

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/25/2304/0F1
2.	Proposed Development:	INSTALLATION OF 3 MONOLITHS/TOTEMS
3.	Location:	WALKMILL WOODLANDS, MORESBY PARKS
4.	Parish:	Moresby
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Development Referral Area - Data Subject to Change, Coal - Standing Advice - Data Subject To Change, Key Species - Bounds of Sensitive Area for Hen Harriers, Preferred Route Corridor - Within Preferred Route Corridor, PROWs - Public Right of Way
6.	Publicity Representations &Policy	See Report
7.	Report: SITE AND LOCATION The site forms part of the Walkmill Woodlands. The land is owned and managed by the Parish Council. It is a recreational site that is 75% woodland. It has surfaced footpaths that are used by members of the public for walking and running. The site is not located within Flood Zone 2 or 3. PROPOSAL The applicant seeks consent for the following –	

Monolith X 3, 200cm above ground

The plans provided indicate that the monoliths would be located adjacent to the existing footpaths around the site.

RELEVANT PLANNING APPLICATION HISTORY

None relevant

CONSULTATION RESPONSES

Parish Council

No response received

Highways and LLFA

No objections on highways grounds

Natural England

No objections

Countryside Access Officer

No objections

Env. Agency

Object as they state the site is within Flood Zones 2 and 3 and no flood risk assessment has been provided.

In response to this objection the applicant provided additional details on flood risk.

PLANNING POLICIES

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

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.



Cumberland Council

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039

The following policies are relevant to this proposal:

Policy CO6 Countryside Access

Policy DS4 Design and Development Standards

Policy DS6 Reducing Flood Risk

Policy N3 – Biodiversity Net Gain

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

Cumbria Development Design Guide

ASSESSMENT

The key issues raised by this proposal are the potential impacts on visual amenity.

Principle of Development

Policy CO6 states that the Council will support improved access to the countryside for residents and visitors.

This scheme aims to build on an already popular site for walkers, by providing updated information and signage to help with public engagement. The scheme therefore accords with the aims of Policy CO6.

Impact on Visual Amenity

Policy DS4 of the Copeland Local Plan seeks to ensure that developments would meet high quality design standards. The proposed 3no. monoliths will compliment approved signage under application 4/25/2303/0A1 and are to help facilitate the enjoyment of the existing woodland.

They would be of an attractive design, using materials such as wood and metal to help to integrate into the existing landscape. They would not create an intrusive or incongruous feature within the landscape and would assimilate well with the natural environment, whilst helping to improve the experience of members of the public using the site.

On this basis, the monoliths are unlikely to have any adverse impacts on the amenity of the locality and therefore, the proposals are considered to comply with Policy of the Copeland Local Plan, and the provisions of the NPPF.

Impact on Residential Amenity

Policy DS4 seeks to protect the amenity of neighbouring land users. The proposed

	development would not have an adverse impact on the amenity of any neighbouring properties given the remote location of the development, away from any sensitive neighbours, and the limited size and scale of the development. <u>Highway Safety</u> Policy DS4 states approval will be granted where schemes will not give rise to severe impacts on highway safety and/or a severe impact on the capacity of the highway network and allow for the safe access and manoeuvring of refuse and recycling vehicles. The scheme would not have an adverse impact on highway safety, given the nature of the development. <u>Flood Risk</u> Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere. The Environment Agency objected to the development, stating that the site is within Flood Zone 2 and 3, and that a flood risk assessment has not been submitted. The applicant was made aware of this objection and has subsequently submitted a flood risk assessment. The Flood Risk Maps published by the Environment Agency show the site is not within Flood Zone 2 or 3. These maps have been added to the planning file for information purposes. Furthermore, the monoliths are 24cm in diameter. The total length of the poles are 300cm, 100cm of which will be under ground level. Based on the above, it is considered that if there was any flood water the poles will not impact it as the diameter of the pole is insignificant and will allow water to flow unimpeded. The works would not lead to any additional flooding, nor would the works place people at risk given the nature of the development. The scheme is therefore considered acceptable in this regard. <u>Biodiversity Net Gain</u> The Application Site does not include linear or watercourse habitats. The development will not impact a priority habitat and impacts less than 25 square metres (5m by 5m) of on-site habitat; therefore, the development falls below the biodiversity net gain threshold and a ten percent biodiversity net gain is not required to be delivered. <u>Planning Balance and Conclusion</u> The proposed monoliths are of an acceptable scale, siting, and design which would maintain the visual amenity of the area and it is unlikely to harm public safety. Based on the submitted drawings and details the proposed development is considered to comply with Policies of the Copeland Local Plan, the provision of the NPPF, and, as such, is recommended for approval.
8.	Recommendation: Approve (commence within 3 years)



Cumberland Council

9. **Conditions:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-
 - Application Form
 - Location Plan 1
 - Location Plan 2
 - 625046M-020-001 MONOLITH
 - Wilder Walkmill Interpretation Development Document

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.

Biodiversity Net Gain – Exemption

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun as the proposals comprises development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat; and,

	• 5 metres of on-site linear habitats such as hedgerows. 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: D. Gibson		Date : 13/11/2025
Authorising Officer: N.J. Hayhurst		Date : 14/11/2025
Dedicated responses to:- N/A		