

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	25/00332/AGR	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Yew Tree Farm, 325 Lower Road, Halewood, Knowsley, L26 3UA		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF AN AGRICULTURAL BUILDING		

Site Description

The application is a small rectangular site set within a larger farm complex at Yew Tree Farm. This consists of several buildings including a farm shop, hardstanding and parking areas. There is a new housing estate to the south west a dwelling to the north west and a railway line to the north. There is an Alpaca farm to the east along with open fields.

There is currently an existing building on the site with a similar footprint.

Proposal

The proposal is a prior approval application for the erection of an agricultural produce storage building. The building would be 128sqm in size and the following dimensions;

- Length: 7.01m
- Width: 18.28m
- Eaves height: 4.87m
- Ridge height: 5.9m

Consultations

N/A

Representations

A site notice was erected by the applicant. No representations have been received.

Planning History

None Relevant

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 as an agricultural produce storage building. Therefore, the proposal complies with this part of the GPDO.

Size Limitations

(e) the ground area which would be covered by—

(ii) any building erected or extended or altered by virtue of Class A [F2 would exceed 1,500 square metres],

(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 128sqm. This is below the threshold of 1500sqm and complies with the requirements of the GPDO. The proposal is 3.2 km away from Liverpool Airport. The maximum height of the building would be 5.9metres high and well below the 12 metre limit. The development would be more than 25 metres away from Lower Road (around 70 metres away). Overall, the application complies with the requirements of the General Permitted

Development Order in relation to size limitations.

SITING, DESIGN AND EXTERNAL APPEARANCE OF THE BUILDING

“(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 shed will be enclosed with timber cladding whilst the roof will be natural grey Fibre cement roof sheets with roof lights. The building has a gap on the south and east elevations.

The building is of a typical standard design and appearance and would not be out of place in a rural farming location. The materials are considered acceptable within the context on the site. The size of the building would be similar to the existing building and other buildings on site. The site is also bounded by the other buildings on site, by a tall hedge to the east and trees to the north and so would not be readily visible from most directions.

In relation to neighbours, there is a dwelling around 90 metres away to the west (Bankside) however, this would be too far to be affected by the building. The building is located within the central part of the site and away from the boundaries. Overall, given the distance away and modest height, combined with boundary screening, the building will not harm the amenity of neighbours.

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:**

Jo Sheridan

Date:

04/07/2025

Informatives

N/A

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