

APPLICATION NO: 25/00344/NMA **CASE OFFICER:** Mark Quinn

WARD: Swanside **PARISH:**

LOCATION: Former Boundary Pub Site, Pilch Lane, Roby

PROPOSAL: APPLICATION FOR A NON- MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 25/00344/FUL - ERECTION OF 34 NO. AFFORDABLE RESIDENTIAL DWELLINGS AND ASSOCIATED INFRASTRUCTURE . APPROVAL SOUGHT TO REMOVE AFFORDABLE FROM THE DESCRIPTION OF DEVELOPMENT AND ALTERATION TO THE HIGHWAY/ACCESS IN FRONT OF PLOTS 7-11.

Site Description

The application site comprises 0.72 hectares of vacant previously developed land located to the south of Pilch Lane, Roby. The site formerly comprised the Boundary public house and associated land.

The application site is bounded by Pilch Lane to the north (the application site is within Knowsley, however, the road and footpath along Pilch Lane are within Liverpool City Council's boundary), residential properties to the east, private playing fields (belonging to St Margaret Mary's Church) to the south and St Margaret Mary's RC church and primary school to the west of the application site.

Proposal

This application is for a non-material amendment to planning permission ref 25/00344/FUL to remove "affordable" from the description of development and a minor alteration to the highway/access to plots 7-11 (inclusive).

Consultations

Cadent Gas Limited - No objection in principle.

Representations

No publicity required

Planning History

APP. NO: 25/00344/FUL
PROPOSAL: ERECTION OF 34 NO. AFFORDABLE RESIDENTIAL DWELLINGS
AND ASSOCIATED INFRASTRUCTURE
DECISION: GRANTED
DECISION DATE: 19 March 2026

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS15 - Delivering Affordable Housing
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development

National Planning Policy Framework

Amended New Residential Development SPD (2018)

Article 35 Statement

Not applicable

Assessment

The applicant originally included the word “affordable” in the description of development and did not query the description on validation of the application.

However, removing “affordable” from the description would not impact the minimum amount of affordable homes that have to be provided to comply with Local Plan policy CS15 and guidance in NPPF.

A minimum of 10% affordable housing is secured through the S106 agreement. If the applicant ultimately decides to provide in excess of 10% that is entirely at their discretion.

On the approved layout drawing a private drive serves plots 8-11. As approved the width of the private drive is 6.9m at its narrowest, then widening to 8.5m. It is now proposed to widen the private drive to a consistent width of 9.5m which would be the same width as the adjacent adopted highway and two footways.

It would result in slightly smaller front garden areas that originally approved for plots 7-11 but overall the approved landscaping scheme including new tree planting would be unaffected.

This amendment would provide more space for vehicles manoeuvring off/on driveways to plots 8-11. This would be an enhancement to highway safety.

The vehicular access to plot 7 remains unaffected as this is accessed from the adopted driveway and it is only a relatively short section of frontage to plot 7 which would be adjacent to the private drive.

Conclusion

The proposed amendments are considered to be non-material to the approved scheme and are acceptable given they are in accordance with the Local Plan policies listed above.

Recommendation

That the Non-Material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/07/2026	Pilch Lane/Site Master Plan	REV B	SITE MASTER PLAN

Signed Case Officer¹: **Mark Quinn**

Signed Authorising Officer²: **Jo Sheridan**

Date: **05/08/2026**

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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