



RIBBLE VALLEY
BOROUGH COUNCIL

23 AUG 2011

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110678 P

Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Alan	Surname:	Jarvis		
Company name:	A & E Jarvis						
Street address:	Cragg House Farm				Country Code	National Number	Extension Number
					Telephone number:		
					Mobile number:		
Town/City:	Chipping				Fax number:		
County:					Email address:		
Country:							
Postcode:	PR3 2NQ						
Are you an agent acting on behalf of the applicant?							
<input checked="" type="radio"/> Yes <input type="radio"/> No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	JONATHAN	Surname:	HADFIELD		
Company name:	J HADFIELD ENGINEERING/SURVEYING						
Street address:	SPRINGS HOUSE				Country Code	National Number	Extension Number
	CHIPPING				Telephone number:		
					Mobile number:		
Town/City:	PRESTON				Fax number:		
County:	LANCASHIRE				Email address:		
Country:	ENGLAND						
Postcode:	PR3 2GQ				jonathan.hadfield@virgin.net		

3. Description of the Proposal

Please describe the proposed development including any change of use:

Extension to muck store to provide fodder storage - see attached v. map

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	CRAGG HOUSE		
Street address:	OUT LANE		
	CHIPPING		
Town/City:	PRESTON		
County:	<input type="text"/>		
Postcode:	PR3 2NQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	360262		
Northing:	443669		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Upper walls to be constructed from Tanalized Timber Space Boarding Lower Walls to be constructed from concrete block on NE elevation only SE Elevation to come off existing muck store and gable to be braced with Tanalized Timber boarding only to square

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Eternit Farmscape Profile 6 cement fibre sheeting in Nautral Grey

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Jarvis Proposed Drawing
Jarvis Existing Drawing
Jarvis Map
Jarvis Site Plan
Jarvis Design and Access Statement

Vehicle Parking

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Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

n/a handling facilities

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☒ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Agricultural land

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	275	275	395.4	120.4
Total		275	275	395.4	120.4

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

56.00

hectares

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22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?



Yes



No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



The agent



The applicant



Other person

25. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name: Jon

Surname: Hadfield

Person role: Agent

Declaration date: 22/08/2011



Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding ☐

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which this application relates as listed below: ☒

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Notice recipient				Date notice served
Name:	<input type="text" value="n/a"/>			<input type="text"/>
Number:	<input type="text"/>	Suffix:	<input type="text"/>	
Street:	<input type="text"/>			
Locality:	<input type="text"/>			
Town:	<input type="text"/>			
Postcode:	<input type="text"/>			

Title: Mr

First Name: Jon

Surname: Hadfield

Person role: Agent

Declaration date: 22/08/2011



Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information ☒

Date: 22/08/2011

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Jon Hadfield

From: "Louise Blatchford" <Louise.Blatchford@ribblevalley.gov.uk>
To: "Jon Hadfield" <jonathan.hadfield@virgin.net>
Cc: "Lesley Lund" <Lesley.Lund@ribblevalley.gov.uk>
Sent: 23 August 2011 15:05
Attach: Agricultural info form.pdf
Subject: Planning application - Cragg House Farm, Chipping
 Dear Jon

RE: Extension to muck store to provide fodder storage
 AT: Cragg House Farm, Chipping

Thank you for your application which we received today. Unfortunately we cannot deal with the application due to the following:

- I've noticed from the plans that you are proposing to replace an existing cattle housing building. This needs to be added to the description so that it reads as follows:

'Extension to existing muck store to provide fodder storage and replacement of existing cattle housing building' - agreed with agent

- Please can you alter question 18 in relation to floorspace so that the replacement building is included

$$120.78m^2 + 274.7m^2 = 395.48m^2$$

- I think the elevations on drawing 230/101 have been labelled incorrectly - I think they should be labelled as 'existing' ✓

- I'm not sure that the floor plans and elevations match up properly - it might be easier if you could call into the offices and I'll show you where I think they don't match up ✓

- Finally, please can you complete the attached agricultural information form and return it.

I would be grateful if you could provide the above information by 6th September 2011 so that we can continue to process the application. The application has been made invalid until all the information has been received. Please quote ref no 915 in any reply.

If you need any assistance please do not hesitate to contact me

Kind regards
 Louise

Best in the country for customer satisfaction – 94 per cent of Ribble Valley residents are satisfied with life in the borough (Place Survey 2009)

<!--[if !supportEmptyParas]--> <!--[endif]-->

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24/08/2011

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Design and Access Statement

In Support of a Planning Application for

**Extension to Muck store to provide Fodder
Storage**

**A & E Jarvis
Cragg House Farm
Chipping
Preston
PR3 2NQ**

**J HADFIELD ENGINEERING SURVEYING
SPRINGS HOUSE
CHIPPING
LANCASHIRE
PR3 2GQ**

PREPARED BY JULIA PYE

Amount

One building is being applied for in conjunction with the applicants existing farm enterprise.

Use

The extension will provide under cover for the applications livestock feedstuffs, such as waste vegetables and provin.

Layout

The building will be sited within the built environment of the farm adjacent the muck store ensuring that any impact on the AONB is minimal as the building will be sited well within the existing farmstead.

Scale

The scale of the building is appropriate for its intended use, with a total floor area of 120 square meters. This will provide the applicant adequate under cover storage for all the feedstuffs needed for his livestock.

Landscaping

No soft or hard landscaping is proposed as part of this application due to the natural topography of the site.

Appearance

The building has been designed to reflect the existing buildings on site, whilst being fit for purpose. The roof will be constructed from Eternit Farmscape Profile 6 cement fibre sheets in natural grey and the gables and upper walls in tantalized timber space boarding with lower walls on one elevation being tantalized timber space boarding to upper walls and concrete block to lower walls.

Access

Access to the proposed building will be from the existing farm yard. There is adequate room on site for the turning and manovering of vehicles and room for emergency vehicles if they were ever required on site.

**ADDITIONAL INFORMATION REQUIRED FOR NEW
AGRICULTURAL BUILDINGS AND FARMHOUSES**



Ribble Valley Borough Council

Application No:

Agricultural /Countryside Planning Application

(Please note if the proposal is for a non-agricultural building questions relating to labour workforce will not be relevant)

Applicant Name

A & E JARVIS

Application site

CRAIG HOUSE FARM

Proposed Development

FOODER STORAGE & LIVESTOCK HOUSING

Previous Applications

LIVESTOCK HANDLING BUILDING

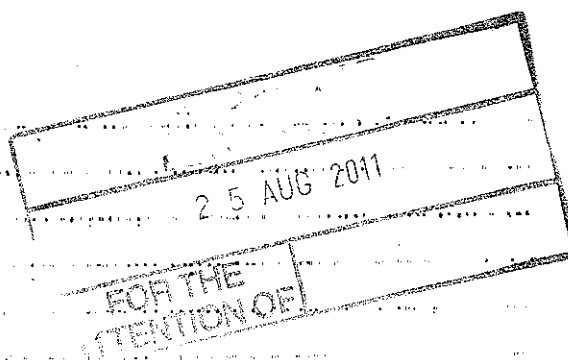
1. Land - (Total Areas in Hectares)

Owned

34 Hectares

Rented

12 Hectares



Short-term

Land use: Pasture 20 Meadow 26 Crop Crop

Land Quality (DA/SDA/NVZ) DISADVANTAGED / NVZ

2. Enterprise

Dairy: Pedigree/commercial Dairy Cows

In-calf heifers

Bulling heifers

Calving

Young stock

Milk Quota

Beef Breeding: Suckler cows

10

Calving

Heifers

5

Calves

9

Beef Rearing: Store Cattle (ages)

60

FROM 12 MONTHS TO 30 MONTHS

Calves

Age at purchase

Age at sale

Bulls

1

Sheep: Pedigree/commercial Breeding ewes

Lambs

Store sheep

Lambing period

Lambing location

Other

3. Labour & Accommodation

Name	Age	Basis (F/t, P/t, Cas)	Hours of work/length	Main duties	Address and years
A Jarvis					
Andrew					
1					

Misc

Existing Dwellings

Other Properties (incl occupiers)

Previously owned properties

Available properties in locality NONE

4. Proposed Development/Applicant'(s) Comments

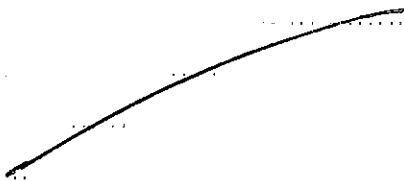
Need TO ALLOW MECHANIZED WORKING PRACTICES.

Siting EXTENSION OF EXISTING BUILDINGS

Design TO FOLLOW PREVIOUS STATE OF CONCRETE PANELS
& TIMBER BOARDING.

Future Plans

5. Financial Details



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7. Farm Buildings

(Please give details of existing farm buildings and their uses)

[illegible]