

Durham County Council
Planning Development
County Hall
Durham
DH1 5UL

City of Durham Parish Council
Office 3 D4.01d
Clayport Library
8 Millennium Place
Durham
DH1 1WA
28 May 2019

Dear Ms Morina,

Planning application DM/19/01427/PNT | Prior notification for the installation of a 20m monopole etc | Land To The South Of Stockton Road Graveyard St Oswalds Church Stockton Road Durham

This planning application was discussed by the Parish Planning Committee at its meeting held on 24 May 2019.

Given that the location of this application falls within the boundary of the Durham City Conservation Area and is within proximity of the World Heritage Site there is likely conflict with the following policies saved from the City of Durham Local Plan:

- **U2 Telecommunications – Impact on World heritage Site SAVED POLICY:** the council will not permit telecommunication equipment which would have a detrimental visual impact upon the setting of the world heritage site in accordance with policy E3.
- **E3 World Heritage Site - Protection SAVED POLICY:** Durham Cathedral and Castle World Heritage Site and its setting will be protected by: 1. Restricting development to safeguard local and long distance views to and from the cathedral and castle and Peninsula in accordance with policies E1, E5, E6, E10, E23 and E24
- **E6 Durham City centre Conservation Area SAVED POLICY:** The special character, appearance and setting of the Durham (city centre) conservation area will be preserved or enhanced by: 1. Encouraging all proposals for new building to: a) Exhibit simple, robust shapes, have a clear predominance of wall surface over openings and be restricted to a limited range of external materials; and b) Have simple traditional roofs which do not create long or continuous ridge or eaves lines and which do not include reflective surfaces such as glass; and c) Reflect a quality of design appropriate to the historic city centre; and d) Use external building materials which are the same as, or are sympathetic to the traditional materials of the historic city or an individual street; and e) Fragment proposals for large buildings into blocks of visually smaller elements in a way which is sympathetic to the historic city centre. 2. Not granting planning permission for development or demolition which would damage the historic profile of buildings running from the South B

The actual impact that the proposed monopole will have on the Conservation Area and World Heritage Site cannot be evaluated due to the lack of any visual impact assessment accompanying this application. We consider that the application should not have been validated without submission of an appropriate Landscape and Visual Impact Assessment, conducted in accordance

with the Landscape Institute guidelines. We would be grateful if you could request the provision of this assessment from the applicant such that an informed decision may be made with regards its overall visual impact.

Finally, we would point out that we did not receive the letter about the pre-application consultation, probably because it was sent to the wrong email address. Our correct contact details are shown above.

Yours sincerely,

ADAM SHANLEY

Parish Clerk