

<u>APPLICATION NO:</u>	25/00658/AGR	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Marklands Farm, Water Lane, Tarbock Green		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF AN AGRICULTURAL BUILDING FOR PRODUCE STORAGE		

Site Description

The application site relates to a small parcel of land situated within a larger farm complex (31ha) at Marklands Lane Farm, on Water Lane. The existing site comprises of several agricultural buildings, storage of agricultural equipment, hardstanding and parking areas.

To the north, east and south of the site are fields used for agriculture. To the west is Water Lane and Tarbock Green Riding School with residential bungalows situated to the west/south-west.

The application site falls within the Green Belt as a designation within the Local Plan. The site also is identified as a (Low-Risk) Coal Area.

Proposal

The proposal is a prior approval application for the erection of a detached agricultural building for the storage of grain and produce. The building would be 600 sqm in footprint and to the following dimensions:

- Length: 30m
- Width: 20m
- Eaves height: 7m
- Ridge height: 10m

*The applicant has provided a proposed elevations and layout plan, titled 'Proposed Elevations and Roof Plan', received 05.12.2025. The agent has confirmed on 19.12.2025 that this plan is for visual, illustrative purposes only and the accurate measurements are included within the submitted 'Application Form', also received 05.12.2025.

Consultations

Tarbock Parish Council: – No comments received.

United Utilities Water Ltd: – No objections received, suggested informative for the applicant to contact United Utilities to finalise drainage considerations.

Merseyside Fire and Rescue Authority: – No objections received, suggested informative to be included for the attention of the applicant.

Representations

A site notice has been erected by the applicant with photographic evidence of this received 19.12.2025. No representations have been received.

Planning History

No relevant planning history.

Relevant Policy

The proposed agricultural building requires an assessment against Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Assessment

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 – the 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.

N/A – 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 – 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 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 or –

- (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 submitted application form details that the external materials would comprise plastic coated box profile sheets in green for the walling and profile 6 reinforced fibre cement roof sheets in grey for the roofing.

The proposed agricultural building would be of a typical, standard design and the appearance would not be discordant within the context of a rural agricultural / farming location. The proposed materials are considered acceptable within the locality and would reflect the rural, agricultural setting. The scale and size of the proposed building would also correlate with the surrounding buildings within the locality.

The nearest residential properties are located somewhat 150m away to the west on Water Lane. The proposed building would also be erected behind the largest grouping of buildings on the existing site. The distance and the large extent of screening would mean that the proposed building would not result in any worsening amenities to residential properties.

The proposal would be erected adjacent an existing informal access track off Water Lane which services the farm. No new access from Water Lane is proposed or included within the application. The existing access would serve the proposed building and therefore no highway considerations are raised.

Conclusion

The proposed agricultural building would comply with the full criteria for 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
05/12/2025	-	-	LOCATION PLAN
05/12/2025	-	-	APPLICATION FORM

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 12/02/2026

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

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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Standing Advice valid from 1st January 2025 until 31st December 2026

2 See attached letter from United Utilities Water Ltd.

3 See attached letter from Merseyside Fire and Rescue Authority.