

<u>APPLICATION NO:</u>	25/00457/AGR	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	Cronton Farm, Cronton Road, Cronton, Knowsley, WA8 5PX		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF 4NO. POLYTUNNEL FOR AGRICULTURAL USE		

Site Description

The site relates to Cronton Farm situated on Cronton Road, Cronton.

The site is part of an established farming unit of over 5 hectares of which the family business has been established since 1834.

The application site is identified as Green Belt in the Knowsley Local Plan: Core Strategy.

Proposal

Application for Prior Approval for the erection of 4no. polytunnels for agricultural use.

The 4no. polytunnels would cover a total floorspace of 821.10m². They would be constructed using aluminium framed hoops, covered with polythene sheeting with wooden frames for doors, which would also be covered with polythene sheeting.

Polytunnels A, B and C would have a length of 27.43m and a width of 8.53m. They would have curved roofs with a total height of 3.5m.

Polytunnel D would have a length of 13.97m and a width of 8.53m. It would also have a curved roof with a total height of 3.5m.

Consultations

Merseyside Fire and Rescue – Requests that informatives be included in the decision notice.

Representations

None required.

Planning History

06/00422/FUL	Erection of agricultural building. Granted (06.07.2006)
00/00587/FUL	Retention of 2no. silos and erection of 1no. silo

Granted (16.01.2001)

96/00059/APP

Erection of single storey extension to existing agricultural

Granted (12.06.1996)

94/00406/ADT

Proposed erection of agricultural building

Prior Approval Required (25.07.1994)

Relevant Policy

General Permitted Development (England) Order 2015 (as amended)

Assessment

The proposed 4no. Polytunnels require an assessment against Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Part 6, Class A (agricultural development on units of 5 hectares or more)

Permitted Development.

A – The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –

- (a) works for the erection, extension or alteration of a building
- (b) any excavation or engineering operations

Which are reasonably necessary for the purposes of agriculture within that unit.

Development Not Permitted

A.1 Development is not permitted by Class A if –

- (a) The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area.

No – therefore acceptable.

- (b) It would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins.

No – therefore acceptable.

- (c) It would consist of, or include the erection, extension or alteration of a dwelling.

No – therefore acceptable.

- (d) It would involve the provision of a building, structure or works not designed for agricultural purposes.

No – therefore acceptable.

- (e) The ground area which would be covered by –
- (i) Any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres.

No – therefore acceptable.

- (ii) Any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in Paragraph D.1(2)(a) of this Part.

No – therefore acceptable.

- (f) The height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres.

N/A – application site is not within proximity to an aerodrome.

- (g) The height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres.

No – therefore acceptable.

- (h) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road.

No – the proposed 4no. polytunnels would be situated approximately 29.4m away from the highway of Cronton Road – therefore acceptable.

- (i) It would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building.

No – therefore acceptable.

- (j) It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

No – therefore acceptable.

- (k) Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –

- (i) Would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit.

N/A

- (ii) Is or would be within 400 metres of the curtilage of a protected building.

N/A

- (l) The erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

No – therefore acceptable.

A.2 (2) Subject to sub-paragraph (3), development consisting of –

- (a) The erection, extension or alteration of a building.
- (b) The formation or alteration of a private way.
- (c) The carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares).
- (d) The placing or assembly of a tank in any waters.

Is permitted by Class A subject to the following conditions –

- (i) The developer must, before beginning the development, apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank.

The 4no. Polytunnels would be of a typical standard design and the appearance would not be out of place in a rural farming location. Whilst they would be visible from the wider highway of A5080 Cronton Road, they would not impact on the character of the wider area.

In relation to neighbours, the nearest dwellings (Gorse Lodge, Castle View and The Haven) to the site are located somewhat 111m away. Given this distance, the polytunnels will not harm the amenity of these dwellings.

Conclusion

Given the above, the 4no. polytunnels can be classed as **Permitted Development for the Erection, Extension or Alteration of a Building for Agricultural or Forestry Use** under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation

That Prior Approval is required and granted.

- 1) The proposal complies with the requirements of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04.08.2025	-	-	Cover Letter
04.08.2025	-	-	Location Plan
04.08.2025	-	-	Site Plan

04.08.2025	-	-	Proposed Elevation
04.08.2025	-	-	Proposed Floor Plan

Signed Case Officer¹: Louise Robinson

Signed Authorising Officer²: Mark Quinn

Date: 22/08/2025

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.
Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK
Standing Advice valid from 1st January 2025 until 31st December 2026.
2. See attached response from Merseyside Fire Authority.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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Site Photographs

