

**COPELAND BOROUGH COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/21/2530/0F1
2.	<b>Proposed Development:</b>	RESTORATION OF EXISTING MILESTONE BY RECASTING THE STONES MISSING PLAQUE AND REPAINTING IT IN ITS ORIGINAL BLACK AND WHITE STYLE AND THE CREATION OF A GRAVELLED BASE MEASURING 1.2M BY 2M
3.	<b>Location:</b>	MILESTONE TO EAST OF PARTON POLICE STATION, PARTON, WHITEHAVEN
4.	<b>Parish:</b>	Parton
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Listed Building - Listed Building, Coal - Standing Advice - Data Subject To Change
6.	<b>Publicity Representations &amp; Policy</b>	Neighbour Notification Letter: YES  Site Notice: YES  Press Notice: NO  Consultation Responses: See report  Relevant Planning Policies: See report
7.	<b>Report:</b>	
	<b>Site and Location</b>	This application relates to the Grade II Listed Milestone located on the western side of the road between the A595 and the village of Parton. This is one of four Milestones along the southern portion of the A595. The Milestone is in poor condition and the paint has fallen off its surface with only one plaque remaining.
	<b>Proposal</b>	Planning Permission is sought to restore the Grade II listed milestone by recasting and installing the missing plaques and repainting the Milestone in its original white and black. The application also includes a gravelled base measuring 1.2 metres by 2 metres to improve its setting and the prior casting of a small concrete plinth on which the milestone is positioned.

The proposed works have been commissioned by National Highways. This Planning Permission application is being considered alongside a Listed Building Consent for the same works, ref: 4/21/2527/0L1.

### **Relevant Planning History**

No relevant planning history for this site.

### **Consultation Responses**

#### Parton Parish Council

No objections.

#### Copeleand Borough Council - Conservation and Design Officer

No objections.

The proposal seeks sensitive restoration of the milestone, with a like-for-like new plate for the south face to read "To Workington 6 miles Cockermouth 12 miles". This text has been replicated from the historic OS map, which is labelled to show the milestone's directions in period. It is proposed to repaint the milestone with a suitable paint, and to establish an area around it of locally sourced 30-50mm gravel.

These proposals will enhance the significance of the milestone and protect it from future damage by making it more visible.

The application also covers the prior casting of a small concrete plinth on which the milestone is positioned. This is subtle and provides a sound base to keep the stone upright, so I do not view it as having had a negative impact on the milestone's significance.

#### Cumbria County Council - Highway Authority and Lead Local Flood Authority

Although gravel isn't an ideal material to be used next to the A595, considering the size of the development, Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposal as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

#### Highways England

No comments received.

#### Public Representation

This application has been advertised by way of a site notice and neighbour notification letters issued to 3 no. properties. No comments have been received in relation to the statutory notification

procedure.

### **Planning Policy**

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### **Development Plan**

#### **Copeland Local Plan 2013 – 2028 (Adopted December 2013)**

##### Core Strategy

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ENV4 – Heritage Assets

##### Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM27 – Built Heritage and Archaeology

### **Other Material Planning Considerations**

National Planning Policy Framework (2021)

Planning (Listed Building and Conservation Areas) Act 1990

Cumbria Development Design Guide

##### Emerging Copeland Local Plan (ELP):

The emerging Copeland Local Plan 2017-2035 was recently the subject of a Preferred Options Consultation which ended on 30 November 2020. The Preferred Options Consultation builds upon the completed Issues and Options Consultation, which finished in January 2020. Given the stage of preparation, the emerging Copeland Local Plan 2017-2035 has only limited weight in decision making, but provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

### **Assessment**

The key issues raised by this proposal are the principle of the development and its impact on the heritage asset and highway safety.

##### Principle of the Development

This application seeks planning permission for works to restore an existing dilapidated Listed Milestone located on the western side of the road between the A595 and the village of Parton. These works include recasting the stones missing plaque and repainting it in its original style and increasing the area of surrounding gravel. The proposal also includes the prior casting of a small concrete plinth on which the milestone is positioned.

On this basis, the principle of the development is therefore considered to be acceptable and the extension satisfies Policies ST2 and ENV4 of the Local Plan and the NPPF guidance.

#### Impact on the Heritage Asset

Policy ST1, ENV4, DM27 of the Copeland Local Plan seek to protect, conserve and where possible enhance the historic, cultural and architectural character of the Borough's historic sites.

The LBCA sets out a clear presumption that gives considerable importance and weight to the desirability of preserving a heritage asset and its setting.

Section 16.2 requires that: *'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'*.

Paragraphs 184 – 202 of the NPPF in respect of heritage include a requirement that when considering the impact of development proposals on designated heritage assets such as listed buildings, great weight should be given to the conservation of the asset's significance; however, less than significant harm should be weighed against the public benefits of a development.

The Grade II Listed Milestone is currently in a poor condition with a missing plaque. The works will recast the stones missing plaque and it will be repainted in its original black and white style. The sensitive restoration will include a like-for-like new plate and the text has been replicated from the historic OS map, which is considered to enhance the significance of the milestone. The proposal also includes a graveled base measuring 1.2 metres by 2 metres, which will enhance the setting and protect it from future damage by making it more visible.

The application also covers the prior casting of a small concrete plinth on which the milestone is positioned. This is modest in scale and provides a solid base to keep the stone upright and therefore it is not considered to have an adverse impact on the milestone's significance.

Overall, these proposed works are considered suitable to restore and enhance the existing heritage asset. The Council's Conservation Officer has offered no objections to the proposal and considers the proposals will enhance and protect the asset for the future.

The proposal is therefore considered to meet Policy DM27, thereby satisfying the duties and test set out in the LBCA and the NPPF.

#### Highway Safety

Policy ST1 and the Cumbria Development Design Guide seeks to ensure high quality spaces are

	<p>created and retained while maintaining highway safety standards.</p> <p>The proposal is located adjacent to the A595 and therefore the Local Highway Authority noted gravel isn't an ideal material to be used next to the road. However, due to the modest scale and nature of the development, the Highway Authority confirmed that they have no objections to the proposal as it will not have a material effect on existing highway conditions.</p> <p>On this basis, the proposal is considered to meet Policy ST1 and standards set out in the Cumbria Development Design Guide.</p> <p><u>Planning Balance and Conclusion</u></p> <p>The proposed application seeks planning permission to restore the dilapidated Grade II Listed Milestone. The works are considered to enhance and protect the heritage asset for the future and it will not have a material effect on the existing highway conditions.</p> <p>Overall, the proposed development will have an overall positive impact on the Grade II Listed Milestone. It therefore represents an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF and LBCA Act.</p>
8.	<p><b>Recommendation:</b> Approve (commence within 3 years)</p>
9.	<p><b>Conditions:</b></p> <ol style="list-style-type: none"> <li>1. The development hereby permitted must commence before the expiration of three years from the date of this permission.  Reason  To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</li> <li>2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: -  Application Form, received 6<sup>th</sup> December 2021; Location Plan, scale 1:1250, drawing no. COA130886-LS-02a Rev P01.1, received 6<sup>th</sup> December 2021; Milestone Proposal, scale 1:200, drawing no. COA130886-LS-02 Rev P01.1, received 6<sup>th</sup> December 2021; Design Access and Heritage Impact Assessment, COA130887 / Rev 1, Prepared on the 27th October 2021 by ameyconsulting, received 6<sup>th</sup> December 2021.</li> </ol>

**Reason**

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

**Informative**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

**Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

**Case Officer: C. Unsworth**

**Date : 27/01/2022**

**Authorising Officer: N.J. Hayhurst**

**Date : 27/01/2022**

**Dedicated responses to:- N/A**