


[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]