

<u>APPLICATION NO:</u>	22/00604/TEL	<u>CASE OFFICER:</u>	Mark Quinn
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	Land Opposite 21 Renaissance Way, Halewood, Knowsley		
<u>PROPOSAL:</u>	INSTALLATION OF 1NO. 20M 'PHASE 8' MONOPOLE, 6NO. ANTENNAS, 2NO. 0.6M DISHES AND 4NO. GROUND-BASED EQUIPMENT CABINETS AND OTHER ASSOCIATED WORKS.		

Site Description

The application site relates to a grassed area located off North Road, which forms part of the structural landscaping for the business park. To the west and east of the site are industrial premises occupied by Seqirus, to the north is a landscaped area containing electricity pylons with a railway line beyond.

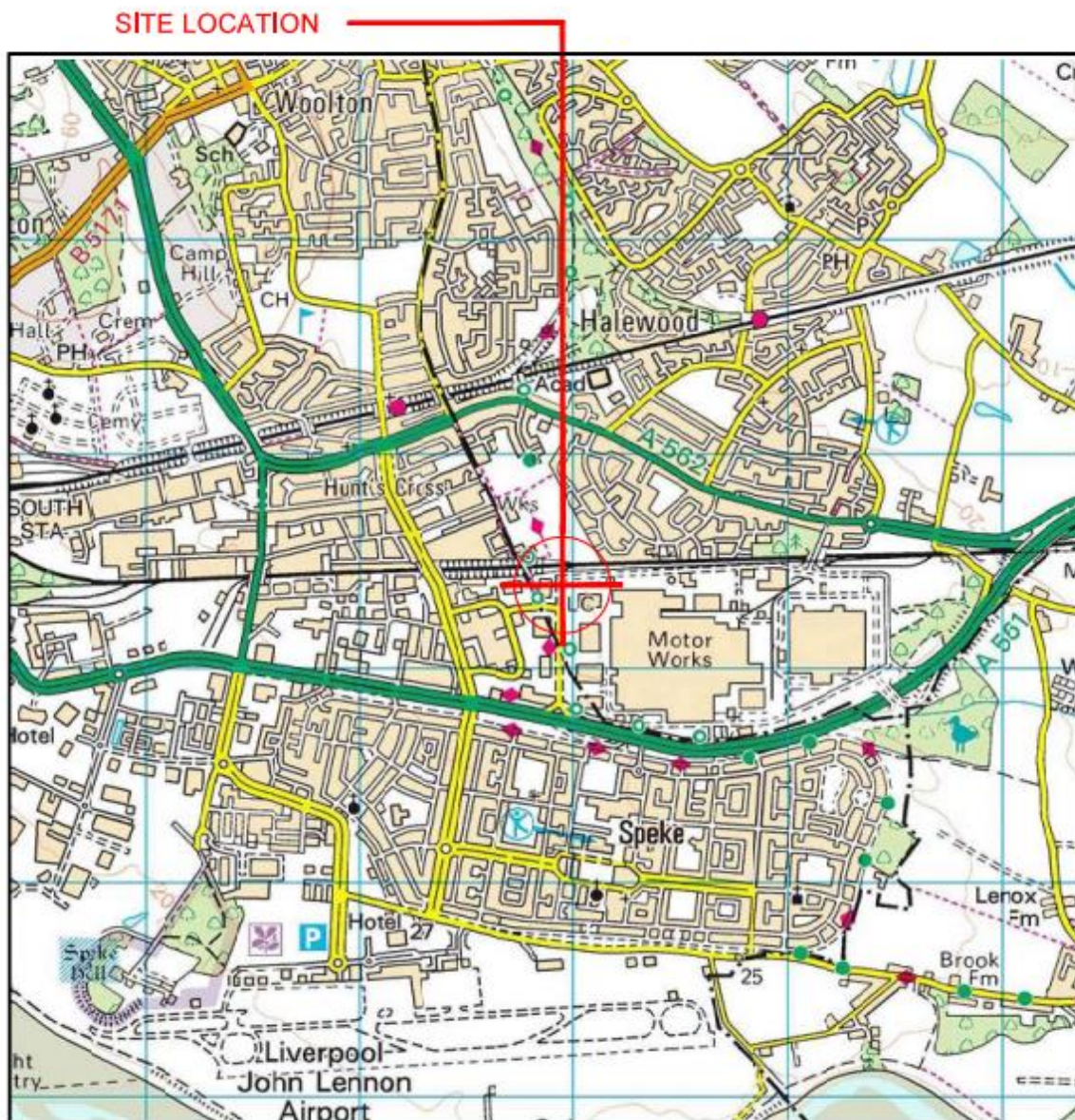
Proposal

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

It is proposed to erect a 20m high telecommunications monopole, 6 No antennas, 2 No 0.6m dishes and 4 No ground-based equipment cabinets in the location as shown below.

The equipment housing would vary in size having a length between 0.5m – 1.8m, width between 0.6m-2m and height between 0.75m - 1.57m.

Both the monopole and equipment housing would be either galvanised metal or steel finished in a dark green colour (RAL 6009).



Consultations

Halewood Town Council - No comments received

Cadent Gas Limited - No objections

Highway Authority - No objections

Representations

This application was publicised by letters sent to 2 neighbours and the display of a 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 – Development Principles

CS4 – Economy and Employment

CS19 - Design Quality and Accessibility in New Development

Local Plan Policy CS4 states planning will be used to encourage homeworking through improvements to digital communications and telecommunications infrastructure.

Local Plan Policy CS2 promotes good quality design and to ensure the development respects its setting.

Local Plan Policy CS19 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.

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

EC3 - Primarily Industrial Areas

ENV8 - Telecommunications Developments.

Saved UDP policy EC3 states that development should only be permitted if its complimentary and compatible with the surrounding employment uses and preserve or enhance the image of the industrial estate.

Saved Policy ENV 8 requires that telecommunications 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, 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.

National Planning Policy Framework (2021)

Paragraph 114 states:

“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 states:

“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.”

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.

Paragraph 118 states

“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.”

Assessment

Requirement for mast

The purpose of this site is to provide EE Ltd customers new 4G (and later, 5G) service when utilising rail services along this section of the West Coast Main Line track as it passes through Knowsley. In addition, this apparatus would provide the wider area with coverage and supply fast 4G data. Avanti West Coast also utilise EE's 4G network for the connectivity of the on board wi-fi on their services, so it is vital that there is continuity of coverage for the wi-fi to operate. The site will also provide improved coverage to the immediate surrounding area as a further benefit.

The applicant has stated that should the proposed not proceed, this sector of rail and individuals residing in nearby will have no or very little coverage. There are no available masts or building rooftops in this area that could be utilised to achieve the coverage into the required area. It must be noted that Emergency Services will also utilise this mast at a later date.

Alternative sites

The applicant has provided a list of alternative sites which have been considered and discounted.

Option 1- Seqirus Site 7 (Gate A) NGR: 344111, 384388 - Discounted as the site provider advised that there are extensive underground services in the area which would mean that the equipment could not be safely installed.

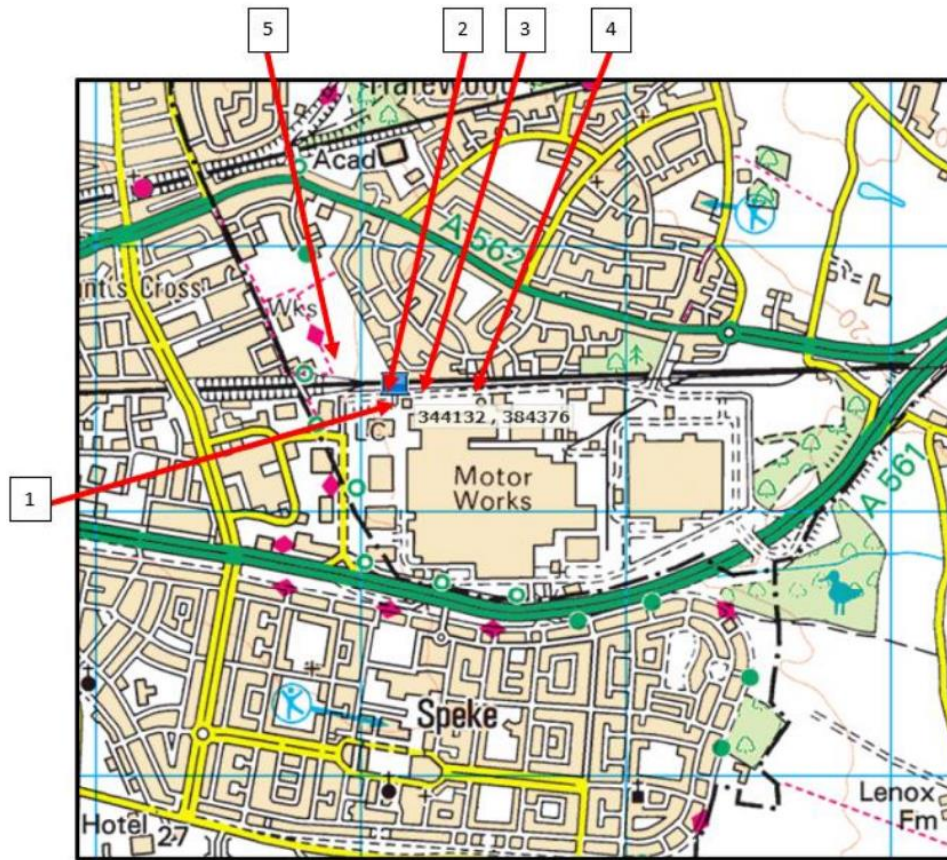
Option 2 – Grass verge, off North Road, Speke NGR: 344122, 384430 – Discounted due to being closer to existing residential properties and when compared with the proposed site residential properties would have a line of sight of the 20m high monopole.

Option 3 – Pylon located within North Car Park A, North Road. – Reviewed but discounted as the apparatus could not be safely installed. NGR: 344215, 384452

Option 4 - Wide grass verge, off North Road, Speke. NGR: 344354, 384442– Similar to option 2 less favourable than proposed site given that residential properties would have a line of sight and less backdrop.

Option 5 - Land West of Welland Close NGR: 344028, 384529– More open in nature, potential for objections from residents of the housing estate to the east. Not as good an option as proposed site.

These sites can be viewed on the map extracts below.





Siting and Appearance

The application site comprises a grassed area of land, which forms part of the structural landscaping for the area. To the front of the installation is a hedge approximately 1m high and to the rear of the installation would be a hedge up to 2m high and a backdrop of mature trees (up to 10m high) beyond.

The existing hedge along the highway boundary would screen most of the equipment cabinets and the bottom half of the monopole would be viewed against the backdrop of existing trees. There are several tall buildings nearby and electricity pylons are sited nearby to the north, adjacent to the railway boundary.

On balance, it is considered that this proposal would not have any significant adverse impacts on local amenity or the streetscene and the benefits of the proposal, to increase mobile coverage along a section of the west coast main line and for existing premises and residents within the vicinity, would outweigh what minor harm that may be caused.

Therefore, the proposal is considered to be acceptable in the street scene and would be in compliance with the saved UDP and Local Plan policies listed above.

HIGHWAY SAFETY

The proposal would not have any adverse impact on highway safety and the highways team have raised no objections to the proposal. The proposal would comply with policies CS7 and CS19

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 (2021). The application is also for the Council's "Prior Approval" (of only siting and appearance) and not a planning application.

Conclusion

The site is located within a primarily industrial area, with several substantial commercial premises in the vicinity of the site in addition to electricity pylons. This is not considered to be a particularly sensitive area and the mast and cabinets are proposed to be finished in dark green to blend in with the backdrop of landscaping.

On balance, the proposal is considered acceptable and would not have an adverse impact on the street scene or visual amenity and would not conflict with the saved UDP or 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30/09/2022	1660645_KYS094_3 2943_N/A_M001 REV A - 250	REV A	PROPOSED ELEVATIONS
30/09/2022	1660645_KYS094_3 2943_N/A_M001 REV A - 150	REV A	PROPOSED SITE LAYOUT
30/09/2022	1660645_KYS094_3 2943_N/A_M001 REV A - 002	REV A	SITE LOCATION PLAN
30/09/2022	-	-	SUPPLEMENTARY INFORMATION

Signed Case Officer:

M Quinn

**Signed Authorising
Officer:**



Date:

22/11/2022

Informatives

1. See comments from Cadent Gas.

Appendix 1 – Site Photographs

















