

27 SEP 2011

FOR THE
ATTENTION OF

For office use only

Application No

320110770P

Date received

Fee paid £

Receipt No:

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:	T	Surname:	Curtis
Company name:					
Street address:	Barracks Farm		Telephone number:	Country Code	National Number
	Chipping Road				Extension Number
Town/City:	Chaigley		Mobile number:		
County:	Clitheroe		Fax number:		
Country:	Lancs		Email address:		
Postcode:	BB8 3LX				
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:		First Name:	Plans Made Easy	Surname:	Mel Bajic
Company name:	Plans Made Easy				
Street address:	Suite 109 Waterhouse Business Centre		Telephone number:	Country Code	National Number
	2 Cromer Way			01245	400202
Town/City:	Chelmsford		Mobile number:	07969	907953
County:	Essex		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	CM1 2QE		mel@plans.uk.net		

3. Description of the Proposal

Please describe the proposed development including any change of use:

'Revised submission of approved application 3/2011/0381P for mobile home for use by dependant relative.'

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:	BARRACKS FARM		
Street address:	CHIPPING ROAD		
	CHAIGLEY		
Town/City:	CLITHEROE		
County:	<input type="text"/>		
Postcode:	BB7 3LX		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	366818
Northing:	442030

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:	<input type="text"/>		
Title:	<input type="text"/> Miss	First name:	<input type="text"/> sarah
		Surname:	<input type="text"/> westwood
Reference:	<input type="text"/> 15/03/		
Date (DD/MM/YYYY):	<input type="text"/> 15/03/2011	(Must be pre-application submission)	

Details of the pre-application advice received:

supportive

5. 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

3. 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

2. 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:

NA

Description of *proposed* materials and finishes:

Log treated

Roof - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

metro tiles dark grey

Windows - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

woodgrain upvc

Doors - description:

Description of *existing* materials and finishes:

na

Description of *proposed* materials and finishes:

woodgrain upvc

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:

OS Plans

10. Vehicle Parking

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

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:

Farm and home

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

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 Start Time End Time	Saturday Start Time End Time	Sunday and Bank Holidays Start Time End Time	Not Known
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21. Site Area

What is the site area? hectares

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:

none

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: T Surname: Curtis

Person role: Applicant Declaration date: 27/09/2011 ☒ 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

Title: Mr First Name: t Surname: curtis

Person role: Applicant Declaration date: 27/09/2011 ☒ 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: 27/09/2011

Location Plan

Mr T Curtis

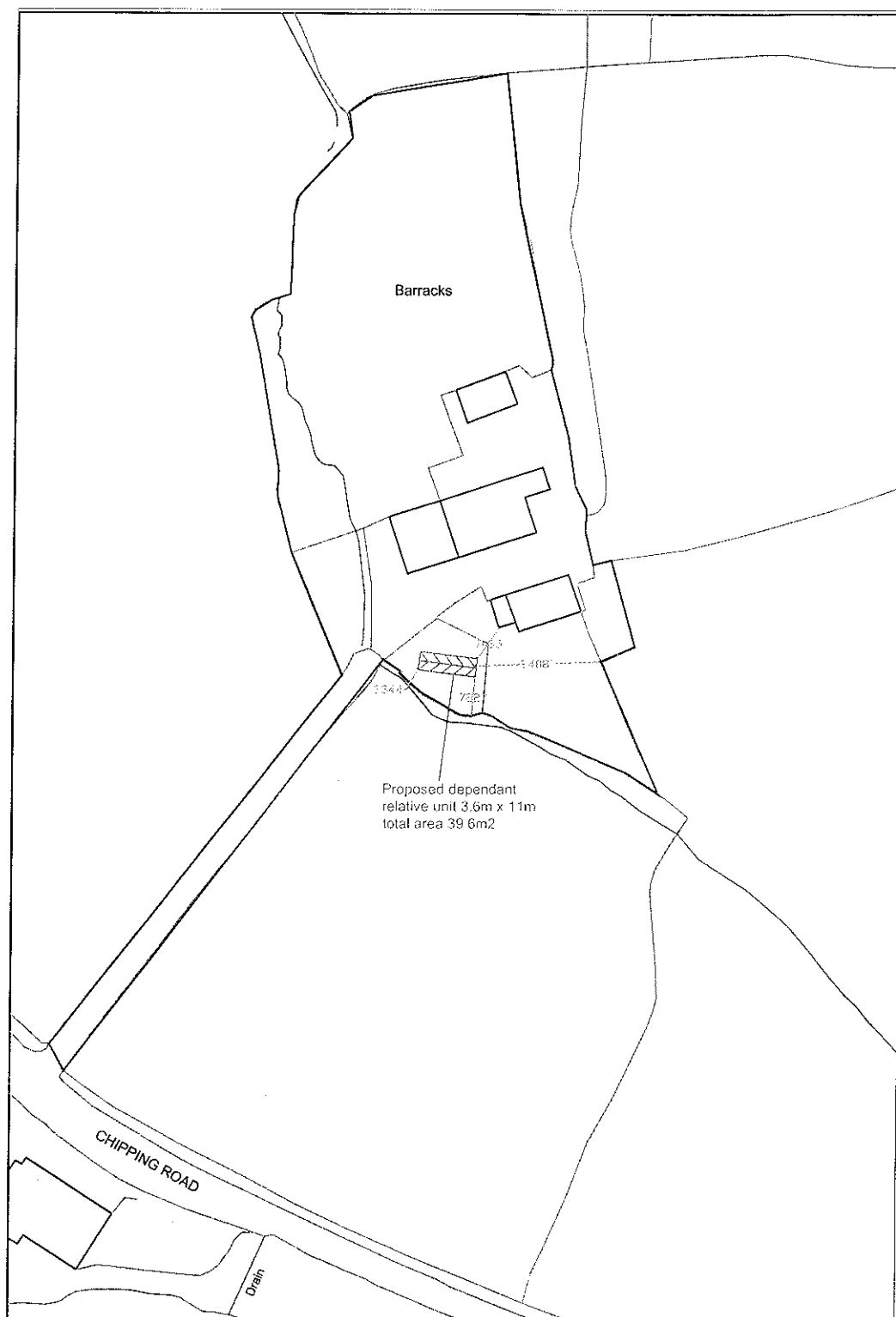
Barracks Farm

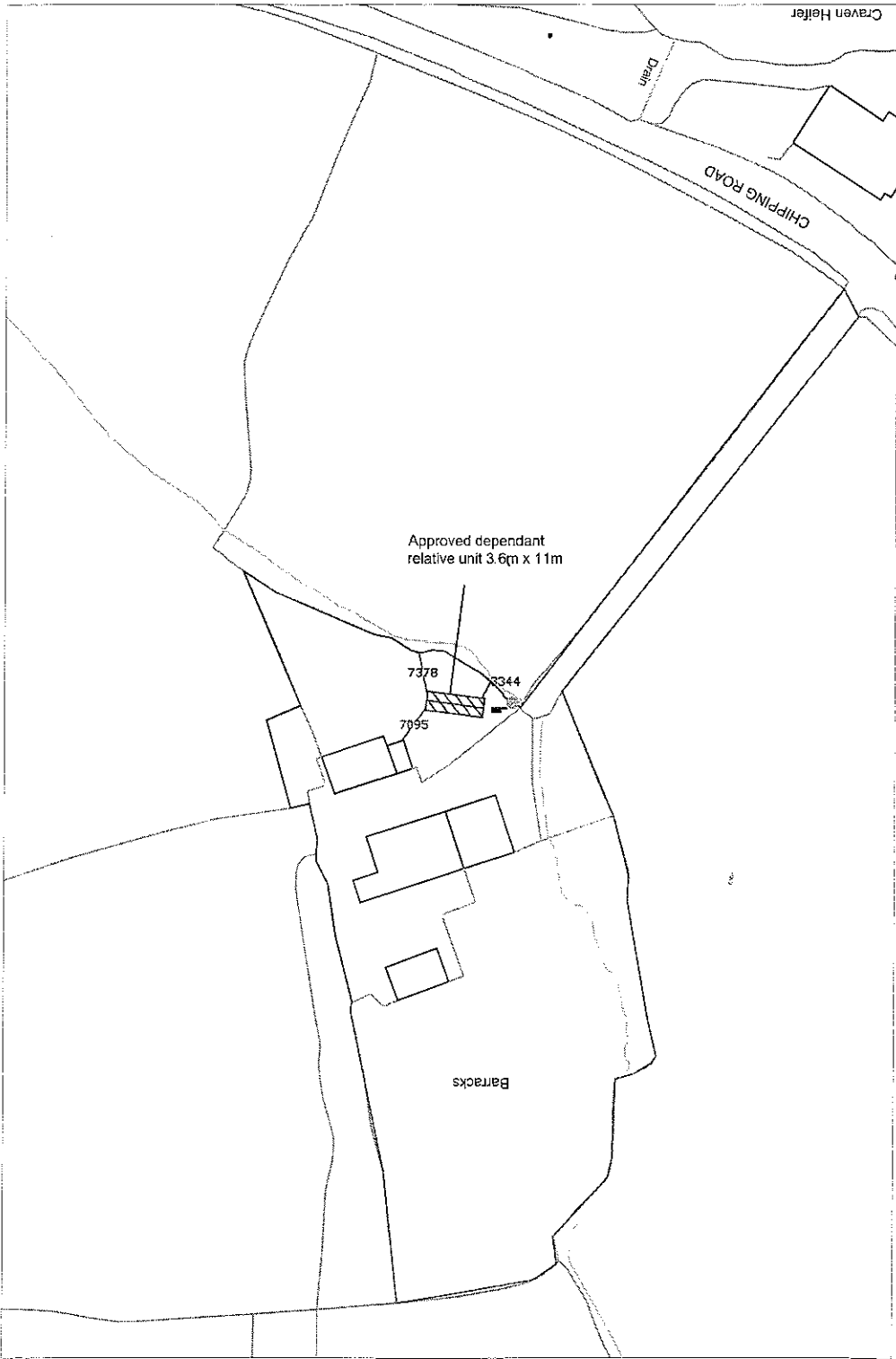
Chipping Road Chaigley

Clitheroe Lancs BB7 3LX

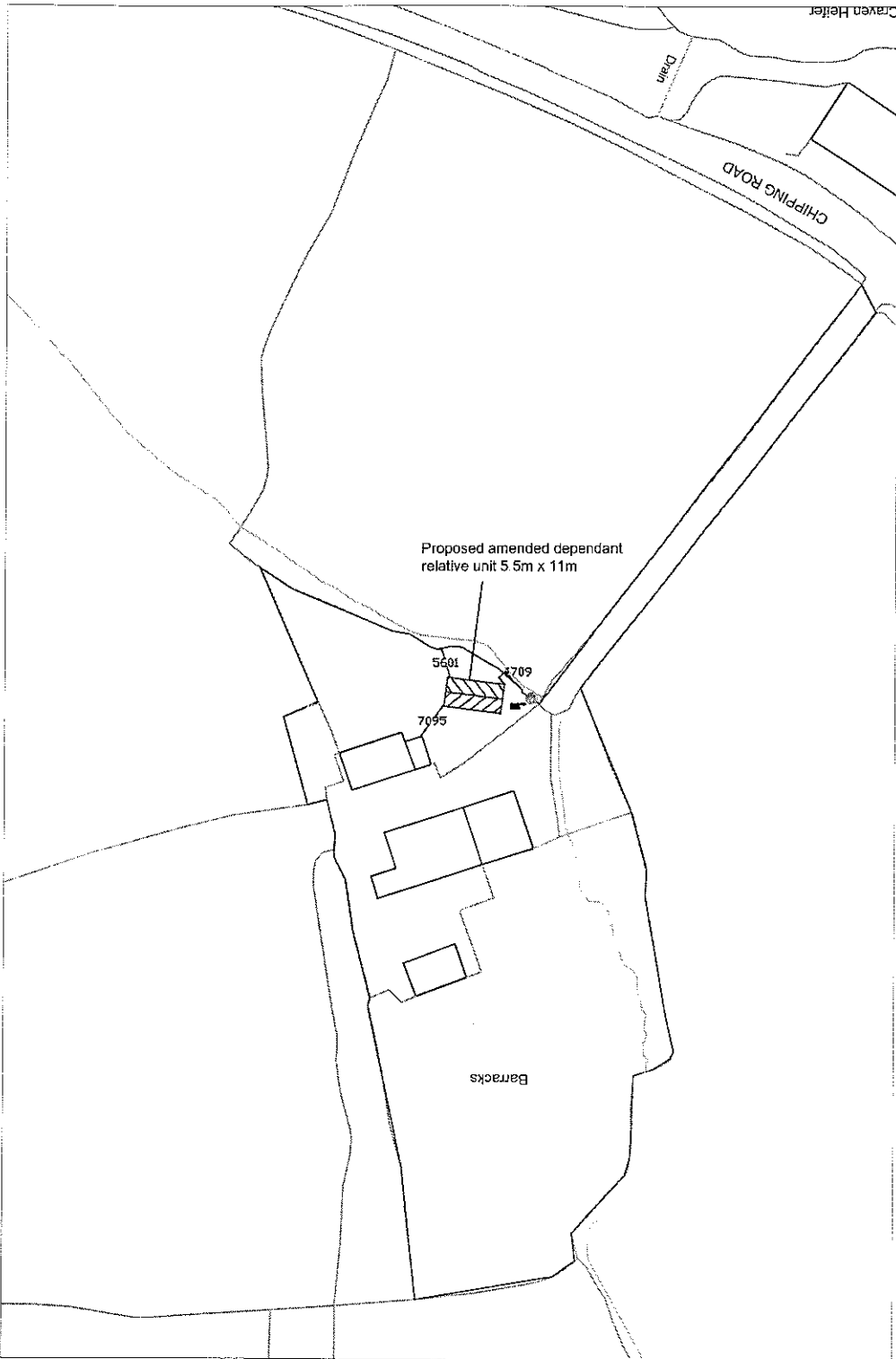
320110770P

SCALE 1:1250





Existing site plan scale 1:1250

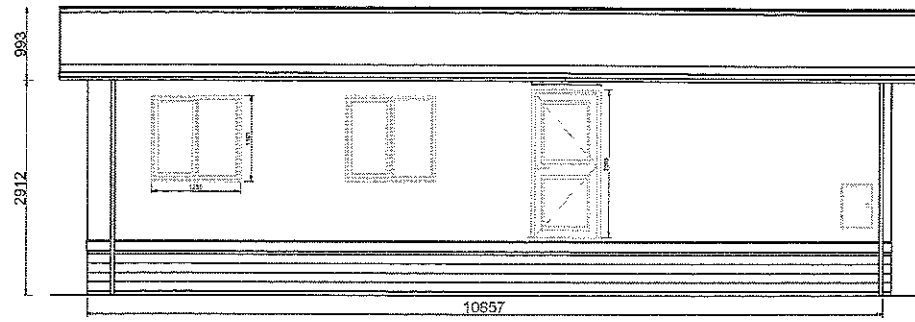


Proposed site plan scale 1:1250

Contract No:	Amend/28/07/2011
Client:	Mr T Curtis Barracks Farm chipping Road Charcley Clitheroe Lancs BB7 3LX
Scale:	as stated
Page No:	2; proposed floor plan
Revision No:	
Drawn By:	M B
Plans Made Easy - Suite 109 Waterhouse Business Centre 2 Cromer way Chelmsford Essex CM1 2QE 08452 578121 info@plans uk net	

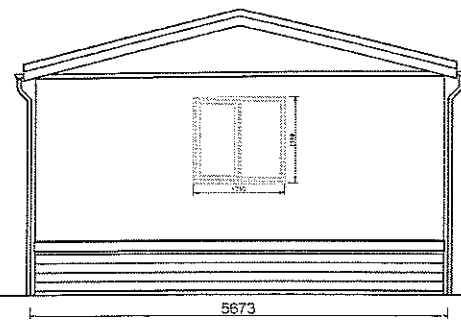
These drawings and any other supporting documentation related to them remains the property of Plans Made Easy until the agreed fees are settled in full. Until such time these plans are protected under copyright law the use and copying of these plans is not permitted without the written consent of Plans Made Easy

Copy For Planning

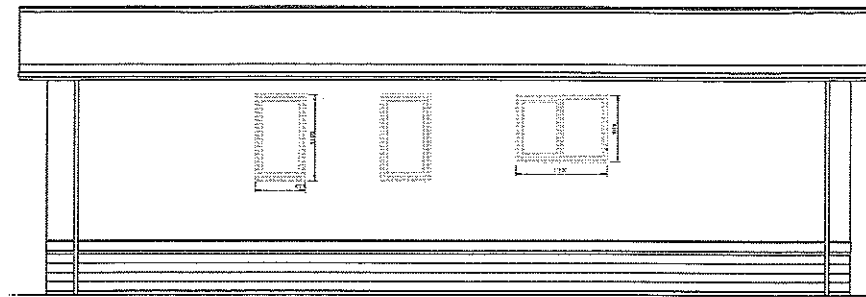


Front Elevation

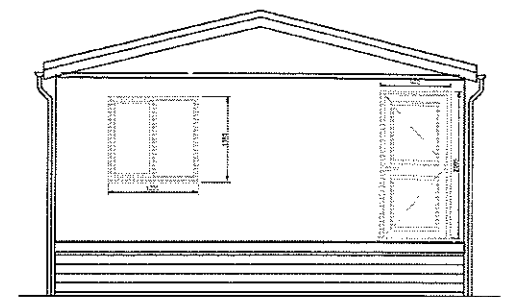
Scale 1:100



Side Elevation
(Bedroom End)

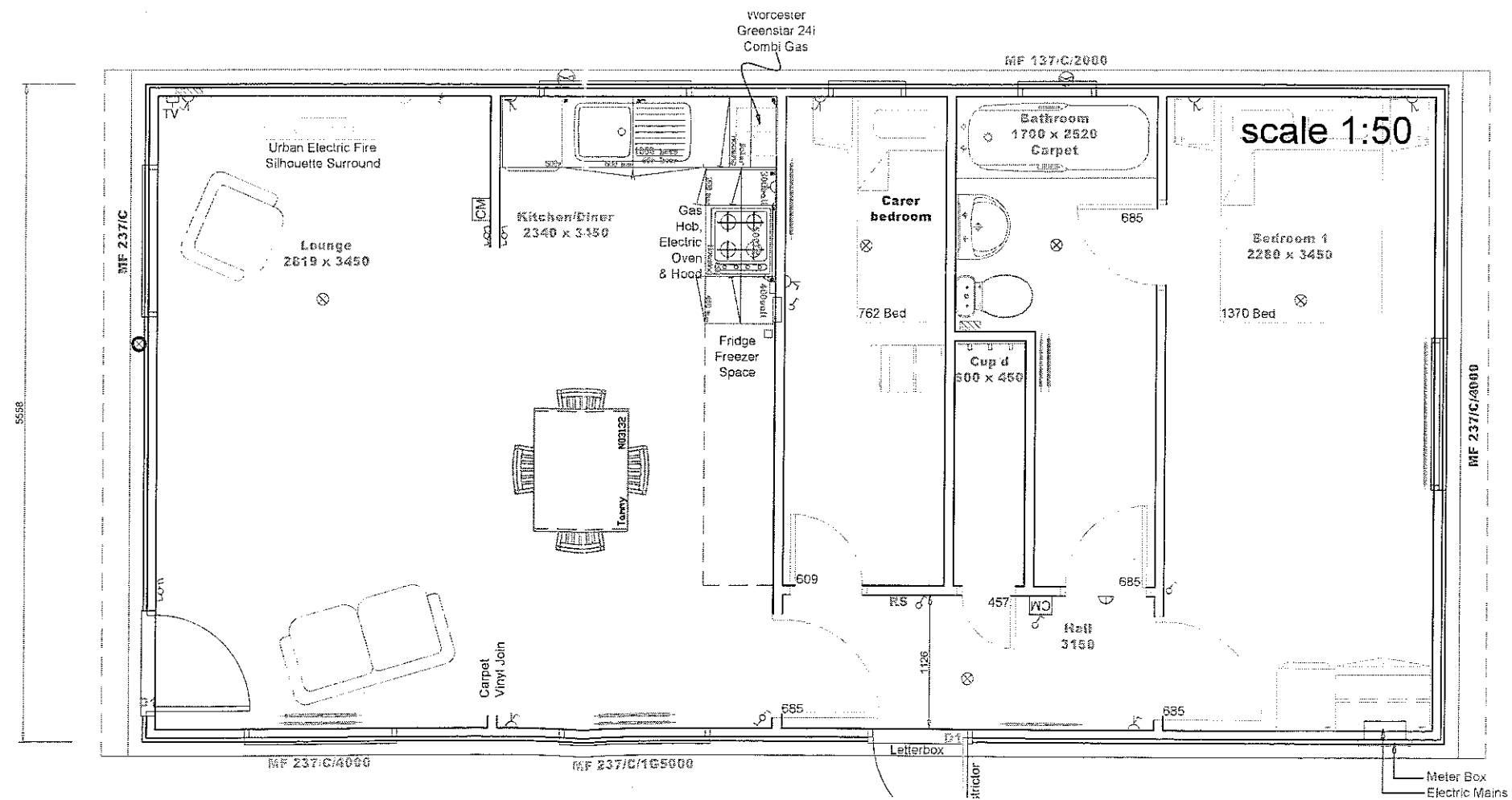


Rear Elevation



Side Elevation
(Lounge End)

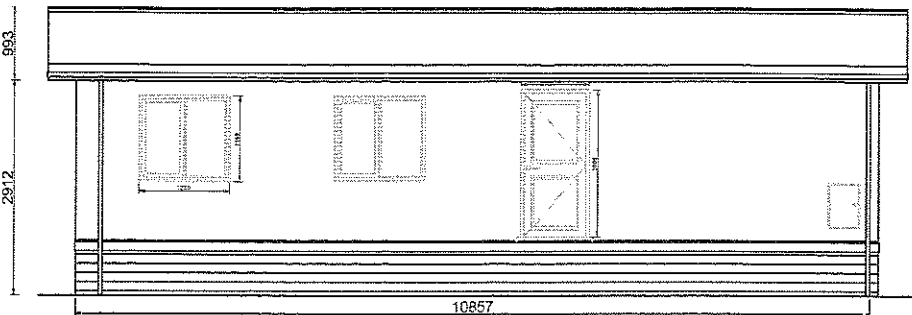
320110770P



Contract No:	Amend/28/07/2011
Client:	Mr T Curtis Barracks Farm chipping Road Charcley Clitheroe Lancs BB7 3LX
Scale:	as stated
Page No:	2; proposed floor plan
Revision No:	
Drawn By:	M B
Plans Made Easy - Suite 109 Waterhouse Business Centre 2 Cromer way Chelmsford Essex CM1 2QE 08452 578121 info@plans.uk.net	

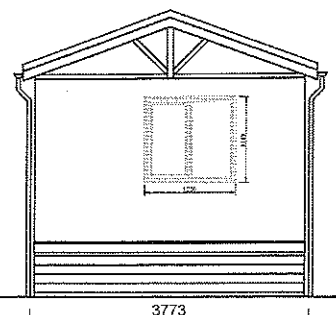
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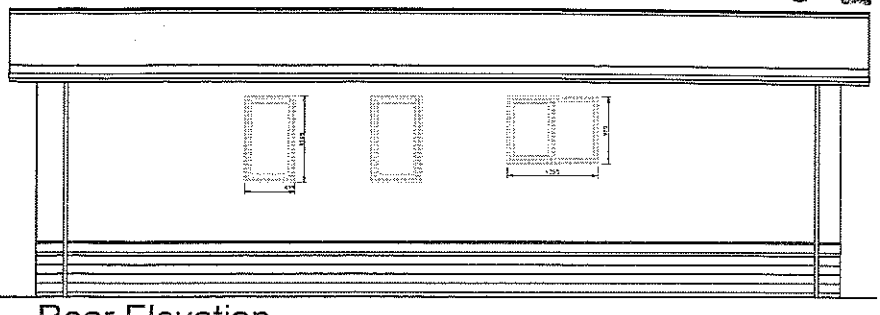


Front Elevation

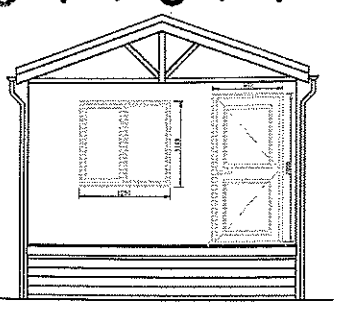
Scale 1:100



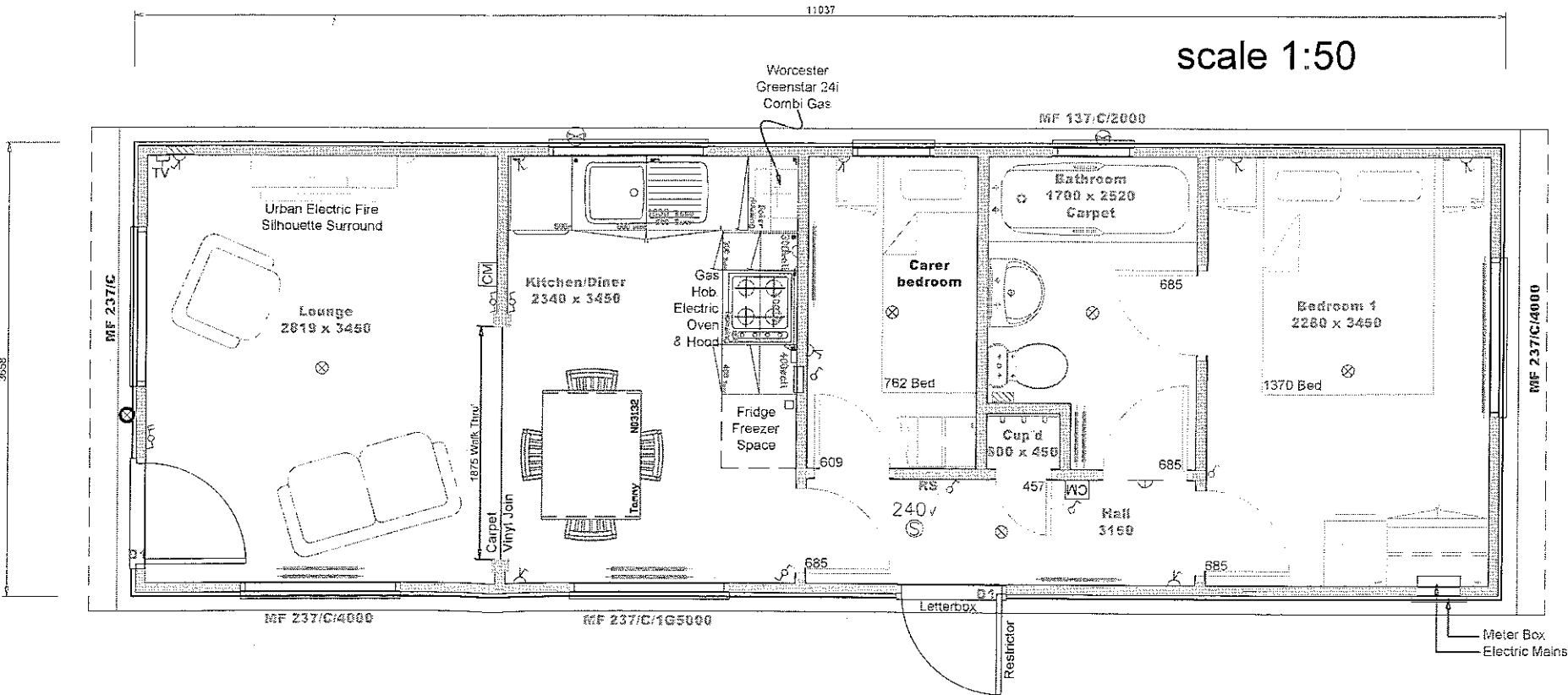
Side Elevation
(Bedroom End)



Rear Elevation

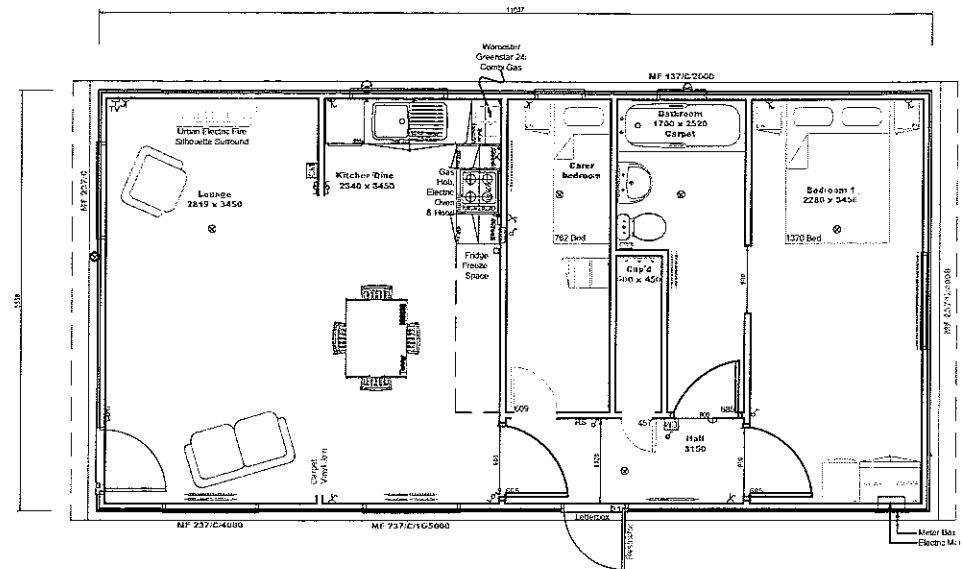


Side Elevation
(Lounge End)



Contract No:	Amend/28/07/2011
Client:	Mr T Curtis Barracks Farm chipping Road Charcley Clitheroe Lancs BB7 3LX
Scale:	as stated
Page No:	1 - approved floor plan
Revision No:	
Drawn By:	M B
Plans Made Easy - Suite 109 Waterhouse Business Centre 2 Cromer way Chelmsford Essex CM1 2QE 09452 578121 info@plans.uk.net	

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scale 1:100

Contract No:	Amend/28/07/2011
Client:	Mr T Curtis Barracks Farm chipping Road Charcley Clitheroe Lancs BB7 3LX
Scale:	as stated
Page No:	2; proposed floor plan
Revision No:	
Drawn By:	M B

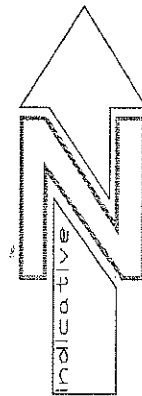
Plans Made Easy - Suite 109
Waterhouse Business Centre 2 Cromer way
Chelmsford Essex CM1 2QE
08452 578121 info@plans.uk.net

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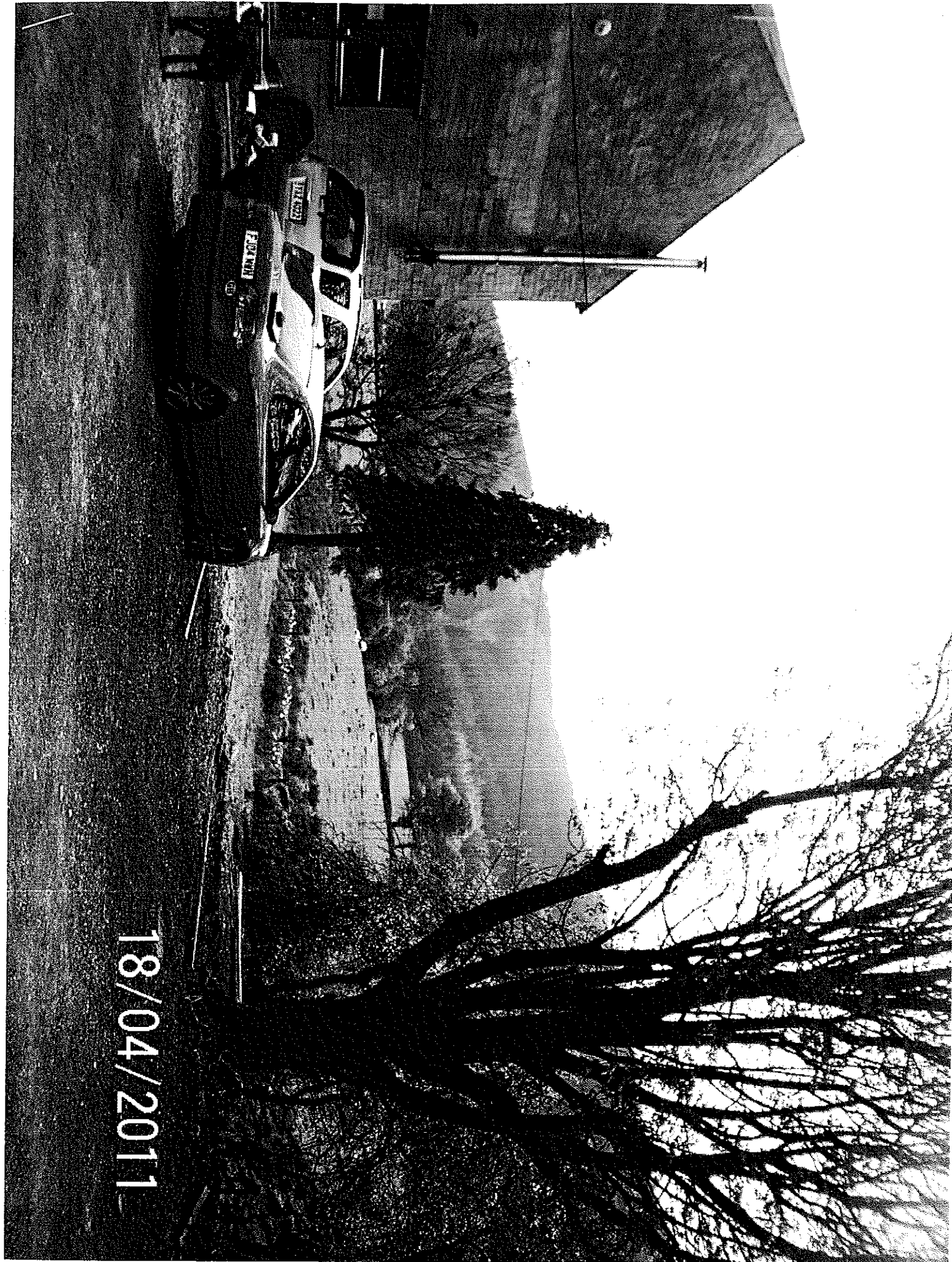
320110770P/

Proposed site plan scale 1:500

Proposed amended dependant
relative unit 5.5m x 11m



Proposed site plan scale 1:1250



18/04/2011

320110770P

Louise Blatchford

From: Mel Bajic [info@plans.uk.net]
Sent: 27 September 2011 11:32
To: Louise Blatchford
Subject: RE: Planning application - Barracks Farm, Chipping Road, Chaigley
Follow Up Flag: Follow up
Flag Status: Completed
Attachments: full planning pdf

320110770P

Hi Louise, attached full planning form, the tree is a horse chestnut tree dia at breast 900mm and no foundations are being laid so no damage to roots

Regards Mel Bajic

From: Louise Blatchford [mailto:Louise.Blatchford@ribblevalley.gov.uk]
Sent: 26 September 2011 16:21
To: Mel Bajic
Subject: FW: Planning application - Barracks Farm, Chipping Road, Chaigley

Hi Mel

Apologies, I hadn't zoomed in enough to see the tree details on the site plan. However, the DBH still isn't shown nor is the species.

Kind regards
 Louise

From: Louise Blatchford
Sent: 26 September 2011 13:05
To: 'Mel Bajic'
Subject: RE: Planning application - Barracks Farm, Chipping Road, Chaigley

Dear Mel

Thank you fo your e-mails

The application form you've attached is still a householder application form - we need the full planning application form to be submitted and the description as suggested in my e-mail below needs to be amended in question no.3 of the form. I've attached the relevant application form.

Thank you for the photograph showing the trees but there are no details of the species or diameters at breast height. The Countryside Officer needs this information in order to assess the impact of the proposal on these trees and work out root protection zones.

The design and access statement wasn't attached to the e-mail

The only other item that appears to be missing is the compass settings being added to the elevations titles

Kind regards
 Louise

From: Mel Bajic [mailto:info@plans.uk.net]
Sent: 26 September 2011 11:43
To: Louise Blatchford
Subject: FW: Planning application - Barracks Farm, Chipping Road, Chaigley

Sorry forgot copy of app form

28/09/2011

Mel bajic

Dear Louise quote ref. no. 967

RE: An amended mobile home for use by a dependant relative
AT: Barracks Farm, Chipping Road, Chaigley

Thank you for your letter

- Full planning application forms were submitted for the previous application so please can these also be submitted for this application

- Please can the description of proposed works be altered to read as follows: 'Revised submission of approved application 3/2011/0381P for mobile home for use by dependant relative.'

- The red edge on the location plan needs to be amended so that it is only around the application site, i.e. the proposed mobile home. The red edge should include all the land necessary to carry out the proposed development. Then a blue edge needs to be drawn around any other land within the applicant's ownership, adjoining or near to the site.

- I understand that the design and access statement is to follow by post

- Finally, on the application form you have answered 'Yes' to say there are trees or hedges within falling distance of the proposed development. These existing trees need to be shown on a site plan drawn to a recognised metric scale. Details of the species and diameters at breast height (DBH) of these trees also need to be shown on the plan.

I notice we didn't ask for this on the previous application but please could you add the appropriate compass settings to the elevations, e.g. Front (North) etc. (You can e-mail the drawing to me with these added if you like).

I would be grateful if you could send the above information by 5th October 2011 so that we can continue to process the application. The application has been made invalid until all the information has been received. Please in any reply.

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

Kind regards
Louise

Louise Blatchford
Technical Admin Assistant
Planning Department
Ribble Valley Borough Council

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

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28/09/2011

Design and access statement

Produced by Mel Bajic 'Plans Made Easy'
For a proposed New Echo friendly Timber
Clad Mobile home building to be used as an annex for Mr
Curtis's disabled Mother at:
Barracks Farm Chipping Road
Chaigley Clitheroe Lanc BB7 3LX

Introduction;

Overview of report:

This design and access statement is intended to provide an overview of the proposed project detailed within this application. The design and access statement will explain how consideration has been applied to the proposal. It will also display understanding of the feasibilities in direct context to the proposed site. This design and access report has been laid out to highlight and justify the required principles by breaking the report down into separate sub titles that accurately address each point. Within each section there are sub headings, this will simplify the breakdown of information further ensuring that important points are addressed and easy to locate.

Overview of development:

The proposed development has been designed to meet both the needs of the client along with the style of the area, and in keeping with central and local government policies on sustainable and environmentally friendly buildings.

The design process

Thought about the surrounding area:

The surrounding area was key to the choice of unit design and its construction of the building. The design and materials is intended to blend in with the natural surrounds found throughout the Chaigley area, its country side and large open countryside areas. The design is for a Log clad mobile home with a total external area of 67m² and internal floor area of 62m² for the use of an annex to the main house due to Mr Curtis's Mothers disability

Consideration of proposed site context:

The proposed site has been considered throughout from initial concept through to development of the design. The site is close to the main house with good safe access for disabled access and in view of the main house. The location has been designed with consideration to line of sight from neighbouring properties and from the road.

Why the concept will apply to the national and local planning policies:

The concept and subsequent proposal will conform to all relevant policies because they have been applied to the design process from the beginning of the project. Along with consideration and thought from a long-term holistic view that applies policies to ensure the proposal is sympathetic to the surrounding area and regulations

Use - what will the building space be used for?

As day time living accommodation and sleeping with easy access to bathroom and additional sleeping accommodation for overnight carer when Mr Curtis is away on business or respite breaks

Justification of the use:

The proposed use of the land does not change its use; the site already has a several detached out buildings which some are not used and some are used for storage.

Relationship between the existing and proposed use's:

The use of the land for the proposed development does not deviate from the existing use of the site and so relates directly with the existing use of the existing site.

Demonstration of how the proposal relates to surroundings:

The proposal directly relates to the area in terms of massing and prominence it has been designed to be low key and unobtrusive. By doing this the building will not be offensive to eye and not seem bulky from the neighbouring properties.

Layout

This section of the report directly relates to the proposed layout of the buildings, amenities and general site. The proposed layout is to suit long term caring with disabled access to and within, to make for comfortable living. This location and layout has been chosen because of its efficient use of space, considerate allocation in regards to the access to and from existing house.

Landscaping - How external spaces will be treated

The landscaping will not change and it's existing design will help to enhance the building and create a safe environment for the occupant

Access: the occupant is solely reliant on Mr Curtis and family now and this will not change only made easier as she will be in easy reach should she require assistance

Identification of the access policies and standards adopted.

The access has been carefully considered to adopt all the relevant policies and standards; including part M and BS 8300 of the building regulations and the disability discrimination act. Through the application of these standards and policies the proposed provides clear access through the proposed facilities.

Conclusion

Throughout this design and access statement and all documents and drawings relating to this application we believe that we have identified our case and highlighted how our proposal for the site has no detrimental effects on the rest of the school and surrounding area