

[REDACTED]

From: Planning
Sent: 31 January 2022 10:39
To: Planning
Subject: REDACT AND UPLOAD Planning Application Comments - 3/2021/1248 & 3/2021/1249

Already printed for file and forwarded to officer

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 28 January 2022 14:09
To: Web Development <webdevelopment@ribblevalley.gov.uk>; Planning <planning@ribblevalley.gov.uk>
Subject: Planning Application Comments - 3/2021/1248 & 3/2021/1249

Title: [REDACTED]

First Name: [REDACTED]

Surname: [REDACTED]

[REDACTED]

Planning Application Reference Number: 3/2021/1248 & 3/2021/1249

Address of Development: The Duke of York
Grindleton Brow
BB74QR

Your Comments: I am responding to planning application nos. 3/2021/1248 & 3/2021/1249
I object to the application as it is based primarily on change of use. RVBC refused change of use previously stating that the owner of the property had not properly explored the possibility of its use as a licensed premises. I believe

there have been a variety of opportunities to sell it as a public house, however the owner has refused all offers. He has continued to use the pub as a workshop I believe, [REDACTED] despite RVBC asserting that they would monitor the building, its condition and its use. Therefore there is no change in circumstance. Although the Buck Inn has been sold and granted planning permission to develop a restaurant and public house, it has not been completed and therefore the village, to date, remains publess. The design of the adapted building as a dwelling includes a walled garden on two sides, on Sawley Road and Main Street. The section on Sawley Road will severely restrict pedestrian use which is a main access point into and out of the village, to and from Millennium Woods and by school children waiting for the school busses to Bowland High School and those walking to the primary school. The section along Main Street will remove all pedestrian access on an extremely busy junction used by busses, tractors, large lorries and constant village traffic. The proposed boundary wall will detract greatly from the historic grade II listed building.