

Regeneration and Economic Development Department

APPLICATION NO: 21/00165/FUL

APPLICANT: Mr and Mrs Jones

WARD AFFECTED: Whiston & Cronton

DEVELOPMENT: ERECTION OF 1 NO. AGRICULTURAL STORAGE BARN FOR PERSONAL USE

LOCATION OF SITE: Dragon House Farm , 370A Cronton Road, Cronton, WA8 5QD

KNOWSLEY LOCAL PLAN ALLOCATION –

Green Belt - Tarbock

RELEVANT POLICIES

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Cronton Parish Council – Objects to the proposed development on the grounds that :-

1. The proposal is not in accordance with the Green Belt Policy of Knowsley Local Plan
2. The proposed development is an inappropriate new development in the green belt.
3. The site location is not a farm.
4. The new building is not for agricultural use.

These matters are discussed in the body of the report.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours. It has also been advertised by Site Notice

In addition to the objection from Cronton Parish Council the applicant has submitted a representation in support of their application stating that

“Currently there is no storage at the property for the tractor and animal food, straw etc. This will provide storage and will be in keeping with the property and tucked away at the side of property.
There are currently 2 huge steel shipping containers at the property which are an eye sore, don't look nice on the landscape these will be removed once the building is completed which will improve the landscape.”

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

SITE HISTORY

APP. NO: 07/00210/COU
PROPOSAL: CHANGE OF USE OF FORMER FARM WORKERS BARN INTO RESIDENTIAL DWELLING INCLUDING TWO STOREY EXTENSIONS TO BOTH SIDE ELEVATIONS AND CHANGE OF USE OF PART OF EXISTING BARN TO FORM 3 NO. STABLES

DECISION: REF
DECISION DATE: 21 June 2007

APP. NO: 07/00912/FUL
PROPOSAL: CHANGE OF USE OF FORMER FARM WORKERS BARN INTO RESIDENTIAL DWELLING INC. 2 STOREY EXTENSIONS TO BOTH SIDE ELEVATIONS AND CHANGE OF USE OF PART OF EXISTING BARN TO FORM 3 NO. STABLES. RE SUBMISSION OF REFUSED APPLICATION 07/00210/COU.

DECISION: PER
DECISION DATE: 11 December 2007

APP. NO: 09/00086/COU
PROPOSAL: CHANGE OF USE OF FORMER FARM WORKERS BARN TO FORM 1 NO. RESIDENTIAL DWELLING WITH TWO STOREY ANNEX ACCOMODATION INCLUDING TWO STOREY EXTENSIONS TO BOTH SIDE ELEVATIONS AND CHANGE OF USE OF PART OF EXISTING BARN TO FORM 3 NO. STABLES.

DECISION: PER
DECISION DATE: 20 May 2010

ISSUES AND ASSESSMENT:

PROPOSAL

The application site comprises a dwelling house (former farm workers barn) and associated land to the rear comprising a total area of 0.68ha located off Cronton Road, Cronton, Knowsley.

It is proposed to erect an agricultural storage barn for personal use. The barn is proposed to be erected to the side of the dwelling adjacent to the western site boundary. There are currently 2 metal storage containers on the site of the proposed barn which are proposed to be removed from the site which can be secured by planning condition.

The barn would measure 7m by 15m, would have a pitched roof with a height of 2.5m to the eaves and 4m maximum height to the ridge.

The barn is required to store animal feed, bedding and a tractor. Whilst the adjacent land is not currently used for agricultural purposes once the agricultural barn is erected the applicant plans to rescue chickens and breed rare sheep for their wool.

POLICY CONSIDERATIONS

The site is within the Knowsley Green Belt and therefore Local Plan policy CS5 and guidance in NPPF would be applicable in this regard.

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Paragraph 145 of the NPPF states that “A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: “

a) Buildings for agriculture and forestry ;

The land is a field, but is not currently in agricultural use, however, the applicant’s supporting statement sets out that they intend to begin such a use on the site rescuing chickens and breeding sheep. The applicant suggests that such uses would require a building to house equipment and this is not an unreasonable position.

The agricultural use on the field is a “chicken and the egg” scenario – one can’t happen without the other. In such a scenario it is considered reasonable to restrict this permission to two years initially in order for the barn to be built and the agricultural use to be established. After the initial two year period the applicant can re-apply for a permanent permission or to have the planning condition removed which would be supported providing that there is satisfactory evidence that the land is being used for agricultural purposes.

The proposal would not conflict with local plan policy CS5 as the proposal is not considered to be inappropriate development in the green belt.

As the proposed building is associated with an agricultural use the principle of this building within the green belt is considered acceptable subject to the other detailed considerations set out below.

DESIGN & LAYOUT

The proposed barn is relatively small in scale and would be set back approximately 67m from the Cronton Road site boundary. The facing materials proposed comprise grey synthetic slate for the roof, black timber cladding and black roller shutter doors.

All of the materials will be sourced locally keeping the build as sustainable as possible. The timber clad external skin and timber trusses have a low environmental impact. The tapco slate is lightweight which means it has a low installation cost and less waste. It is made up of recyclable limestone and polypropylene. The timber cladding would harmonise with the existing dwelling which also has black timber cladding to the front elevation.

The design and appearance of the barn is considered to appropriate and would be in compliance with Local Plan policy CS19.

HIGHWAY SAFETY

The barn would be accessed from Cronton Road as per the existing dwelling. There are no highway safety issues associated with this proposal.

RESIDENTIAL AMENITY

The proposed barn would be erected close to the side/rear boundary of no 372 Cronton Road. The closest corner of the barn would be 13m from the rear elevation of 372 Cronton Road. This dwelling has a 1.8m timber fence to the side boundary and therefore only the roof section of the barn is likely to be visible from the rear of No 372 at this distance it is not considered any significant loss of amenity would result.

CONCLUSION AND REASON FOR DECISION.

The scale of barn is considered appropriate, its appearance would be acceptable and it would constitute an appropriate form of development within the green belt.

There would be no adverse impacts on visual/residential amenity or highway safety.

The proposal would be in accordance with local and national planning policies.

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RECOMMENDATION:

That planning permission be granted subject to the following conditions:-

- 1) The development must be begun not later than the expiration of three 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 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Prior to the first occupation of the barn hereby permitted the existing storage containers shall be removed from the application site.

Reason : In the interests of amenity and to ensure compliance with Local Plan policy CS5 and National Planning Policy Guidance.

- 4) The barn shall be constructed using the facing materials stipulated on drawing 1284-01-01 and the design and access statement ref 1284-04-01.

Reason : In the interest of visual and residential amenity and to ensure compliance with Local Plan policy CS19.

- 5) This permission is for a limited period only. The building hereby permitted and any foundations, buildings, structures, hardstandings, enclosures, ancillary works or other groundworks associated with the building shall be removed and the land restored to its former condition on or before 30th April 2023.

Reason: To enable the Local Planning Authority to re-assess the proposal on the expiry of the permission having regard to local and national green belt policies.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/02/2021	1284 02 02	-	SITE LOCATION PLAN
26/02/2021	1284 01 01	-	PROPOSED PLANS AND ELEVATIONS
26/02/2021	1284-03-01	-	Supporting Statement
26/02/2021	1284-04-01	-	Design and Access Statement

Informatives

None required

Mark Quinn

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PS/DC/OP04/05	003	23/9/02

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21 April 2021

Alan Kilroe

26 April 2021

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PS/DC/OP04/05	003	23/9/02

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