

Nicola Gunn

From: Planning
Subject: FW: APPLICATION 3/2021/0725

From: [REDACTED]
Sent: 01 August 2021 19:21
To: Planning <planning@ribblevalley.gov.uk>
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APPLICATION 3/2021/0725

THE BUCK INN, GRINDLETON

[REDACTED] We are writing to support, in the strongest possible terms, the above application. We have read very carefully the application form, the design statement, the heritage appraisal and all the related plans and papers and would wish to make the following points:

1. The Buck has now been closed and vacant for well over 2 years and is starting to deteriorate and, of course, the Duke of York has also been closed for some considerable time and also appears to be deteriorating. A massive void lies at the heart of the village and the Buck is so important to the social and community well-being of those who live in the village. As we say the Duke is closed. The Pavilion is a village hall which is used as such for pre-booked / ticketed events and by groups, clubs and other organisations, many from out of the village. The Pavilion does not look or feel like a restaurant/pub and is not intended to do so. We need the Buck back as a meeting point and from a social and community point of view.

2. There is no post office, restaurant, cafe or shop in Grindleton. A refurbished, vibrant and successful Buck would not only boost the local economy through trade and tourism (note the proposal to include four to-let en suite bedrooms) but it would also clearly lead to the creation of a considerable number of new employment opportunities, so important particularly bearing in mind the present pandemic.

3. We are really struggling to understand the concerns expressed by RVBC, namely that the proposals are harmful to the character and appearance of the conservation area and the setting of the Duke of York. So far as the Duke of York is concerned as one approaches the village via the brow the Duke is clearly visible but one can't see the Buck (or any changes thereto). The Buck is some 20 metres round the corner and on the other side of Sawley Road. Conversely the proposed two storey extension to the Buck is to the east and away from the Duke and the other single storey extensions will be to the rear and not readily visible from the Duke.

4. In terms of the conservation area generally, the double pile layout of the ground floor of the building and the double bay windows are to be retained and will remain dominant. The two storey extension to the east is to replace existing relatively recent and unattractive additions to the building as well as a yard area that has, in recent times, been used for the storage of empty barrels and the like - not an attractive sight. This new extension is now to be set back by a metre following pre application advice with a consequent reduction in the ridge height. This will reduce its visibility not only from the Duke but also from Sawley Road and Main Street. As mentioned above the other extensions will be single storey and to the rear of the Buck and accordingly away from Sawley Road and Main Street.

In addition we feel that the use of stone, slate and timber and other materials and the careful design and layout of the proposals will mean that there would be only minimal, if any, impact on the conservation area overall.

5. In our opinion, and for the reasons mentioned above, the proposals will have only minimal if any affect on the character and appearance of the conservation area or the setting of the Duke of York. Any perceived adverse affect that there might be would be overwhelmingly outweighed by having a vibrant and successful restaurant/pub boosting the local economy through trade and tourism and creating employment and opportunities for local people in the heart of the village.

UNLESS this application is granted we run the risk of losing, perhaps for ever, one of the most important assets of the village. Clearly the business has to be financially viable and the present proposals represent a great (and possibly final) opportunity to restore the building to its optimum viable use as a restaurant/pub.

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

[REDACTED]

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