



Mr Andrew Hunt
Planning and Development Control
Knowsley Council
Nutgrove Building - Second Floor
Westmorland Road
Huyton, Knowsley
L36 9FB

15th August 2023

Dear Sirs

RE: PLANNING PERMISSION – IMPROVEMENT TO EXISTING ACCESS AND LANDSCAPING SCHEME OF APPROVED AGRICULTURAL GRAIN STORAGE BUILDING (APPLICATION 23/00005/AGR) - LAND ADJACENT TO PRESCOTT ROAD (NORTH OF RED HOUSE FARM AND SOUTH OF CRANTON ROAD), WA8 5PS

The proposed application seeks full planning permission for improvements to the existing agricultural access off Prescott Road together with landscape scheme (condition 1) following grant of approval for an agricultural grain storage building under 23/00005/AGR dated 16th May 2023, condition being:

Landscaping Scheme

Prior to any works above slab level, a landscaping scheme to screen the building and site shall be submitted to the local planning authority. The building shall not be used until the scheme has been installed in accordance with the agreed details. The landscaping shall be retained as long as the building is standing.

Reason: In order to effectively screen the building and reduce its visual impact.

The application is submitted to Knowsley Metropolitan Borough Council and is to be assessed in line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 whereby it provides that where regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The accompanying drawings together with detailed landscape maintenance and management obligations have been prepared by OS Planning LTD [the Agent] on behalf of our client, W Bennett and Son [The Applicant]. A family run arable farm, farming circa 900 acres (414 acres owned) of mixed combinable crops such as Wheat, Barley, Oats. Also grown on rotation are oilseed rape, peas, beans and linseed. A well-established third generation farming complex located between Rainhill and Tarbuck Green that formulated the initial application following the need for an upgrade of existing storage facilities.

The essential and functional need of the building has not been reassessed or discussed within this submission.



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However, this proposal is presented, in line with the National Planning Policy Framework and that the proposed access improvements and landscaping area are paramount to support the use and the ability of the applicant to construct the approved scheme.

The proposed development (as a whole) at Prescott Road will support sustainable economic development and a prosperous rural economy which highlights the development of agricultural and other land-based rural businesses should be supported Nationwide. Furthermore, it is generally acknowledged that agriculture has an important role in shaping, maintaining, and managing of the open countryside and the viability of rural economies.

As stated above the construction of this new agricultural building will allow the applicant to remain competitive in a volatile market and against climate change notwithstanding equally allowing the applicants to service existing contracts previously documents under the 23/00005/AGR submission.

The construction of the subject building has been delayed by the planning process and inadvertently, as conditioned by Knowsley Borough Council under the approved scheme, submitted under Town and Country Planning (General Permitted development) (England) Order 2015 (as amended) - Notification under Schedule 2, Part 6, the building cannot be erected above slab level without an approval of a landscape scheme.

The proposed landscaping therefore has been submitted in adherence to the subject condition but also to ensure that the site is maintained in a manner which protects and enhances existing wildlife habitats and promotes the biodiversity value of the site. Notwithstanding, contribute to the visual amenity of the local area and successfulness of the development.

As explained in the accompanying management plan, the overall objective of the accompanying plan and strategy is to provide a practicable document that can be referred to by relevant contractors (the applicant) and a design that is feasible with an initial 5-year maintenance objectives for all landscaped elements within the scheme as a whole.

Likewise, the extant field access proposed to be improved will provide a critical link to the approved grain store. For ease of use, the building requires a concrete apron and permeable turning area not only for vehicular access but to avoid cross contamination of the grain and assist to clean up in the event of grain spillage (loss of crop). The access will be constructed to Highway Authority Standard 6m wide with kerbed 6.5m radius entrance set back 15m from the highway with clear visibility to all user, access and egress and users of Prescott Road.

The relevant development plan for consideration against the proposed development is the NPPF and Knowsley Local Plan Core Strategy (January 2016), with some saved policies from the Knowsley Replacement Unitary Development Plan (June 2006). Policy CS7 - Transport Networks relates to the highway and access solutions (old and new) which when reviewed on balance the proposal would comply with Local Plan policy CS7. It is therefore concluded that there is no highway-related reason to withhold planning permission for the proposed access improvements to the site development.

The proposal is a small-scale development is for agricultural purposes and would not be classed as inappropriate development in the Countryside. There is minimal loss of key agricultural land. There is no change of use proposed. The site will remain as existing, agricultural.

We look forward to hearing from you at your earliest convenience.

Kind regards

Yours sincerely

Mrs Olivia Starkey

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