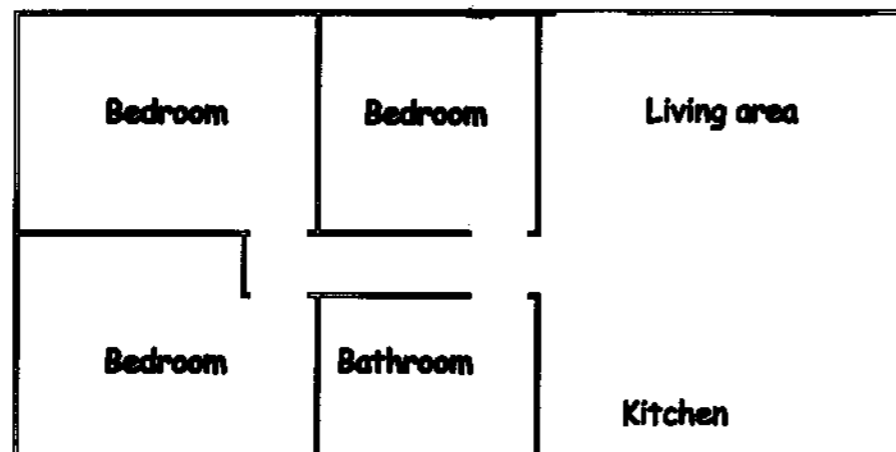
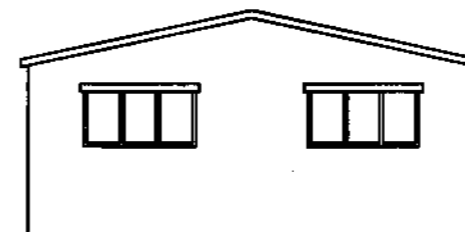


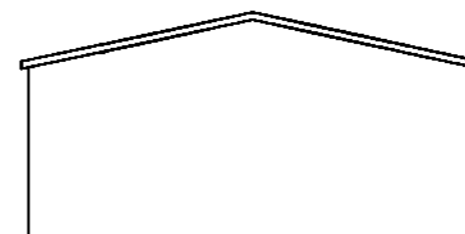
This drawing is to be read in conjunction with the schedule of works



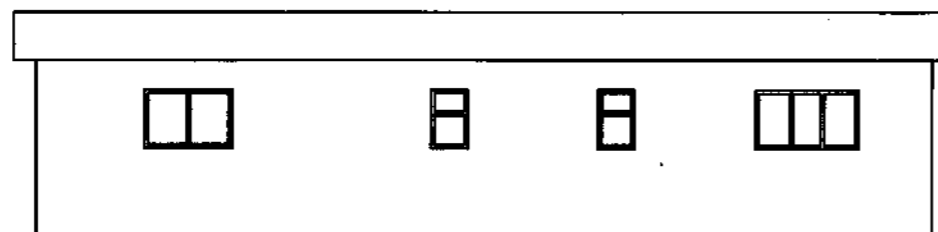
Floor Plan



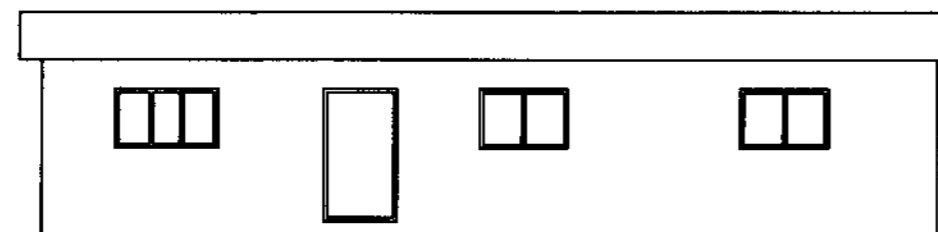
Side Elevation



Side Elevation



Rear Elevation



Front Elevation



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Mobile 07702814950

**CLIENT**  
Mr P Heaven  
Cobb Farm  
Ravenear  
North Yorkshire

**JOB TITLE**  
Agricultural workers  
temporary mobile home

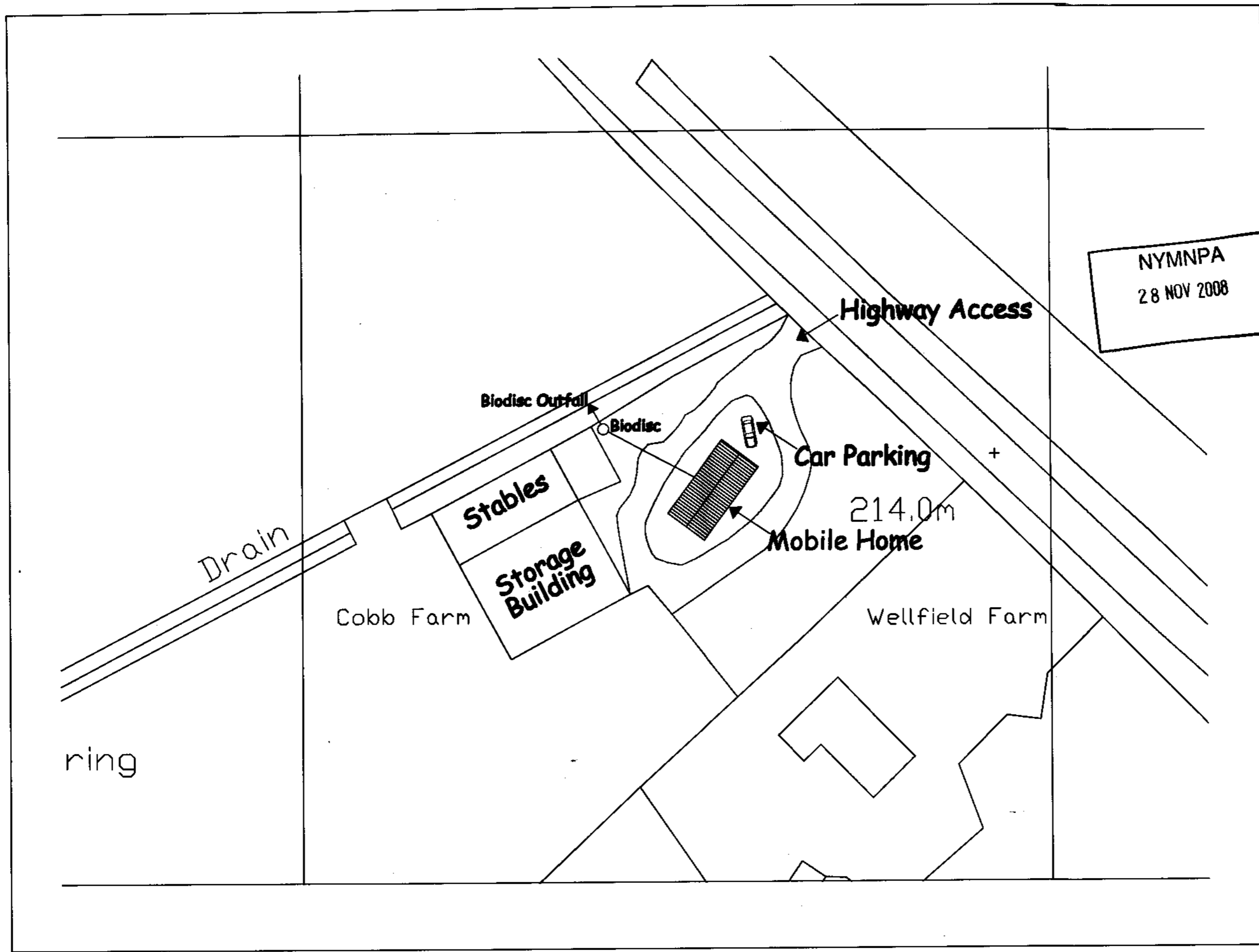
**DWG. TITLE**  
Floor Plan and Elevations

**SCALE** 1=100 **DRN/HP**

**REVISION**

<b>DWG. NUMBER</b> IP/PH/03	<b>DATE</b> Oct 2008
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28 NOV 2008

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**CLIENT**  
 Mr P Heaven  
 Cobb Farm  
 Ravenscar  
 North Yorkshire

**JOB TITLE**  
 Proposed Mobile Home

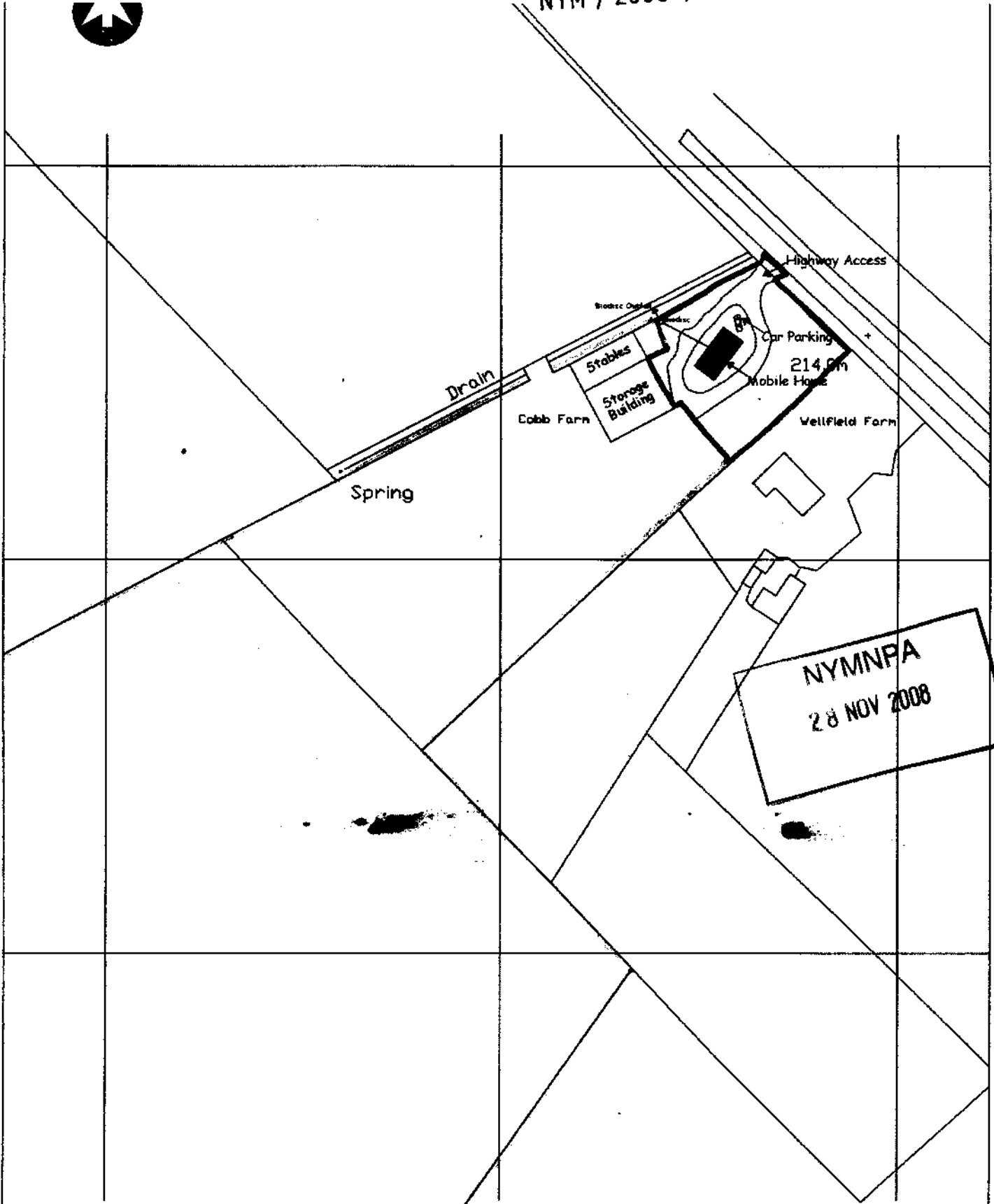
**DWG. TITLE**  
 Block Plan

**SCALE** 1:300 **DRN-IP**


**REVISION**

**DWG. NUMBER** IP/PH02 **DATE** Oct 08

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28 NOV 2008

<p>Ian Pick BSc (Hons) MRICS <b>Ian Pick Associates</b> Unit 9 Brook Street Driffild East Yorkshire YO25 9RN Tel/Fax (01377) 255333 Mobile 07702814950</p> 	<p><b>CLIENT</b> Mr P Heaven Cobb Farm Ravenscar North Yorkshire</p>	<p><b>JOB TITLE</b> Proposed Mobile Home</p>	<p><b>SCALE</b> 1=1250</p>	<p><b>Rev</b> -</p>
		<p><b>DWG. TITLE</b> Location Plan</p>	<p><b>DWG. NUMBER</b> IP/PH/01</p>	<p><b>DATE</b> Oct 08</p>



Grid ref NZ 97762, 00351

08/0874

PT 1

## Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites  
 Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.  
 If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

### 1. Applicant Name, Address and Contact Details

Title:  First name:  Surname:

Company name:

Street address:

Town/City:   
 County:   
 Country:

Postcode:

Telephone number: 

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

### 2. Agent Name, Address and Contact Details

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:   
 County:   
 Country:

Postcode:

Telephone number: 

Country Code	National Number	Extension Number
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<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

Fax number:

Email address:

### 3. Description of the Proposal

Please describe the proposed development including any change of use:

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)

House: 0                      Suffix:   
House name: Cobb Farm  
Street address: Ravenscar  
Town/City:  
County: North Yorkshire  
Postcode:

Description:

Cobb Farm, Ravenscar

NYM / 2008 / 0 8 7 4 / F L 1

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

Easting: 496265  
Northing: 501627

#### 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

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#### 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. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?  Yes  No

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council?  Yes  No

#### 10. 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:

Profile sheeting

##### Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Profile sheeting

##### Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

upvc surrounds

### 10. Materials (continued)

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**Doors - description:**

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

upvc surrounds

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

Yes  No

### 11. 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	1	1

### 12. 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

### 13. 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  
 Soakaway  Existing watercourse

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 Pond/lake

### 14. Biodiversity and Geological Conservation

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

### 15. Existing Use

Please describe the current use of the site:

Farmyard

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following:

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

**Application advice**

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

### 16. Trees and Hedges

Are there trees or hedges on the proposed development site?  Yes  No **NYM / 2008 / 0 8 7 4 / F L**

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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BSS837: Trees in relation to construction - Recommendations'

### 17. Trade Effluent

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

### 18. Residential Units

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

#### Key Worker Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

#### Key Worker Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

#### Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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### 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace?  Yes  No

### 20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	1
Proposed employees	1	0	1

### 21. 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	
Other							<input checked="" type="checkbox"/>

### 22. Site Area

What is the site area?  hectares

### 23. 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

### 24. Hazardous Substances

Is any hazardous waste involved in the proposal?  Yes  No

## 25. 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

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Title

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(A)  
(B)  
the  
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Title:  First Name:

Person role:

Declaration date:

Declaration Made

## 27. Declaration

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

Date

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## **DESIGN AND ACCESS STATEMENT**

### **CHANGE OF USE OF LAND TO PERMIT THE SITING OF A MOBILE HOME FOR USE AS A TEMPORARY AGRICULTURAL DWELLING AT COBB FARM, RAVENSCAR**

#### **Introduction**

This report has been commissioned by Mr P Heaven of 44 Gap Road, Hunmanby Gap, Filey, YO14 9QP.

Section 42 of the Planning and Compulsory Purchase Act 2004 requires a Design and Access Statement to be submitted with the majority of planning applications. The purpose of this report is to satisfy the requirements of Section 42 of the aforementioned Act.

This report has been prepared to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way.

This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.

Ian Pick has 11 years experience in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

#### **Proposal**

The above proposal seeks change of use of land to permit the siting of a mobile home as a temporary agricultural dwelling.

#### **Use**

The use of the development will be as essential accommodation for an agricultural worker to provide supervision to the pig breeding enterprise at Cobb Farm.

#### **Amount**

The proposal seeks planning permission for 1 No. mobile home for occupation by an agricultural worker.

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### Layout

The proposed mobile home has been sited adjacent to the access and existing farm building. This siting has been chosen, to be close to the livestock and to provide a view of the farm access for security purposes.

### Scale

The scale of the development is one mobile home of dimensions 6.096m x 12.200m.

### Landscaping

The proposed site is located to the west of the farm access and to the east of the existing building. The site will be screened by the existing buildings from the west and by existing tree planting to the south and east. The proposed location ensures that the mobile home will not be unduly prominent or visible within the landscape. The mobile home will form part of an existing building group.

### Appearance

The external materials of the proposed mobile home will be polyester coated profile sheeting. Colour can be conditioned by the LPA.

### Access

The proposed access to the development will be via the existing farm entrance. This is the only access to the development.

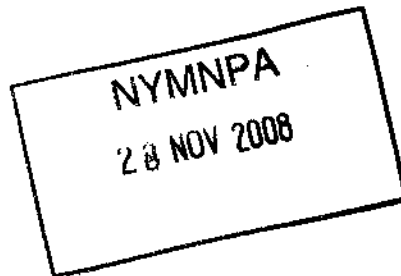
**Ian Pick**  
**October 2008**

**AGRICULTURAL APPRAISAL &  
PLANNING STATEMENT**

**PROPOSED AGRICULTURAL WORKERS MOBILE HOME AT  
COBB FARM, RAVENSCAR**

**APPLICANT: MR & MRS P HEAVEN**

**OCTOBER 2008**



**Report Prepared By:**

**Ian Pick BSc (Hons) MRICS  
IPA Ltd  
Unit 9  
Brook Street  
Driffield  
East Yorkshire  
YO25 6QP**

**Tel: 01377 255333**

**1. INTRODUCTION**

- 1.1 This report has been commissioned by Mr P Heaven of 44 Gap Road, Hunmanby Gap, Filey, YO14 9QP.
- 1.2 The purpose of this report is to provide an objective appraisal of the current and proposed agricultural business to be operated by Mr P Heaven at Cobb Farm, Ravenscar, in connection with a planning application for the siting of a temporary agricultural dwelling on the holding.
- 1.3 This report has been prepared having regard to Planning Policy Statement 7 – *Sustainable Development in Rural Areas* dated August 2004. Particular reference has been made to Annex A which outlines the criteria for agricultural workers dwellings.
- 1.4 This report has been prepared by Ian Pick. Ian Pick is a specialist agricultural and rural planning consultant. He holds a Bachelor of Science with Honours Degree in Rural Enterprise and Land Management and is a Professional Member of the Royal Institution of Chartered Surveyors, being qualified in the Rural Practice Division of the Institution.
- 1.5 Ian Pick has 11 years experience specialising in rural planning whilst employed by MAFF, ADAS, Acorus and most recently Ian Pick Associates Limited.

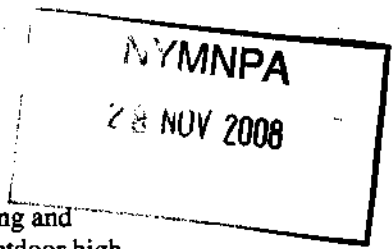
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**2. SITE VISIT AND INTERVIEW**

- 2.1 A site visit was carried out on Friday 5<sup>th</sup> September 2008, by appointment in the company of the applicant.
- 2.2 This report is based on the information provided by the applicants at the site meeting, together with professional observations where appropriate.

**3. DESCRIPTION OF THE HOLDING**

- 3.1 Mr P Heaven has recently purchased Cobb Farm at Ravenscar with a view to developing the farm into a financially sound and viable agricultural business. On purchase of Cobb Farm, the farm was in a state of disrepair and had become an eyesore, with caravans and scrap cluttering the place. Since purchase of the holding, the applicants have undertaken a substantial cleanup operation on the site.
- 3.2 Cobb Farm extends to 18 acres of grassland divided into 3 paddocks, with a farmstead comprising a brick stable building with 11 stables with tack room and a general purpose barn extending to 18.3m x 12.2m.



**4. AGRICULTURAL BUSINESS PROPOSALS**

4.1 The applicants purchased Cobb Farm with a view to developing and agricultural business. The applicants propose to develop an outdoor high welfare pig breeding and rearing enterprise.

***Outdoor Pig Breeding and Rearing Enterprise***

4.2 The applicants have already commenced the purchase of breeding stock in order to establish this enterprise. The applicants propose to keep 100 breeding sows on the holding, with rearing of the progeny to 30kg liveweight. The progeny will then be sold as stores for finishing elsewhere.

4.3 The breeding herd is to be kept outdoors on a high welfare basis, with shelter provided for the sows within mobile 'pig arcs'.

4.4 The land holding will be divided to provide a dry sow enclosure, with pig arc shelters. The dry sows will run with the boar within this enclosure.

4.5 Shortly before farrowing, sows will be transferred into individual enclosures with arcs for shelter.

4.6 The average stocking density for outdoor pigs is 8 per acre, therefore, the entire enterprise will require 12.5 acres of land area.

4.7 The gestation period of a sow is 115 days, and the average number of piglet produced per litter is 10. Generally sows produced an average of 2.2 litters per year, averaging 22 piglets per sow per year.

4.8 The piglets will be kept with the sows within the individual enclosures for 35 days and then weaned from their mothers at approximately 10kg liveweight.

4.9 Following weaning, the piglets will be transferred to outdoor rearing enclosures, which include insulated arcs for shelter. Weaned piglets will remain on the holding for 30 days, prior to being sold as stores at 30kg liveweight.

4.10 With a continuous farrowing programme, the average numbers of weaned piglets on the holding at any one time will be 184 head.

***Livery Horses***

4.11 The applicants have a stable building on the holding with 11 stables. The applicants own 3 horses for private use. Currently 4 stables are occupied by livery horses. The livery enterprise will continue as a regular source of non agricultural income for the business.

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**Labour**

- 4.12 Labour for the business will be supplied by Mrs. Heaven on a full time basis, with part time assistance from her husband.

Enterprise	Labour Requirement	Total Labour Requirement
100 Sows & Rearing to 30kg.	1.5 hours per month per sow	150 hours per month (1800 per annum)
7.5% Management		135
15% Maintenance		270
<b>Total</b>		<b>2205 hours per annum</b>

Labour figures taken from the Farm Management Pocketbook, 39<sup>th</sup> Edition 2009, by John Nix.

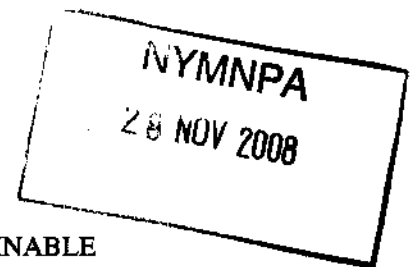
- 4.15 Based on standard published data within the Farm Management Pocketbook by John Nix, 38<sup>th</sup> Edition, 2008, the standard labour requirement for the proposed business is 2205 standard man hours (1 full-time worker).

**Dwellings**

- 4.16 There are no dwellings on this site. The applicants reside at 44 Gap Road, Hunmanby Gap, Filey, YO14 9QP. This dwelling is some 19 miles from the application site.

**5. THE PROPOSED DEVELOPMENT**

- 5.1 The applicant proposes siting a temporary agricultural workers dwelling on the holding at Cobb Farm. The applicant requires this dwelling, primarily to provide supervision and security of the livestock on the holding for welfare purposes. The livestock proposed on the holding will require regular checks, both day and night for welfare purposes, and prompt attention for sows with farrowing difficulties, disease problems and to administer medication.
- 5.2 The holding is also used to house the applicant's agricultural machinery and workshop. The provision of a dwelling would improve the security of the holding.



## 6. NATIONAL PLANNING POLICY GUIDANCE

### 6.1 PLANNING POLICY STATEMENT 7 (PPS7), SUSTAINABLE DEVELOPMENT IN RURAL AREAS, 2004

6.2 This document provides national Government guidance concerning rural areas. It was issued in August 2004 by the Office of the Deputy Prime Minister.

#### *Sustainable Development*

6.3 PPS7 states that the core principal underpinning land use planning is sustainable development.

6.4 Paragraph 2 of PPS7 provides guidance for policies in development plans “to sustain and enhance and, where appropriate revitalise country towns and villages...and for strong, diverse, economic activity whilst maintaining the local character and a high quality environment”.

#### *Housing*

6.5 In paragraph 8, PPS7 discusses rural housing need, and states that “the needs of all in the community should be recognised, including those in need of affordable and accessible, special needs housing in rural areas”.

6.6 Paragraph 10 states that:  
*“Isolated new houses in the Countryside will require special justification for planning permission to be granted. Where the special justification for an isolated house relates to the essential need for a worker to live permanently at or near their place of work in the countryside, planning authorities should follow the advice in Annex A to this PPS”.*

#### *The Importance of the Countryside*

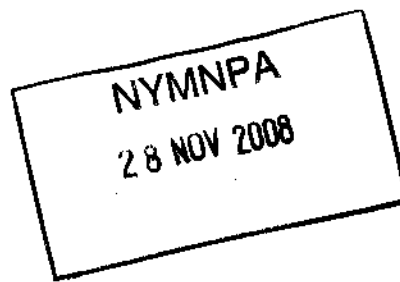
6.7 Paragraphs 15 and 16 of PPS7 set out the importance of the countryside, and provide guidance for local authorities in the preparation of new Local Development Documents. Paragraph 16 emphasises the significance of the rural economy, and agriculture in particular, and states that the planning system should “support development that delivers diverse and sustainable farming enterprises”.

#### *Agriculture*

6.8 In paragraph 27, the Government acknowledges the importance of agriculture in managing and maintaining the landscape. The aim for planning policy to assist farming and farmers in their managing of agricultural land is also set out here.

#### *Annex A: Agricultural, Forestry and Other Occupational Dwellings*

6.9 Paragraph 1 of this annex makes it clear that “one of the few circumstances in which isolated residential development in the countryside may be justified is



*when accommodation is required to enable agricultural forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work".*

6.10 This paragraph also states that *"there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work"*.

6.11 Paragraph 12 of Annex A states *"If a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:*

- i) clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);*
- ii) functional need (see paragraph 4 of this annex)*

**Paragraph 4**

*A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise for example if workers are needed to be on hand, day and night:*

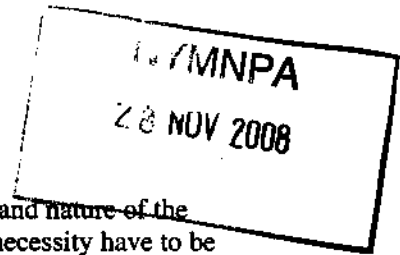
- i) in case animals or agricultural processes require essential care at short notice*
- ii) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems*
- iii) clear evidence that the proposed enterprise has been planned on a sound financial basis*
- iv) the functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and*
- v) other normal planning requirements, e.g on siting and access, are satisfied*

**7. POLICY ASSESSMENT**

*Paragraph 12i*

7.1 The applicant purchased Cobb Farm at a cost of £90,000 in order to pursue the development of an agricultural business on the holding. The applicant has also invested in the purchase of breeding stock and equipment in order to commence the pig breeding enterprise. The investment in the land holding, and the subsequent investment in the breeding stock and equipment provide clear evidence of a firm intention to develop the enterprise concerned.





*Paragraph 12ii*

- 7.2 Functional need is principally determined by the scale and nature of the agricultural activities and the operations which out of necessity have to be carried out to effectively manage and supervise them. The agricultural business to be operated at Cobb Farm includes a pig breeding enterprise and a horse livery enterprise. The proposed livestock enterprise includes 100 breeding sows producing and rearing of the progeny to 30kg.

The nature of the pig breeding enterprise is such that there is an essential need for a full-time skilled worker to permanently reside on the holding. Breeding sows and rearing pigs require constant supervision both within and outside normal working hours for the following reasons:

- During farrowing and lactation, difficulties may arise which may put the welfare of both the sow and her piglets at risk.
- The newly weaned pig is extremely susceptible to temperature changes, changes in the diet, and exposure to new diseases. All of these may lead to reduced welfare and problems must be dealt with immediately.
- Mixing of groups of pigs at any age, can lead to increased levels of fighting and aggression which can lead to unacceptable levels of injury. Problems in this respect need to be dealt with immediately to minimise the risk of injury.
- Site Security - It is advisable that the site is occupied throughout the day and night to prevent the theft of equipment or vandalism to buildings and machinery, which may injure or adversely affect the welfare of the animals.

*Paragraph 12iii*

- 7.3 The proposed agricultural business has been planned on a sound financial basis. Appended to this report is a whole farm budget, based on standard data from the Farm Management Pocketbook 2009 Edition.

*Paragraph 12iv*

- 7.4 There are no other dwellings in the locality which are either available to the business, or would satisfy the functional requirements of the business. The applicants current dwelling in Hunmanby Gap is too remote to satisfy the functional requirements of the holding.

*Paragraph 12v*

- 7.5 The location of the proposed dwelling is adjacent to the farm access and existing agricultural buildings. It is considered that this location will satisfy the functional requirements of the holding.

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**7. CONCLUSIONS**

- 7.1 On the basis of the information provided by the applicant, it is considered that there is a functional need for a full-time skilled worker to reside on the holding to provide the supervision requirements of the pig enterprises.
- 7.2 It is considered that the proposed on site dwelling is required in order to provide constant and adequate supervision of the livestock enterprise at short notice both within and outside normal working hours.
- 7.3 The applicant has shown serious commitment to this venture through the investment in land, stock and equipment.
- 7.4 The applicants business has been planned on a sound financial basis and there is significant confidence that the business will develop into a financially sound and profitable agricultural business.

**Ian Pick BSc (Hons) MRICS  
October 2008**