

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00961/FUL

APPLICANT: United Utilities

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF A COVERED MUCK STORE

LOCATION OF SITE: Stockswell House Farm, Lodge Lane, Cronton, Knowsley, WA8 4QB

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS5 - Green Belt

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

G8 - Agricultural or Equestrian Development

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

A previous application was approved for rebuilding of low voltage line (74/11167/HIST – approved 20/11/1988). Three planning applications have been refused for telecoms equipment.

TECHNICAL CONSULTATIONS:

Cronton Parish Council - Cronton Parish Council has no observations to make other than that the proposal has to meet all the planning requirements applicable to this development on a green belt.
Environmental Health - Environmental Health have reviewed the information and have no objection in principle. No details of the store have been provided, however if it is proposed to be a cover and not a sealed building then this is acceptable.

Merseyside Fire and Rescue – No Objection subject to an informative in relation to fire safety.

NEIGHBOUR NOTIFICATION:

This application has been publicised by site notice. No representations have been received.

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PS/DC/OP04/05	003	23/9/02

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ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a covered muck store.

PRINCIPLE OF DEVELOPMENT

The application site is situated within the Green Belt. NPPF para 149 states that new buildings are generally inappropriate in the Green Belt. One exception to this is buildings for agriculture. Agricultural buildings are acceptable in principle and do not require the impact on openness to be considered.

“149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry”;

It is considered that the proposal of a muck store is an agricultural building. Therefore, the development is considered acceptable in principle and consistent with Core Strategy Policy CS5, UDP policy G8 and NPPF para 149.

The design of the building is that of a typical agricultural building and is considered acceptable in compliance with Policies CS2 and CS19.

RESIDENTIAL AMENITY

The proposal would not impact on the amenity of neighbours. The muck store is around 160 metres away from the nearest residential property and would not affect their amenity. This is supported by the view of the council's Environmental Health team who have no objections to the proposal. Therefore, it is considered that the development complies with Core Strategy Policy CS21.

HIGHWAYS

The proposal would not have a material impact on the highway network as there would be no additional traffic generated by the proposal. Also, there would be no changes to access. The application therefore complies with Core Strategy Policy CS7.

CONCLUSION

The proposal is acceptable in principle and would not cause harm in relation to living conditions or highways. The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans

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and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

Informatives

N/A

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/01/2022	1390/J210147/00 1.3	-	Location Plan
07/01/2022	1390/J210147/00 2.3	-	Proposed Site Plan
07/01/2022	1390/J210147	-	Planning Statement
27/01/2022	1390/J210147/00 3.2	-	Proposed Plans and Elevations

Andrew Hunt

31 January 2022

Alan Kilroe

4 February 2022

Document Reference	Document Issue Number	Document Issue Date
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