

Agenda



Knowsley Council

1 July 2026

To: The Chairperson and
Members of the
Planning Committee

Dear Councillor

A Meeting of the **PLANNING COMMITTEE** will be held on **Thursday, 9th July, 2026**, in the Council Chamber, Municipal Buildings, Huyton at **6.00 pm**.

If you have any queries regarding this meeting, please contact Keith Glover on telephone number 0151 443-3502.

Yours faithfully

Chief Executive

Please Note:-

1. *(Please Note: Access to the Council Chamber is limited and members of the public or press wishing to attend in person are strongly advised to register in advance by emailing committees@knowsley.gov.uk or telephoning (0151) 443 2679. Attendees will be required to show photographic identification and will be subject to [security checks](#). Please note that meetings will also be live streamed. The live stream can be accessed from the following link - <https://knowsley.public-i.tv/core/portal/home>.)*
2. *If you have submitted a representation in respect of any of the planning applications that are included on the agenda for determination at this meeting, and wish to speak at the meeting, there is a procedure to be followed which can be accessed via the link below:-*

<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/speaking-at-planning-committee>

Membership of the Planning Committee

Councillors

G Bennett	(Chairperson)
G See	(Vice-Chairperson)
Mrs D Arnall	R Gaffney
Mrs C Bannon	D Gilbertson
B Beddows	Ms J Harvey
T Brennan	Mrs J E Lonergan
T Byron	Mrs S Powell
M Costello	R Rembadi
S Donnelly	I Smith
Mrs B Dunn	S Smith
A J Flute	G Wickens

(Note: The Agenda and Reports are circulated to all other Members of the Council for information only.)

A G E N D A

APOLOGIES

1. DECLARATIONS OF INTEREST

2. MINUTES

To receive as a correct record the minutes of the Committee meeting held on 4th June 2026.

(Pages 1 - 4)

3. APPLICATIONS FOR PLANNING PERMISSION

To consider the reports of the Executive Director (Place) in respect of the following applications for planning permission.

(Please note that:-

- (i) Background Papers to the planning applications referred to in this agenda comprise the following: -
 - 1. The planning application as submitted or subsequently revised including all forms and plans, etc.
 - 2. The application case sheet, inspection report, photographs, etc.
 - 3. An Ordnance Survey sheet extract showing the application site and the surrounding area.
 - 4. Standard planning conditions as adopted by the Council.
 - 5. Relevant policies from the Unitary Development Plan as appropriate.
 - 6. Copies of all statutory and non-statutory consultations and related correspondence except where they are strictly confidential.
 - 7. The relevant planning history of the application site.

Specific documents, which have been used as a background paper for a particular planning application, and which are not included in the above, are detailed as appropriate at the end of the individual report concerned. Please contact the planning services team (0151 443 2381 or via email at Dcsubmissions@knowsley.gov.uk) to arrange inspection of these files and documents; and

- (ii) Details of the contact officer is contained in the individual report and additional information/some background papers can be found on the [Public Access](#) site via the link shown beneath each planning application below).

(a) **25/00458/FUL AND 25/00459/LBC - HUYTON CRICKET CLUB, HUYTON LANE, HUYTON, KNOWSLEY, L36 7XH**

To consider the following two applications in relation to Huyton Cricket Club, Huyton Lane, Huyton, Knowsley, L36 7XH.

25/00458/FUL - Change of Use Of The Existing Redundant Pavilion Building to a Flexible use Falling Within Use Class E, (Commercial, Business And Service) F1 (Learning And Non Residential Institutions) or F2 (Local Community Uses) and the Erection of 84 Dwellings, Provision of Roads and Sewers, Open Space and Other Associated Works.

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 25/00458/FUL in the search box; and

25/00459/LBC – Listed Building Consent for Improvements and Repairs to the Pavilion Building Associated with the Change of Use to a Flexible Use Falling Within Use Class E (Commercial , Business & Service), F1(Learning and Non Residential Institutions) & F2 (Local Community Uses).

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 25/00459/LBC in the search box.

(Pages 5 - 52)

(b) **26/00054/FUL - CHANGE OF EXISTING USE FROM A DWELLING (USE CLASS C3) TO A FAMILY ASSESSMENT CENTRE (USE CLASS C2) FOR A MAXIMUM OF TWO FAMILIES TOGETHER WITH THE CONVERSION OF EXISTING DETACHED GARAGE TO FORM AN OFFICE ANCILLARY TO THE FAMILY ASSESSMENT CENTRE -23 YOXALL DRIVE, TOWER HILL, KIRKBY, KNOWSLEY, L33 4HS**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 26/00054/FUL in the search box.

(Pages 53 - 66)

- (c) **25/00681/FUL - THE INSTALLATION OF 3NO ANTENNAS, 1NO GPS NODE AND ASSOCIATED ANCILLARY DEVELOPMENT THERETO - CHADS PARADE, KIRKBY TOWN CENTRE, KNOWSLEY, L32 8RD**

Additional information in relation to this item can be obtained on Public Access via the following link:-

<https://planapp.knowsley.gov.uk/online-applications>

and entering 25/00681/FUL in the search box.

(Pages 67 - 82)

4. DELEGATED PLANNING DECISIONS

To consider the report of the Head of Planning and Building Control.

(Pages 83 - 90)

5. ANY OTHER ITEM(S) WHICH THE CHAIRPERSON DEEMS TO BE OF AN URGENT NATURE

APPLICATION NO: 25/00681/FUL

APPLICANT: EE Limited

WARD AFFECTED: Whitefield

DEVELOPMENT:

THE INSTALLATION OF 3NO ANTENNAS, 1NO GPS NODE AND ASSOCIATED ANCILLARY DEVELOPMENT THERETO

LOCATION OF SITE:

St Chads Parade, Kirkby Town Centre, Knowsley, L32 8RD

DEVELOPMENT PLAN ALLOCATION:

Kirkby Town Centre
Kirkby Town Centre Action Area

REPRESENTATIONS:

5 individual objections from 84 persons have been received, (consisting of 4 individual letters and 1 letter template sent by 80 persons (which counts as one individual representation)).

RECOMMENDATION:

That Members delegate authority to the Head of Planning & Building Control to grant planning permission subject to the conditions set out in the attached schedule, or such additional or amended conditions that the Head of Planning & Building Control in consultation with the Chair of Planning Committee considers appropriate.

CASE OFFICER:

Andrew Hunt (0151) - 443 2204

SUMMARY:

This application proposes the installation of 3no antennas, 1no GPS node and associated ancillary development thereto.

The relevant key issues are:

- The principle of development
- Visual Impact

- Impact on Health.
- Impact on amenity.

1. SITE AND SURROUNDINGS

- 1.1 The application site consists of an area of a tall rectangular building at St Chads Parade Kirkby, located within Kirkby Town Centre. The site is located to the north east of South Parade and to the west of the pedestrianised area of Newtown Gardens. The building slightly varies in height with the north eastern and south western parts of the site being slightly higher than the rest of the building. These form tower like structures which are higher than the rest of the roof.
- 1.2 There is existing telecommunications equipment on the roof of the building on the two towers of the roof in the form of antenna which is the same height as the proposed antennae.
- 1.3 The surrounding area is commercial in nature and the site is part of a large shopping centre. Kirkby Bus station is 210 metres away from the site to the south west on Cherryfield Drive.

2. PROPOSAL

- 2.1 This application proposes the installation of 3no antennas, 1 GPS node and associated ancillary development thereto.
 - The 3m proposed antennas would be between 13 and 16 metres above ground. Two of the antennas would be located on the northeastern 'tower' and the other would be located on the southwestern 'tower'
 - The GPS node would be 12 to 13 meters above ground level on the north eastern 'tower'.
 - The ancillary equipment would be located internally within the rooms on top of the roof. This refers to anything which is not an antenna, dish, mast or equipment cabinet and is items like the ERS (European Remote Sensing Satellite) , MHA's (Mast head amplifiers) BoB's (break out Boxes) cabling, handrailing, grillage basically any item that is required to support the antennas and radio equipment. Some of this equipment is positioned within the equipment cabinets and some of it is positioned near to the antennas.

- 2.2 The proposal is limited to the roof of the building, (including ancillary equipment located within the rooms within the roof). There are no changes to the other floors of the building.

3. RELEVANT SITE HISTORY

03/00618/COU - CHANGE OF USE FROM HARDWARE STORE (USE CLASS A1) TO LICENSED BETTING OFFICE (USE CLASS A2). - Granted -29.08.2003

03/00619/COU - CHANGE OF USE FROM SHOP (USE CLASS A1) TO LICENSED BETTING OFFICE (USE CLASS A2) – Granted - 29.08.2003

03/00804/FUL - INSTALLATION OF NEW SHOP FRONT AND AIR CONDITIONING UNITS TO THE ROOF - Granted - 10.10.2003

4. ARTICLE 35 STATEMENT

- 4.1 As required by paragraph 39 of the National Planning Policy Framework (NPPF) officers have worked with the applicant in a positive and proactive manner to seek solutions to the issues relevant to the proposed development.

5. EQUALITIES ACT 2010

- 5.1 In determining this application, the Local Planning Authority has considered the requirements under S149 of the Equalities Act 2010.
- 5.2 Section 149 of the Act sets out a general duty that requires the council to have due regard to the need to:
- eliminate discrimination, harassment and victimisation;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, and;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 5.3 In this case, the proposed development is not anticipated to have any potential impact from an equalities perspective.

6. REPRESENTATIONS

- 6.1 The application was publicised by letters sent to 46 neighbouring

properties and by a site notice. 5 individual objections from 84 persons have been received, (consisting of 4 individual letters and 1 letter template sent by 80 persons (which counts as one individual representation),consisting of the following main points.

Objection

- Lack of health impact assessment.
- No environmental impact fire, no structural survey or fire safety assessment.
- The development is ugly and will have harmful visual impact.
- The mast is in close proximity to a high footfall area with many pedestrians visiting the area.
- There are no long term health studies on 5G.
- The council have not advised on health and safety regulations and who to contact if there is an issue with the installation.
- ICNIRP standards are inadequate. People with metal implants are not covered.
- The consultation process is inadequate.
- 5G is for digital surveillance and control and is not wanted.
- The applicant has not demonstrated a need or a local benefit of the proposal.
- The ICNIRP Declaration is legally void and inadequate and dates from 2023 for a different site.
- The health impacts have been considered in the following legal cases: Velma v Somerset West and Taunton Council and Thomas v Cheltenham Borough Council.

7 CONSULTATIONS

None undertaken.

7. POLICY CONTEXT

7.1 Paragraph 11 and 12 of the National Planning Policy Framework (NPPF 2024), an extract from which is set - out below, states that:

“Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination*

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 usually 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.”

- 7.2 In this regard, the Knowsley Local Plan: Core Strategy was adopted in January 2016, although certain saved policies of Knowsley Replacement Unitary Development Plan (UDP) remain operational as part of the Statutory Development Plan and are still given weight in reaching a decision.. The Joint Merseyside and Halton Waste Local Plan was adopted in 2013 and is also part of the development plan.
- 7.3 The site is designated as within Kirkby Town Centre and Kirkby Town Centre Action Area. The relevant adopted policies for the assessment of the application are listed below.

KNOWSLEY LOCAL PLAN: CORE STRATEGY (2016)

SD1 - Sustainable development
CS1 – Spatial Strategy for Knowsley
CS2 - Development Principles
CS6 - Town Centres and Retail Strategy
CS7 - Transport Networks
CS10 - Principal Regeneration Area – Kirkby Town Centre
CS19 - Design Quality and Accessibility in New Development

**KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN
(Saved Policies 2009)**

ENV2 - Noise and Vibration

ENV8 - Telecommunications Development

8. ISSUES AND ASSESSMENT

Principle of the Development

- 8.1 National Planning Policy Framework (NPPF) paragraph 119 states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being and that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.
- 8.2 NPPF paragraph 120 states that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged. Where new sites are required (such as for new G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate.
- 8.3 NPPF paragraph 121 states that Local planning authorities should not impose a ban on new electronic communications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of electronic communications development, or insist on minimum distances between new electronic communications development and existing development. They should ensure that:
- a) they have evidence to demonstrate that electronic communications infrastructure is not expected to cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and
 - b) they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and electronic communications services.

- 8.4 NPPF Paragraph 122 states that applications for electronic communications development (including applications for prior approval under the General Permitted Development Order) should be supported by the necessary evidence to justify the proposed development. This should include:
- a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and
 - b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
 - c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.
- 8.5 Paragraph 123 of the NPPF states that Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.
- 8.6 Replacement UDP Saved Policy ENV8 – (Telecommunications Development) states that:
- 1. *Proposals for new telecommunications masts and associated antennae and buildings will not be permitted unless the applicant has demonstrated that the following criteria would be satisfied:*
 - a) *Where the proposal is for a free standing mast, the need for the development could not, for technical reasons, be met in a more environmentally acceptable manner by:*
 - *Sharing an existing mast or site,*
 - *Erecting antennae on an existing building or other structure;*
 - b) *The development would not, by reason of its scale, siting or design, have an unacceptable impact on the character or appearance of the surrounding area, or the amenity of nearby residents.*

2. *New telecommunications development will not be permitted within environmentally sensitive areas, such as Conservation Areas, residential areas or the Green Belt, unless the applicant has demonstrated that there are no other suitable alternative sites outside such areas and that appropriate steps have been taken to minimise any visual impact through careful siting, design and screening.*
 3. *Applications for development by telecommunications code system Operators must be accompanied by:*
 - a) *Evidence that the proposal would comply with all relevant ICNIRP14 Standards (or future guidance which may supersede the current guidelines), taking into account any cumulative emissions from other nearby telecommunications equipment;*
 - b) *Evidence of how the proposal fits into the wider network, regionally and nationally.*
 - c) *Where the telecommunication development would be on or near a school or college site, evidence that the governing body of the relevant school or college has been consulted”*
- 8.7 The proposal would use an existing site with antennae on the roof, complying with the requirements to locate such installations where possible on existing sites to minimise visual clutter and impacts. The applicant has submitted relevant ICNIRP certification which was updated and corrected during the course of the application.
- 8.8 The applicant has stated that the proposal is required in order to address increasing demand for telecommunications infrastructure (including the use of increased home-working and e-learning for school) and to meet national service obligations for coverage and speed. In accordance with NPPF paragraph 123 the Council should not question the need for the proposed development.
- 8.9 In relation to proximity to schools and colleges, the proposal is not at a school grounds and is 285 metres away from Kirkby C of E Primary School (to the north west). The site is not at a main access point to the school and would not be any nearer to the school than existing antennae at the site. There has been no request from the school consultation and a distance of over 280 metres away is considered not to be near a school site for the purposes of assessing this application.

- 8.10 Overall, the site would use an existing telecommunications site in a town centre in accordance with the NPPF paragraph 120 and Replacement UDP Saved policy ENV8.

Residential Amenity

- 8.11 In order for the proposal to be acceptable, it is important that it does not have a detrimental impact on the amenities of existing residents. Part 2 of Core Strategy Policy CS19 states that:
- 2) *To maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to:*
 - a) *Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers;*
 - b) *Minimise crime, fear of crime and anti-social behaviour, including good levels of natural surveillance and security; and*
 - c) *Accommodate future maintenance and long term management requirements*
- 8.12 Unitary Development Plan Policy ENV2 states that:
Development that will either cause an unacceptable increase in noise or Vibration levels or itself be subject to unacceptable noise or vibration from an existing source will not be permitted.
- 8.13 The proposal would result in additional antennae on the roof of an existing building with existing antennae. There are no residential dwellings in close proximity to the site that would be significantly affected in visual terms as the change in elevations would be minor. There would be no harm in relation to noise and vibration. Overall, there would be no harm to residential amenity through, noise, loss of light or impacts on outlook.
- 8.14 Overall, it is considered that the proposals would not cause unreasonable harm to amenity and the application complies with Core Strategy Policy CS19 and UDP Policy ENV2.

Health

- 8.15 NPPF para 123 states that Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards

different from the International Commission guidelines for public exposure.

- 8.16 A recent court of appeal judgement (R (Thomas) v Cheltenham Borough Council (2025)) stated that a local planning authority may consider that the potential impacts from Electromagnetic fields (EMF) can be a material planning consideration that can be taken into account as part of a planning application. The judgment does not say that it is automatically a material planning consideration, but that it is capable of being so.
- 8.17 As stated above, NPPF para 123 sets a clear policy that local planning authorities should not set health safeguards different from the International Commission guidelines for public exposure. The proposed installation is supported by an ICNIRP Declaration of Conformity confirming that the equipment will operate within internationally recognised public exposure limits. National planning policy is clear that where a proposal demonstrates compliance with ICNIRP public exposure guidelines, this is the appropriate mechanism for safeguarding public health within the planning process.
- 8.18 In order to depart from the policy in NPPF para 123, there would need to be demonstrable site specific evidence of the potential for harm from electromagnetic fields (EMF). There are already 5 existing antenna at the site and there is no evidence that an additional 3 antennas would result in harm to health from EMF or that there are particular risks at the site that make the location particularly sensitive. The applicant has confirmed that the ICNIRP considers the cumulative impacts of all equipment.
- 8.19 During consideration of the application objectors raised concerns about the validity of the ICNIRP Declaration, these concerns were shared with the applicant who updated the Declaration. Concerns were also raised about the potential for the proposed equipment to harmfully interfere with pacemakers and other medical implants although no evidence was submitted to substantiate these concerns. In the absence of clear evidence they do not carry any significant weight against the proposed development. The ICNIRP Declaration takes into consideration the cumulative impact of the existing and proposed equipment and equipment which is operated by other operators.
- 8.20 Objections submitted with the application refer to exclusion zones and requests that technical information relating to the power potentials of

the 5G non isotropic antennae in dbm and the power drop off over distance in relation to the ICNIRP guidance of 1mw/cm².

- 8.21 The applicant's agent has clarified that exclusion zones relate to occupational safety directly in front of antenna faces, typically within controlled rooftop areas. They are not public exclusion areas extending hundreds of metres. Publicly accessible areas must comply with ICNIRP public exposure limits. The submitted ICNIRP declaration confirms that exposure levels in publicly accessible locations will remain within those limits. This response is considered reasonable and satisfactory.
- 8.22 In relation to the request for detailed technical data including maximum transmit power, antenna gain and beamforming modelling, the applicant's agent has confirmed that the ICNIRP declaration confirms that, even under maximum theoretical operating conditions, public exposure levels remain within recognised safety limits. National planning policy does not require submission of raw RF engineering calculations beyond the ICNIRP declaration. This response is considered reasonable and satisfactory.
- 8.23 Overall, the application includes a declaration that the proposal would operate in compliance with ICNIRP public exposure relevant guidelines and complies with NPPF Para 123 and Replacement UDP Saved Policy ENV8.

Character of Area

- 8.24 Core Strategy Policy CS19 requires new developments to respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment.
- 8.25 NPPF para 120 states that the number of radio and electronic communications masts, and the sites for such installations, should be kept to a minimum consistent with the needs of consumers, the efficient operation of the network and providing reasonable capacity for future expansion. Use of existing masts, buildings and other structures for new electronic communications capability (including wireless) should be encouraged.
- 8.26 The location of the roof is important in assessing visual impact. The antennae would be located between 13 and 16 metres above ground level. The antennae would not be visible up close, due to the angle of

the building and would only be visible at a distance from the site. They would mostly be visible from the south and east on Newtown Gardens and from the west along the main east west pedestrian access of the Town Centre.

- 8.27 The proposal would involve additional antennae on a building which currently houses existing antenna. In visual terms, there would be a greater quantity of telecommunications equipment concentrated on the roof, however, the existing roof currently already contains a significant quantity of telecommunications equipment. The addition of 3 extra antennas and associated equipment will not create a significant visual difference compared to the current situation.
- 8.28 The use of an existing site to house telecommunications equipment is supported by NPPF para 120 and would have less visual impact than the same telecommunications equipment on an entirely new site. It would reduce street clutter relative to a new mast in a different location.
- 8.29 Overall, the proposal will result in a minor visual addition to an existing telecoms site and will not harm the character of the area. Therefore, the application is consistent with NPPF para 120, and Policy CS19 of the Local Plan Core Strategy

Other Considerations

- 8.30 A number of issues raised in the representations relate to matters that are not material planning considerations and therefore cannot be considered. Issues such as structural safety and fire safety are covered by building regulations and are not material planning considerations. An environmental impact assessment would not be required due to the small scale of the scheme. The case *Velma Lyrae v Somerset Council*, related to a housing assistance application rather than a planning application and is therefore of limited relevance to assessing the planning impacts of the current application.

9. CONCLUSION

- 9.1 The development is acceptable in principle and would not cause unacceptable harm in relation to the character of the area, health or the amenity of neighbouring properties. The proposed development would comply with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2024).

10. RECOMMENDATION:

- 10.1 It is recommended that Members delegate authority to the Head of Planning to grant planning permission subject to the conditions set out in the attached schedule or amended conditions that the Head of Planning considers appropriate;

SCHEDULE OF CONDITIONS

1.	Time Limit	Compliance
2.	Plans List	Compliance

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