METROPOLITAN BOROUGH OF KNOWSLEY

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING PERMISSION

Application No: 01/00632/FUL
Date of Receipt: 17.09.2001
Date Valid: 30.11.2001

Name and address of applicant
Mr A Gielty
Lyncroft Farm
Butchers Lane
Aughton

Name and address of agent
Michael Cunningham
Derby Chambers
Derby Street
Ormskirk
Lancs
L39 2BY

Address or location of development
Sandy Lane Farm Cut Lane Knowsley Industrial Park Knowsley L33 3AJ

Nature and particulars of application
ERECTION OF 1 NO LIVESTOCK BUILDING, 8 NO POLYTUNNELS AND CARAVAN FOR TEMPORARY RESIDENCE

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been granted for the carrying out of the development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of five 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.

2. No part of the development hereby permitted shall be commenced until details of the proposed external facing materials to be used on the walls and roof of the livestock building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The livestock building shall only be erected in accordance with the agreed details.

   Reason: In the interests of visual amenity and to comply with policy G7 of the Knowsley Unitary Development Plan, adopted June 1998.

3. No part of the development hereby permitted shall commence until full details of the access, access road and any area of hardstanding including a drawing at 1:200 scale and details of surfacing has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be installed prior to any part of the development coming into use and shall be maintained in accordance with the agreed details at all times that the site is use for any part of the development hereby permitted.

   Reason: For the avoidance of doubt and in the interests of road safety and to accord with policy T12 of the Knowsley Unitary Development Plan, adopted June 1998.

4. The site shall be landscaped in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

   The scheme shall be wholly implemented in its finally approved form within the first available planting season following the substantial completion of the livestock building or polytunnels, which ever comes first. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

   Reason: In the interests of visual amenity and to comply with policy G7 of the Knowsley Unitary Development Plan, adopted June 1998.

5. The occupation of the caravan shall be limited to a person solely or mainly employed in connection with the agricultural development hereby permitted as defined in Section 336 of the Town and Country Planning Act 1990.

   Reason: The site is located within the approved Knowsley Green Belt, as defined in the Knowsley Unitary Development Plan. This plan, in accordance with national planning guidance, sets a strong presumption against most forms of residential development. Permission has only been granted in the light of the agricultural need.

6. The caravan hereby permitted shall be removed and the land reinstated to its former condition, including the removal of all ancillary works and structures (not including the polytunnels nor the livestock building) at or before the expiry of a period ending on 31 August 2005 unless a further application for a renewal of the permission of a planning application for a permanent building has been previously submitted and approved by the Local Planning Authority

   Reason: To enable the Local Planning Authority to re-assess the proposal on the expiry of the permission having regard to the economic viability of the agricultural enterprise and to comply with AI of PPG7.

7. No part of the development hereby granted permission shall be commenced until details of sewage disposal have been submitted to and approved in writing by the Local Planning Authority. When assessing the suitability of the site for septic tank drainage, a percolation test shall be undertaken by a suitably qualified and experienced person in accordance with the appropriate current British Standards. The caravan and livestock building hereby permitted shall not come into use until the details of the sewage disposal have been implemented in full.

   Reason: To ensure a satisfactory provision of sewage disposal facilities and in the interests of residential amenity and to comply with Policy G7 of the Knowsley Unitary Development Plan, adopted June 1998.

8. No part of the development hereby granted permission shall be commenced until a scheme has been submitted to by a person(s) the identity of whom has been previously agreed in writing by the Local Planning Authority and approved in writing by the Local Planning Authority for the stripping of the soil on the site of the access road, livestock building and areas of hardstanding. The scheme shall include details of the storage and re-use of the soil removed.

   Reason: To ensure that the topsoil of Best and Most Versatile Land is not developed on and to comply with Policy G11 of the Knowsley Unitary Development Plan, adopted June 1998.

9. No livestock shall be kept on the yard area or any hardstandings approved as part of the scheme required by condition 2 of this planning permission.

   Reason: For the avoidance of doubt and to accord with the terms of the letter submitted by the agent dated 10 April 2002, and in the interests of residential amenity.

10. No part of the development hereby permitted shall be commenced until the planting along the western boundary of the access road and the southern boundary with Sandy Brow Farmhouse/Hawthorne Cottage have been protected by fencing, of a minimum height of 1.2 metres, which shall use vertical or horizontal scaffolding poles or stout fencing with the uprights driven well into the ground. The fencing shall be erected in a location to be submitted to and agreed in writing by the Local Planning Authority and retained in the approved position until the development is completed.

No storage of plant or material (including soil), works (including improvement of soil, changes in ground level, vehicular movement of soil, changes in ground level, vehicular movements, siting of temporary buildings or other works), lighting of fires or tipping of liquids shall take place within the protective fencing hereby defined.

Reason: To protect existing trees and other planting along parts of the western and southern boundaries of the site and to comply with Policy En14 of the Knowsley Unitary Development Plan, adopted June 1998.

11. At least two working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in condition 9 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority.

Reason: To ensure that the proper protection of trees and other planting has been carried out in the interests of visual amenity and to comply with policy En14 of the Unitary Development Plan.

Graham Smith

Director Of Planning And Development

Date: 01.08.2002