



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

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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	
Suffix	
Property Name	Barn Hey Farm
Address Line 1	Netherley Road
Address Line 2	
Address Line 3	Knowsley
Town/city	Tarbock Green
Postcode	L35 1QG

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

Easting (x)	Northing (y)
346559	387093

Description

Applicant Details

Name/Company

Title

Miss

First name

Helen

Surname

Woodcock

Company Name

Kindling Farm Limited

Address

Address line 1

Barn Hey Farm Netherley Road

Address line 2

Address line 3

Town/City

Tarbock Green

County

Knowsley

Country

United Kingdom

Postcode

L35 1QG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

We were given prior approval to build 3 water storage tanks on the 10th April 2024. This application is to amend our original plan to be for just 1 tank (due to the high cost of said tanks) with a small pump cabinet next to the tank. Both the tank and cabinet will be green in colour to blend into the landscape as much as possible. The tank is cylindrical in shape - 18 metres in diameter and 4.5 metres high with a cover and will hold up to 1 million litres of water. The cabinet is 2.5 metres (width) x 2.5 metres (depth) x 2.5 metres (height). See attached a photo of the cabinet sent by the supplier as well as a mocked up photo that we have created showing what the tank and pump cabinet would look like from in the proposed location. The storage tank and pump cabinet are essential to the wider agricultural use of the farm as we are not able to apply for a water abstraction licence (the environmental agency has told us they are not currently issuing any more licences in this local area) so collecting water and storing the it is the only way we have to irrigate the vegetable and fruit crops that we plan to produce, necessary to run our agricultural business of fruit and vegetable production (particularly with increasingly dry spring/summers).

Please state the dimensions of the building

Length

18

metres

Height to eaves

4.5

metres

Breadth

18

metres

Height to ridge

4.5

metres

Please describe the walls and the roof materials and colours

Walls

Materials

Galvanised Steel

External colour

Dark green to fit in with the surrounding landscape as much as possible - see attached supplier information and mocked up photos.

Roof

Materials

The covers are made of UV stabilised plastic described by the supplier as like heavy duty bubble wrap.

External colour

Black (not visible from the ground).

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)

31.0

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

60

Months

0

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

- ☒ Yes
☐ No

If yes, please explain why

The storage tank and pump cabinet are essential to the wider agricultural use of the farm as our farming system is dedicated to the production of fruit and vegetable crops across the whole farm and this is not possible without irrigation. Our plan had been to apply for a water abstraction licence to enable us to irrigate during dry months (an increasing occurrence in spring/summer), however, the environment agency informed us that they are not currently issuing any more licences in this local area. After seeking advice from various experts in fruit and vegetable production and irrigation, our only other alternative is to collect and store the water throughout the year to ensure that we are prepared for a dry spring/summer and would be able to irrigate the vegetable and fruit crops if necessary rather than potentially lose most if not all of our crops.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The proposed tank and pump cabinet are designed to collect and store water for the purpose of irrigating our crops across the farm. The volume of the tank has been calculated with support of an agricultural advisor, based on the amount of water needed in a dry spring/summer when continuous irrigation is essential to the survival and health of the crops. Additionally we have carefully considered the location of the tank and cabinet, balancing accessibility for irrigating the whole farm with visual impact, ecological impact and minimising risk of flooding. We had advice from a DEFRA Catchment Sensitive officer encouraging us to apply for a grant to improve a number of elements near the proposed tank location, including culverts for the reinstated ditch to improve water flow. We are therefore in the process of applying for DEFRA Catchment Sensitive funding to implement a farm wide sustainable drainage plan and this includes 40m of new ditch and reinstating the old ditch. This will be the route for excess water and mitigate any flooding concerns (see accompanying statement for further information on impact).

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?

4.5

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

Helen Woodcock

Date

15/01/2025