



18<sup>th</sup> July 2021

RVBC Planning Department  
[planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk)

Dear Sirs  
**Planning Application 3/2021/0725 – The Buck Inn, Grindleton**

*Proposed replacement two-storey side and single-storey extensions to rear, external and internal alterations including first floor conversion from manager's accommodation to four to-let ensuite bedrooms.*

I have read this application with great interest and am writing to make RVBC aware of my **full support for the proposals**. Indeed, the future of the Grindleton village community could depend on the Buck's successful transformation into a much needed community hub.

 GCP and others have made offers to purchase the Duke of York, all of which have been rejected and there seems little prospect of that position changing.

I firmly believe that the plans for the Buck Inn represent the best opportunity of re-establishing a viable pub and restaurant at the heart of the village in the foreseeable future.

The Conservation Officer, who is also the Planning Officer for this application has raised a number of objections to the plans which are set out in Section 3.0 (pre-planning submission) of the Design Statement. It seems somewhat ironic given that RVBC have, despite a number of representations, declined to use the powers they have to enforce maintenance of the Duke of York yet the Conservation Officer believes the plans for the Buck Inn are harmful to the character, appearance and setting of the Duke of York.

If the plans for the Buck Inn are rejected, this will result in the two pub buildings at the heart of the village continuing to deteriorate.

I strongly encourage you to approve this application for The Buck Inn. The future of the Duke of York remains uncertain whilst Mr Stansfield refuses to sell it to the GCP group, or anyone else! Why should two pubs have to "die" for the developer to get his way?

Yours faithfully

