

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 August 2024 11:48
To: Planning
Subject: Planning Application Comments - 3/2024/0439 FS-Case-639366044

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0439

Address of Development: Duke of York Inn Grindleton Brow Grindleton BB7 4QR

Comments: [REDACTED], I feel I have to comment on the views expressed by our local Parish Council. Put simply, the choice now is between having a fully renovated Grade 2 listed private house in good order with nice gardens and an attractive aspect as you drive into our village or the property as it is now gradually deteriorating into what will ultimately become a real eyesore and a threat to the [REDACTED]. We already have an excellent pub and restaurant [REDACTED] namely the Rum Fox which is regularly used by many of the people in the village and those living in nearby villages. Forcing the current owner of the Duke of York to open the premises in competition with the Rum Fox could ultimately lead to them both failing commercially. What a crazy idea. I fully endorse this application.

[REDACTED]

From:

[REDACTED]
20 August 2024 15:38

To:

Planning

Subject:

Planning Application No: 3/2024/0439

 **External Email**

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Proposed application relating the Duke of York Inn, Grindleton Brow, Grindleton, BB7 4QR – Planning Application No: 3/2024/0439

[REDACTED] of Grindleton I wish to object strongly to the application put forward by Mr Stansfield.

This is a listed Grade 2 property and there is no reason why change of use should be granted. The village would benefit from a community type public house and we know there has been an offer to Mr Stansfield at the price he paid maintaining the current use.

There is therefore no reason why change of use should be granted. The argument that it is worth £500,000 is false unless change of use is granted.

Regards

[REDACTED]

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 17 August 2024 12:16
To: Planning
Subject: Planning Application Comments - 3/2024/0434 FS-Case-639368567

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Planning Application Reference No.: 3/2024/0434

Address of Development: Duke of York
Grindleton Brow
Grindleton
BB7 4QR

Comments: I would like to comment on the Parish Council's position, which I believe is not the view of the village and contains the following inaccuracies

Grindleton has been unable to sustain 2 pubs for over 10 years

The Rum Fox has many drinkers from this village and others close by. It is not focussed on more affluent clientele. It is highly successful and does not need synergy with the Duke of York to survive.


West Bradford has a pub in the Three Millstones

Waddington is a much bigger village and its proximity to Clitheroe draws people in

I suggest that RVBC seek more accurate views from the people in Grindleton as to whether they want to continue with a run down building and grounds. Or grant this application which will restore a Grade 2 property to its former glory

[REDACTED]

From: [REDACTED] >
Sent: 25 August 2024 20:50
To: Planning
Subject: Applications 3/2024/0439 & 0440 Duke of York, Grindleton

 External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Sir

I wish to object to both these planning applications relating to the Duke of York, Grindleton. They relate to the change of use from a public house and utilising the current building as a domestic residence.

Prior to the last planning application by Mr Stansfield he called a public meeting where he received support from the majority of those present for his suggestion of a cafe/pub and bed and breakfast. There is nothing at all that has changed since the council agreed to this, other than that the building has continued to deteriorate and there is nothing obvious that has been done to slow down this rate of deterioration. [REDACTED]

[REDACTED]

There is absolutely no reason that the village could not support a second licenced premise and in many ways this could work in tandem with The Rum Fox by providing Bed & Breakfast accommodation and perhaps sharing car parking facilities.

In addition to all of this there are practical issues to consider with regard to the proposed plans. In particular thorough investigation is required as to how much of the adjacent footpath is owned by the Duke of York. It appears that, if the plans were approved, that there would be no footpath at all along what is a busy and quite dangerous stretch of road and extending around the corner onto Main Street. This is also the area of footpath where the children wait to catch the bus to Bowland school.

Yours faithfully,

[REDACTED]