

APPLICATION NO: 26/00023/FUL **CASE OFFICER:** Andrew Hunt

WARD: Halewood North **PARISH:** Tarbock
Parish Council

LOCATION: Kindling Farm, Netherley Road, Tarbock Green, Knowsley

PROPOSAL: ERECTION OF A POLYTUNNEL FOR AGRICULTURAL USE

Site Description

The application site is a small part of the wider farm site covered with a mixture of hardstanding and grass and surrounded by tree planting. There is an existing polytunnel on the south eastern part of the field with a water tank on the south west part of the site. There are caravans to the north of the site. The proposed building area is a small and irregular piece of land to the south east of the hardstanding area by the buildings, and is currently grass. The site is to the south of the B5178 (Netherley Road). There are open fields to the north and south and west. To the east of the site across Netherley Road is another Caravan Park.

Proposal

The proposal is for the erection of a polytunnel for agricultural use. The proposal is to erect a small propagation polytunnel to raise plants for vegetable production. The proposal is to be located in the middle of a field, to the east of the existing polytunnel close to the farm complex building to the north and the other agricultural buildings previously approved. The polytunnel would be located away from any boundary with neighbours. The proposed size of the polytunnel is 5m high, 24m wide and 30m long. The polytunnel would be a similar size to the existing polytunnel previously approved.

Consultations

Environmental Sustainability Services – The application achieves a 15.31% net gain in area habitat units. The onsite BNG within the landscape plan is not considered to be significant enhancement and the plan and its implementation can be secured by a suitably worded planning condition or as an approved document.

Biodiversity net gain is a pre-commencement planning condition therefore a Biodiversity gain plan must be submitted to the LPA prior to development commencing. A biodiversity gain plan template can be found on the government website (Biodiversity gain plan - GOV.UK)

Representations

This application has been publicised by letters sent to 11 neighbours and by a site notice. No representations have been received.

Planning History

24/00087/FUL - USE OF LAND FOR STORAGE OF UP TO 20 CARAVANS –
Approved - 11.04.2024

24/00161/AGR - ERECTION OF 3 WATER STORAGE TANKS FOR
AGRICULTURAL USE – approved 10.04.2024

24/00217/AGR - ERECTION OF POLYTUNNEL FOR AGRICULTURAL USE –
approved 08.05.2024

25/00015/AGR - ERECTION OF 1 WATER STORAGE TANK FOR AGRICULTURAL
USE WITH ASSOCIATED PUMP CABINET - approved 04.02.2025

25/00025/FUL - ERECTION OF POLYTUNNEL FOR AGRICULTURAL USE –
approved - 07.05.2025

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

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS5 - Green Belt
CS8 - Green Infrastructure
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

N/A

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.

Assessment

Principle of Development

Policy

Knowsley Core Strategy Policy CS5 (New Development in the Green Belt) states that inappropriate development will not be permitted in the Green Belt except in very special circumstances in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations.

NPPF para 88 states that Planning policies and decisions should enable:

b) the development and diversification of agricultural and other land-based rural businesses;

NPPF Para 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt subject to certain exceptions.

Exception a relates to agriculture and forestry:

“a) buildings for agriculture and forestry”;

Assessment

The current proposal is a polytunnel that will be directly used for the growing of crops and will be used to extend the growing season into the winter. The previously approved polytunnel is currently in use for growing crops. The proposal is a polytunnel for agriculture and meets the one of the exceptions where buildings are

considered appropriate in the Green Belt. The proposal therefore meets exception “a) buildings for agriculture and forestry”; in NPPF para 154.

Therefore, the proposal is acceptable in principle and consistent with the NPPF and Core Strategy Policy CS5.

Permitted Development

Previous applications at the site have been approved under the prior approval process for agricultural buildings. However, the permitted development rights for agriculture have a limit of 1500sm (for buildings). These limits have now been used up on the previous applications and the current proposal would no longer be permitted development as the cumulative total of buildings at the site would exceed the relevant limit of 1500sqm.

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 [F1would exceed 1,000 square metres]; or

(ii)any building erected or extended or altered by virtue of Class A [F2would exceed 1,500 square metres]”,

Street Scene

Part 1 of Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that:

“To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected to:

a) Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment”;

The building would not be readily visible from the road to the north (Netherley Road) as it would be obscured by the existing farm buildings and trees. The height of the building (5 metres) is much less than the Dutch Barn to the north (11 metres) with consequent minor visual impacts relative to the existing site. In size, design and position, the polytunnel would match the existing polytunnel on site. Overall, there would be no harm to the street scene from the proposal and it complies with Core Strategy Policy CS19.

Ecology

Part 2 of Policy CS8 (Green Infrastructure) states that

2) To achieve the above, planning powers and other interventions will be used to:
d) Protect, enhance and/or introduce biodiversity into existing areas of Green Infrastructure, through integration into the design of new development and public realm projects;

A Biodiversity Net Gain plan has been submitted with the application with a calculated metric. The application achieves a 15.31% net gain in area habitat units. The onsite BNG within the landscape plan is not considered to be significant enhancement and the plan and its implementation can be secured by a suitably worded planning condition.

Overall, the proposal complies with Core Strategy Policy CS8.

Neighbour Amenity

Part 2 of Core Strategy Policy CS19 (Design Quality and Accessibility in New Development) states that:

“To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:

a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers”;

The polytunnel would be located to the west of the existing polytunnel and further away from the nearest neighbour to the east. There would be an existing similarly sized polytunnel in between the current proposal and the neighbour. This means that there would not be any material impacts on the neighbour above and beyond the existing polytunnel.

Due to the height of the proposal (5m) and the buildings position (38 metres away from the neighbour boundary to the east) there would not be any harm to amenity from loss of light, outlook or privacy.

Overall, there would be no harm to neighbour amenity from the proposal and it complies with Core Strategy Policy CS19.

Conclusion

The proposal would be not inappropriate development in the Green Belt and therefore acceptable in principle. The proposal would also not result in harm in relation to the street scene, ecology and neighbour amenity. The application complies with local planning policies (Core Strategy Policies CS5 and CS8 and CS19), and is recommended for approval.

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) Plans

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) BNG Gain Plan

Prior to commencement of development a Biodiversity gain plan shall be submitted to and be approved in writing by, the Local Planning authority. Works shall be carried out in accordance with the approved details and retained hereafter.

Within the Biodiversity Gain Plan developers need to provide their:

- completed metric tool calculation
- pre-development and post-development plans (showing the location of on-site habitat, the direction of north and drawn to an identified scale)

Reason: In order to meet Biodiversity Net Gain and to ensure compliance with NPPF 2024.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>Jo Sheridan</u>
<u>Date:</u>	<u>18/05/2026</u>

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/01/2026	-	-	East Elevation
26/01/2026	-	-	West Elevation
08/03/2026	-	-	South Elevation
08/03/2026	-	-	North Elevation
26/01/2026	-	-	Layout Plan
26/01/2026	-	-	Location Plan
20/04/2026	-	-	BNG Metric V3
17/04/2026	-	-	Habitats Plan

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