

<u>APPLICATION NO:</u>	24/00217/AGR	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Barn Hey Farm, Netherley Road, Tarbock Green, Knowsley, L35 1QG		
<u>PROPOSAL:</u>	ERECTION OF POLYTUNNEL FOR AGRICULTURAL USE		

Site Description

The application site is a small part of the wider farm site and is located to the south of the caravan storage area and to the east of the storage pond area. The application site is to the south and west of several buildings and other caravans to the north. The wider site is to the south of the B5178 (Netherley Road). To the east of the site across Netherley Road is another Caravan Park.

Proposal

The proposal is a prior approval application for the erection of a polytunnel for agricultural use.

Consultations

N/A

Representations

N/A

Planning History

A recent Prior Approval application for the erection of water storage tanks was approved (24/00161/AGR – approved 10/04/2024).

A previous application was approved for up to 40 Caravans at the site. This was approved with a condition with a limit of 10 caravans for the southern part of the two halves of the development (the current site area).

94/00348/APP | RETENTION OF 30 No CARAVANS AND STORAGE OF A FURTHER 10 No. CARAVANS (40 IN TOTAL) | A Humphries And Son Ltd Barn Hey Farm Netherley Road Tarbock Green Knowsley L35 1QG

A recent planning application was approved to increase the number of caravans by 10 on the southern portion of the site. (24/00087/FUL - approved 11/04/2024).

Relevant Policy

General Permitted Development Order 2015 (as Amended)

Article 35 Statement

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.

General Permitted Development Order 2015 (as Amended)

Reasonably necessary for the purposes of agriculture

Class A of Part 6 of the GPDO 2015 (As Amended) 2015 requires that in order to be permitted development works must be reasonably necessary for the purposes of agriculture within that unit in order to benefit from permitted development rights.

“PART 6 Agricultural and forestry-

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; or

(b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit”.

The proposal would serve an existing farm and would be used in connection with the agricultural use of the site. It would be used to extend the growing season of crops by providing shelter from colder weather. Therefore, the proposal complies with this part of the GPDO.

Size Limitations

“(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; or

(ii) any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

(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;

(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road”;

The development would consist of a ground area of 720sqm. This is below the threshold of 1000sqm and complies with the requirements of the GPDO. The maximum height of the polytunnel would be 3.5 metres high and well below the 12-metre limit. The development would be more than 25 metres away from Netherley Road. Overall, the application complies with the requirements of the General Permitted Development Order in relation to size limitations.

SITING AND MEANS OF CONSTRUCTION

“(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”;

In relation to the siting, design and external appearance of the building, The Polytunnel is of a typical standard design and appearance and would not be out of place in a rural farming location. The site is also bounded by trees and hedges to the north and east so would not be readily visible from outside the site.

In relation to neighbours, there is a dwelling nearby to the north east (Ash Lea), however this dwelling would be more than 20 metres away and the height of the polytunnel would be comparable to an outbuilding such as a shed, there is also screening along the boundary. Overall, given the distance away and modest height, combined with boundary screening, the polytunnel will not harm the amenity of Ash Lea.

Conclusion

The application complies with the requirements of Class A – of part 6 of the GPDO 2015 (as amended). Therefore, it is considered that prior approval is required and approved in accordance with the provisions of the GPDO.

Recommendation

The applicant be informed that under the terms of Class A (Part 6) of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval is required and approved.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **K Foster**

Date: **8 May 2024**

Informatives

N/A

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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

2 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