of Adrian Dowd,

Dear Sir,

I am writing in answer to the Planning Application , Number 3/2021/0725, grid reference 375940 445483. My property is [REDACTED] The Buck Inn.

Whilst I have no objection to the plans to extend at the rear with a single storey , enclosed building and I would be happy to see the pub reopen and its current state of disrepair improved, there are a number of concerns. These concern the licensing terms and the parking arrangements.

The plans show spaces for six cars parked in a herring bone fashion at the side of the Buck in the car park which [REDACTED] I am concerned that these need to be very clearly delineated [REDACTED]

[REDACTED] This allows access [REDACTED] and, more importantly, to the gate at the rear of the car park to a number of other properties. I am concerned the space allotted for manoeuvring six cars is too small. In addition the plans clearly show that the owner is intending to increase the number of tables, thus expecting considerably more than six cars. This leads me to suspect that there will be many more cars parked on the street where many cars are parked already. I insist that no cars should be parked [REDACTED] because this would cause a traffic hazard when cars exiting Main Street [REDACTED] would impede cars coming both ways along Sawley Road.

I gather that the owner wants to extend the opening hours from 12.00 to 1.00 am on Fridays and Saturdays. I feel that this would be disadvantageous in a residential area, particularly if the owner is intending to host large parties. Therefore, I feel that midnight is quite late enough for the pub to remain open.

Finally, I am rather concerned about the intended plans to turn the upper storey into four bed and breakfast rooms. Will there be no access from these to the bar? Otherwise, it might be that some groups might use them for all night drinking parties, again unsuited to a quiet residential area. I gather there will be no one on site to supervise or help the guests.

Yours faithfully,

