

APPLICATION NO: 23/00134/NMA **CASE OFFICER:** Maxine Wishart

WARD: Prescot North **PARISH:** Prescot Town Council

LOCATION: 5 Market Place, Prescot, Knowsley

PROPOSAL: NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION 23/00134/KMBC1 (DEMOLITION OF EXISTING BUILDING, PART LEVELLING OF SITE AND ERECTION OF HOARDINGS) APPROVAL SOUGHT FOR AMENDMENTS TO REPLACE 2M HIGH TIMBER HOARDINGS AND METAL GATE SECURING THE PERIMETER OF THE SITE WITH 2.4 M HIGH PALADIN FENCING AND ACCESS GATES

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION

Town and District Centre – Prescot Town Centre
Prescot Town Centre Conservation Area

Site Description

The application relates to the former Stephenson's Print premises which were unoccupied and not in operation since 2004. The former Stephenson's print building has now, in the main, demolished.

The site which extends over approx. 0.13 ha. It is located to the southwest of the Prescot Centre and is surrounded by commercial properties with some residential uses immediately to the north above premises on Eccleston Street and to the west on Market Place.

The site is accessed from the Prescot Centre car park via Aspinall Street; through the Prescot Centre service yard; and a further pedestrian access which is located between No.7 Market Place and the former HSBC bank premises, No. 2 Eccleston Street.

The Stephenson's Print building has been in the main demolished and the remainder of the site is hard surfaces. There is an electricity substation located within the south west corner of the site which is understood to have served the original building and neighbouring properties and this remains in-situ.

The application site is located within an area allocated as Prescot Town Centre and is with the Prescot Town Centre Conservation Area. It is identified as a key opportunity area, including the Prescot Shopping Centre (CAA1) in the Prescot Town Centre Masterplan.

Proposal

Planning permission for: *Demolition of existing building, part levelling of site and*

erection of hoardings was granted in 2024 under Ref: 23/00134/KMBC1. Works have commenced on that approved development and the former Stephenson's Print building has been mainly demolished.

The application seeks consent for a non-material amendment to the approved details to allow amendments to change the timber hoardings and access gates to Paladin fence hoardings and access gates. Paladin fencing hoardings have been erected since this application was submitted.

Consultations

Prescot Town Council - No Comments Received.

Highway Authority - No objections.

Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply.

Planning History

The related original planning permission for the demolition was granted as follows:

APP. NO:	23/00134/KMBC1
PROPOSAL:	DEMOLITION OF EXISTING BUILDING, PART LEVELLING OF SITE AND ERECTION OF HOARDINGS
DECISION:	Granted
DECISION DATE:	28 October 2024

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

- CS2 - Development Principles
- CS7 - Transport Networks
- CS14 - Principal Regeneration Area - Prescott TC
- CS19 - Design Quality and Accessibility in New Development
- CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- DQ2 - Security in the Built Environment
- DQ5 - Development in Conservation Areas

SUPPLEMENTARY PLANNING DOCUMENTS

- Design Quality in New Development SPD (2016)
- Prescot Town Centre Masterplan SPD (2016-2028)

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

Section 96A of the Town and Country Planning Act allows a Local Planning Authority, on application, to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.

The Government's Planning Policy Guidance states that *there is no 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 must 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.*

Proposed Amendments

This non-material amendment seeks permission to make the following changes to the permission granted:

- Replacement of timber hoardings and access gates with Paladin fence hoardings and access gates.

The Paladin fencing has been installed around the site and finished in dark Green.

Context of the Site

The Prescott Town Centre Masterplan SPD sets the council's approach to regenerating the town centre to 2028. The application site, including the Prescott Shopping Centre (CAA1) is identified as a key opportunity area suitable for partial or comprehensive redevelopment. The demolition of the former Printworks forms part of a strategic approach to enabling comprehensive redevelopment of the Prescott Shopping Centre area. Whilst the council is working on the longer-term vision for the wider Prescott Shopping Centre site – of which the application site forms part, the building has been demolished with the intention of making the site secure.

Heritage Assets

The application site is within Prescott Town Centre Conservation Area. The application site abuts No. 9 Market Place a Grade II (List Entry No: 1075509). The site is also proximate to listed buildings and forms part of the broader townscape setting of these.

It was proposed, during and following demolition of the building to erect 2m high timber hoardings and gates with the intention that it would be subject to decoration via appropriate and relevant information / graphics until such time as the site is redeveloped. As there is no planning permission in place for redevelopment of the site this could be over a number of years.

Consideration must therefore be given to the visual impact of the proposed amendments, particularly as the site is in a prominent position from a public vantage point in the town centre and the Conservation Area.

The proposed Paladin fencing and gates would be seen in the context of an existing car park and service yard. It is noted that Paladin fencing of 2.4m high has been approved on part of the Prescott Centre site which is currently in the process of being demolished (24/00490/NMA1). That non-material amendment allows a change from the Palisade fencing approved to 2.4 m high Paladin fencing.

Having regard to the above, it is considered that the degree of changes proposed compared to the original approval would not be significant in terms of the overall appearance of the development. The proposed changes sought would be minor with no increased harm to the character of heritage assets or the area in general.

It is not considered that any third parties would be disadvantaged by way of the proposed alterations.

Highways

The application site is accessed from the Prescott Centre public car park and the site is adjacent to a service yard which serves both the Prescott Centre and units located on Eccleston Street which back onto the service yard.

The Local Highway Authority has raised no objection to the proposed amendments indicating that the principle of the development, and the scale is in line with the planning consent to which this NMA application relates.

The layout and the proposal would not have any impact to the highway network and is deemed acceptable.

Residential Amenity

Seen in the context of the site and its immediate surroundings the visual effects of the changes would be minor and the resultant changes would not result in any additional impact or harm to surrounding properties and consequently.

Conclusion

The proposed amendments are considered to be non-material and would not have an adverse impact on the character and appearance of the Prescott Town Centre Conservation Area or the area in general, heritage assets, highway safety or residential amenity compared to the approved development.

Accordingly, officers consider that the proposed changes fall within the scope of Section 96A of the Town and Country Planning Act and can be treated as a non-material amendment to the approved permission 23/00134/KMBC1.

Recommendation

That the non-material amendment be approved.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/10/2025	4.101	A	PR BOUNDARY LINE

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **Jo Sheridan**

Date: **23/01/2026**

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

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