
<u>APPLICATION NO:</u>	24/00068/NMA3	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	Land South Of Cherryfield Drive, Kirkby Town Centre, Knowsley		
<u>PROPOSAL:</u>	NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF 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 LAYOUT, LANDSCAPING AND 16 ADDITIONAL PARKING SPACES AND HIGHWAY IMPROVEMENTS TO CHERRYFIELD DRIVE) TO ALLOW FOR CHANGING A SINGLE GARAGE TO DOUBLE GARAGE ON PLOT D135 AND PLOTS D136 & D137 REPOSITIONED BY 1M TOWARDS PLOT D138.		

Site Description

The application site comprises 22.5 hectares of land located to the south of Kirkby Town Centre. At present 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 ref 24/00068/FUL. This application is for a non- material amendment to the above permission to change a single garage to a double garage on plot D135 and for plots D136 & D137 to be repositioned by 1m towards plot D138.

Consultations

Non required.

Representations

No publicity required

Planning History

APP. NO: 24/00068/FUL

PROPOSAL: 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.

DECISION: GRANTED

DECISION DATE: 11 April 2025

APP. NO: 24/00068/NMA

PROPOSAL: 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 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

DECISION: GRANTED

DECISION DATE: 24 September 2025

APP. NO: 24/00068/NMA1

PROPOSAL: 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.

DECISION: GRANTED

DECISION DATE: 28 October 2025

APP. NO: 24/00068/NMA2

PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF 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 LAYOUT , LANDSCAPING AND 16 ADDITIONAL PARKING SPACES AND HIGHWAY IMPROVEMENTS TO CHERRYFIELD DRIVE.) TO ALLOW FOR CHANGING 12NO ARCHFORD HOUSE TYPES TO PORTMORE HOUSE TYPE TO PLOTS T011, T013, T014, T022, T025, T026, T079, T099-T101 & T143-T144 – CHANGING 4NO WILFORD HOUSE TYPES TO SH50 HOUSE TYPE TO PLOTS T030-T033.

DECISION: PER

DECISION DATE: 15 April 2026

Relevant Policy

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

DP3: KEY PRINCIPLES FOR WELL-DESIGNED PLACES

DP4: THE DESIGN PROCESS

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development

Assessment

The approved layout proposed a single garage to plot D135 and a single garage to plot D136 (as one building). It is now proposed to have a double garage to plot D135. (Plot D136 would still retain a single garage in the rear garden of the plot).

The proposed double garage would be slightly larger than originally approved. The width would be increased from 5.4m to 6.4m and the height increased from 4.2m to 4.6m.

Due to the increased width of the double garage plots D136 and D137 would be repositioned 1m closer to plot D138.

The proposed amendments are considered to be acceptable in terms of amenity, design, impact on the street scene. The impact of the amendments would result in the gable wall of plot D138 being on the boundary of plot D137 and therefore any maintenance to the gable wall would need to be undertaken from within the curtilage of Plot 137. Whilst this is not ideal given the minimal maintenance likely to be required to the gable wall this is not considered to be a reason for refusal.

Conclusion

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

Recommendation

That the non-material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/07/2026	LDG1H8	-	DOUBLE GARAGES - (PLOT 135) PROPOSED PLANS AND ELEVATIONS
05/08/2026	H9305-DWH-XX- XX-DR-UD- APP004	REV P02	D135 - D137 PROPOSED LAYOUT

Signed Case Officer¹:

Mark Quinn

Signed Authorising
Officer²:

Jo Sheridan

Date:

21/09/2026

Informatives

Not required

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

