
<u>APPLICATION NO:</u>	23/00101/TEL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	Grass Verge Opposite Mosscroft Community Centre, Hurst Park Drive, Huyton, Knowsley.		
<u>PROPOSAL:</u>	PRIOR APPROVAL FOR THE INSTALLATION OF 20M HIGH STREETWORKS COLUMN SUPPORTING 6NO. ANTENNAS, 2NO. 0.3M DISHES, ANCILLARY EQUIPMENT 2NO. EQUIPMENT CABINETS AND OTHER ASSOCIATED WORKS		

Site Description

This application relates to a grassed amenity area adjacent to a shopping parade on Longview Drive. The grass verge wraps around the corner of Longview Drive and Hurst Park Drive.

The surrounding area comprises Knowsley Leisure and Culture Park to the south, a three storey shopping parade to the east with apartments on the upper two floors, Mosscroft Community Centre to the west and three storey residential apartment buildings to the northwest and north east.

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 pole and an equipment cabinet. The cabinet would measure 3.7m in length, 0.7m in depth and 1.8m in height.

Consultations

Highway Authority - No objections.
Environmental Health - No objections

Representations

This application has been publicised by letters sent to 58 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

21/00747/TEL - PRIOR NOTIFICATION FOR THE INSTALLATION OF A 20M HIGH STREETWORKS COLUMN SUPPORTING 6NO.ANTENNAS, 2NO. 0.3M DISHES AND

ANCILLARY EQUIPMENT TOGETHER WITH THE INSTALLATION OF 2NO. EQUIPMENT CABINETS AND ASSOCIATED WORKS. – APPLICATION WITHDRAWN SEPT 2021

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

H5 - Development within Primarily Residential Areas

ENV8 - Telecommunications Developments

National Planning Policy Framework

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

SITING & DESIGN

The proposed location of the street works pole off Hurst Park Drive would be set in by 25m from the junction of Longview Drive and Hurst Park Drive. The proposed installation would not be overly prominent in the street given its immediate surroundings of mature trees of three storey buildings and a generous set back from the road junction. The installation would be viewed again the backdrop of mature trees and the existing three storey building within the shopping parade and would not cause significant harm to the character and appearance of its surroundings.

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 “

It is therefore considered that the proposal would in be compliance with saved UDP policy ENV8 and Local Plan policy CS19.

RESIDENTIAL AMENITY

Saved Policy ENV8 in the Replacement Unitary Development Plan states that applications for new telecommunications development should 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.

There are residential apartments located to the north west and north east of the site, and there are residential apartments above the shops on the first and second floors of the shopping parade in Longview Drive. The telecoms mast would be visible from these residential properties, however, it would be offset from the apartments to the north west and north east and would be partially screened by mature trees when viewed from the apartments above the shops. Taking this into account it is not considered that there would be a significant adverse impact on the amenity of adjacent occupiers and the proposal would be in compliance with saved policies H5 and ENV8 in the Replacement UDP.

HIGHWAY SAFETY

Highways have no objections to the proposed installation.

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:

Hurst Park Drive/ Longview Drive – When submitted under 21/00747/TEL the planning officer expressed a concern it was too close to the junction and the LPA suggested the current location instead.

Longview Drive – Site submitted for planning under reference 20/00229/TEL and was subsequently refused on the prominence of the site in the street scene to the detriment of visual amenity. The new site now under consideration seeks to overcome these reasons.

Knowsley Leisure & Culture Centre, Longview Drive – The rooftop of this building is pitched at an angle and of lightweight construction and would therefore not be suitable for the installation of telecoms equipment.

Sunshine car wash, Longview Drive – The old garage forecourt structure at this location is unsuitable for a rooftop installation and therefore discounted.

Medical Centre, Longview Drive. – Building not tall enough to provide the required coverage and therefore discounted.

Sufficient evidence has been submitted to demonstrate that the applicant has considered alternative sites and discounted for the reasons set out above.

Conclusion

The proposed installation would be acceptable in terms of siting and appearance and impacts on residential amenity and highway safety. The economic benefits of the development should weigh in its favour and 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 policy 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
27/02/2023	100	REV A	LOCATION PLAN
27/02/2023	301	REV B	PROPOSED SITE ELEVATIONS
27/02/2023	201	REV B	PROPOSED SITE PLAN
27/02/2023	-	-	SUPPLEMENTARY INFORMATION
27/02/2023	CS 30324100/VMO2 89164	-	ICNIRP CERTIFICATE

Signed Case Officer¹: **Mark Quinn**

**Signed Authorising
Officer²:** **Alan Kilroe**

Date: **30 June 2023**

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 – Site Photographs









