

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	25/00015/AGR	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Barn Hey Farm, Netherley Road, Tarbock Green, Knowsley, L35 1QG		
<u>PROPOSAL:</u>	ERECTION OF 1 WATER STORAGE TANK FOR AGRICULTURAL USE WITH ASSOCIATED PUMP CABINET		

Site Description

The application site is a small part of the wider farm site and is located to the south of the caravan storage area and to the east of the storage pond area. The application site is to the south and west of several buildings and other caravans to the north. The wider site is to the south of the B5178 (Netherley Road). To the east of the site across Netherley Road is another Caravan Park.

Proposal

The proposal is a prior approval application for the erection of 1 water storage tank for agricultural use with associated pump cabinet.

Consultations

N/A

Representations

N/A

Planning History

A previous prior approval for 3 water storage tanks was approved (24/00161/AGR – approved 10/04/2024).

Another prior approval for a polytunnel (24/00217/AGR) was approved (08/05/2024).

A previous planning application was approved for up to 40 Caravans at the site. This was approved with a condition with a limit of 10 caravans for the southern part of the two halves of the development (the current site area).

94/00348/APP | RETENTION OF 30 No CARAVANS AND STORAGE OF A
FURTHER 10 No. CARAVANS (40 IN TOTAL) | A Humphries And Son Ltd Barn Hey
Farm Netherley Road Tarbock Green Knowsley L35 1QG

A recent planning application was approved to increase the number of caravans by 10 on the southern portion of the site. (24/00087/FUL – approved 11/04/2025).

Relevant Policy

General Permitted Development Order 2015 (as Amended)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

General Permitted Development Order 2015 (as Amended)

Reasonably necessary for the purposes of agriculture

Class A of Part 6 of the GPDO 2015 (As Amended) 2015 requires that in order to be permitted development works must be reasonably necessary for the purposes of agriculture within that unit in order to benefit from permitted development rights.

“PART 6 Agricultural and forestry-

Class A – agricultural development on units of 5 hectares or more

Permitted development

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, which are reasonably necessary for the purposes of agriculture within that unit”.

The proposal would serve an existing farm and would be used in connection with the agricultural use of the site. It would support the irrigation of crops and growing of fruit and vegetables due to the difficulty in obtaining a water abstraction license.

Therefore, the proposal complies with this part of the GPDO.

Size Limitations

“(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations [F1] would exceed 1,000 square metres]; or

(ii) any building erected or extended or altered by virtue of Class A [F2] would exceed 1,500 square metres”;

(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

(h)any part of the development would be within 25 metres of a metalled part of a trunk road or classified road”;

The current proposal is instead of the proposal for 3 tanks and both cannot be implemented. The development would consist of a ground area of 262sqm (255sqm water tank and 6.25sqm for the Pump House). This is below the threshold of 1000sqm even when taking into account the polytunnel (720sqm) and complies with the requirements of the GPDO. The height of the water tank would be 4.5 metres high and well below the 12 metre limit. The development would be more than 25 metres away from Netherley Road. Overall, the application complies with the requirements of the General Permitted Development Order in relation to size limitations.

SITING AND MEANS OF CONSTRUCTION

“(i)the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building”;

In relation to the siting, design and external appearance of the building, The water tank would be located away from Netherley Road and to the south of a caravan storage area surrounded by trees. The water tank is located on lower ground than surrounding buildings and in the event of any breach would run off to drainage channels. They would not be readily visible from outside the side. It is proposed to paint the water tank green to blend in with the surrounding area. This will be secured via a condition. Subject to this the siting design and appearance of the building(s) would be acceptable.

Conclusion

The application complies with the requirements of Class A – of part 6 of the GPDO 2015 (as amended). Therefore, it is considered that prior approval is required and approved in accordance with the provisions of the GPDO.

Recommendation

The applicant be informed that under the terms of Class A (Part 6) of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) prior approval is required and approved Subject to the following conditions.

- 1) Colour

The Water tank shall be painted Green in accordance with the following Document:

- a. Proposed Elevations 1:250 (received 15/01/25)

Reason: In order to reduce the visual impact of the water tanks.

Signed Case Officer¹: **Andrew Hunt**

**Signed Authorising
Officer²:** **K Foster**

Date: **4 February 2025**

Informatives

N/A

1 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

2 I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed