

**APPLICATION
NO:**

24/00068/NMA2

CASE OFFICER:

Mark Quinn

WARD:

Whitefield

PARISH:

LOCATION:

Land South Of Cherryfield Drive, Kirkby Town Centre, Knowsley

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 12 NO 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.

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 house types on 12 plots from Archford to Portmore house types (Plots T011, T013, T014, T022, T025, T026, T079, T099-T101 & T143-T144) and to change Wilford house types to SH50 house types on 4 plots (T030- T033).

Consultations

Cadent Gas Limited - No objections in principle.

Representations

Not applicable for a Non Material amendment.

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

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

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

Assessment

This application relates to 16 plots (Plots T011, T013, T014, T022, T025, T026, T030-T033, T079, T099-T101 & T143-T144)

12 Archford house types are proposed to be changed to the Portmore house type. The Portmore house type has not previously been approved on this site however its design and appearance is very similar to the Archford.

The window styles, stone sills and canopies would be similar to that already approved under the Archford house type. A minor difference is that the Portmore house type would be 40mm wider than the Archford. This minor change would not have any material impact on the street scene and the size of the parking spaces would be unaffected.

The change from the Archford house type to the Portmore is considered to be non material.

A terrace of 4 Wilford house types are proposed to be changed to SH50 house type. The SH50 house type has a pitched roof canopy whereas the Wilford has a flat roof. The window sizes/ style differ on the SH50 house type. The proposed changes would not have any material impact on the street scene and the car parking would remain unchanged.

The change from the Wilford house type to SH50 is considered to be non material.

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
02/03/2026	01	-	SH50 SH50XEH7
02/03/2026	01	-	SH50 SH50XI-7
06/03/2026	H9305-DWH-XX-XX-DR-UD-201001	REV P01	LOCATION PLAN
06/03/2026	12	-	PORTMORE Y382 XEH7
06/03/2026	HA010-DWH-XX-XX-DR-UD-PRO003	REV P01	NMA 03 - PROPOSED PLANNING LAYOUT
09/04/2026	P341 Y382	-	PORTMORE - HADLEY ELEVATIONS
13/04/2026	12	Y382-MID	PORTMORE MID HOUSE TYPE

Signed Case Officer¹: **Mark Quinn**

Signed Authorising Officer²: **Jo Sheridan**

Date: **14/04/2026**

Informatives

1. SEE COMMENTS FROM CADENT GAS RECEIVED 24.03.2026

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

