
Report to: [Planning Committee](#) **Date of Meeting:** [29 June 2011](#)

Subject: [S/2011/0685](#)
[Site for mast adjoining Bankfield Nurseries 99 Bankfield Lane, Southport](#)

Proposal: [Prior Notification Procedure for the erection of a 15 metre high dual user telecommunications mast and associated ground based equipment cabinets](#)

Applicant: [Vodafone Limited](#) **Agent:** [Westwood Planning Solutions Limited](#)

Report of: [Head of Planning Service](#) **Wards Affected:** [\(Meols Ward\)](#)

Is this a Key Decision? [No](#) **Is it included in the Forward Plan?** [No](#)

Exempt/Confidential [No](#)

Summary

The proposal seeks to erect a 15 metre high monopole dual-user telecommunications mast, and associated ground based equipment, to a location to the north east corner of Bankfield Nurseries.

The key issues to consider are the impact on the visual amenity of the area and the amenity of residential properties, particularly those within The Mallards.

Recommendation(s)

Approval

Reasons for the Recommendation:

The proposal will not have a detrimental impact on the visual amenity of the area. The applicant has demonstrated compliance with guidelines in respect of health and the siting and design of the proposed equipment is considered to be acceptable. When assessed against the Development Plan and all other material considerations, particularly policies CS3, DQ1, EDT1, EDT7, MD8 and PPG 8 'Telecommunications' the proposal is acceptable.

Implementation Date for the Decision

Immediately following the Committee meeting

Contact Officer: **Mrs S Tyldesley** Telephone 0151 934 **3569**

Case Officer: **Neil Mackie** Telephone 0151 934 **3606**

Email: planning.department@sefton.gov.uk

Background Papers:

The following papers are available for inspection by contacting the above officer(s).

History and Policy referred to in the report

The Site

A location to the northeast corner of Bankfield Lane Nurseries, lying adjacent to the elevation Bankfield Lane highway, positioned over 100 metres from the rear boundaries of residential properties to Merlewood Avenue, and 30 metres to the front boundaries to the nearest properties to The Mallards to the east.

Proposal

Prior Notification Procedure for the erection of a 15 metre high dual user telecommunications mast and associated ground based equipment cabinets

History

None of relevance.

Consultations

Highways DC – No objections to the proposal as there are no highway safety implications.

Environment Head of Service – No objection to the proposal.

Neighbour Representations

Last date for replies: 17th June 2011.

Representations received: An e-mail from Councillor Ashton, Meols Ward Councillor, requesting that the application be determined by Planning Committee.

A letter from Number 28 The Mallards plus a petition with 48 signatories (though submitted as 48 letters of objection) object to the proposal.

The points of objection relate to the visual intrusion of the mast, an over intensification of masts within the area plus the impact of the proposal on juveniles. There are also concerns expressed as to the health impacts of the mast.

Policy

The application site is situated in an area allocated as a Strategic Employment Location on the Council's Adopted Unitary Development Plan.

CS3	Development Principles
DQ1	Design
EDT1	Strategic Employment Locations
EDT7	Improvement of Industrial Areas
MD8	Telecommunications Development

Comments

The main issue to be considered is the impact of the installation having regard to its siting, design and external appearance.

As part of the proposal, the applicant has submitted a certificate to certify that emission will not exceed recommended levels (ICNIRP). Therefore the application cannot be refused consent on the grounds of the perceived risk of the proposal to health.

Whilst the fears of health effects may be a material consideration, given Government advice on the consideration of health implications of masts, it is not considered that the health concerns raised are sufficient to outweigh Government advice and the balance of evidence available at present.

In considering the impact of the mast I am mindful of the advice within PPG8 whereby emphasis is given on telecommunication development minimising environmental intrusion and identifying or facilitating mast sharing, and the requirements of Unitary Development Plan MD8.

As shown on submitted drawing 300A, the site for the mast is 5 metres lower than that of the raised Bankfield Lane carriageway, and there is a significant level of screening provided by mature trees planted to the boundary of the Nursery site and the road. By virtue of its siting, the existing mature tree planting and the physical border of the raised carriageway, views of the mast will be limited from public vantage points and from neighbouring residential properties. Such limited views will therefore not cause harm to the outlook from residential properties to The Marlands and therefore residential amenity will not be harmed.

When viewed from the south and north approaches along Bankfield Lane/Rufford Road the mast, where visible, will be read against existing street furniture, particularly street lighting columns, as well as neighbouring residential buildings. It will therefore not be a dominant or overbearing structure to the detriment of the character of the area.


For the reasons set out above it is therefore recommended that as the proposal will not cause harm to residential amenity or be detrimental to the character of the area that prior approval be granted as the proposal complies with policy.

Drawing Numbers

100A, 200A, 300A, 400A

Existing Site Plan

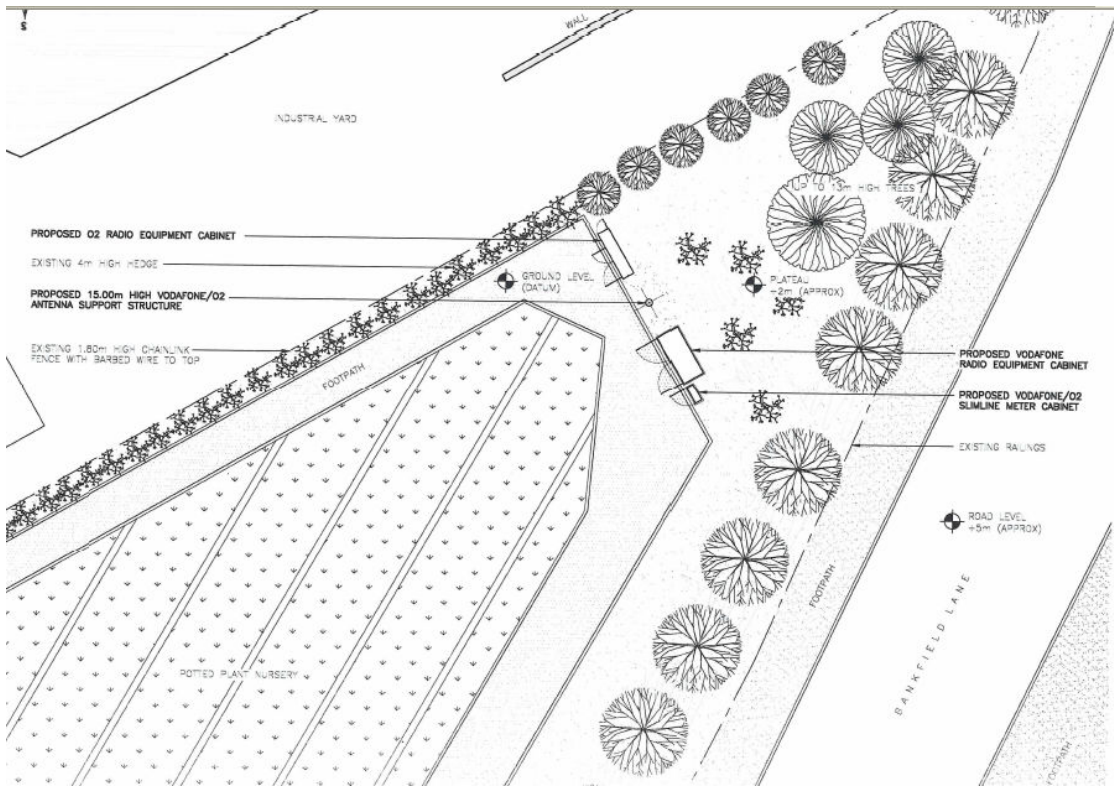


 Sefton Council Department of the Built Environment Jane Gowing Head of Planning Services	S/2011/0685 Site for mast adjoining Bankfield Nurseries 99 Bankfield Lane Southport PR9 7NT OSGR: 337170, 419269		Standard Site Plan Scale: 1:2250 Date: 16/6/2011 Drawn By: EBERTON	
	Sheets: 5338	Area: 3 sqm	Ward(s): Meols Postcode Sector(s): PR9 8 Polling District(s): Y5 Parish(es): None Found	

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Proposed Site Plan



Objections Committee
34 The Mallards
Crossens
Southport
PR9 8RJ
13th June 2011
Tel. 07914 360 456

Received by Sefton Council Planning & Economic
Regeneration Department - Bootle Office
Date
Scanned by 15 JUN 2011

Sefton Council
Planning Services
Magdalen House
30 Trinity Road
Boole
L20 3NJ

Your Ref: S/2011/0685

Dear Neil Mackie,

I am writing to object to the application made for the site for the mast adjoining Bankfield Nurseries, 99 Bankfield Lane, Southport.

The reasons for my objections are as follows:

- The mast will be an eyesore in the site currently planned and will have a devastating impact on the currently aesthetically pleasing environment. It will be considered environmentally damaging and a form of visual pollution.
- There are currently four masts within approximately 800 meters of the site planned. Therefore, I believe that further consideration should be given to mast sharing prior to a further mast being considered. Four masts in such a small area is already a large number compared with the number of residents.
- The nearest resident to the mast will be approximately twenty metres, which is wholly unacceptable. Although I am aware that there is no hard evidence with regards to the dangers of these type of masts, I believe that it would be inconsiderate and possibly dangerous, should any evidence come to light. It is advisable that these masts should not be erected within one hundred meters as a safe working practice.
- There is a large juvenile community within much less than one hundred meters of the proposed site. Within approximately four hundred meters there is a Scout Hut and sports ground.
- There are wildlife considerations in this case as the proposed site lies directly on a route from the Marshside reserve and Martin Mere, not to mention all other aspects of wildlife that will both be directly and indirectly affected.
- Some residents are on holiday at the present time and so therefore 17th June is far too short a deadline for such an important decision to be made on this matter. They need to be given time so they can be informed about the mast and make their opinions known.

I am well aware of Sefton's upstanding reputation with regards to considering the environment and anticipate the case for and against the proposal very carefully.

I would appreciate your consideration in this matter and invite any feedback with regards to this letter.

Signature



Name

Mr S. P. BAUER

Address

34 THE MALLARDS
CROSSENS
PR9 8RJ