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|-------------------------------|-----------------------------------------------------------------|-----------------------------|---------------------------|
| <b><u>APPLICATION NO:</u></b> | 25/00025/FUL                                                    | <b><u>CASE OFFICER:</u></b> | Andrew Hunt               |
| <b><u>WARD:</u></b>           | Halewood North                                                  | <b><u>PARISH:</u></b>       | Tarbock<br>Parish Council |
| <b><u>LOCATION:</u></b>       | Barn Hey Farm, Netherley Road, Tarbock Green, Knowsley, L35 1QG |                             |                           |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF POLYTUNNEL FOR AGRICULTURAL USE                     |                             |                           |

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### **Site Description**

The application site is a small part of the wider farm site covered with a mixture of hardstanding and grass and surrounded by tree planting. There are caravans to the north of the site. The application is a small and irregular piece of land from the hardstanding area by the buildings, to the south and east, where the proposed building would be located. The site is to the south of the B5178 (Netherley Road). There are open fields to the north and south and west. To the east of the site across Netherley Road is another Caravan Park.

### **Proposal**

The proposal is for the erection of polytunnel for agricultural use. The proposal is to erect a small propagation polytunnel to raise plants for vegetable production. The proposal is to be located in the middle of a field, close to the farm complex building to the north and the other agricultural buildings previously approved. It would be located away from any boundary with neighbours. The proposed size is 192m<sup>2</sup> which is 8m wide x 24m long by 3m at its highest point.

### **Consultations**

Merseyside Environmental Advisory Service – No objections subject to a condition to secure the installation of bird boxes.

### **Representations**

This application has been publicised by letters sent to 18 neighbours. No representations have been received.

### **Planning History**

24/00087/FUL - USE OF LAND FOR STORAGE OF UP TO 20 CARAVANS –  
Approved - 11.04.2024

24/00161/AGR - ERECTION OF 3 WATER STORAGE TANKS FOR  
AGRICULTURAL USE – approved 10.04.2024

24/00217/AGR - ERECTION OF POLYTUNNEL FOR AGRICULTURAL USE –  
approved 08.05.2024

25/00015/AGR - ERECTION OF 1 WATER STORAGE TANK FOR AGRICULTURAL  
USE WITH ASSOCIATED PUMP CABINET - approved 04.02.2025

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

### **Relevant Policy**

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles  
CS5 - Green Belt  
CS8 - Green Infrastructure  
CS19 - Design Quality and Accessibility in New Development  
CS21 - Greenspaces and Trees

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

N/A

### **Article 35 Statement**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

## **Assessment**

### **Principle of Development**

#### *Policy*

NPPF para 88 states that Planning policies and decisions should enable:

b) the development and diversification of agricultural and other land-based rural businesses;

NPPF para 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

NPPF Para 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt subject to certain exceptions.

Exception A relates to agriculture and forestry:

*“a) buildings for agriculture and forestry”;*

#### *Assessment*

The current proposal meets exception “a) buildings for agriculture and forestry”; in NPPF para 154. The proposal is a polytunnel for agriculture and therefore meets the one of the exceptions where buildings are considered appropriate in the Green Belt. Therefore, the extension is acceptable in principle and consistent with the NPPF.

### **Permitted Development**

Previous applications at the site have been approved under the prior approval process for agricultural buildings. However, the permitted development rights for agriculture have a limit of 1500sqm (for buildings). These limits have now been used up on the previous applications and the current proposal would no longer be permitted development as the cumulative total of buildings at the site would exceed the relevant limit of 1500sqm.

#### *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 [F1would exceed 1,000 square metres]; or*

*(ii)any building erected or extended or altered by virtue of Class A [F2would exceed **1,500 square metres**];”,*

### Street Scene

The building would not be readily visible from the road to the north (Netherley Road) as it would be obscured by the existing farm buildings and trees. The height of the building (3 metres) is much less than the Dutch Barn to the north (11 metres) with consequent minor visual impacts relative to the existing site. In size, design and position, the polytunnel would match the existing polytunnels on site. Overall, there would be no harm to the street scene from the proposal.

### Ecology

Part 2 of Policy CS8 (Green Infrastructure) states that

2) To achieve the above, planning powers and other interventions will be used to:  
d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;

A Preliminary Ecological Appraisal (PEA) is not required as MEAS state that the site is a small farmland site, with limited ecological value. ", The ground within the polytunnel will remain the habitat as the baseline (cropland). As such there is no impact to existing habitats, therefore the site is exempt from BNG via the de minimis exemption. BNG does not require further consideration.

proposal is considered acceptable in relation to ecology provided that a condition is imposed to secure the implementation of birds boxes on site to improve biodiversity. This is supported by Meas who have no objection to the proposal. Overall, the proposal complies with Core Strategy Policy CS8.

### Neighbour Amenity

Due to the modes height of the proposal (3m) and the buildings position in the midpoint of the farm complex area, there would be no impact on residential amenity.

### Trees

The development will not affect trees or involve the loss of trees and it would be located at the midpoint of the farm complex area.

### Conclusion

The proposal would be not inappropriate development, in the Green Belt and therefore acceptable in principle in relation to the street scene, neighbour amenity, and trees. The application complies with local planning policies (Core Strategy Policies CS5 and CS8), and is recommended for approval.

### Recommendation

That planning permission be granted subject to the following conditions.

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. North Elevation (received 14/02/25).
- b. East Elevation (received 14/02/25).
- c. West Elevation (received 14/02/25).
- d. South Elevation (received 14/02/25).
- e. (Proposed Site Plan (1:500) (received 05/02/25).
- f. Location Plan (received 05/02/25).

Reason: For the avoidance of doubt.

- 3) Bird Boxes

The bird boxes identified (via email received 25/03/2025) shall be installed prior to first use of the building and retained hereafter.

Reason: In order to provide appropriate habitats for birds.

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|-------------------------------------------------------|---------------------------|
| <b><u>Signed Case Officer<sup>1</sup>:</u></b>        | <b><u>Andrew Hunt</u></b> |
| <b><u>Signed Authorising Officer<sup>2</sup>:</u></b> | <b><u>Jo Sheridan</u></b> |
| <b><u>Date:</u></b>                                   | <b><u>07/05/2025</u></b>  |

## **Informatives**

- 1) Coal

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

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

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