

## SUPPORTING PLANNING STATEMENT

22 August 2025

**Change of use of land from agriculture to mixed use agriculture and retail (siting of a food truck) with associated parking**



**AT: Land On The East Side Of Hole House Lane, Tosside, Skipton, BB7 4TS**

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants on behalf of Mr Duncan Cowking



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## CONTENTS

1.	Introduction & Background Information	Page 3
2.	The Application Site	Page 3
3.	Relevant Planning History	Page 3
4.	The Proposed Development	Page 3
5.	Planning Policy Context	Page 5
6.	Assessment	Page 6
7.	Conclusion	Page 9

## **1. INTRODUCTION / BACKGROUND INFORMATION**

- 1.1. This planning statement has been prepared in support of an application for the above referenced development, following the submission of a lawful development certificate confirming that the existing access and hardstanding sought contained within the red edged site area is lawful, by reason of it being in situ for in excess of four years.
- 1.2. The statement sets out the justification for the proposal and how it sits within the context of the Council's Development Plan, and other material planning considerations, against which the application should be determined.

## **2. THE APPLICATION SITE**

- 2.1. The application site is an irregular shaped parcel of land of approximately 223m<sup>2</sup>, and is bounded by a dry stone wall to its west side separating it from the Lane. The land slopes gently upwards to the east with agricultural land beyond. Immediately to the north is the Gisburn Forest.
- 2.2. The applicant and his wife purchased the land in 2018, and it has been in occasional use for the storage of agricultural machinery or bales since that time, in conjunction with the other agricultural land forming part of their agricultural holding and enterprise.
- 2.3. The site is located within a designated Area of Outstanding Natural Beauty (AONB).

## **3. RELEVANT PLANNING HISTORY**

- 3.1. 3/2025/0215: Certificate of lawful development for existing hardstanding and vehicular access. Approved 21/05/2025.

## **4. THE PROPOSED DEVELOPMENT**

- 4.1. The applicant and his family have farmed at Raingill Farm since the 1950's, with the applicant having farmed there all his life. Currently they have 450 lambing sheep and 70 cattle. They are also one of only three holdings in the UK of 25 acres or more of SSSI upland meadows habitat that they maintain.
- 4.2. The applicant and his wife are keen to diversify their agricultural enterprise and open up new farm income revenue streams, following changes to BPS subsidies. Aware that the

site is located in an area popular with tourists, immediately adjacent to Gisburn Forest, and with an existing access and hardstanding in place off Hole House Lane, the use of the site for the siting of a food truck presents a fantastic opportunity.

- 4.3. Accordingly, permission is sought for the change of use of the land from agricultural use to a mixed use for agriculture and the siting of a food truck with associated visitor parking.
- 4.4. It is not the intention for the food truck to be permanently sited on the land. It will be brought onto the site each day and taken off each evening. The specific food truck has not yet been determined, however, it is likely to be similar to that shown below:



- 4.5. Opening hours at this stage are unknown given that this will be an entirely new business, however, as no artificial lighting is proposed, the food truck would not be in use when there is insufficient natural daylight.
- 4.6. The use of the land for agriculture will ensure that if required, the land can be used as such, and it is not the intention that both uses would operate at the same time.
- 4.7. As the hardstanding and the access are already in place, no engineering operations are proposed. The hardstanding will be used for informal parking by visitors and it is not

envisaged that formal parking spaces would be required.

## 5. PLANNING POLICY CONTEXT

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2023).

### 5.2. NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions and at the heart of the Framework is a presumption in favour of sustainable development. Also, it states that the purpose of the planning system is to contribute to the achievement of sustainable development.

### 5.3. Ribble Valley Core Strategy 2014

The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028.

The following policies are relevant to the application

Key Statement DS1: Development Strategy  
Key Statement DS2: Sustainable Development  
Key Statement EN2: Landscape  
Key statement EC3: Visitor Economy  
Key Statement DMI2: Transport Considerations  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport & Mobility  
Policy DME2: Landscape And Townscape Protection  
Policy DMB1: Supporting Business Growth And The Local Economy  
Policy DMB3: Recreation And Tourism Development  
Policy DMB5: Footpaths and Bridleways

Key Statement DS2 - (Presumption in favour of sustainable development) – states that the Council will take a positive approach working proactively with applicants jointly to find solutions which means that proposals can be approved wherever possible, and secure development that improves the economic, social and environmental conditions of the area.

Key Statement EN2 - Landscape - States that development proposals will be refused which significantly harm important landscape or landscape features, and that wherever possible, the Council will seek to enhance the local landscape.

Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.

## 6. ASSESSMENT

### 6.1. Principle

6.2. Key Statement EC3 of the Ribble Valley Core Strategy states:

- ‘Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions.’

6.3. In addition, Key Statement EC1 of the Ribble Valley Core Strategy states:

- ‘Developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle.’

6.4. The scheme represents farm diversification and will also contribute to the visitor economy, providing a much needed facility for refreshments in the area, where currently there are very few/none. Having regard to the above cited policies it therefore must be considered acceptable in principle.

6.5. Other strategic policy considerations - Policy DMG2 of the Core Strategy requires development outside of defined settlement areas to meet at least one of six exceptions which are as follows:

1. The development should be essential to the local economy or social well being of the area.
  2. The development is needed for the purposes of forestry or agriculture.
  3. The development is for local needs housing which meets an identified need and is secured as such.
  4. The development is for small scale tourism or recreational developments appropriate to a rural area.
  5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
  6. The development is compatible with the enterprise zone designation.
- 6.6. The retail use is a very small scale use that is commensurate with and appropriate to a rural area, and particularly one that is popular with tourists. There are no other such facilities in the area. Agricultural use is a use essential to the local economy and is of course appropriate to a rural area. The application is therefore considered compliant with Policy DMG2.
- 6.7. **Design / Visual Amenity / Landscape Impact**
- 6.8. Policy DMG2 also states that in the open countryside, development must respect and enhance the character and special qualities of the landscape, particularly in Areas of Outstanding Natural Beauty (AONB). Proposals should be appropriate in size, design, materials, landscaping, and siting, and should avoid habitat fragmentation. Re-using existing buildings is generally preferred over new construction.
- 6.9. This proposal avoids the need for any building or other related engineering operations. The temporary nature of the food truck will ensure that there is no harm to landscape character, it will be removed from the site each day.
- 6.10. The land is and has for many years been used for parking of agricultural vehicles and machinery when required, and it will continue to be so used. The siting of a food truck for limited periods each day will not cause harm in its context, and in itself will not be harmful. Owing to the nature of the proposed goods to be sold, any customers who need to park will only be doing so for a short period to purchase produce from the truck. There will be no cars parked on the land overnight, and no long term parking stays for customers. The site will not appear or function as a car park - those already exist within Gisburn Forest, namely Cocklet Hill Car Park approximately 140m to the north, and Gisburn Forest Main Car Park, further into the Forest to the north. Its function will be

clear as a temporary and welcoming place to stop and purchase food & drink when entering, leaving or passing through the area, for those on foot, bicycle or any motorised vehicle, and would not be inappropriate within the wider countryside / popular visitor destination setting of Gisburn Forest.

- 6.11. Owing to its location, the site would not be prominent from long or medium range vantage points. Gisburn Forest to the north provides significant screening. To the east the land rises away from the site and comprises fields with no PROW's. The site is not visible from the nearest PROW to the south west, and when travelling northwards along Hole House Lane towards the site, existing levels and landscaping along the roadside mean the site cannot be seen until one is very close or adjacent to it.
- 6.12. There is also the opportunity to provide additional landscaping appropriate to the character of the area, if considered necessary, and the dry stone wall to the side of the access will be repaired.
- 6.13. Taking all of the above into account the development would not cause harm to the landscape character.
- 6.14. Permitted Development Rights
- 6.15. It is also a material consideration that permitted development rights exist for the use of the land as currently proposed, for up to 28 days per calendar year. The applicant could make use of this PD right now, but would prefer to have the certainty of a full permission in place.
- 6.16. The development would not cause harm to the landscape or the AONB in which it is located.
- 6.17. The scheme, which is necessary for the purposes of agriculture within the unit, is therefore considered acceptable having regard to policies DS2, EM2, DMG1 and DME2.
- 6.18. **Access and Highways**
- 6.19. Existing access is retained and is already in use by agricultural and associated vehicles and machinery. The site would not result in any detriment to highway safety along the Lane. The development is therefore acceptable having regard to policy DMG1.
- 6.20. **Ecology /Biodiversity**

- 6.21. There would be no change to ecology / biodiversity on site as no alterations are proposed. Accordingly there would be no requirement for Biodiversity Net Gain.

## 7. CONCLUSION

- 7.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan,

*‘the determination must be made in accordance with the plans unless material considerations dictate otherwise’*

- 7.2. The proposed development is acceptable in principle and would allow the applicant to diversify their agricultural enterprise, making use of an existing area of hardstanding in a manner that would not be detrimental to the AONB / the landscape character of the area, or highway safety, and which would benefit the local rural and visitor economy. There being no material planning considerations to indicate otherwise, it is respectfully requested that the application be approved.

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