

# COMMITTEE REPORT

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### APPLICATION DETAILS

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<b>APPLICATION No:</b>	DM/21/01036/FPA
<b>FULL APPLICATION DESCRIPTION:</b>	20m high telecommunications pole with 6No. TEF Antennas, 3NO. TEF ERS and associated works.
<b>NAME OF APPLICANT:</b>	Cornerstone
<b>ADDRESS:</b>	Land South of Carlingford Road, Chester-le-Street.
<b>ELECTORAL DIVISION:</b>	Chester-le-Street South
<b>CASE OFFICER:</b>	Louisa Ollivere Senior Planning Officer Telephone: 03000 264878 <a href="mailto:louisa.ollivere@durham.gov.uk">louisa.ollivere@durham.gov.uk</a>

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### DESCRIPTION OF THE SITE AND PROPOSALS

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#### The Site

1. The site is an existing telecommunications mast site located at the south of Carlingford Road and east of the Carlingford Road/Grasmere Road junction. The site is also south of the Garden Farm shopping parade. The immediate area is therefore of commercial and residential character. The site involves an area of tarmac east of the current 12.5m mast and cabinet location and adjacent to a grassed strip containing a tree. There are four existing equipment cabinets on the site either side of the current pole, two of which will be removed and replaced. There are residential properties 20m to the east, 24m to the south and 29m to the west although none directly face the current or proposed pole site.

#### The Proposal

2. Permission is sought for upgrading works which involve the removal of the existing 12.5m streetpole and 2 cabinets and replacing this equipment with a 20m high black streetpole in a position 3.5m east of the current pole. The pole would accommodate 6 antennas in an upper and lower stack. Ancillary works include 3 new equipment cabinets also in black. The new equipment would provide enhanced 5G coverage and capacity for O2 in this postcode area of County Durham.
3. This application is reported to Committee upon the request of Councillor Paul Sexton given the location in proximity to residential areas, height and concerns raised by local residents.

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## PLANNING HISTORY

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4. 2/2005/00245 Erection of 12m high telecommunication pole (Imitation telegraph pole), including 3 antenna and associated equipment cabinets and ancillary development. (Refused but allowed on appeal)
5. 2/10/00241/TEL Replacement of existing 12m monopole telecommunication mast and erection of 12.5m mast to allow mast share. Erection of 1 no additional equipment cabinet. (withdrawn).
6. 2/20/00298/TEL Replacement of existing 12m high monopole telecommunications mast and erection of new 12.5m mast to allow mast share and erection of 1no. additional equipment cabinet (prior notification). (Approved).
7. 2/13/00076/TEL Prior approval for replacement 12.5m street works mast, additional equipment cabinets, electricity pillar and ancillary development. (Approved).

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## PLANNING POLICY

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### NATIONAL POLICY

8. The Government has consolidated all planning policy statements, guidance notes and many circulars into a single policy statement, the National Planning Policy Framework (NPPF), although the majority of supporting Annexes to the planning policy statements are retained. The overriding message is that new development that is sustainable should go ahead without delay. It defines the role of planning in achieving sustainable development under three topic headings – economic, social and environmental, each mutually dependant.
9. The NPPF requires local planning authorities to guide development towards sustainable solutions whilst taking local circumstances into account, to reflect the character, needs and opportunities of each area.
10. In accordance with paragraph 213 of the National Planning Policy Framework, the weight to be attached to relevant saved local plan policy will depend upon the degree of consistency with the NPPF. The greater the consistency, the greater the weight. The relevance of this issue is discussed, where appropriate, in the assessment section of the report below.
11. The following elements of the NPPF are considered relevant to this proposal;
12. *NPPF Part 2 - Achieving sustainable development.* The purpose of the planning system is to contribute to the achievement of sustainable development and therefore at the heart of the NPPF is a presumption in favour of sustainable development. It defines the role of planning in achieving sustainable development under three overarching objectives – economic, social and environmental, which are interdependent and need to be pursued in mutually supportive ways. The application of the presumption in favour of sustainable development for plan-making and decision-taking is outlined.

13. *NPPF Part 4 - Decision-making.* Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
14. *NPPF Part 6 - Building a strong, competitive economy.* The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and a low carbon future.
15. *NPPF Part 8 - Promoting healthy and safe communities.* The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Developments should be safe and accessible; Local Planning Authorities should plan positively for the provision and use of shared space and community facilities. An integrated approach to considering the location of housing, economic uses and services should be adopted.
16. *NPPF Part 10 - Supporting high quality communications.* The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. Local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband.
17. *NPPF Part 12 - Achieving well-designed places.* The Government attaches great importance to the design of the built environment, with good design a key aspect of sustainable development, indivisible from good planning.
18. *NPPF Part 15 - Conserving and enhancing the natural environment.* The Planning System should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests, recognising the wider benefits of ecosystems, minimising the impacts on biodiversity, preventing both new and existing development from contributing to or being put at unacceptable risk from pollution and land stability and remediating contaminated or other degraded land where appropriate. Amongst other aims decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site to impacts that could arise from the development. Noise should be mitigated and reduced to a minimum potential adverse impact to avoid noise giving rise to significant adverse impacts on health and quality of life. Decisions should ensure that new development can be integrated effectively with existing businesses. Existing businesses should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business could have a significant adverse effect on new development the applicant should be required to provide suitable mitigation.

#### **NATIONAL PLANNING PRACTICE GUIDANCE:**

19. The newly introduced National Planning Practice Guidance (NPPG) both supports the core government guidance set out in the NPPF, and represents detailed

advice, both technical and procedural, having material weight in its own right. The advice is set out in a number of topic headings and is subject to change to reflect the up to date advice of Ministers and Government.

20. *Design: process and tools* – sets out guidance for well-designed places, advises how to make decisions about design, details tools for assessing and improving design quality and promotes effective community engagement on design.

#### **LOCAL PLAN POLICY:**

21. The following policies in the County Durham Plan 2020 are relevant to the consideration of this application.
22. *Policy 21 – Delivering Sustainable Transport* - requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development should have regard to Parking and Accessibility Supplementary Planning Document.
23. *Policy 27 – Utilities, Telecommunications and Other Broadcast Infrastructure* - supports such proposals provided that it can be demonstrated that there will be no significant adverse impacts or that the benefits outweigh the negative effects; it is located at an existing site, where it is technically and operationally feasible and does not result in visual clutter. If at a new site then existing site must be explored and demonstrated as not feasible. Equipment must be sympathetically designed and camouflaged and must not result in visual clutter; and where applicable it proposal must not cause significant or irreparable interference with other electrical equipment, air traffic services or other instrumentation in the national interest.
24. *Policy 29 – Sustainable Design* - requires all development proposals to achieve well designed buildings and places having regard to SPD advice and sets out 18 elements for development to be considered acceptable, including: making positive contribution to areas character, identity etc.; adaptable buildings; minimising greenhouse gas emissions and use of non-renewable resources; providing high standards of amenity and privacy; contributing to healthy neighbourhoods; and suitable landscape proposals. Provision for all new residential development to comply with Nationally Described Space Standards, subject to transition period. Provision for alterations and extensions to residential property to be sympathetic to existing building and character and appearance of area Provision for signage, adverts, street furniture and public art to be appropriate and sympathetic to users and local setting and not detrimental to visual amenity or public highway safety Provision for major developments to appropriately consider the public realm in terms of roads, paths, open spaces, landscaping, access and connectivity, natural surveillance, suitable private and communal amenity space that is well defined, defensible and designed to the needs of its users. Provision for new major residential development to be assessed against Building for Life Supplementary Planning Document, to achieve reductions in CO2 emissions, to be built to at least 30 dwellings per hectare subject to exceptions. All new development to achieve BREEAM minimum rating of 'very good'.

25. *Policy 31 - Amenity and Pollution* - sets out that development will be permitted where it can be demonstrated that there will be no unacceptable impact, either individually or cumulatively, on health, living or working conditions or the natural environment and that they can be integrated effectively with any existing business and community facilities. Development will not be permitted where inappropriate odours, noise, vibration and other sources of pollution cannot be suitably mitigated against, as well as where light pollution is not suitably minimised. Permission will not be granted for sensitive land uses near to potentially polluting development. Similarly, potentially polluting development will not be permitted near sensitive uses unless the effects can be mitigated.
26. *Policy 39 -Landscape* - requires that proposals for new development will only be permitted where they would not cause unacceptable harm to the character, quality or distinctiveness of the landscape, or to important features or views. Proposals are expected to incorporate appropriate mitigation measures where adverse impacts occur. Development affecting Areas of Higher landscape Value will only be permitted where it conserves and enhances the special qualities, unless the benefits of the development clearly outweigh its impacts.

*The above represents a summary of those policies considered most relevant in the Development Plan the full text, criteria, and justifications of each may be accessed at <https://www.durham.gov.uk/cdp>*

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## **CONSULTATION AND PUBLICITY RESPONSES**

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### **STATUTORY RESPONSES:**

27. *Highways Authority* – Has no objections to these proposals.
28. *High Moorsely Meteorological Office* – No objections.

### **INTERNAL CONSULTEE RESPONSES:**

28. Trees Officer - Notes that a trial hole shows that no tree roots from DCC HW open space tree are within the proposed area. Providing that excavations do not extend further into the trees RPA the Officer would have no objection. The Officer advises that the storing of material on site should not be staked against the tree or within the trees RPA.
29. Landscape Officer - Notes that the proposal would be in a similar location to the existing apparatus, which is an accepted part of the street scene. It is advised that the relatively sleek design of the existing mast is broadly comparable to the height of the street lighting columns. Even so, the Officer notes that site is still located in a prominent position. The Officer considers the proposed new mast would rise above built form in the locality. The Officer advises that the width of the proposed monopole would not be a significant visual change, especially as the mast would be viewed in the context of nearby trees, street furniture and buildings. It is considered that the trees within the vicinity would, to an extent, soften or lessen the effect of the proposal especially when approached from the west along Grasmere Road where trees will form the backdrop of the proposal. However, the Officer advises that the height of the mast would, at 20 metres, be considerably higher than the existing mast and be of a scale that, together with the exposed mounted equipment would increase the visually prominence of the proposal. The Officer concludes that these effects would however be fairly localised due to surrounding topography and built form. The Officer

advises that whether that harm would be unacceptable would depend on the balance of considerations.

30. It is advised that the visual impact of the ground equipment would be tempered by the choice of finishing colour of the roadside cabinets which would be a dark visually recessive colour and all matching. In respect of the position of the equipment and impacts to tree the Officer defers to the Tree Officer.
31. Environmental Health (Nuisance) - Advises that the information submitted demonstrates that the application complies with the thresholds stated within the TANS and that this would indicate that the development will not lead to an adverse impact. As the applicant has provided a certificate of conformity with ICNIRP Public Exposure Guidelines the Officer does not raise concerns in relation to the development. The Officer is satisfied that the development is unlikely to cause a statutory nuisance. The Officer is not aware of any complaints having been made regarding noise issues associated with the existing antennae system; the Officer also advises that the department is unaware of any noise complaints associated within any such systems within the County.

#### **PUBLIC RESPONSES:**

32. A total of 37 letters of consultation were sent out to surrounding residents and a site notice posted. This has resulted in 3 letters of objection from local residents.
33. The concerns of local residents are summarised as follows:
  - Noise and Disturbance resulting from use. There is already noise experienced from the ancillary equipment, noise levels from the new installation should be at least no worse than the present.
  - Impact to tree.
  - Excessive height of the mast in comparison to current mast.
  - The mast is out of character in this low rise residential area where there is nothing of a similar height.
  - The antennas would be better enclosed in a shroud.
  - The more cluttered installations are more appropriate for industrial estates perhaps or similar areas.
  - The ancillary equipment is unsightly.
  - It is adjacent to seating area and will impact on its enjoyment.
  - Traffic may collide with the mast.
  - Health and safety concerns over radiation.
  - Proximity to residential properties.
  - Devaluation of properties in the area.
  - Current guidance is to locate masts 500m from residential areas.

*The above is not intended to list every point made and represents a summary of the comments received on this application. The full written text is available for inspection on the application file which can be viewed at:*

<https://publicaccess.durham.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QQGQ6FGDMOP00>

#### **APPLICANTS STATEMENT**

34. We consider the development complies with both central government and local planning policy guidance where the underlying aim is to provide an efficient and

competitive telecommunication system for the benefit of the community while minimising visual impact.

35. Taking into account the factors of technical constraints, available sites and planning constraints we consider that this site and design clearly represents the optimum environmental solution.
36. On the basis of a recognised need to expand and promote telecommunications networks across the region, it is considered that the proposal fully accords with the requirements of the National Planning Policy Framework and the Council's Local Plan Policies.
37. This monopole will facilitate 5G which the current equipment does not and cannot.

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## **PLANNING CONSIDERATIONS AND ASSESSMENT**

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### The Principle of the Development

38. Having regard to the requirements of Section 38(6) of the Planning and Compulsory Purchase Act 2004 the relevant Development Plan policies, relevant guidance and all other material planning considerations, including representations received, it is considered that the main planning issues in this instance relate to the principle of development in this location and the visual impact upon the surrounding area.

### The Principle Issues

39. Policy 27 of the CPD supports telecommunications proposals provided that it can be demonstrated that there will be no significant adverse impacts or that the benefits outweigh the negative effects. For masts at an existing site the policy advises that masts should be located where they are technically and operationally feasible and do not result in visual clutter. For new sites it must be demonstrated that existing sites have been explored and are not feasible. In all cases the policy requires the equipment to be sympathetically designed and camouflaged and to not result in visual clutter; and where applicable the proposal must not cause significant or irreparable interference with other electrical equipment, air traffic services or other instrumentation in the national interest.
40. Part 10 of the NPPF supports high quality communications. Paragraph 114 advises that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being and that the expansion of next generation mobile technology (such as 5G) should be supported. Paragraph 115 advises that use of existing masts should be encouraged and states that where new sites are required such as for new 5G networks, equipment should be sympathetically designed and camouflaged where appropriate.
41. Para 116 of the NPPF advises that Local Planning Authorities should not impose a ban on new electronic communications development in certain areas or insist on minimum distances between new electronic communications development and existing development. Paragraph 117 advises that applications for electronic communications development should be supported by the necessary evidence to justify the proposed development. This should include:

- a. the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area;
  - b. for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or
  - c. for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.
42. Para 118 of the NPPF goes on to advise that 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.
43. Policy objectives within the NPPF are clear that sites for mast installation should be kept to a minimum consistent with efficient operation of the network and applications should be determined on planning grounds. On this basis, Policy 29 of the CDP is also applicable which requires proposals to achieve well designed places and Part 12 of the NPPF whereby planning decisions should address the integration of new development into the natural and built environment. Paragraph 134 states that permission should be refused for development that is not well designed, especially where it fails to reflect local design policies and government guidance on design. Paragraph 132 further states that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.

#### Site suitability versus other sites

44. The site is approximately 3.5m from the existing monopole which is to be removed from the site and which is within the control of the operator and will be defunct once the new pole is installed. Removal of the existing monopole will be ensured by way of condition. Given the above it is not necessary to assess alternative sites in line with Paragraph 117 of the NPPF and Policy 27 of the CDP, nonetheless it has been identified that given the height that is required for 5G site sharing that there is a lack of available rooftops to accommodate alternative equipment. Furthermore, given the constrained 250m cell radius area that is required for the proposal other sites would involve using amenity space in areas with a higher concentration or residential properties in close proximity than this current site. There is therefore no conflict with both national and local plan policy in this respect.

#### Design and visual impact considerations

45. Policy 27 of the CDP requires telecommunications equipment to be sympathetically designed and camouflaged and to not result in visual clutter. In respect of design Policy 29 of the CDP requires all proposals to achieve well designed places. Policy 39 of the CDP requires there to be no unacceptable harm to landscapes and that proposals mitigate any adverse visual effects.
46. Residents consider that the taller and wider replacement mast would appear visually intrusive in relation to the character and appearance of the area. It is accepted that the structure would be seen, however as it is in a similar prominent location to the

current mast, now an accepted part of the streetscene the impacts are less than if it were a new site. Nonetheless the proposed new mast would rise above the built form in the locality. The width of the proposed monopole would not be a significant visual change especially in the context of the surrounding trees, street furniture and buildings. It is considered that trees within the vicinity would, to an extent, soften or lessen the effect of the proposal especially when approached from the west along Grasmere Road where trees will form the backdrop of the proposal. However, the height of the mast would, at 20 metres, be considerably higher than the existing mast and be of a scale that, together with the exposed mounted equipment would increase the visual prominence of the proposal. These effects would however be fairly localised due to surrounding topography and built form. Furthermore, the mast has been carefully positioned to face a blank gable end of the nearest dwelling and to present only an oblique view from any of the surrounding dwellings that have views to it.

47. The equipment cabinets are modest structures, similar in appearance to control boxes often seen in roadside locations, the visual impact of the ground equipment however would be reduced by the choice of finishing colour of the roadside cabinets which would be a dark visually recessive colour and all matching.
48. Whilst it is a prominent location, and there would be some localised harm to the streetscape, the current mast that is being replaced is now commonly accepted as a normal item of street furniture along this streetscape. Therefore, siting a new mast albeit higher and wider in a slightly different position would not appear as out of place or significantly detract from the character of the local area in accordance with Policy 27 of the CDP.

#### Consultation and Interference

49. The proposal is not in a safeguarding zone in relation to air traffic services or other instrumentation in the national interest. Nor is it considered in a site likely to cause electrical interference. The applicants have submitted a statement that self-certifies that, when operational, International Commission guidelines will be met, in accordance with the requirements of Paragraph 117 of the NPPF.
50. The nearest schools are some distance away and in consideration of the 'Code of Best Practice on Mobile Network Development in England' (published 24 November 2016) (CBP) it is accepted that consultation with school(s) is not required.

#### Building a strong, competitive economy

51. Part 6 of the NPPF advises that significant weight should be placed on the need to support economic productivity. Paragraph 114 of the NPPF recognises that advanced, high quality and reliable communications infrastructure is essential for economic growth. It advises that decisions should support the expansion of electronic communications networks, including next generation technology such as 5G. The proposal gains positive weight in this respect.

#### Amenity Considerations

52. Policy 29 of the CDP requires proposals to provide high standards of amenity and privacy, and minimise the impact of development upon the occupants of existing adjacent and nearby properties. Policy 31 of the CDP requires development to have no unacceptable impact on living conditions and to ensure that future occupiers of proposed developments have acceptable living conditions. It advises that proposals which will have an unacceptable impact such as through noise will not be permitted

unless satisfactory mitigation measures can be demonstrated. Paragraph 130 (f) of the NPPF requires developments to have a high standard of amenity. Paragraph 185 of the NPPF requires new development to be appropriate to its location taking into account the likely effect of pollution on health, living conditions and the sensitivity of the area. The framework requires development to mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development and to avoid noise giving rise to significant adverse impacts on health and quality of life.

53. The site is close to residential properties and concerns have been raised by local residents in relation to noise sometimes experienced from the current equipment on site.
54. The Council's Environmental Health Officer raises no concerns about noise from the current equipment and this type of equipment in general in relation to amenity.
55. It has therefore considered that that the development would not have an unacceptable impact on living conditions. On this basis it is considered that the proposed development is in accordance with Policy 31 of the County Durham Plan and Paragraph 130 of the NPPF in that respect.

#### Impacts to trees

56. Policy 40 of the CDP requires the protection of trees of high landscape, amenity or biodiversity value unless the benefits of the proposal clearly outweigh the harm. The position of the mast will be closer to a tree that forms part of the streetscene than the current mast. The developer has undertaken investigations which demonstrate that there would be no tree roots within the development area. The Council's Tree Officer is satisfied with the findings subject to conditions to restrict excavations into root protection areas and storage of materials near the tree or its root protection area. With such conditions the tree would be suitably protected.

#### Highways Considerations

57. Policy 21 of the CDP requires all development to deliver sustainable transport by: delivering, accommodating and facilitating investment in sustainable modes of transport; providing appropriate, well designed, permeable and direct routes for all modes of transport; ensuring that any vehicular traffic generated by new development can be safely accommodated; creating new or improvements to existing routes and assessing potential increase in risk resulting from new development in vicinity of level crossings. Development must also have regard to Parking and Accessibility Supplementary Planning Document.
58. Local residents have concerns over vehicles colliding with the pole however the Highways Officer has no concerns over highway safety in respect of the proposal therefore the proposal accords with the above policy

#### Other Issues

59. Some residents have concerns over possible negative health impacts from the proposed mast. Paragraph 180 of the NPPF advises that decisions should ensure that new development is appropriate for its location considering the likely effects of pollution on health, living conditions and that natural environment. Health considerations and public concern can, in principle, be material considerations in determining applications for planning permission. It is for the decision-maker to determine what weight to attach to such considerations in any particular case. The

LPA have seen no substantiated evidence in relation to negative health impacts therefore they carry little weight.

60. It is the Government's firm view that the planning system is not the place for determining health safeguards. It remains central Government's responsibility to decide what measures are necessary to protect public health. In the Government's view, if a proposed mobile phone base station meets the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines for public exposure it should not be necessary for a LPA, in processing an application for planning permission, to consider further the health aspects and concerns about them as stated in Paragraph 118 of the NPPF. All new and replacement mobile phone base stations are expected to meet the ICNIRP guidelines. However, all applicants should include with their applications, a statement that self-certifies to the effect that the mobile phone base station, when operational, will meet the guidelines. A ICNIRP Certificate has been supplied as part of supporting information. The likely effects of non-ionizing radiation on health and living conditions are therefore not significant.
61. It is noted that residents are concerned that the mast is too close to residential properties. However, the NPPF advises that Local Planning Authorities should not insist on minimum distances between new electronic communications development and existing development.
62. There are concerns over impacts to property value however this is not a material planning consideration.

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## **CONCLUSION**

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63. The siting of a replacement telecommunications streetpole is considered justified in this location. There will be no significant adverse impacts to health or to the visual amenity of the area. The proposal offers benefits in terms of providing advanced, high quality and reliable communications infrastructure which is essential for economic growth and social well-being. The proposal is therefore considered to accord with CDP Policy 27 and Parts 10 and 15 of the NPPF. Paragraph 11 of the NPPF advises that development proposals that accord with an up-to-date development plan should be approved without delay therefore approval is recommended. There are no material considerations in this particular case that indicate that the plan should not be followed.

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## **RECOMMENDATION**

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That the application be **APPROVED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in strict accordance with the approved plans listed in Part 3 - Approved Plans.

Reason: To define the consent and ensure that a satisfactory form of development is obtained in accordance with Policy 27 of the County Durham Plan and Part 10 of the NPPF.

3. Within 6 months of the erection of the new monopole hereby approved, the existing monopole shall be removed from site.

Reason: To ensure that the visual appearance of the area is not overly cluttered in accordance with Policy 39 of the County Durham Plan and Part 15 of the NPPF.

4. No excavations in connection with the development shall take place within the Root Protection Area of the adjacent tree and there shall be no storage of materials within the root protection area of the tree.

Reason: To protect the tree in accordance with Policy 40 of the County Durham Plan.

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## **STATEMENT OF PROACTIVE ENGAGEMENT**

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The Local Planning Authority in arriving at its decision to approve the application has, without prejudice to a fair and objective assessment of the proposals, issues raised, and representations received, sought to work with the applicant in a positive and proactive manner with the objective of delivering high quality sustainable development to improve the economic, social and environmental conditions of the area in accordance with the NPPF. (Statement in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.)

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## **BACKGROUND PAPERS**

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County Durham Plan 2020  
The National Planning Policy Framework (2021)  
Internal and public consultation responses  
Submitted forms, plans and supporting documents



**Planning Services**

DM/21/01036/FPA

20m high telecommunications pole with 6No. TEF Antennas, 3No. Proposed 3No. TEF ERS and associated ancillary works.

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**Comments**

**Date** 28.09.2021

**Scale** NTS