

Regeneration and Economic Development Department

APPLICATION NO: 22/00009/FUL

APPLICANT: Mr David Hughes

WARD AFFECTED: Halewood North

DEVELOPMENT: ERECTION OF 3NO SINGLE STOREY ANIMAL SHELTER AND FOOD STORAGE OUTBUILDINGS AND A 2.4M HIGH WELD MESH FENCE

LOCATION OF SITE: Newpale Farm, Whitefield Lane, Tarbock Green, Knowsley, L35 1QX,

KNOWSLEY LOCAL PLAN ALLOCATION – Green Belt

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

TECHNICAL CONSULTATIONS:

Tarbock Parish Council - No Comments Received

United Utilities Water Ltd - No objections subject to a surface water drainage scheme.

Merseyside Fire And Rescue Authority - No objections in principle.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 13 neighbours. No representations have been received.

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.

PLANNING HISTORY

None Relevant

ISSUES AND ASSESSMENT:

Proposal

This application relates to a field to the rear of New Pale Farm currently used for keeping sheep. Goats and donkeys. There is currently a timber stable and shelter on the field which is enclosed by timber post and wire fencing.

It is proposed to erect three new buildings for food storage building and animal shelters. One outbuilding would measure 15m x 20m. The other two buildings would measure 12m x 6m. The larger building would have a eaves height of 2.5m and a ridge height of 4.5m. The two smaller buildings would have a ridge height of 2.6m and a ridge height of 3.6m.

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The facing materials proposed are grey metal sheet roofing and concrete block.

A 2.4m weld mesh fence painted black is proposed around the boundaries of the field for the safety and security of the animals given the applicant has experienced several issues of anti social behaviour putting the lives of the animals and road users at risk. This fencing would have more of an open aspect than the existing 2.4M high close boarded timber fencing to the north and east of New Pale Farm and the adjacent commercial premises.

Policy Considerations

This site is located within the Knowsley Green Belt. The NPPF (2021) paragraph 149 states that new buildings in the green belt would normally be classed as inappropriate development. However there are some exceptions to this such as :-

a) Buildings for agriculture and forestry.

The Town & Country Planning Act 1990 definition of agriculture includes the breeding and keeping of livestock (including any creature kept for the production of food, wool skins or fur or for the purpose of its use in the farming of the land).

The applicant has confirmed that the wool is used from the sheep for making clothing and the goats are bought and sold for meat. The donkeys are kept for recreational purposes for the applicant's family. (outdoor recreation is also an acceptable use within the green belt providing that the openness of the green belt is preserved)

On balance the proposal would have limited impact on the openness of the green belt and would be in compliance with paragraph 149 of the NPPF and local plan policy CS5.

Design & Layout

The buildings would be an appropriate scale for agricultural buildings. The design is considered to be appropriate provided that the concrete blockwork is painted or rendered an appropriate colour (dark green is suggested) which can be secured by a planning condition.

The buildings would not be visible from Whitefield Lane but some filtered views through the proposed fencing would be available from the public footpath to the north of the site.

The proposed fencing is considered to be acceptable given the surroundings and the location of the site. The amended design would have less visual impact and would be an improved design and appearance than the 2.2m hit and miss timber fence originally proposed.

The proposals would be in compliance with Local plan policy CS19.

Highway Safety

There are no highway safety issues associated with this proposal.

Residential Amenity

Aside from the applicant's property at New Pale Farm, the closest dwellings are located on Whitefield Lane. The proposed buildings would be screened by existing buildings at New Pale Farm and mature landscaping and any view of the proposed buildings would be limited.

The closest building would be 77m from the rear elevation of 92 Whitefield Lane.

In conclusion any impacts on residential amenity would be limited and would not have any adverse impact on the amenity of nearby occupiers.

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The proposal would be in compliance with Local Plan policy CS19.

Other issues

United Utilities have requested a pre commencement planning condition requiring the submission of a surface water drainage scheme. The applicant has subsequently confirmed that the outbuildings will not require either underground water facilities or foul drainage. The surface water run off will discharge into the field as the existing arrangement. Taking this into account it is not considered that a surface water drainage condition would be required.

Conclusion & Reason for Decision

The proposal would be an acceptable form of development in the green belt and the siting and design of the buildings are considered to be acceptable for the location within the green belt.

The proposal would be in compliance with the guidance in NPPF and the Local Plan policies listed above.

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) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The buildings shall be painted or rendered in a dark green colour (RAL colour reference to be provided). The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policies CS5 & CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and the National Planning Policy Framework.



SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/12/2021	01481	-	LOCATION PLAN

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

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08/04/2022	01481-SK-101	REV B	PROPOSED SITE LAYOUT
08/04/2022	01481-SK-102	REV A	PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

- 1 See attached letter from Merseyside Fire Authority

Mark Quinn

11 April 2022

Alan Kilroe

11 April 2022

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