



26 July 2021

Planning Dept  
Ribble Valley Borough Council  
Clitheroe

Via email

Dear Sirs

**Re: Planning Application 3/2021/0725 (Buck Inn, Grindleton)**

I must preface my comments on this planning application for the Buck Inn with reference to the Duke of York. Both establishments have been vacant for some years and both buildings are consequently deteriorating.

In 2019 a local initiative evolved to purchase the Duke of York and create a Community Hub that would provide the village with range of amenities including a pub/café. Sadly, the consortium was unable to secure the premises despite the fact that you rejected both planning applications submitted by the Duke of York for change of use. An important reason for purchasing this particular property as a community asset was its status as a Grade II listed building. Despite its heritage status, it continues to deteriorate without any concerns by the authorities over the serious dilapidation that must be occurring.

The reopening of the Buck Inn will inevitably affect the proposal for the Community Hub because both enterprises would be competing for the same clientele. This is unfortunate because the Hub would have been more to the community than just a pub/restaurant. It is therefore important that the "new" Buck will embrace some of those values that would have been inherent in the Hub.

In my view, the proposed plan goes beyond the scale that I would consider appropriate to its location, and I would object on the following grounds.

The proposal to build up against the neighbouring property is likely to cause increased noise and loss of light.

The ratio of bar area to dining will change the concept of village pub to a restaurant.

The area of allocated parking is inadequate for the size of the establishment. This is likely to increase on-street parking in the vicinity of the premises.

The proposed hours of operation are excessive. These would mean disturbance to neighbouring properties beyond midnight every day of the week.

Yours sincerely

