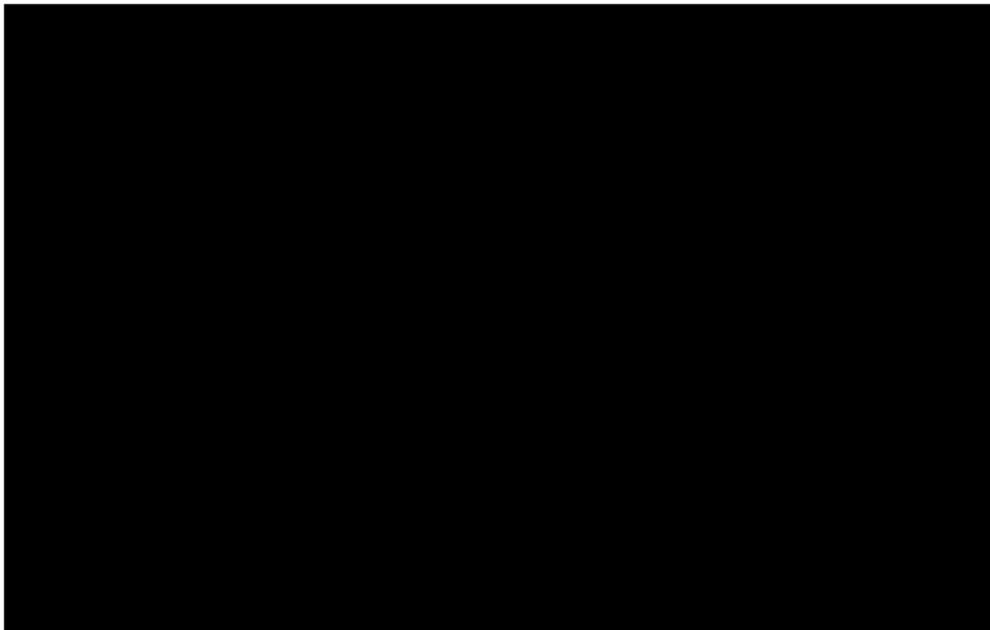


Nicola Gunn

From: Planning
Subject: FW: Planning Application Comments - 3/2021/0725

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 25 July 2021 19:04
To: Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2021/0725



Locality:

County: Lancashire

uprn: 100012408073

usrn: 31800323

ward: E05005312

Planning Application Reference Number: 3/2021/0725

Address of Development: Buck Inn, Sawley Road, Grindleton BB7 4QS

Your Comments: I was very pleased to hear that Robert had bought the Buck Inn and would be working as a chef in the village again. However the proposal that has been put forward is very ambitious for the small site. The Buck Inn only has parking for six cars, and given how narrow the carpark is these would have to reverse back out on to the road.

The proposal shows seating for 65 inside and 35 outside, the application suggests 10 full time staff and 10 part time, and is asking for four double guest rooms upstairs. Where are all these cars expecting to park? There are very few resident with off road parking in this part of the village and the huge amount of cars this will draw, will effect the residents in close proximity to the Buck Inn heavily.

There is no provision for an on site manager, leaving any guests unsupervised at night.

The outdoor seating area is proposing an outdoor fire place which will encourage late night drinking, and the licensing hours are until 1am Friday and Saturday and midnight every other night of the week. This shows no consideration for residents within close proximity to the Buck Inn again?

I appreciate that Robert is an ambitious young man but as such this is not the right pub for him?

If the proposal were to go ahead, would it be possible to maintain the height of the wall from the windows of the outdoor seated area in to our garden at 1600mm not the 1500mm that the drawings are suggesting. This would help to maintain our privacy.

Also the existing Buck Inn [REDACTED] would otherwise be quite dark. Would it be possible to construct the proposed gable with a light rendered finish to try and retain as much light as possible down what would otherwise be a dark alley?