

Response to Planning comments received 5th April

Application Number 22/00150/COU

Case Officer - Maxine Wishart

PROPOSAL:

CHANGE OF USE FROM AN AGRICULTURAL BUILDING TO A COMMERCIAL USE COMPRISING 5 NO. OFFICE UNITS WITH ASSOCIATED RECEPTION AREAS AND CAR PARKING (USE CLASS E (g) (i))

PROCEDURAL MATTER

Paragraph 1.2, we confirm agreement to the revised proposal (as stated above)

PLAN

Amendments to follow

AMOUNT

The subject building is of mixed level, brick and slate construction with a, total floor area 256.15 sq m (Unit 1 37.6 sq m, Unit 2 - 48.41 sqm, Unit 3 – 56.14 sq m, Unit 4 – 56.4 sq m and Unit 5 – 57.34 sq m).

PLANNING POLICY (AMENDED)

GREEN BELT POLICY

The site is in the Green Belt designation and therefore the first issue to establish is whether the development would be inappropriate development in the Green Belt.

Paragraph 147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 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;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or

- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

However, in respect of the proposed application:

Paragraph 150 states: Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;**
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS3 - Housing Supply, Delivery and Distribution
- CS5 - Green Belt
- CS7 - Transport Networks
- CS17 - Housing Sizes and Design Standards
- CS19 - Design Quality and Accessibility in New Development
- CS21 - Greenspaces and Trees
- CS22 - Sustainable and Low Carbon Development
- CS24 - Managing Flood Risk

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

- DQ4 - Trees and Development
- ENV5 - Contaminated Land
- G6 - Conversion or Change of Use of Existing Buildings in the Green Belt

SAVED POLICY G6 IN THE REPLACEMENT UDP is also relevant to the determination of this application. It states that proposals for the conversion or change of use of existing buildings in the Green Belt will be permitted provided that:

- The proposal will not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it
- The building is of permanent and substantial construction and major reconstruction will not be necessary to accommodate the proposed development
- Any intrinsic architectural qualities of the building itself would be preserved or enhanced
- All building work would be in keeping with its surroundings
- Any associated vehicular access routes, boundary treatments and gardens can be provided without harming the character of the surrounding area
- Damage to habitats is minimised
- There would not be an unacceptable impact on the amenity of existing neighbouring occupiers
- The traffic generated would not be harmful to highway safety
- The applicant has satisfactorily demonstrated that the conversion of the redundant building would not produce displacement of activity and then the requirement for a new building to accommodate that activity.

The proposal is in adherence to National and Local Planning Policy

STRUCTURAL SURVEY

To follow

FARM DIVERSIFICATION

Brook House was previously a livestock small holding which was purchased by the applicant in 2019 together with associated land. The land is farmed by the applicant whose principal holding is at Water Lane Farm and farms circa 1200 acres under a mixed arable cultivation. The Steel framed building to the rear is used for storage of produce. The traditional buildings are used for storage, obsolete from their original use as livestock accommodation and being an arable farmer, they are not required or suitable for storage associated with the land therefore the applicant is looking at options to maintain and utilise them as part of farm revenue and reinvestment in the site rather than fall in to a further state of repair.

CAR PARK

The current use is hardstanding a former muck midden, no official hardstanding therefore a change of use is required. The ground is concrete and cobble stones. Overgrown as shown below. It has been used for agriculture to date.



Boundary and materials –The site is to be cleared and revised plan to follow

FOOTPATH

Noted

CYCLE STORAGE

Plan to show position to follow – see accompanying specification sheet for full detail

BIN STORE

Plan and detail to follow

DESIGN

Materials & External Fixtures – Revised plan and detail to follow

LIGHTING

Position to be marked on plan to follow which will show location of lights on the building and within the car parking area

External Lighting to the front of the barn and to either side of the front doors.



In respect of the design luminaries and fittings, and the type of light source with lux levels.

New lighting within exterior car parks is covered under the guidance of British Standards BS EN 12464 and BS 5489: 2013. The proposal will operate in restricted operating hours therefore would need to adhere to medium usage (Medium Traffic) – Eave = 10 Lux, Uo 0.25

Within car parks LED columns will be fitted to offer a low energy and low failure rates.



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IP652YR

Any external lighting will be on a motion sensor with regards to the hours of operation.

WASTE MANAGEMENT

To follow once discussed with client

ELECTRIC VEHICLE POINT

Plan to show position to follow – see accompanying specification sheet for full detail

ARBORICULTURE

No trees on site or will be affected by the proposal

ENVIRONMENTAL CONSIDERATION

Noted

ECOLOGY

Survey to follow

RESIDENTIAL AMENITY

Noted

HERITAGE ASSETS

Noted

CLIMATE CHANGE

Full details to follow once discussed with client