
<u>APPLICATION NO:</u>	23/01114/TEL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Grass Verge At Roundabout At Junction Of Knowsley Lane And Liverpool Road, Huyton, L36 8BT.		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE INSTALLATION OF 20M HIGH STREETWORKS COLUMN SUPPORTING 6NO. ANTENNAS, 2NO. 0.3M DISHES, ANCILLARY EQUIPMENT 3NO. EQUIPMENT CABINETS AND OTHER ASSOCIATED WORKS.		

Site Description

The application site comprises a grass verge adjacent to the roundabout at the junction of Knowsley Lane and Liverpool Road, Huyton. To the north of the site is a footway and then the Earlsfield Park Employment site. To the south of the site is the adopted highway and a roundabout.

Proposal

This application is not an application for planning permission but an application for 'prior approval' under the Town and Country Planning General Permitted Development Order 2015 (as amended) for the 'siting' and 'appearance' of proposed telecommunications equipment. Therefore, only these matters – of siting and appearance - can be considered when deciding this application.

The proposal comprises a 20m high street column, 6no antennas, 2no 0.3m dishes and 3no equipment cabinets. The cabinets would be sited next to each other and would have combined dimensions of 1.2m in height, 2.6m in width and 0.5m in depth. The column and cabinets would be finished in dark green.

Consultations

Knowsley Parish Council - No Comments Received
Highway Authority - No objections to amended plans.

Representations

This application has been publicised by letters sent to 61 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

None Relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

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

ENV8 - Telecommunications Developments

National Planning Policy Framework

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant prior approval for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

SITING & DESIGN

Policy CS19 in the Core Strategy states:

“To enhance the local distinctiveness, identity and accessibility of places, new development within Knowsley will be expected 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. “

Saved Policy ENV 8 in the Replacement Unitary Development Plan states:

“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 “

The 20m high street works pole would be sited 1.2m from the edge of the adopted footpath and 7.5m from the edge of the adopted highway (on the roundabout). The equipment cabinets would be sited 1.8m from the edge of the footway and 6.8m from the adopted highway. At the present time the Earlsfield Park site is under construction with only a petrol service station and coffee shop currently erected on site and therefore the majority of the site is undeveloped open land.

However outline planning permission has been granted for B1/B8 uses on the Earlsfield Park site and there is also planning permission for a pub / restaurant and hotel. Therefore once the Earlsfield site is fully developed the streetworks column and cabinets would be viewed against the backdrop of relatively large buildings.

From the opposite side of the roundabout the column would be substantially screened by existing trees on the roundabout.

The design is typical of a telecommunications installation commonly found on or close to highway. The column and equipment cabinets would be finished in dark green. In conclusion the design is therefore considered to be acceptable in this location.

This site is an alternative to a site on Kings Drive, Kings Business Park (20/00395/TEL) which was refused on the basis of its size, height and prominence in the street scene being to the detriment of visual amenity. The location now proposed seeks to overcome these reasons for refusal.

It is therefore considered that on balance the siting and design of the proposal is acceptable and would in be compliance with saved UDP policy ENV8 and Local Plan policies CS2 & CS19.

RESIDENTIAL AMENITY

Policy ENV8 states “ 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.*”

The proposed column would be sited 28m from the flats on the opposite side of Knowsley Lane. (Lathom Court). Once the Earlsfield site is fully developed the column would be viewed in the

context of the buildings and structures proposed for this site. Whilst the column would currently be fairly prominent in its proposed location the finishing of the column and cabinets in dark green and the separation distance between the flats and the installation would assist in minimising its impact. On balance it is considered that the proposal would not have an adverse impact on the amenity of occupiers of the closest dwellings.

HIGHWAY SAFETY

Highways objected to the original proposal as the site plan showed a gate being installed in the guardrailing and it was felt that the risk of the gate being left open by future maintenance contractors could cause harm to highway safety. A revised plan has now been submitted which reroutes the pedestrian guard railing around the equipment and Highways have now withdrawn their objection.

HEALTH CONSIDERATIONS

In response to health concerns raised, the Government's planning advice (based upon advice from Public Health England (PHE) (who provide advice to the Government on public health issues), is that there is no convincing evidence of harm to human health from 5G provided that international guidelines for exposure to radio waves are followed and in this case the applicant has confirmed that these guidelines will be followed.

Further government advice confirms that the internationally accepted guidelines will continue to apply to the 5G network rollout across the UK. The guidelines on limiting exposure to electromagnetic fields were agreed by the International Commission on Non-Ionizing Radiation Protection ("the ICNIRP guidelines"), an independent organisation which is formally recognised by the World Health Organisation.

The guidelines on human exposure to electromagnetic fields are based upon the consensus view of research carried out over many years and including the frequencies used by 5G and all other mobile /wireless technologies. Furthermore, it is advised that there have been over 100 expert reports on electromagnetic fields and health published internationally over the past two decades, with over 3,000 studies informing these reviews and the existing scientific exposure guidelines.

Further (recently updated) guidance from PHE reiterates this position and moreover states that:-

"... there should be no consequences [from 5G] for public health". In taking planning decisions, government guidance to Councils (from 2019) is that Councils should not "....set health safeguards different from the International Commission guidelines for public exposure."

As such, health is not a material planning consideration in this instance given that this application is for prior approval (with only matters of siting and appearance to be considered); and in any event the telecommunications operator has confirmed that the international guidelines will be met, which PHE and the government indicate should satisfy local planning authorities that a telecommunications installation is safe.

BENEFITS OF THE DEVELOPMENT

The application proposes a 5G telecommunications mast which the applicant states *"there is a specific requirement for a radio base station at this location to provide enhanced 3G and 4G and*

new 5G coverage.”

The applicant's Supplementary Information Form sets out the benefits of 5G, which are not disputed and as noted in Paragraph 114 of the NPPF, advanced telecommunications infrastructure is essential for economic growth and social well-being and this should therefore weigh in favour of the development.

ALTERNATIVE SITES

The applicant has considered – and discounted - a number of alternative sites in their Supplementary Information Form. The sites were provided in eastings and northings, which have been interpreted by <https://gridreferencefinder.com>

The sites are set out below:

1. Existing mast on Liverpool Road. – This is currently a shared structure providing 2G/3G/4G coverage for Vodafone and VM02. There is no comparable street works solution that can accommodate 5G antennas. It would require significant redevelopment and a new mast of substantial width and height which would be inappropriate in the street scene, it would also compromise pedestrian movements and impact on highway safety.
2. Kings Business Park, Prescot. – The buildings within the business park are all too low to provide the required level of coverage to the surrounding area and the area is surrounded by tall trees which would block coverage.
3. Five star car wash, Liverpool Road. – Potential rooftop installation. Building is not tall enough to provide the required coverage to the area and therefore discounted.
4. Orange mast, Kings Business Park, adjacent to M57, Prescot – Existing lattice mast visible above the trees. To accommodate a shared installation, the mast would need to be increased in height to allow coverage in the wider area. This would make the mast more prominent than the proposed option.
5. SW on Liverpool Road (adj Forest Farm) – Within the green belt and closer to the listed building on Kings Business Park than the proposed location. Also close to an existing residential dwelling.
6. Kings Drive, Kings Business Park – Application previously submitted (20/00395/FUL) and refused on the basis of its size, height and prominence in the street scene to the detriment of visual amenity.
7. Liverpool Road (south) – Discounted for the same reasons as No 6 above.

The applicant's reasons for dismissing the alternative sites are considered reasonable.

Conclusion

The proposed installation would be acceptable in terms of siting, design and appearance and impacts on residential amenity and highway safety. Sufficient details have been submitted by

the applicant with regard to alternative sites which have been considered and discounted.

The proposal would be in compliance with Local Plan policies CS2, CS19 and Saved UDP policy ENV8.

Recommendation

The Council has determined that pursuant to Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, the applicant be informed that prior approval is required and hereby granted.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
31/05/2023	100	REV A	LOCATION PLAN
26/07/2023	201	REV C	PROPOSED SITE LAYOUT
26/07/2023	301	REV B	PROPOSED ELEVATIONS

Signed Case Officer¹:

Mark Quinn

**Signed Authorising
Officer²:**



Date:

04/08/2023

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

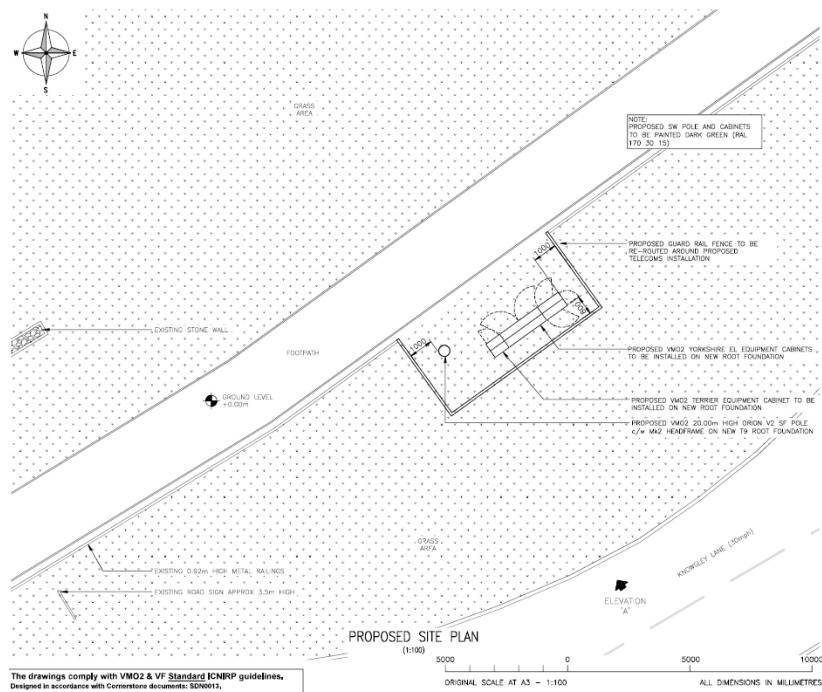
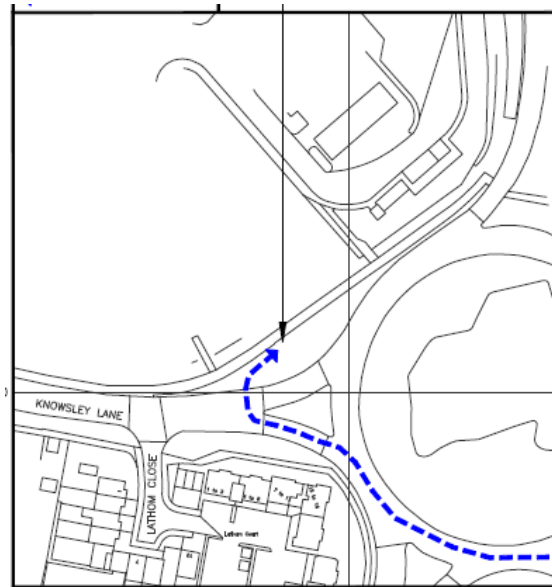
Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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

Appendix 1 – Location & Site Plan



Appendix 2 – Site Photographs











