

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00091/AGR

APPLICANT: Mr Oliver Harrison

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: PRIOR APPROVAL FOR THE ERECTION OF AN AGRICULTURAL PRODUCE BUILDING

LOCATION OF SITE: Water Lane Farm, Water Lane, Tarbock Green, Knowsley, L35 1RD

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt

RELEVANT POLICIES

General Permitted Development Order (2015) (as Amended)

ARTICLE 35

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.

PLANNING HISTORY

Numerous applications have been approved at the site, however, none are directly relevant to the current application.

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

N/A

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for a Prior Approval for the erection of an agricultural produce building.

GPDO 2015

The application complies with the requirements of Class A – Schedule 2, part 6 of the GPDO 2015 (as amended). The agricultural unit is more than 5 hectares and the site area is more than 1 hectare. The building would not exceed 1000 square metres or be located within 25 metres of a trunk or classified road. The application complies with all the other criteria in Class A.

Siting, design and External Appearance

Condition A (2) of Class A states that the erection of a building is permitted by Class A subject to the condition that:

- (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 of the building, the building is located away from main roads and would be screened by trees to the north. As a result, it would not be readily visible from outside the site. The design and appearance of the building are considered acceptable for its agricultural use.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/02/2022	-	-	Design and Access Statement
14/02/2022	-	-	Location Plan
14/02/2022	-	-	Proposed Site Plan
14/02/2022	-	-	Proposed Elevations

Andrew Hunt

15 February 2021

Signed by

Mark Quinn

25/02/2022