

**APPLICATION
NO:**

24/00068/NMA

CASE OFFICER:

Mark Quinn

WARD:

Whitefield

PARISH:

LOCATION:

Land South Of Cherryfield Drive, Kirkby Town Centre, Knowsley

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 TO A SINGLE GARAGE, PLOTS T011-T012 RE SITED AND GARDEN SIZES AMENDED & PLOT T012 TANDEM DRIVEWAY CHANGED TO DOUBLE PARKING SPACES

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 double garage on one plot to a single garage , two plots are proposed to be re sited and the garden sizes amended and one plot is proposed to alter the location of the car parking spaces.

Consultations

None Required.

Representations

N/A

Planning History

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 November 2009.

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 June 2011.

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.

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KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS19 - Design Quality and Accessibility in New Development
National Planning Policy Framework

Assessment

This application relates to 4 plots (T010-T013) to the north east of the site , opposite the existing car park .

The double garage to plot T010 is proposed to be changed to a single garage. (this plot was originally intended to be a show home). Two off street parking spaces would still be provided to this dwelling. This amendment is considered to be acceptable.

Plots T011 and T012 would be re-positioned further from the adjacent road junction and consequently the rear garden size of Plot T012 would be increased. This amendment is considered to be acceptable.

The car parking to plot T012 was approved as tandem parking adjacent to the parking spaces to plot T013. This is now proposed to be re-sited as side by side parking spaces closer to the front elevation and entrance to the plot. The parking spaces would now be less remote from the entrance to the dwelling and more conveniently located. This amendment is considered to be acceptable.

All the above amendments would be in compliance with Local Plan Policy CS19.

Conclusion

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

Recommendation

That the non-material amendment be granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
03/09/2025	H9305 DWH XX XX DR UD 203666	-	PROPOSED SITE LAYOUT T010-T013 NMA

Signed Case Officer¹: Mark Quinn

Signed Authorising Officer²: Jo Sheridan

Date: 23/09/2025

Informatives

None

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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