

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00490/NMA1 **CASE OFFICER:** Andrew Hunt

WARD: Prescott North **PARISH:** Prescott
Town Council

LOCATION: The Prescott Centre, Eccleston Street, Prescott, Knowsley, L34 5GA

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING THE GRANT OF
PLANNING PERMISSION 24/00490/FUL (ERECTION OF NEW
WALLS FOR INTERNAL SHOPPING AREAS (FOLLOWING PARTIAL
DEMOLITION OF THE EXISTING SHOPPING CENTRE),
AMENDMENT SOUGHT FOR CHANGE FROM PALISADE TO
PALADIN FENCING

Site Description

The application site consists of part of a former shopping centre complex within Prescott Town Centre. The area is to the east of the existing dome structure and is irregularly shaped. The site is surrounded by other town centre uses to the north and west, however to the south is a car park with dwellings beyond this on Kemble Street. To the east there are other commercial buildings with residential dwellings further to the east on Cyrus Street.

Proposal

The proposal is for a non - material amendment to the approved planning permission To change the approved plans. 24/00490/FUL - (ERECTION OF NEW WALLS FOR INTERNAL SHOPPING AREAS (FOLLOWING PARTIAL DEMOLITION OF THE EXISTING SHOPPING CENTRE),

The amendment is to change from palisade to paladin fencing.

Consultations

N/A

Representations

N/A

Planning History

The related main application for demolition was approved (24/00490/FUL – 06/12/2024). - (ERECTION OF NEW WALLS FOR INTERNAL SHOPPING AREAS (FOLLOWING PARTIAL DEMOLITION OF THE EXISTING SHOPPING CENTRE),

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS19 - Design Quality and Accessibility in New Development

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

Changes

The following are the main changes from the original approved plans:

The main changes are:

- Replacement of Palisade with Paladin fencing

Character of Area

The change from a palisade to a paladin fencing is considered to be a minor non material change. The change would if anything slightly improve the appearance of the development when viewed from the surrounding area.

The visual effects of the change would be minor with no harm to the character of the area. Therefore, the change is considered non material.

Conclusion

The proposal would be acceptable in relation to appearance and would be a non material change. The application is recommended for approval.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising **Jo Sheridan**
Officer²: _____

Date: **29/09/2025**

Informatives

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/09/2025	4.100	A	Fence Line Plan
08/09/2025	3.100	C	Proposed Lower Ground Floor
08/09/2025	3.101	C	Proposed Upper Ground Floor
08/09/2025	3.200	C	Proposed Elevations
08/09/2025	3.210	C	Proposed Detailed Elevations
08/09/2025	3.300	B	Proposed Sections 1 and 2
08/09/2025	3.301	B	Proposed Sections 3 and 4

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