

APPLICATION NO: 24/00426/FUL **CASE OFFICER:** Mark Quinn

WARD: Roby **PARISH:**

LOCATION: Civic Way Car Park, Civic Way, Huyton

PROPOSAL: PROPOSED INSTALLATION OF A 24.66M LATTICE TOWER WITH 6 NO. ANTENNAS, 1 NO. 300MM TRANSMISSION DISH AND 1 NO. 600MM TRANSMISSION DISH, 3 NO. GROUND-BASED CABINETS PLUS A GENERATOR HOUSED IN A SHIPPING CONTAINER AND ANCILLARY DEVELOPMENT WITHIN A 2M HIGH FENCED COMPOUND THERETO FOR A TEMPORARY PERIOD OF 3 YEARS.

Site Description

The application site relates to part of the existing public car park located in Civic Way, Huyton Town Centre. The site is all currently hardstanding and comprises four car parking spaces in the SE corner of the car park, close to the junction with Poplar Bank. The application site would have an area of approximately 25 sqm.

Proposal

It is proposed to erect a 24.66M lattice telecommunications tower (sited on a shuttered timber base) with 6 No antennas, 1 No 300mm and 1 No 600mm transmission dish, 3 ground based cabinets, a generator housed in a shipping container all within a fenced compound. The proposal is for a temporary period of 3 years.

The shipping container would measure 2.43m by 3.1m and would be finished in dark green. The equipment cabinets would be sat on railway sleepers would have heights of 1.97m, 1.2m and 1.92m. They would be finished in light grey (RAL7035).

The shuttered base would be constructed in timber the ballast grillage for the tower would then be laid on the base. It acts as a way to level the tower and ensure an even distribution of load into the ground below.

The entire installation is proposed to be secured by a 2m high fence. A heras fence was initially proposed however given the prominent location within a public car park a better fencing solution is required. Heras fencing is not aesthetically pleasing and could be prone to vandalism or storm damage. A paladin type fence would be suitable in this location which can be secured by way of planning condition.

Consultations

Environmental Health - No objections subject to fixed plant noise condition.
Highway Authority - No objections , however a permit would be required if any traffic management is required on the public highway.

Representations

This application has been publicised by letters sent to 72 neighbours. It has also

been advertised by Site Notice No representations have been received.

Planning History

No relevant history

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

CS19 - Design Quality and Accessibility in New Development

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

ENV2 - Noise and Vibration

ENV8 – Telecommunication 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 planning permission 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 CS2 in the Core Strategy states that new development in Knowsley will be expected to promote good quality design, and ensuring that development respects its setting taking into account relevant design requirements and best practice

Policy CS19 in the Core Strategy states that 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.

Saved UDP policy ENV8 states that new telecommunications development will not be permitted if the development would by reason of its scale, siting or design, have an unacceptable impact on the character or appearance of the surrounding area.

Saved UDP Policy H5 states that new development within the Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not adversely affect the character or street scene of the area.

Paragraph 120 of the NPPF (December 2024) states 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 application site is located in a fairly prominent position close to the junction of Civic Way and Poplar Bank. There is quite a substantial tree cover along parts of Poplar Bank and Civic Way adjacent to the car park, however given the proposed height of the tower it is inevitable that it will be able to be viewed in between / above the tree cover along both road frontages. The structure has a very functional appearance and due to its appearance and height it will appear as a significant, incongruous feature in the local area that causes harm to local character. However, as the structure is only temporary for a period of three years the level of harm is considered to be moderate.

In the interest of visual amenity precise details of the fencing to the installation can be secured by way of planning condition.

Residential Amenity

Policy CS19 in the Core Strategy states that development proposals will be required to avoid unacceptable impacts on existing residents, business occupiers, and future occupiers.

Saved UDP Policy ENV8 states that new telecommunications development will not be permitted if the development would by reason of its scale, siting or design, have an unacceptable impact on the amenity of nearby residents."

Saved UDP Policy H5 states that new development within the Primarily Residential Areas which is for uses appropriate to a residential area will be permitted provided that the development would not have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes.

The closest residential dwellings to the proposed installation are in Priory Court apartment block sited on the western side of Poplar Bank close to the junction with Archway Road. The nearest apartments facing Poplar Bank would be approximately 70m from the lattice tower. Taking account of this distance and the intervening tree cover along both sides of Poplar Bank the impact on residential amenity would be minimal and it is not considered the proposal would have any adverse effect.

On balance the impacts on residential amenity would be minimal and the proposal would be in compliance with Policy CS19 and Saved UDP policies ENV8 and H5.

Highway Safety

The installation would be constructed from within the car park area and it is unlikely that any traffic management would be required on the public highway.

The proposal would lead to the temporary loss of four parking spaces, spaces would also be required by contractors vehicles and a construction cabin if required. Whilst this car park does reach capacity during the working week there are alternative car parks nearby so this is not considered to have any significant impact on highway safety.

The proposal would be in compliance with Local Plan policy CS7.

Health Considerations

Paragraph 122 of the NPPF states that applications for electronic communications development should be supported by the necessary evidence to justify the proposed development. With regard to health impacts the NPPF states that the evidence should include a statement that self-certifies that, when operational, International Commission guidelines will be met.

Paragraph 123 of the NPPF states that local planning authorities must determine applications on planning grounds only and must not set health safeguards different from the International Commission guidelines for public exposure.

The applicant has submitted a statement which says that the proposed development would comply with ICNIRP guidelines and therefore the development accords with Paragraphs 122 and 123 of the NPPF.

Benefits of the Development

Paragraph 119 of the NPPF states that 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.

The temporary apparatus is required to replace the current telecommunication site which services the local area – situated on Municipal Buildings, Archway Road) – which is due to be lost from the network for reasons beyond the Operators control. In order to ensure that existing services are continued within the local area, a replacement base station must be deployed prior to the removal of the existing network cell. It should also be acknowledged that the proposed base station will provide brand new 5G connectivity to Huyton, at the point of the deployment. The proposed development will work in tandem with a recently approved site at Lathom

Road SW (24/00106/TEL) and Roby Road (24/00249/TEL) to ensure that there are no 'coverage gaps' within the wider area as a result of the removal of the base station at Municipal Buildings from the network.

The proposed development will provide enhanced mobile network coverage is provided to the surrounding area; providing improved connectivity, capacity and coverage for local residents and businesses and ensuring the next step in technological progression (i.e. 5G network coverage) is available within Huyton.

Alternative Sites

The following alternative sites were considered and discounted for the reason set out below.

1. BT exchange , Derby Road – Required coverage to the target area poorer than the proposed site.
2. Ellison Grove, Car Park – Ground based mast did not provide the necessary replacement coverage. (too far from target area)
3. Archway Rd & Rupert Road (street works installation) - Does not provide as good coverage as proposed installation also close to existing residential dwellings.
4. Job Centre Plus, Lathom Road – Rooftop installation investigated however required coverage to target area would not be achieved.
5. Lord Derby Academy – Ground based installation - Prominent visual impact and close to residential properties.
6. Roof of Multi Storey Car Park, Lathom Road – Not a viable option as existing car park structure is being redeveloped.
7. Asda, Huyton Lane – Ground based installation considered. – Required coverage not achieved.
8. Huyton Lane/Bluebell Lane – adverse impact on the conservation area, and listed building.

Conclusion

The proposed lattice tower and associated equipment would be located in a fairly prominent position, however the existing tree cover would go some way to screen a substantial amount of the installation however would still be able to be viewed from parts of Poplar Bank, Civic Way and the surrounding area causing moderate harm. However the proposal would not have a significant adverse impact on residential amenity.

Any impacts would be outweighed by the economic benefits from the new installation by providing 5G coverage and ensuring existing network coverage is maintained following the likely removal of the existing installation from the municipal buildings.

Recommendation

That planning permission be granted subject to the following conditions :-

- 1) This permission is for a limited period only. The development hereby permitted and any foundations, buildings, structures, hardstandings, enclosures, ancillary works or other groundworks associated with the telecommunications installation shall be removed and the land restored to its former condition on or before 31.12. 2027

Reason: To enable the Local Planning Authority to re-assess the proposal on the expiry of the permission having regard to visual amenity in accordance with Policy CS19 in the Knowsley Local Plan Core Strategy and saved UDP policy ENV8.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding the details submitted prior to the installation of any fencing to the installation precise details of the fence type and colour finish (which should be a paladin type fence) shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be installed in accordance with the approved details and retained at all times that the installation is on site.

Reason: In the interests of visual amenity and to ensure compliance with policy CS19 in the Knowsley Local Plan Core Strategy.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/12/2024	102	REV B	SITE LOCATION PLAN
04/12/2024	201	REV A	PROPOSED SITE LAYOUT
04/12/2024	301	REV C	PROPOSED ELEVATION
21/08/2024	30880400	-	SITE SPECIFIC SUPPLEMENTARY INFORMATION

Signed Case Officer¹:

Mark Quinn

Signed Authorising Officer²:

Alan Kilroe

Date:

18 December 2024

Informatives

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

1. The applicant / contractor will need to apply to the Councils Street Works Team for a permit to work on the highway, should the installation require any traffic management.

Appendix 1 – Site Photographs





