



Knowsley Council

Website: www.knowsley.gov.uk/environment/planningandbuilding/

Directorate of Regeneration and Neighbourhoods
Housing, Planning and Building Control
PO Box 26
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Huyton Knowsley
Merseyside L36 9FB

Tel: (0151) 443 2381

Application to determine if prior approval is required for a proposed: Erection, Extension or Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	325
Suffix	
Property Name	Yew Tree Farm
Address Line 1	Lower Road
Address Line 2	
Address Line 3	Knowsley
Town/city	Halewood
Postcode	L26 3UA

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
345848	385747

Description

Applicant Details

Name/Company

Title

Mr

First name

Graham

Surname

Lund

Company Name

Yew Tree Farm LTD

Address

Address line 1

Burlington House, 10-11 Ribblesdale Place

Address line 2

Address line 3

Town/City

Preston

County

Knowsley

Country

United Kingdom

Postcode

PR1 3NA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Andrew

Surname

Coney

Company Name

P.Wilson and Company

Address

Address line 1

10-11 Ribblesdale Place

Address line 2

Address line 3

Town/City

Preston

County

Country

United Kingdom

Postcode

PR1 3NA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☒ A new building
☐ An extension
☐ An alteration

Please describe the type of building

The proposed building is a standard agricultural structure comprising a steel portal frame with concrete base panels. The sides are clad in timber, in keeping with typical rural design and functionality. The roof is a pitched design, finished with natural grey "Profile 6R" fibre cement roof sheets, which include roof lights to allow for natural daylight. This specification is consistent with common and accepted construction methods for agricultural building.

Please state the dimensions of the building

Length

18.28

metres

Height to eaves

4.87

metres

Breadth

7.01

metres

Height to ridge

5.9

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Pre Cast Concrete Wall Base Panel with Timber Cladding Sides, all typical of an agricultural building

External colour

Pre Cast Concrete Wall Base Panel - Grey
Timber Cladding Sides - Light Brown

Roof

Materials

External colour

Rooflights - Corrugated Plastics

Roof - Natural Grey "Profile 6R" Fibre Cement Roof Sheets

Rooflights - Transparent

Roof - Natural Grey

Has an agricultural building been constructed on this unit within the last two years?

- ☐ Yes
- ☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ☐ Yes
- ☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)
- 1,250 square metres (where the agricultural unit is under 5 hectares)
- 1,500 square metres (where the agricultural unit is 5 hectares or more)

- ☐ Yes
- ☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

- ☐ Yes
- ☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

- ☐ Yes
- ☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

9.6

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

30

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Yes, the proposed development is reasonably necessary for the purposes of agriculture.

The application seeks prior approval for the erection of a 128 sqm general-purpose agricultural building at Yew Tree Farm, a long-established rural holding comprising approximately 9.6 hectares of agricultural land. The primary function of the holding is livestock farming, supported by a range of diversified rural activities.

The proposed building will replace an ageing and inadequate structure that no longer meets the operational demands of the farm. The existing building is limited in size and outdated in design, restricting the secure and efficient storage of essential agricultural machinery, equipment, and feed. The new structure will provide a safe, weatherproof, and purpose-built facility to support the ongoing needs of the livestock enterprise, enhancing both operational functionality and on-site safety — particularly given its proximity to areas accessed by visitors.

The development is not intended for any non-agricultural or residential use and will be sited within the existing yard, maintaining the farm's layout and minimising visual impact. Its scale, design, and location are entirely consistent with the needs of a modern agricultural operation and fully compliant with the criteria set out under Schedule 2, Part 6, Class A of the General Permitted Development Order.

In summary, the proposal is a modest and practical improvement that is essential to the efficient and sustainable operation of the farm. It is reasonably necessary for the purposes of agriculture and directly supports the continued viability of the holding within the local rural economy.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

Yes, the proposed development is specifically designed for the purposes of agriculture.

The building has been carefully planned to support the ongoing agricultural operations at Yew Tree Farm, which is a working rural holding of approximately 9.6 hectares, primarily focused on livestock farming. The structure will replace an outdated and undersized building that no longer meets the functional needs of the farm.

The proposed building will be a steel portal frame structure with concrete base panels and timber-clad sides—materials that are commonly used in modern agricultural construction due to their durability, ease of maintenance, and suitability for rural settings. The pitched roof will be finished with natural grey fibre cement roof sheets (Profile 6R) with rooflights, ensuring robust weather protection and natural lighting within the building.

The internal layout and overall design of the building are intended to provide secure, efficient storage of farm machinery, equipment, and feed —functions that are essential to the livestock enterprise. The positioning of the building within the main operational yard has been carefully considered to improve access for larger modern machinery and enhance the working efficiency of the site.

The development does not include any residential elements or non-agricultural features. It is a purpose-built agricultural facility that complies fully with the requirements of Schedule 2, Part 6, Class A of the General Permitted Development Order.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☐ Yes
☒ No

What is the height of the proposed development?

5.9

Metres

Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matthew Hughes

Date

23/05/2025