

<u>APPLICATION NO:</u>	25/00650/AGR	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	Water Lane Farm, Water Lane, Tarbock Green, Knowsley, L35 1RD		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE ERECTION OF AN AGRICULTURAL BUILDING FOR PRODUCE STORAGE		

Site Description

The application is a small square site set within a larger farm complex (7ha) at Water Lane Farm. This consists of several buildings including a business centre, hardstanding and parking areas.

There is a dwelling to the west of the farm complex, and a dwelling to the north on the opposite side of Water Lane, To the east is Brunt Boggart farm which includes a residential dwelling.

Proposal

The proposal is a prior approval application for the erection of an agricultural building for produce storage. The building would be 1500sqm in size and the following dimensions;

- Length: 50m
- Width: 30m
- Eaves height: 8.2m
- Ridge height: 12m

Consultations

Merseyside Fire and Rescue – No objection subject to informatives.

United Utilities - No objection subject to informatives.

Representations

A site notice was erected by the applicant. No representations have been received.

Planning History

A previous application for an agricultural storage building was approved (22/00091/AGR – PRIOR APPROVAL FOR THE ERECTION OF AN

AGRICULTURAL PRODUCE BUILDING granted - 28.02.2022).

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)

Part 6, 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
- (b) any excavation or engineering operations

Which are reasonably necessary for the purposes of agriculture within that unit.

Development Not Permitted

A.1 Development is not permitted by Class A if –

- (a) The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area.

No – therefore acceptable.

(b) It would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins.

No – therefore acceptable.

- (c) It would consist of, or include the erection, extension or alteration of a dwelling.

No – therefore acceptable.

- (d) It would involve the provision of a building, structure or works not designed for agricultural purposes.

No – therefore acceptable.

- (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 would exceed 1,000 square metres.

No – therefore acceptable.

- (ii) Any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres, calculated as described in Paragraph D.1(2)(a) of this Part.

No – therefore acceptable.

- (f) The height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres.

N/A – application site is not within proximity to an aerodrome.

- (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.

No – therefore acceptable.

- (h) Any part of the development would be within 25 metres of a metalled part of a trunk road or classified road.

No – therefore acceptable.

- (i) It would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building.

No – therefore acceptable.

- (j) It would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.

No – therefore acceptable.

- (k) Any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system –

- (i) Would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit.

N/A

- (ii) Is or would be within 400 metres of the curtilage of a protected building.

N/A

(l) The erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument.

No – therefore acceptable.

A.2 (2) Subject to sub-paragraph (3), development consisting of –

- (a) The erection, extension or alteration of a building.
- (b) The formation or alteration of a private way.
- (c) The carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares).
- (d) The placing or assembly of a tank in any waters.

Is permitted by Class A subject to the following conditions –

- (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, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank.

In relation to the siting, design and external appearance of the building,

The building walls will comprise Plastic-coated box-profile sheets with a green colour, whilst the roof will be reinforced fibre-cement roof sheets with GRP roof lights coloured in grey.

The building is of a typical standard design and appearance and would not be out of place in a rural farming location. The materials are considered acceptable within the context on the site. The size of the building would be similar to the existing buildings on site.

In relation to neighbours, there is a dwelling around 160 metres away to the west another building to the north west which is 130 metres away, and Brunt Boggart farm which includes a residential dwelling which is 300 metres away. Overall, the dwellings are considered to be sufficiently far away that their amenity would not be affected by the building.

Access would be via the existing farm track with no new access from Water Lane being proposed. This would not raise any highway safety implications.

Overall, the building will not harm the amenity of neighbours.

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.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising **Jo Sheridan**
Officer²: _____

Date: **06/02/2026**

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