

## DEVELOPMENT MANAGEMENT COMMITTEE – 21 JUNE 2017

<b>Application Number</b>	3/17/0876/LBC
<b>Proposal</b>	Regularise the re-location of Milestone 34
<b>Location</b>	West Side of A10, corner of Whiteley Lane/A10
<b>Applicant</b>	Councillor Jeff Jones
<b>Parish</b>	Buckland CP
<b>Ward</b>	Buntingford

<b>Date of Registration of Application</b>	7 <sup>th</sup> April 2017
<b>Target Determination Date</b>	2 <sup>nd</sup> June 2017
<b>Reason for Committee Report</b>	Application submitted by an elected Member.
<b>Case Officer</b>	Emma Kate Barral

### **RECOMMENDATION**

That Listed Building Consent be **GRANTED** as set out at the end of this report.

#### **1.0 Summary**

- 1.1 The Listed Building consent application seeks to regularise the re-location of Milestone 34, now placed on the A10 some 380 metres from its original location.
- 1.2 The relocation of the milestone has not harmed the character and special interest of the heritage asset and the new location will enable the milestone to be appreciated by local residents and the general public, and easily maintained by the Parish Council.

#### **2.0 Site Description**

- 2.1 The application site lies within the Rural Area Beyond the Green Belt and is shown on the attached Ordnance Survey extract.
- 2.2 The milestone is now currently sited on the grass verge of the main A10 road through Buckland, 10 metres to the north of the corner of Whiteley Lane/A10, in close proximity to the village noticeboard.

#### **3.0 Background to Proposal**

- 3.1 The milestone was originally located further to the north of the village of Buckland, near to the edge of the A10. It was moved, for safekeeping, in the 1970's to the grounds of Buckland Bury Farm.

3.2 Within the last year however, the milestone was moved from the grounds of Buckland Bury Farm and located as shown on the attached location plan, to the north of junction with Whiteley Lane.

3.3 The application site is in the care of the Parish Council.

#### **4.0 Key Policy Issues**

4.1 These relate to the relevant policies in the National Planning Policy Framework (NPPF), the pre-submission East Herts District Plan 2016 and the adopted East Herts Local Plan 2007:

<b>Key Issue</b>	<b>NPPF</b>	<b>Local Plan policy</b>	<b>Pre-submission District Plan policy</b>
Impact to Listed Milestone	Section 12	ENV1 BH5 BH6	HA1, HA7

Other relevant issues are referred to in the 'Consideration of Relevant Issues' section below.

#### **5.0 Emerging District Plan**

5.1 The District Plan has been submitted to the Secretary of State for examination. The view of the Council is that the Plan has been positively prepared, seeking to ensure significantly increased housing development during the plan period. The weight that can be assigned to the policies in the emerging plan can now be increased, given that it has reached a further stage in preparation. There does remain a need to qualify that weight somewhat, given that the Plan has yet to be examined.

#### **6.0 Summary of Consultee Responses**

6.1 The EHDC Conservation and Heritage Advisor does not consider that the works that have been undertaken have harmed the character and special interest of the listed milestone. They advise that the location is preferable to being in the grounds of a private residence as the Milestone is now on public display.

## **7.0 Parish Council Representations**

7.1 Buckland and Chipping Parish Council support the application. The view is taken that the Milestone is sited at the nearest practical location to its original position before it was moved when the A10 was widened in the 1960s. The location enables it to be highly visible as a parish amenity and the site will enable it to be easily maintained.

## **8.0 Summary of Other Representations**

8.1 5 letters of support from local residents have been received with regard to the retrospective Listed Building Consent application. Comments relate to the re-location being in the best interests of residents and the general public who are now able to appreciate the local historic object as they pass by this stretch of the A10. The milestone is visible to everyone and can be viewed by all.

8.2 2 letters of objection have been received relating to non-planning matters associated with the ownership and re-location of the milestone. Planning matters relate to concerns that this is not a suitable location for a heritage asset and is too far from the original listed location. A more suitable location would be back on the east side of the A10 on the verge in front of the 'Hitch Brick' walled garden of Buckland Bury. This is the correct side of the road. Concerns also relate to the positioning of the Milestone on a small strip of land also occupied by a litter bin, grit bin, park bench and notice board which results in a jumble of street furniture.

8.3 A letter has also been received from a resident of Buckland Bury Farm referring to inaccuracies in the history of the milestone set out by the applicant and the fact that it was saved from destruction at the time the A10 was being widened in the 1970's. The owner of the farm re-painted it and set it in the grounds of Buckland Bury Farm. They were approached by the Parish Council in 2013 about moving the milestone and referred the Parish Council to their landlord. The respondent indicates that the owner of the farm did not express 'concern' about the location of the milestone at Buckland Bury Farm nor a wish to have it returned near to its original location. They indicate that the milestone was removed from the farm without their consent and, whilst they have no objection to its current location, they consider that the matter should have been approached differently.

## **9.0 Planning History**

9.1 There is no planning history relating to this application.

## **10.0 Consideration of Relevant Issues**

- 10.1 The main planning consideration in this case relates to whether the re-location of the milestone results in any harm to the character and special interest of the heritage asset.
- 10.2 The milestone is currently in a prominent position on the west side of the A10. It is set forward within a grassed area 10 metres to the north of the corner of Whiteley Lane/A10 and is also set forward from existing street furniture such as the notice boards, bins and bench.
- 10.3 Whilst it has not been returned to its original location, this new location is preferable to being within the grounds of a private residence. The milestone is now on public display and is considered by Officers to enhance legibility along this stretch of the A10.
- 10.4 Officers consider that the location of the milestone is suitable and acceptable and that the works that have been undertaken have not harmed the character and special interest of the heritage asset.

## **11.0 Conclusion**

- 11.1 Officers consider that the milestone has been re-located in an acceptable location where it can be appreciated by local residents and the general public as an important historic object.
- 11.2 The relocation of the milestone has not harmed the character and special interest of the heritage asset and the location will enable the milestone to be easily maintained by the Parish Council. It is therefore recommended that listed building consent be granted.
- 11.3 The nature of the application is such that there are no matters that need to be addressed by condition.

## **Summary of Reasons for Decision**

East Herts Council has considered the applicant's proposal in a positive and proactive manner with regard to the policies of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The balance of the considerations having regard to those policies is that listed building consent should be granted.