

## Nicola Gunn

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**From:** Planning  
**Sent:** 19 July 2021 14:21  
**To:** Planning  
**Subject:** REDACT AND UPLOAD Buck Inn Grindleton. Application 3/2021/0725

**Categories:** xRedact & Upload

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**Sent:** 19 July 2021 14:05  
**To:** Planning <planning@ribblevalley.gov.uk>  
**Subject:** Buck Inn Grindleton. Application 3/2021/0725

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#### fao. Mr Adrian Dowd

I write in support of the planning application to upgrade and re-open the Buck Inn as a pub and restaurant in the village of Grindleton (Application 3/2021/0725). The Buck Inn has been closed & vacant since 2018; this situation, as well resulting in loss of a village pub, has also resulted in marked deterioration of a key building at the centre of our village. Any possibility to restore the aesthetics of this building whilst also facilitating development of a new viable pub/restaurant business in Grindleton **MUST** be strongly supported.

Grindleton formerly had two thriving pubs, now both closed & both buildings deteriorating. Community group, Grindleton Community Pub Ltd. and others, are known to have made offers to purchase the other former village pub, the Duke of York. All offers have been rejected by the owner and there seems little prospect of this position changing. Thus, the plans for the Buck Inn represent the best opportunity of re-establishing a viable pub and restaurant at the heart of the village.

The initial objections raised by the planning/conservation officer, set out in section 3 (Pre-planning) of the Design Statement appear surprising given that RVBC have declined to enforce maintenance of the Grade II listed Duke of York building - which has been empty & deteriorating for some time. How can plans for upgrading the Buck Inn possibly be deemed "harmful to the character, appearance and setting of the Duke of York" when the Duke of York itself is not being adequately cared for & is adding to the look of deterioration/dilapidation in the centre of our Grindleton conservation area.

The Buck Inn plans as they now stand deserve full support from RVBC planners since the proposal indeed appears to be "sensitive to the neighbouring properties, street scape and the site in design and scale". It seems clear that the applicants/designers have taken "care and consideration to ensure the original character of the property is retained and enhanced" & these plans....."sensitively reflect, respond and enhance surrounding context of site and surrounding conservation area."

I strongly support this plan which I believe will enhance the look of the Buck Inn, in addition to creating a viable new business, at the heart of our village.

