

A V Town Planning Ltd

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SUPPORTING STATEMENT

Proposed redevelopment of part of the site to extend the existing cafe, create a farm shop, together with a single storey extension to incorporate a food prep area, storeroom and plant room. Creation of car parking, new access, landscaping and associated works.

At:

Bowland Forest Farm, Settle Road, Bolton-by-Bowland
BD23 4SN

Application No. 3/2023/0775

17 January 2024

Alan Kinder – Director

Valerie Kinder – Director

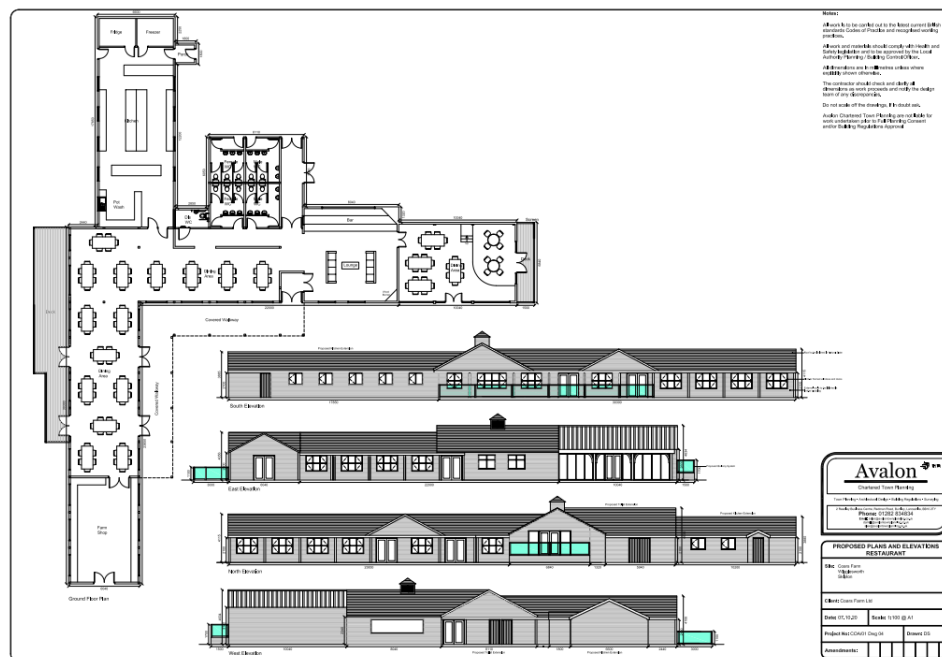
Company No.
078520641

1. Introduction

- 1.1 Planning Permission was first granted under reference 3/2021/0793 on 19th November 2021 for a comprehensive scheme for the redevelopment and expansion of this site formerly known as Coars Farm, Wigglesworth, Skipton which, in addition to the alternative proposals which form part of the current application, also incorporated proposals for the development of five holiday chalets and conversion of the existing holiday house and adjacent barn to a 20 person holiday let.

2. The Initial Proposal

- 2.1 The initial proposal for the commercial core of the site sought to redevelop the area with similar facilities and areas of additional floor space as set out on the attached floor plan.



- 2.2 This approved scheme resulted in a total floor space of 595.2sq.m. (6407 sq.ft). The applicants, when considering the construction costs associated with implementing this scheme became aware of the fact that the build costs far exceeded their available budget hence the need to seek to make savings by reducing the scale of the building.

3.1 The application in its current submitted form under reference 3/2023/0775 has retained the main “L” shaped configuration but has incorporated the toilet facilities within that main building but also relocated the extension so as to reduce its overall scale and build cost and visual impact. The scheme also broke up the massing of the building and allowed for the creation of more staff parking. The revised scheme is set out below for ease of reference.

