

## FOR INFORMATION ONLY

S/2010/0237

### The Site

The site comprises a small holding covering over 5 hectares to the north east quadrant of the junction between Tithebarn Lane and Giddygate Lane, Melling. The area is characterised by open landscape with fields defined by hedgerow and stock fencing, and a wide scattering of individual dwellings and barns. The site is roughly 0.5 km north of the Waddicar settlement.

### Proposal

Erection of 1 metal clad storage building for animal feeds/bedding, tractor and accessories and 3 polytunnels including a hard-standing area with new access from Tithebarn Lane

### History

S/22496 – Landfilling – approved 31 July 1984.

### Consultations

Highways Development Control – comments awaited

Environmental Protection Director – no objections.

MEAS – advise that the land in question is Grade I agricultural land of the highest quality (best and most versatile). The proposed development will not result in significant loss.

Environment Agency – comments awaited.

### Neighbour Representations

Last date for replies: 19 March 2010

The application has been 'called in' for determination by Councillor Tony Robertson.

A total of 50 representations have been received at the time of writing (including comment from Melling Parish Council), 38 expressing objection, 6 commenting and 6 in support. These will be reported in full in due course but the chief reasons for objection are as follows:

- traffic concerns,
- impact of proposals on Green Belt,
- relationship of building to adjacent grade II\* listed building,
- sound and smell of animals in field,
- noise from wind tunnels in field,

- possible prospect of future, unwanted applications on the site,
- condition of land at present.

Those in support are generally welcoming of activity providing food locally and reducing greenhouse gases, and are accepting of the fact that farming/agriculture is an activity prevalent in the Green Belt.

## Policy

The application site is situated in an area allocated as Green Belt on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS2	Restraint on development and protection of environmental assets
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
GBC2	Development in the Green Belt
GBC6	Landscape Character
GBC7	Agricultural Land Quality
HC4	Development Affecting the Setting of a Listed Building

## Comments

The proposal seeks the erection of an agricultural building and polytunnels to the north side of Tithebarn Lane, adjacent to the Barnes' Farm complex on the opposite side of the lane. The building would measure 20 metres by 6 metres, with a monopitched roof of 4 metres maximum. There are two further small polytunnels proposed on the west side of this building and an area of hardstanding.

The access would be derived from Tithebarn Lane; aerial photographic evidence suggests this to be a reopening of a formerly existing access and there is an opening in the hedgerow which was known to exist in 2005. The applicant has been undertaking farming activity on the land for a year and is seeking an area for storage of implements.

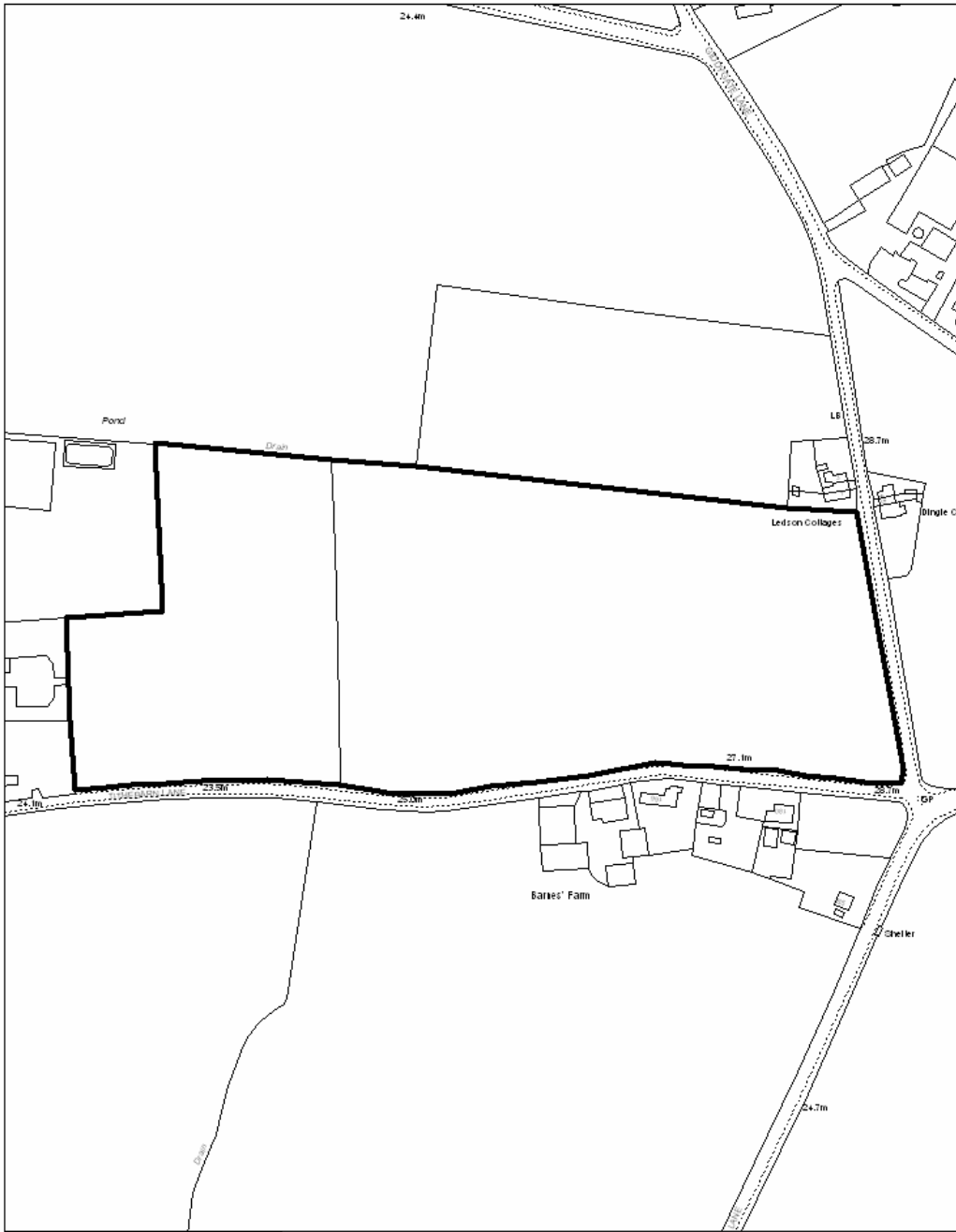
The use of any land for agricultural activity is permitted development and cannot be prevented. The state of the land is causing a degree of concern amongst a number of objectors, but that is not a specific matter for this application, nor are concerns that an additional dwelling may result at a later date. The applicant lives in property adjacent to the field at present.

Buildings required for agricultural purposes are appropriate development in the Green Belt and therefore the principle is acceptable but the issues are:

- 1) The implications of the chosen siting on the setting of Barnes' Farm, a Grade II\* listed building opposite,
- 2) The effect of the proposals on the openness and visual amenity of the Green Belt, and the relationship of the built form to other nearby structures,

- 3) The effect of the proposals on highway safety and the movement of vehicles/pedestrians,
- 4) The contribution of the development in respect of improving/maintaining agricultural land quality, and
- 5) The scope to reduce the impact of development through improved boundary treatments, appropriate landscaping etc.
- 6) The design quality of the proposals.

The application will be reported in full with a recommendation to Planning Committee on 28 April 2010.



<b>Sefton Council</b> <b>Planning &amp; Economic Regeneration Department</b> Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the Regeneration &amp; Environmental Services Directorate</small>	S/2010/0237 Land at Giddygate Lane and Tithebarn Lane Melling L31 1E0		<b>Standard Site Plan</b> Scale: 1:2500 Date: 19/3/2010 Drawn By: BEERT on	
	OSGR: 339616, 400483	Sheets: 155C, 155A, 155D, 155E	Area: 59444 sqm	
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