

Appeal 6009649

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	Land on the East Side of Hole House Lane, Tosside, Clitheroe, BB7 4TS
Agent contact details	[REDACTED]
Application number	3/2025/0686

Before you start

Which local planning authority (LPA) do you want to appeal against? Ribble Valley

Have you received an enforcement notice? No

What type of application is your appeal about? Full planning

What date did you submit your application? 28 Aug 2025

Was your application granted or refused? Refused

What is the date on the decision letter from the local planning authority? 14 Nov 2025

Appellant's appeal

Was the application made in the appellant's name? No

Applicant's name D Cowking

Contact details Kylah Louch
MacMarshalls Ltd

Phone number [REDACTED]

Site address	Land on the East Side of Hole House Lane Tosside Clitheroe BB7 4TS
What is the area of the appeal site?	223 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	No
Agricultural holding	No
Site health and safety issues	No
Application reference	3/2025/0686
Was your application about any of the following?	Change of use
Enter the description of development	Change of use of land from agriculture to mixed use agriculture and retail (siting of a food truck) with associated parking
Did the local planning authority change the description of development?	No
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	ApplicationForm.pdf (/published-document/450deaef-517a-47c4-a742-b26500c4123a)
Plans, drawings and supporting documents	001 - C644-4 - Propsoed Plan - Hole House Lane.pdf (/published-document/0cd1f231-1246-4180-8ee5-7224195fb38b)
Separate ownership certificate in application	No

Design and access statement in application	Change of Use - Planning Statement (1).pdf (/published-document/eb20d0ef-9ded-40be-9bcd-4b40bd3f4725)
Decision letter	C644-4 -- 25 0686 Decision Notice.pdf (/published-document/ad488cbe-dcdf-4c70-9f6d-1bb84e4ea906)
Appeal statement	Appendix 4 - RPA Maps.pdf (/published-document/3bb23d68-ad34-439b-b52a-17462ae3d6) Land at Hole House Lane - Appeal Statement .pdf (/published-document/fbfed3f1-ece4-40e3-85fe-a46e12a9c0f7)
New plans or drawings	Appendix 2 re J32 9495 PS 001.pdf (/published-document/8edb4c48-f8b6-41f7-9d51-9c4c4014fb2a)
Planning obligation	No
New supporting documents	Appendix 1 re 5032 Hole house Ln Tosside Skipton Outline LVIA.pdf (/published-document/89a612a9-76cb-41b6-80bd-e1ab1fa08675) Appendix 3 re MHC 221 26 Automatic Traffic Count All Sites.xlsx Site 1 NB.pdf (/published-document/f4e90b02-4887-4628-951c-e8ec2045792b)