



P Wilson & Company
Chartered Surveyors

Knowsley Metropolitan Borough Council
Huyton Library
Civic Way
Huyton
Knowsley L36 6GD

Our Ref: C2653-6.ATC.kh

21 May 2025

Dear Sir/Madam,

**TOWN & COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 2015
SCHEDULE 2, PART 6, CLASS A – APPLICATION FOR PERMITTED DEVELOPMENT RIGHTS FOR
THE ERECTION OF NEW FARM BUILDING AT YEW TREE FARM, LOWER ROAD, HALEWOOD,
LIVERPOOL, L26 3UA**

APPLICANT: MR G LUND, YEW TREE FARM, LOWER ROAD, HALEWOOD, LIVERPOOL, L26 3UA

P Wilson & Company are appointed by the Applicant to submit a prior determination application in respect of the erection of a New Agricultural Building inside the existing yard area at Yew Tree Farm. Accordingly, please find attached the following documents which make up the prior determination application:

- Elevations.
- Site plan.
- Location plan.

The proposal seeks prior approval for the erection of a general-purpose agricultural building under Schedule 2, Part 6, Class A of the General Permitted Development Order. The site for the proposed development is Yew Tree Farm, Lower Road, Halewood, Liverpool, L26 3UA, where the applicants farm approximately 9.6 hectares of agricultural land.

Yew Tree Farm is a long-established rural holding, primarily focused on livestock farming and supported by a range of diversified activities, typical of a modern agricultural enterprise. The applicants are seeking to replace an ageing and outdated building with a 128 sqm general-purpose agricultural structure to better meet the day-to-day needs of the farm and ensure its continued functionality. Given its proximity to areas of the site accessed by customers, it is essential that the replacement building meets current structural and safety standards to ensure both operational suitability and the safety of visitors.

The existing building is no longer suitable for current agricultural requirements. Its restricted size and dated design limit the secure and efficient storage of agricultural machinery, equipment, and farm feed. With agricultural machinery increasing in scale, the proposed structure will be set slightly further back within the yard to improve access, maneuverability, and overall working efficiency.

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While Yew Tree Farm supports a mix of rural uses — including paddock lettings and the hosting of events — its agricultural use remains at the core of the business. The proposed building will provide essential space to support ongoing livestock operations and associated agricultural activity, without compromising the wider use of the site. This modest and practical development will improve the operational efficiency of the farm, ensuring it remains fit for purpose and capable of supporting the evolving needs of the farm. It will contribute to the long-term sustainability of the holding and reinforce its continued role within the local rural economy.

Criteria and Compliance

Criteria	Compliance
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; or (b) any excavation or engineering operations,	The proposal is for the erection of a 128 sqm general-purpose agricultural building within the existing yard at Yew Tree Farm. The farm comprises approximately 9.5 hectares of land, forming a single agricultural unit under the applicants' ownership. The building will replace an ageing structure and is required to provide secure, weatherproof storage for machinery and equipment essential to the ongoing livestock enterprise. The building is for agricultural use and will be repositioned slightly to accommodate modern machinery, improving access and operational efficiency. Any associated excavation will be minimal and directly related to construction. The proposal complies with the requirements of Class A of the GPDO, as it constitutes agricultural development on qualifying land and is reasonably necessary for the purposes of agriculture.
A.1 (a)	The proposed agricultural building will be sited within the main operational yard at Yew Tree Farm, which forms part of the wider agricultural unit under the applicants' ownership. The site of the proposed development is not a separate parcel but is integrated within the existing farm infrastructure, and the area exceeds 1 hectare in size. As such, the development does not take place on a separate parcel of land under 1 hectare, and the proposal fully complies with this requirement under Class A of the GPDO.
A.1(b)	The proposed agricultural building will be constructed on Yew Tree Farm, an established agricultural unit, and there have been no changes of use or development under Class Q or Class S of Part 3 within the last 10 years prior to this application. The proposed development is therefore not in conflict with this criteria, and the erection of the agricultural building can proceed as planned under Class A.
A.1(c)	The proposed development involves the erection of a general-purpose agricultural building and does not consist of, or include, the erection, extension, or alteration of a dwelling. The project is solely for agricultural purposes, and there is no intention to alter or create any residential accommodation as part of this development. Therefore, the proposal is compliant with this criteria under Class A.
A.1(d)	The proposed development involves the erection of a general-purpose agricultural building, which is specifically designed and intended for agricultural purposes. The building will be used solely for the storage of

	machinery, equipment, and related farm apparatus, essential to the farm's operations. Therefore, the development complies with these criteria as it involves only agricultural structures and works.
A.1(e)	(i) The proposed development does not involve any works or structures for accommodating livestock or plant or machinery arising from engineering operations. It is solely for the construction of a general-purpose agricultural building for the storage of agricultural machinery and feed. Therefore, this point is not applicable to the proposal. (ii) The proposed agricultural building will cover an approximate floor area of 128 square metres, which is well below the 1,500 square metre limit for buildings under Class A. As such, the development complies with the limit outlined in this point.
A.1(f)	The proposed agricultural building is located more than 3 kilometres from the nearest aerodrome. As such, the height restriction of 3 metres within this proximity does not apply to the proposal. The building will comply with the relevant height restrictions for agricultural development and will not exceed the maximum height of 12 metres allowed under Class A for buildings situated outside this zone. The proposed building's ridge (maximum) height is 5.9 metres. The nearest aerodrome is Liverpool John Lennon Airport, which is at its closest point 3.3km from the proposed building location.
A.1(g)	
A.1(h)	The proposed agricultural building is located approximately 70 metres away from the nearest classified road at its closest point, and this distance will be increased further following the approval of the proposal. Therefore, the proposal complies with this condition, as no part of the development will be within the restricted distance of 25 metres from a metalled part of a classified road. The nearest trunk road is not relevant to this application due to its locality.
A.1(i)	The proposed agricultural building is not intended for the accommodation of livestock or the storage of slurry or sewage sludge. Additionally, the building is located more than 400 metres from the curtilage of any protected building. Therefore, the proposal fully complies with this condition, as no part of the development falls within the restricted distance or involves the accommodation or storage of livestock, slurry, or sewage sludge.
A.1(j)	The general purpose agricultural building does not involve fish farming, nor any excavations or engineering operations related to fish farming. The development is solely for agricultural storage purposes and does not fall under this use. Therefore, the proposal is compliant with this condition.
A.1(k)	(i) The proposed agricultural building is not for the storage of fuel or waste from a biomass boiler or anaerobic digestion system. The building is designed specifically for the storage of agricultural machinery and equipment and does not involve any fuel or waste storage. (ii) The building is located more than 400 metres from the curtilage of any protected building. Therefore, the proposal complies with both parts of this condition.
A.1(l)	The proposed agricultural building is not located on, nor within the curtilage of any scheduled monument. Therefore, the development complies with this condition as no part of the site is affected by this restriction.



This application includes detailed plans and elevations illustrating the proposed development. The building will be designed to comply with all relevant planning and agricultural regulations, ensuring it is appropriate for its intended purpose within the agricultural holding.

Given that the proposal aligns with the permitted development rights outlined in Schedule 2, Part 6, Class A of the GPDO, we respectfully request that Knowsley Council grants prior approval for the erection of this general-purpose agricultural building.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Andrew T Coney', is written over a light grey rectangular background.

ANDREW T CONEY
for P Wilson & Company
enclosures
email: andrew.coney@pwcsurveyors.co.uk