

Regeneration and Economic Development Department

APPLICATION NO: 22/00147/TEL

APPLICANT: Cornerstone

WARD AFFECTED: Halewood North

DEVELOPMENT: PRIOR APPROVAL FOR THE INSTALLATION OF 6 ANTENNAS ON 3NO. 3M HIGH POLES AND 3NO EQUIPMENT CABINETS ON THE ROOF OF THE BUILDING.

LOCATION OF SITE: The Fairways, Arncliffe Road, Halewood, Knowsley, L25 9RN,

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development

RELEVANT POLICIES

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS4 Economy and Employment
- CS19 - Design Quality and Accessibility in New Development

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

- ENV8 - Telecommunications Developments
- H5 – Development within Primarily Residential Areas.

National Planning Policy Framework (2021)

TECHNICAL CONSULTATIONS:

Halewood Town Council - No comments received

NEIGHBOUR NOTIFICATION:

This application was publicised by letters sent to 180 households close to the site and through the display of a site notice.

One letter of objection has been received and one letter of support.

The representation of objection is summarised as follows:

- The site owner is currently intending to develop the property and has submitted an application to install a new 'smoke ventilation system' in each of the three blocks at this site. This is seen as a safety critical project given the nature of the occupation of this property. The proposed development will be in a position which will be in direct conflict with the installation of the proposed ventilation system and the associated plant equipment, which will be located on the rooftop and as such will impede the installation of the same.
- the antennas would be very prominent and conspicuous throughout the area and would remain visible even at close range. The antennae's installation would be detrimental to the appearance of both the buildings and the neighbourhood.
- the applicant has failed to demonstrate that there are no other suitable alternative sites outside and/or that appropriate steps have been taken to minimise any visual impacts through careful siting, design, and screening.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

(Note: The applicant's agent has been made aware of the first point of objection, which is not material to the determination of this application but may affect whether the equipment would be installed. The applicant's agent has told the Council that they wish to proceed with the application, and they will discuss the objection with 'Livv Housing' who own the building).

The representation of support is summarised as follows:

- Good for the local area's infrastructure, will help with connection speeds and stability of mobile broadband and telecommunications over the 5G bandwidth.

ISSUES AND ASSESSMENT:

SITE & PROPOSAL

The application site is 'The Fairways' a 9-storey block of flats located to the north of Arncliffe Road in Halewood. 'The Fairways' is one of three high rise buildings along with 'Woolton Views' and 'Ashton Park' in an area that typically comprises two storey residential properties. 'Frensham Park' lies to the north of the three blocks of flats. There are currently 4no. antenna located on 2 poles on the roof of 'The Fairways'.

This application is 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 telecom equipment. Therefore, only these matters can be considered when deciding this application.

The proposal comprises the following elements to be installed on the roof of 'The Fairways':

- 6no. antennas;
- 3no. 3m high supporting structures to hold the antennas, and;
- 3no. cabinets.

Other elements necessary for the base station to function are the power source, feeder cables that link the equipment housing to the antennae and the various support structures, grillages and fixings, often referred to in general terms as "development ancillary to" the base station.

The antennas are proposed to be mounted on the rooftop using galvanised antenna support structures or tripods which provide bracing and support for the antennas on the rooftop. The antennas are proposed close to the rooftop edge due to technical constraints associated with the provision of 5G coverage.

There is an existing ground based mast at Camberley Drive, which currently provides coverage to the area and is shared by two operators. (Vodafone Ltd and Telefonica UK Ltd). This mast is unable to accommodate upgraded equipment without significant re-development (including an increase in height). As such an additional installation is required to provide upgraded coverage for one of the operators.

The applicant states that the rooftop site proposed will accommodate all the technologies for one of the existing operators and overall the 'cell' will benefit from improved service provision from both of the existing operators, including the introduction of 5G service to the area. They believe that a new rooftop location, close to the existing ground based mast at Camberley Drive, is a sensitive solution to provide modern services, including 5G service provision to the area.

A shortlist of alternative sites, considered and discounted, for the following reasons, is provided with the application:

- **Camberley Drive- Near junction with Arncliffe Road** (existing site) – discounted, as it would require significant redevelopment, which would be detrimental to the street scene.
- **Woolton Golf Club, Haileybury Road, Hunts Cross** – discounted, as mast would need to be higher than existing trees (25m plus). Would have greater visual impact than proposed location.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

- **Grenadier Pub** , Camberley Drive– discounted due to visual impact would be greater than proposed rooftop site.
- **Arncliffe Sports and Community Centre** , Arncliffe Road– discounted, as too far north to provide coverage required.
- **West of shops, Camberley Drive, Halewood** –installation of a new mast on the pavement discounted in favour of the proposed location, which would have less impact on visual amenity.

The above satisfactorily demonstrates that the applicant has considered alternative sites prior to deciding on this proposal. The Local Planning Authority have no reason to question the technical evidence provided and are in agreement that the alternative sites would have additional visual impact that the proposed site.

POLICY CONSIDERATIONS

The National Planning Policy Framework provides the following advice on telecom installations.

Paragraph 114: *Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. 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. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution)."*

Paragraph 115: *"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 5G networks, or for connected transport and smart city applications), equipment should be sympathetically designed and camouflaged where appropriate."*

Paragraph 118: *"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."*

Saved Policy ENV 8 (Telecommunications Developments) requires that telecommunications development to 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, and states that new telecommunications development will not be permitted within environmentally sensitive areas unless there are no other suitable sites and appropriate steps have been taken to minimise visual impact through careful siting, design and screening.

The policy further states that where the proposal is for a free-standing mast, the applicant must demonstrate that the need for the mast cannot be met in a more acceptable manner - by sharing a mast (or site) or erecting antenna on an existing building or other structure.

Policy CS2 (Development Principles) promotes good quality design and to ensure the development respects its setting.

Policy CS4 (Economy and Employment) states planning will be used to encourage homeworking through improvements to digital communications and telecommunications infrastructure.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Policy CS2 (Development Principles) promotes good quality design and to ensure the development respects its setting.

Policy CS19 (Design Quality and Accessibility in New Development) states that new development would be expected to maintain a good standard of amenity for all existing and future occupiers of land and buildings and avoid unacceptable impacts on business occupiers.

H5 (Development within Primarily Residential Areas). States that new development will be permitted provided that it would not have an unacceptable impact on the amenity of neighbouring occupiers or adversely affect the street scene.

DESIGN AND LAYOUT

There are already 3 poles on the rooftop, 3m in height housing 8 antennas. A further 3 poles are proposed, 3m in height (projecting 2.5m above the roof parapet). The application therefore complies with Saved Policy ENV8, which encourages site sharing and the erection of equipment on existing buildings or structures – rather than additional free-standing masts.

The equipment would be no higher than the existing installations, however, from certain angles/viewpoint the proposed poles and antennas may be slightly more prominent to the existing equipment, given that the poles need to be close to the edge of the building roof to achieve the required 5G signal (due to the sensitivity of these signals).

However, the proposed installation would not be highly visible from close to the building, and while from a distance there would be views of the equipment this is not considered to be detrimental to visual or residential amenity taking account of its siting, on top of a 9-storey building and the limited scale and appearance of the proposed equipment.

Therefore, the proposal complies with saved UDP policies H5 & ENV8, Local Plan policy CS19 and guidance in NPPF.

HEALTH IMPACTS

The applicant has submitted an 'ICNIRP certificate' which confirms that the proposed installation is in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionising Radiation (ICNIRP), as expressed in EU Council Recommendation of 12 July 1999.

Given that the applicant has confirmed compliance with the ICNIRP regulations, the Local Planning Authority should not consider health impacts any further in accordance with the guidance in the NPPF (2019). The application is also for the Council's "Prior Approval" (of only siting and appearance) and not a planning application.

CONCLUSION AND REASON FOR DECISION.

The proposal comprises an installation on the roof top of an existing residential building, which would avoid the need for the installation of a new ground-based mast and would in compliance with the guidance set out in the development plan and NPPF.

The proposal would not have any significant impact on visual or residential amenity and complies with the saved UDP policies and Local Plan policies listed above.

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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/03/2022	201	B	PROPOSED SITE LAYOUT
07/03/2022	301	B	PROPOSED ELEVATIONS
07/03/2022	100	A	LOCATION PLAN

Informatives

None

Mark Quinn

8 April 2022



12 April 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02