

Agenda Item	A8
Application Number	24/00835/FUL
Proposal	Installation of a temporary coastal monitoring radar mast and equipment box
Application site	Trafalgar Point Stone Jetty Marine Road Central Morecambe
Applicant	Mr Graham Lumbery
Agent	Mr Steve Chapman MRTPI
Case Officer	Mr Robert Clarke
Departure	No
Summary of Recommendation	Approval, subject to conditions

1.0 Application Site and Setting

- 1.1 The site which forms the subject of this development is Trafalgar Point, located at the end of the Stone Jetty in Morecambe. The Stone Jetty extends into the bay from the promenade, close to the Midland Hotel. The larger section of the jetty contains the Stone Jetty Café, a grade II listed former railway building, and the associated lighthouse. Trafalgar Point extends a further 150 metres and features two ramps providing access to the bay. The development would be located towards the edge of the jetty within the circular area.
- 1.2 The site is within the Morecambe Area Action Plan boundary, it is located within flood zone 3b. Morecambe Bay is subject to ecological designations, the development site is located outside of but in close proximity to the Ramsar, Special Protection Area, Special Area of Conservation and SSSI designations. The site forms part of the Morecambe Main Seafront and Promenade designation within the Morecambe Area Action Plan.

2.0 Proposal

- 2.1 This application seeks temporary planning permission for the erection of a coastal monitoring radar mast and equipment box. The column would be based on a galvanised steel lighting column design with a height of approximately 16.5 metres including the lighting and radar equipment. The associated equipment box is to be located adjacent to the column and measures 1.61 metres high.

3.0 Site History

- 3.1 No relevant planning applications relating to this site have previously been received by the Local Planning Authority.

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Morecambe Town Council	No response received
Engineers	No response received
Environment Agency	The development proposed is classed as water compatible development, the Environment Agency raises no objection to the development proposed.
Natural England	No response received
Environmental Health	No response received

4.2 No responses have been received from members of the public.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Principle of development
- Design and heritage
- Ecology
- Flood risk

5.2 **Principle of Development** National Planning Policy Framework: Section 2. Achieving sustainable development.

5.2.1 The development forms part of the North West Regional Coastal Monitoring programme which stretches from the Wirral to the Scottish border, and is one of six regional monitoring programmes that forms a national network across England. The programme facilitates the systematic collection of coastal monitoring data to inform sustainable decision-making on the coast. The programme enables a regional approach to coastal process monitoring, providing information for the development of strategic shoreline management plans, coastal defence strategies and operational management of coastal protection and flood defence. The development is intended to replace the current equipment which has been present at this site, and which is based around a shipping container. The development is intended to be temporary for a period of 3 years. The applicant has set out that the equipment needs a good line of sight to the beach and sea and must be mounted at a sufficiently high elevation to ensure the best possible data collection. The site selected is based on the optimum location for the operation of the equipment. The principle of such development is supported. As the proposal is intended to be temporary in nature, a condition requiring the development to be removed and site restored within the specified temporary period is recommended.

5.3 **Design and heritage** National Planning Policy Framework: Section. 12 Achieving well-designed and beautiful places, Section 16. Conserving and enhancing the historic environment; Strategic Policies and Land Allocations DPD Policy: SP7: Maintaining Lancaster District's Unique Heritage; Review of the Development Management DPD Policies: DM29 Key Design Principles, DM30: Sustainable Design, and DM39: The Setting of Designated Heritage Assets.

5.3.1 The column would be visible in wider landscape views along the jetty and promenade. There are currently no features of this height located at the end of the stone jetty. However, in the context of the surrounding lighting infrastructure located along the larger section of the jetty and along the promenade itself, it is considered that the proposal would not be unacceptably obtrusive. The

proposal would result in a low level of harm to the character and appearance of the immediate location; however, this would be temporary in nature. Furthermore, the benefits entailed with the proposal regarding coastal process management are important and sufficient to justify the development overall.

5.3.2 The development is located around 120 metres away from the Grade II listed former railway building, and the associated lighthouse. Due to this separation distance and the presence of surrounding lighting infrastructure within the immediate setting of the heritage asset, the development proposal does not impact upon the setting of this asset.

5.4 **Ecology** National Planning Policy Framework: Section 15. Conserving and enhancing the natural environment; Strategic Policies and Land Allocations DPD Policies: SP8: Protecting the Natural Environment, EN7: Environmentally Important Areas; Review of the Development Management DPD Policies: DM29: Key Design Principles, DM44: The Protection and Enhancement of Biodiversity.

5.4.1 The development is located outside of but in close proximity to the Ramsar, Special Protection Area, Special Area of Conservation and SSSI designations. The surrounding environment is ecologically sensitive, and the development will enable improved understanding of the coastal processes which take place within them. The installation of the development would be minor in nature including the excavation of a small area of hardstanding to facilitate a foundation for the equipment. The design of the structure is akin to a lighting column of which there are many within the area, as such there are not considered to be any longer-term impacts, such as to species associated with the ecological designation, during the lifetime of the development. In light of the relationship of the development with these ecological designations, the Council has undertaken a Habitat Regulations Assessment in which likely significant effects upon the qualifying features or the conservation objectives of the designations has been ruled out.

5.4.2 The development is not required to provide mandatory Biodiversity Net Gain as the proposal benefits from the de Minimis exemption.

5.5 **Flood risk** National Planning Policy Framework: Section 14. Meeting the challenge of climate change, flooding and coastal change; Review of the Development Management DPD Policies: DM33: Development and Flood Risk.

5.5.1 The development site is located within flood zone 3b, as such the application is supported by a Flood Risk Assessment (FRA). Due to the nature of the development proposed, it is classed as water compatible development. As required by national planning policy, the development is designed to remain operational and safe for users in times of flood. It will also result in no net loss of floodplain storage nor impede water flows, nor increase flood risk elsewhere. The Environment Agency raises no objection to the development proposed.

5.5.2 The application is required to address the flood risk sequential test. In this case, the operational requirements of the development to enable the infrastructure to undertake its role in coastal process monitoring dictate possible locations for siting the development. The development must be in close proximity to and have a clear line of sight of the bay. The nature of the stone jetty and its extension into the bay provides the optimum suitable location to allow the infrastructure to collect the required data. It is considered that in this instance, there are no other as suitable sites where the development could be reasonably steered to at a lower risk of flooding and where it would be equally as successful.

6.0 Conclusion and Planning Balance

6.1 The development will facilitate the collection of data to help improve understanding of coastal processes within the wider Morecambe Bay environment. The principle of development is supported. The development will have a visual impact, however, it is not dissimilar to existing lighting infrastructure within the area. The benefits entailed with the development and described within this report, combined with the temporary nature of the development is considered to justify the development in design and landscape terms. The development is also considered to be acceptable with respect to ecological considerations and flood risk matters.

Recommendation

That Planning Permission BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Timescale	Control
2	Approved plans	Control
3	Temporary 3 year consent and site reinstated following decommissioning	Control

Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015

Lancaster City Council has made the decision in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The decision has been taken having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None