

SUPPORTING, DESIGN AND ACCESS STATEMENT

AGRICULTURAL PRODUCE BUILDING

WELLBROOK FARM

LOWER ROAD

LIVERPOOL

KNOWSLEY

L26 3UB

APRIL 2025

1. BACKGROUND

The following statement will endeavour to present information regarding the application for the proposed agricultural produce storage building at Wellbrook Farm, on behalf of applicant Mr Oliver Harrison.

Mr Harrison runs a family run arable farm, farming circa 1,500 acres (350 acres owned) of mixed combinable crops such as Wheat, Barley, Beans, Sunflowers and Oil Seed Rape. Mr Harrison has farmed Wellbrook Farm for around 15 years as a tenant and having bought the property two years ago wishes to erect a storage shed for agricultural produce.

The proposed site within the extant farm complex with established boundaries and will allow the applicant to store produce from the land farmed, in particular straw, a by-product of wheat and barley. It is essential that straw is covered, stored under cover and out of direct sunlight to prevent it from heating and deteriorating. Should the produce deteriorate then it will be unsuitable for consumption by livestock or as bedding.

The agricultural unit extends to over 5 hectares of land and the building proposed extends to 446 sqm, none-livestock. This means that the subject application process for this agricultural unit must meet the criteria of The General Permitted Development Order 2015 Schedule 2 Part 6 Class A.

We confirm that the applicants are solely engaged in running the agricultural operations from the site.

2. PROPOSAL

Construction of an agricultural produce storage building to provide functional covered storage facilities in support of the holding's activities.

3. PLANNING HISTORY

The site has not abused the planning system and it is considered that the proposal is an acceptable form of development in the countryside and would comply with the objectives of national and local planning policy.

4. PLANNING POLICY

This application relates to a determination under Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application seeks confirmation that the proposed building is permitted development or whether prior approval is required for the siting, design, and external appearance of the steel portal frame building.

In line with criteria:

The proposed agricultural building would be on agricultural land comprised of 8.6 hectares in area. In addition:

- a) the development would not be carried out on a separate parcel of land which is less than 1 hectare
- b) the development would not consist of the erection of or extension of a building on an established agricultural unit where development under Class Q or S of Part 3 has been carried out within a period of 10 years.
- c) it would not consist of, or include the erection, extension or alteration of a dwelling.
- d) it would not involve the provision of a building, structure or works not designed for agricultural purposes
- e) the ground area which would be covered by any building erected or extended or altered by virtue of Class A would not exceed 1,500 square metres
- f) no part of the works will reside within 3 kilometres of the perimeter of an aerodrome
- g) the height of any of part of any building not within 3 kilometres of an aerodrome will not exceed 12m
- h) no part of the proposed development will be within 25 metres of a metalled part of a trunk road or classified road
- i) it would not 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

- j) it would not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming
- k) it will not store fuel for or waste from a biomass boiler or an anaerobic digestion system
- l) the erection or extension of a building would not be carried out on land that is, or is within the curtilage of, a scheduled monument

In summary:

- the building is not for livestock
- the use of the land is agricultural, combinable arable crops
- the proposed building extends to 446 sqm
- the agricultural unit is over 5 ha
- the building is for the storage of straw, sold as animal feed or bedding

5. DESIGN

5.1. USE

The building will be used as an agricultural produce storage building.

5.2. AMOUNT

The proposed area of the new build would be 446 sqm

Length: 24.38m

Width: 18.28m

Eaves height: 7.32m

Roof pitch: 15 degrees

Ridge height: 9.8m

5.3. SCALE

The building has been designed to provide purpose built covered storage essential to the operations of the unit.

5.4. APPEARANCE

The building is as shown on the enclosed elevation drawings, contained within the established farmyard complex respecting the topography of the site and natural boundaries. There are appropriate separation distances, and it is not considered that the development would have a detrimental impact upon neighbouring residential amenity. No trees or boundary hedges will be altered as they provide necessary screening and landscaping to the proposal.

The shed will be enclosed with Holly Green Plastic-coated Box-profile sheets whilst the roof will be constructed of Natural Grey Profile-6 Reinforced Fibre-Cement roof sheets with GRP roof lights. The building is open fronted and closed to the other three elevations.

Example of materials:

Walls:



Roof:



5.5. ACCESS

There will be no changes to the existing access arrangements.

6. CONCLUSION

In conclusion the proposed agricultural building will allow the applicants the required storage facilities for agricultural produce.