Sent: 12 January 2022 14:47
To: Web Development; Planning

Subject: Planning Application Comments - 3/2021/1248

Title:

First Name:

Surname:



Planning Application Reference Number: 3/2021/1248

Address of Development: Grindleton Brow,

Grindleton BB7 4QR

Your Comments: We feel very strongly that this application should be refused for two reasons,

- 1. A previous application fort change of use was correctly refused as this building is a landmark in the village, and has always been a licensed premises. The village is still without a pub and if allowed to proceed, the Duke would be lost forever.
- 2. The Duke is a listed building which the current owner appears to be allowing to deteriorate to strengthen his case for change of use. The council must insist the building is maintained before it becomes an eyesore, and has to be demolished.

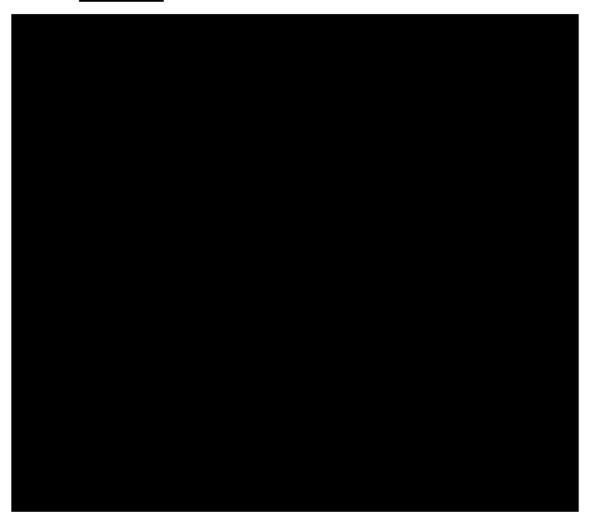
Sent: 12 January 2022 14:50
To: Web Development; Planning

Subject: Planning Application Comments - 3/2021/1249

Title:

First Name:

Surname:



Your Comments: We feel very strongly that this application should be refused for two reasons,

- 1. A previous application fort change of use was correctly refused as this building is a landmark in the village, and has always been a licensed premises. The village is still without a pub and if allowed to proceed, the Duke would be lost forever.
- 2. The Duke is a listed building which the current owner appears to be allowing to deteriorate to strengthen his case for change of use. The council must insist the building is maintained before it becomes an eyesore, and has to be demolished.

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

Sent: 12 January 2022 14:50
To: Web Development; Planning

Subject: Planning Application Comments - 3/2021/1249

Title:

First Name:

Surname

Is your address in Ribble Valley?: Yes



Planning Application Reference Number: 3/2021/1249

Address of Development: Grindleton Brow,

Grindleton, BB7 4QR

Your Comments: We feel very strongly that this application should be refused for two reasons,

- 1. A previous application fort change of use was correctly refused as this building is a landmark in the village, and has always been a licensed premises. The village is still without a pub and if allowed to proceed, the Duke would be lost forever.
- 2. The Duke is a listed building which the current owner appears to be allowing to deteriorate to strengthen his case for change of use. The council must insist the building is maintained before it becomes an eyesore, and has to be demolished.

Nicola Gunn

From:	
Sent:	13 January 2022 15:47
To:	Planning
Subject:	Planning application no 3/2021/1248&1249
A External Email This email originated from outside Ribble Valley Borough Council, Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.	
which in itself will greatly im given the economic / staffingrasp of buisiness to even a well and good in some insta	fully support the above e granted so the enhancement of the property can be carried out prove the top of the brow. The Buck will shortly be developed and any problems within the hospitality sector you would have to have no ontemplate opening a pub in our village if one already exists. It is all ances having total planning controls but as

venue. I also want to place on record I do not know the applicant or had any dealings with him.

13 January 2022 15:53 Sent:

To: Planning

Planning Applications 3/2021/1248 & 1249 - Duke of York Grindleton. Subject:



External Email

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Dear Mr Dowd,

Both these applications require change of use from public house with living accommodation to residential use.

The prior application 3/2020/0219 was solely for change of use. All elements and relevant facts in that application were considered and reported on by the planning officer and the RVBC Planning Committee voted unanimously to refuse that application on 25/06/2020. The facts and circumstances which pertained at the time of that decision remain unchanged. As such these new applications, for which change of use is the fundamental component, must similarly be refused.

Yours sincerely.

Nicola Gunn

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>

Sent: 14 January 2022 08:27

To: Web Development; Planning

Subject: Planning Application Comments - 3/2021/1248

Title:

First Name:

Surname



Planning Application Reference Number: 3/2021/1248

Address of Development: Duke of York, Grindleton

Your Comments: Whilst I have no strong objections to the proposal there is one EXTREMELY IMPORTANT and OVERRIDING condition - Grindleton village needs a pub.

I understand that the new owner of The Buck Inn across the road intends to re-open it as a pub after completion of alterations. In my view The Buck MUST BE OPEN FOR BUSINESS AS A PUB before any decision is made on the future of the Duke of York building.

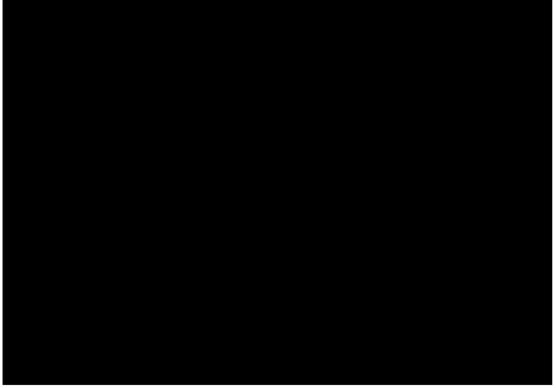
(This is similar to the application of the Clitheroe Royal Grammar School Foundation trustees over three years ago for a certificate of permitted development, where the RVBC suggested the application be withdrawn and resubmitted once work had begun to convert other buildings on site to residential use, the reasoning being to avoid the creation of houses adjoining a working farmyard).

Also, as an aside after reading the Bat Report, the Council should be aware and alert (if not already) to the fact that absence of evidence is NOT THE SAME (and very much less reliable) than evidence of absence. It would appear,

reading the Bat Report, that there is plenty of absence of evidence, but a conspicuous lack of evidence of absence, particularly given the dates of inspection (early September and late November). In fact the very idea that evidence of nesting birds (also covered in the report) might be present at this time of year is completely risible.

From: Contact Centre (CRM) <contact@ribblevalley.gov.uk>
Sent: 16 January 2022 11:09
To: Web Development; Planning
Subject: Planning Application Comments - 3/20211248

Title: First Name: Surname:



Planning Application Reference Number: 3/20211248

Address of Development: Duke of York Inn Grindleton Brown, Grindleton BB7 4 QR

Your Comments: It is less than two years since the previous application for change of use was refused and the current situation remains unchanged, in that there are still two closed pubs in Grindleton. I continue to object to change of use until a viable pub becomes operational in the village.

Sent: 16 January 2022 11:08
To: Web Development; Planning

Subject: Planning Application Comments - 3/2021/1248

Title:

First Name:

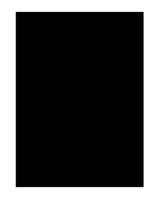
Surname:



Planning Application Reference Number: 3/2021/1248

Address of Development: Duke of York pub, Grindleton Brow, Grindleton BB7 4QR

Your Comments: It is less than two years since the previous application for change of use was refused and the current situation remains unchanged, in that there are still two closed pubs in Grindleton. I continue to object to change of use until a viable pub becomes operational in the village.



15 January 2022

Planning Dept Ribble Valley Borough Council

Via email

Dear Planning Dept

I am writing with regard to **Planning Applications 3/2021/1248 & 1249** and to raise objections to the request for change of use of **The Duke of York in Grindleton** from licensed premises with living accommodation to a single residential dwelling.

I have written in regard to previous applications and my objection remains the same. It is the contention by the applicant that there is no evidence of any interest in purchasing the Duke of York. I think it unreasonable for Mr Stansfield to claim that the absence of any purchaser of the property is evidence of a lack of interest in the premises being purchased under its current usage. There was sufficient strong interest for the community to create a consortium to purchase and develop the Duke of York, but it would appear that Mr Stansfield was not willing to consider reasonable offers.

As a developer, he purchased the premises with the sole intention of converting them under a change of use application. Sadly, the attempts by the Community to purchase and preserve this Grade II listed building have been **1988** The building has seriously depreciated under his tenure and there seems to be no way of addressing this tragic consequence.

I hope that the application is refused and that Mr Stansfield is advised to be more realistic in his valuation of the premises in their current condition. There is very little time left for the Community to save the Duke.

Yours sincerely



Sent: 16 January 2022 11:13

To: Web Development; Planning

Subject: Planning Application Comments - 3/2021/1249

Title:

First Name:

Surname:



Planning Application Reference Number: 3/2021/1249

Address of Development: Duke of York Pub Grindleton Brow, Grindleton BB7 4QR

Your Comments: It is less than two years since the previous application for change of use was refused and the current situation remains unchanged, in that there are still two closed pubs in Grindleton. I continue to object to change of use until a viable pub becomes operational in the village.

Sent: 08 January 2022 13:04

To: Planning
Cc: Marshal Scott

Subject: Application 3/2021/1248 Duke of York, Grindleton – Grindleton Community Pub

Response



External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

This response is on behalf of Grindleton Community Pub Ltd.

As stated in this application for change of use, it is a resubmission of previously refused applications 3/2019/0049 and 3/2020/0219, the latest of which was refused on 26th June 2020.

To be considering this resubmission is an unnecessary waste of RVBC time and resources for the reason stated below.

The Local Planning Authority has powers under Section 70 of the Town and Country Planning Act to refuse to determine any application which is the same, or substantially the same, as one which either they have refused and against which no appeal was lodged or where an appeal has been dismissed by the Planning Inspectorate, within two years of the refusal/dismissal.

The position that existed at the time the previous application was refused remains unchanged, in that there are two pubs in Grindleton both of which are closed. That position was clearly noted in the officer report for application 3/2020/0219. All previous objections to change of use remain valid.

We are strongly of the view that RVBC should refuse to determine this application.

Regards

Sent:30 December 2021 22:15To:Web Development; PlanningSubject:Planning Application Comments -

https://www.ribblevalley.gov.uk/planningApplication/33797

Categories: xRedact & Upload

Tîtle:

First Name:

Surname:



Planning Application Reference Number: https://www.ribblevalley.gov.uk/planningApplication/33797

Address of Development: The Duke of York Inn

Grindleton Clitheroe

Your Comments: The previous application for change of use for the Duke of York was refused on 26.6.2020 on the grounds that it is a Grade 2 listed building and as an Inn is an historic asset to the village and surrounding area. Nothing has changed in this regard and I urge you to reject this application based on your findings and previous expert advice.

Sent: 15 January 2022 08:36

To: Planning

Subject: Planning Application 3/2021/1249 Duke of York Inn

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External Email

This email originated from outside Ribble Valley Borough Council. Do NOT click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

For the attention of Adrian Dowd Dear Sir,

I strongly object to Planning Application number 3/2021/1249.

This grade II listed building is at the heart of the village of Grindleton and conversion to a private residence would destroy the only central amenity which the village has. Every effort should be made to preserve its heritage.

I refer to the decisions to refuse previous applications numbered 3/2019/49 and 3/2019/50 and 3/2020/0219 and can see no reason to treat this latest application any differently. The reasons for refusal remain pertinent.

It is clear that, if conversion to a residence were to be allowed, the applicant would simply carry out his original intention detailed in 3/2019/0050 at a later date, without the necessary permission, and without fear of intervention from the local planning department.





I trust that you will protect this listed building, recognise it's importance to Grindleton, preserve its position as a licensed premises, and refuse this application.

Yours faithfully,

Sent from my iPau

Sent: 17 January 2022 12:15

To:

Planning

Subject: Application 3/2021/1248 & 1249



External Email

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Mr Dowd,

The above application seeks a change of use from Public House with living accommodation to residential use.

Previous application requesting (3/2020/0214) change of use only.

All elements and relevant facts in previous application were considered and reported by the planning officer and RVBC planning committee voted unanimously to reject these applications dated 25/06/2020.

We therefore recommend this application must be refused for the same reasons.

Your sincerely



Subject:

Sent: 17 January 2022 12:25

To:

Application 3/2021/1248 &1249

Planning

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External Emai

This email originated from outside Ribble Valley Borough Council. Do **NOT** click links or open attachments unless you recognize the sender and are sure the content within this email is safe.

Dear Mr Dowd,

The above application 3/2021/1248 & 1249 Duke of York Grindleton BB7 4QR

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We therefore recommend this application must be refused for the same reasons.

Your sincerely

