

<u>APPLICATION NO:</u>	24/00068/NMA1	<u>CASE OFFICER:</u>	Louise Robinson
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	Land South of Cherryfield Drive, Kirkby Town Centre, Knowsley		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 24/00068/FUL (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 800 DWELLINGS (USE CLASS C3) WITH VEHICULAR ACCESS FROM CHERRYFIELD DRIVE AND BEWLEY DRIVE AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE , AMENDMENT TO THE EXISTING CHERRYFIELD DRIVE CAR PARK TO PROVIDE A REVISED-AMENDMENT SOUGHT TO CHANGE THE DESIGN OF THE FALKIRK APARTMENT BLOCK (PLOTS T001-T006) AND TO RE-NAME AS PEERS 3 STOREY APARTMENT BLOCK.		

Site Description

The application site comprises 22.5 hectares of land located to the south of Kirkby Town Centre. Currently, the site consists of the former Knowsley Community College buildings in its northwest corner. Along the northern part of the site adjoining Cherryfield Drive are the remnants of former commercial, community and residential properties. The land to the south of the site was formerly occupied by All Saints School and its playing fields. The school closed in 2009 following its relocation to Roughwood Drive.

Proposal

Planning permission was granted for 800 dwellings in April 2025 under reference 24/00068/FUL.

This application is for a non-material amendment to the above permission to change the design of the Falkirk Apartment Block (Plots T001-T006) and to re-name as Peers 3-Storey Apartment Block.

Consultations

None required.

Representations

None required.

Planning History

24/00068/NMA	NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 24/00068/FUL (DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 800 DWELLINGS (USE CLASS C3) WITH VEHICULAR ACCESS FROM CHERRYFIELD DRIVE AND BEWLEY DRIVE AND ASSOCIATED LANDSCAPING AND
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INFRASTRUCTURE, AMENDMENT TO THE EXISTING CHERRYFIELD DRIVE CAR PARK TO PROVIDE A REVISED LAYOUT, LANDSCAPING AND 16 ADDITIONAL PARKING SPACES AND HIGHWAY IMPROVEMENTS TO CHERRYFIELD DRIVE). AMENDMENT SOUGHT TO CHANGE DOUBLE GARAGE ON PLOT T010 FROM A DOUBLE GARAGE TO A SINGLE GARAGE, PLOTS T011-T012 RE SITED AND GARDEN SIZES AMENDED & PLOT T012 TANDEM DRIVEWAY CHANGED TO DOUBLE PARKING SPACES

Granted (24.09.2025)

24/00068/FUL

DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 800 DWELLINGS (USE CLASS C3) WITH VEHICULAR ACCESS FROM CHERRYFIELD DRIVE AND BEWLEY DRIVE AND ASSOCIATED LANDSCAPING AND INFRASTRUCTURE, AMENDMENT TO THE EXISTING CHERRYFIELD DRIVE CAR PARK TO PROVIDE A REVISED LAYOUT, LANDSCAPING AND 16 ADDITIONAL PARKING SPACES AND HIGHWAY IMPROVEMENTS TO CHERRYFIELD DRIVE.

Granted (11.04.2025)

10/00505/OUT

OUTLINE APPLICATION FOR A COMPREHENSIVE PHASED RE-DEVELOPMENT OF THE SITE TO PROVIDE A MIXED USE DEVELOPMENT COMPRISING A FOODSTORE, RETAIL SHOPS (USE CLASS A1), FOOD & DRINK USES (USE CLASS A3), PROFESSIONAL & FINANCIAL SERVICES (USE CLASS A2), PUBS/BARS (USE CLASS A4), HOT FOOD TAKE AWAYS (USE CLASS A5) , REPLACEMENT HEALTH CENTRE & LIBRARY (USE CLASS D1) LEISURE USES (USE CLASS D2) & PETROL FILLING STATION TOGETHER WITH MODIFICATIONS TO BUS STATION & TAXI RANKS. HIGHWAY IMPROVEMENTS (INCLUDING A NEW SOUTHERN ACCESS ROAD), SERVICING, CAR PARKING, PEDESTRIAN/CYCLE ROUTES, PUBLIC REALM, LANDSCAPING AND OTHER RELATED WORKS - (ACCESS TO BE CONSIDERED AT THIS STAGE - ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL)

Granted (17.06.2011)

08/00001/HYB

MIXED USE DEVELOPMENT INCLUDING NEW STADIUM, RETAILING (INCLUDING SUPERSTORE), FOOD AND DRINK USES, HOTEL, OFFICES, COMMERCIAL, LEISURE AND COMMUNITY USES, NEW RESIDENTIAL DEVELOPMENT AND DEMOLITION OF EXISTING DWELLINGS, NEW CAR, BUS AND COACH PARKING, TOGETHER WITH NEW ACCESSES, INFRASTRUCTURE, ENGINEERING WORKS, LANDSCAPING AND ANCILLARY WORKS (PART OUTLINE PART DETAILED APPLICATION)

Refused – by the Secretary of State following a “call in” Public Inquiry (25.11.2009)

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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

Policy CS19 Design Quality and Accessibility in New Development

Assessment

In March 2014, the Government published its National Planning Practice Guidance (NPPG). This complements the National Planning Policy Framework (NPPF) and provides advice on how to deliver its policies. The guidance includes advice on the determination of applications on flexible options for planning permissions and viability in determining applications.

This guidance explains that there is not a statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The Local Planning Authority (LPA) must therefore be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990

The four key tests for the acceptability of an application for a non-material amendment are:

- The amendment would not be contrary to any development plan policy.
- The proposal is not significant in terms of its scale.
- The proposed change would not result in a detrimental impact on the visual or residential amenity.
- The interests of a third party would not be disadvantaged in any way.

Policy CS19 of the Knowsley Local Plan: Core Strategy outlines 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.

Amendments

The application relates to the planning application 24/00068/FUL, to amend the design of the 'Falkirk Apartment Block' (Plots T001-T006) and to re-name 'Peers 3-Storey Apartment Block'.

All other aspects of the previously approved planning application for 800 dwellings would remain the same.

The new design of the apartment block would not change the scale of the block in any way, and the internal layout would remain the same, and would make some minor alterations as follows:

- The windows to the front and side elevations, and the Juliet Balconies to the front elevation would now incorporate a 'solder course design' above them.
- The windows within the side elevations would now incorporate a window-sill below them.
- New solder courses are proposed to the front elevation below the ground floor windows, first-floor windows and second-floor windows.

As the scale of the previously approved apartment block would not be changed in any way, and the design alterations to the elevations are minor. It is considered that the proposed amendments are considered to be acceptable, as they would enhance the finished design of the apartment blocks to Plots T001 - T006.

The amendment to rename the apartment blocks at Plots T001 – T006 to 'Peers 3-Storey Apartment Block' is also considered to be acceptable, as it would allow for the new design type to be easily identified and differentiated from the previous 'Falkirk Apartment Block'.

As such, the above amendments would comply with Policy CS19 of the Knowsley Local Plan: Core Strategy.

Conclusion

The proposed amendments are considered to be non-material and are considered to be acceptable in terms of amenity, design and appearance.

Recommendation

- 1) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02.10.2025	Drg No.16		Planning Drawing 1 of 2: Elevations
02.10.2025	Drg No.17		Planning Drawing 2 of 2: Floor Plans

Signed Case Officer¹:

Louise Robinson

**Signed Authorising
Officer²:**

Mark Quinn

Date:

27.10.25

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