

<u>APPLICATION NO:</u>	23/02677/NMA	<u>CASE OFFICER:</u>	Jo Sheridan
<u>WARD:</u>	Prescot North		
<u>LOCATION:</u>	Land at Carr Lane, Prescot, Knowsley		
<u>PROPOSAL:</u>	NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 23/02677/FUL (ERECTION OF 88 NO. AFFORDABLE RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE) TO AMEND THE DESCRIPTION OF DEVELOPMENT TO - ERECTION OF UP TO 88 NO. AFFORDABLE RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE		

Site Description

The site subject of the application consists of an area of land approximately 3.4 hectares in area which forms part of a Sustainable Urban Extension (SUE) allocation within the Knowsley Local Plan Core Strategy (Policy SUE 1). The site was formerly used as a treatment works operated by United Utilities. The site has naturally regenerated and largely consists of trees and scrub/vegetation.

The land is to the south of Carr Mill Woods, Carr Lane, Prescot. To the north of the site lies Carr Lane Woods; to the south of the site is the rear of properties at Emelia Drive; to the east of the site lies Carr Lane and to the west of the site is the M57. Carr Lane Lake is a site of Biological Importance. Prescot Brook runs along the northern boundary with Carr Lane Woods lying beyond.

Proposal

The non material amendment application seeks to change the description of development from:
Erection of 88 no. affordable residential dwellings and associated infrastructure

To:
Erection of up to 88 no. affordable residential dwellings and associated infrastructure

Consultations

None required.

Representations

No publicity undertaken.

Planning History

23/02677/FUL: Erection of 88 no. affordable residential dwellings and associated infrastructure. Planning permission granted 16.01.2025.

26/00231/FUL: S73 application for the variation of condition 2 (approved plans) in relation to planning application 23/02677/FUL (Erection of 88 no. affordable residential dwellings and associated infrastructure) to allow for amendments to dwelling types and housing mix (removal of 1 dwelling) with increased 4 bed units and 1 bed cottage flats together with site wide layout amendments to allow for existing coal mining features. Decision pending.

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 Replacement Unitary Development Plan (Saved Policies, 2006)
Knowsley Local Plan Core Strategy (2016)
Merseyside Waste Local Plan (2013)

Assessment

The non material amendment application seeks to change the description of development from:

Erection of 88 no. affordable residential dwellings and associated infrastructure

To:

Erection of up to 88 no. affordable residential dwellings and associated infrastructure

The change would add 'up to' into the description of development, giving flexibility to the proposal (see planning history).

The change in the description of development is considered to be non material and the application is recommended for approval.

Recommendation

That the non material amendment application be approved.

Signed Case Officer¹: **Jo Sheridan**

**Signed Authorising
Officer²:** **Alan Kilroe**

Date: **22 June 2026**

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

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