

Development Control
Ribble Valley Borough Council

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Your ref: 25.0213
Our ref: D3.25.0213
Date: 7th April 2025

App no: 25.0213

Address: Duke of York Inn Grindleton Brow Grindleton

Proposal: Approval of details reserved by conditions 3 (walling and roofing materials), 4 (specifications of proposed windows and doors), 5 (conservation roof lights), 6 (boundary treatments), 7 (archaeological investigation), 8 (lighting), 10 (parking and turning), 11 (landscaping), 12 (biodiversity gain plan) and 13 (habitat management and monitoring) of planning permission 3/2024/0439.

The submitted documents and plans have been reviewed and the following comments are made.

History

24/0439 – Application for planning permission for change of use from public house with living accommodation to residential use. Demolition of side and rear extensions and construction of single-storey extension to side and detached garage. Alteration to vehicle access and creation of domestic curtilage. Approved.

Condition 6 (boundary treatments) – The 1.2m high stone wall needs to be lowered to 1m high along frontage within the visibility splays. Subject to this there is no objection to the discharge.

Condition 10 (parking and turning) – There is no objection to the discharge of this condition.

Kelly Holt
Highway Development Control Engineer
Highways and Transport
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