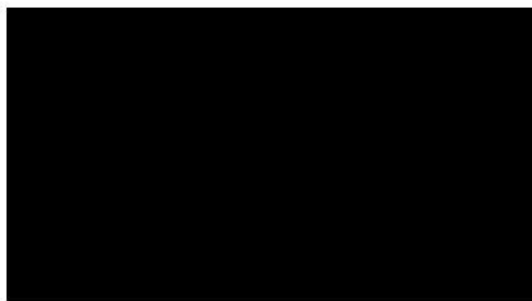


Grindleton Parish Council



24/01/2022

Planning Department
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

Re: Planning Application No: 3/2021/1248

Duke of York. Change of use from public house with living accommodation to residential use.

Grindleton Parish Council has the following objections to this planning application: -

- 1) We object to the proposed change of use.
The justification for a change of use is entirely predicated on the unwarranted statement that the Duke of York is no longer viable as a Public House. The applicant cites Whiteacres marketing report and the report from Atkinsons's property consultants as evidence for this belief. However, we know of four parties who have made realistic offers to purchase the Duke of York with the intention of running it as a Public House/Restaurant, but all these offers have been rejected. The fact that such offers have been made directly contradicts the contention that the Duke of York is not seen as a viable proposition in remaining a Public House. The Duke of York is and should remain a community asset.
- 2) We object to the proposed low garden wall in front and at the side of the Duke of York
The exact position of the proposed wall is not clear from the site plan as no dimensions are given, but it does significantly reduce the width of the footpath along the north side of Brow Top to an unacceptable extent. On the east side of the building fronting Main Street the footpath is obliterated entirely. It is not even clear that this area of path, now labelled new garden and bin store on the site plan, is within the properties curtilage as it is not shown as such on the location plan. Similarly, the footpath beyond the entrance drive is shown as completely removed.
These footpaths are essential for the safety of pedestrians walking around this busy and dangerous bend. There is no alternative option as there is no footpath on the opposite side of the road. Although the location plan shows the Duke of York's curtilage extending to the kerb, it has been custom and practice for many decades to use the aforementioned footpaths.
We have concerns as well that this wall could obstruct the line of sight of vehicles using Brow Top.
- 3) We object to the proposed use of aluminium in the doors and window frames.
This would not be in keeping with the existing wooden front door and wooden sash windows and is surely unacceptable in a grade 11 listed building.

Grindleton
Parish Council



We also have some concerns about the possible effect that levelling the garden would have on neighbouring properties.

We would also like you to be aware that we only received notification of this planning application by email on 18th January and only then after requesting it.

Grindleton Parish Council.