

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

---

**REPORT TO:** Development and Conservation  
Control Committee

3<sup>rd</sup> November 2004

**AUTHOR/S:** Director of Development Services

---

**S/0690/04/F - Grantchester**  
**Erection of 17.5 Metre High Telecommunications Tower and Associated Development**  
**at Land to the South of Fulbrooke Road, Cambridge and West of Cambridge Rugby**  
**Football Ground - for Hutchison 3G UK Ltd**

**Recommendation: Delegated Approval**

Members will visit the site on Monday 1<sup>st</sup> November 2004.

**Departure application**

**Site and Proposal**

1. The above application was deferred at the October Committee (Item No. 34) in order that Members could visit the site and consider further information regarding an application for Prior Approval for a 15m high monopole refused by Cambridge City Council.
2. The previous report is attached as an appendix.

**History/Planning Policy/Consultations**

3. I refer Members to the previous attached report.

**Representations**

4. In addition to representations summarised on the attached report, one further letter has been received from the occupiers of No. 33 Fulbrooke Road. The letter makes no additional objections but requests an update on the current situation.

**Planning Comments**

5. The following comments are in addition to those on the attached report.

***Cambridge City Refusal***

6. On 4<sup>th</sup> November 2002 the Cambridge City Council refused an application for approval of siting and appearance for a 15m high monopole tower to be sited immediately to the north of the Cambridge Rugby Football pavilion building, almost immediately opposite to the entrance to the model railway site. The reasons for refusal were:
  1. The proposed development would adversely affect the Area of Best Landscape and is therefore contrary to policy AP12/2 of the Cambridgeshire Structure Plan (1995) and policies NE1 and US3 of the Cambridge Local Plan (1996)

2. The proposed development falls within cones of view for both the setting and skyline of the city. The proposal will detract significantly from those views and therefore contravenes Local Plan policy NE2, which requires that new development should not detract from the views of Cambridge's historic skyline.
3. The site of the proposed mast and radio equipment housing is within Cambridge's Green Belt. The proposed development would adversely affect its rural and open character and is, therefore, contrary to policies GB3/1 and GB3/2 of the Cambridge Green belt Local Plan (1992), policies SP18/3 of the Cambridgeshire Structure Plan (1995) and policies NE3 and NE4 of the Cambridge Local Plan (1996) and conflicts with advice in Planning Policy Guidance Note 2 – Green Belts (1995).
4. The proposed development would not relate sensitively to the environment of the urban fringe and would spoil the visual amenities of the approach to Cambridge from the South West along Grantchester Road. The proposal is, therefore, contrary to policy SP12/6 of the Cambridgeshire Structure Plan (1995)
7. In my opinion the proposed site (the application site) is better located than this 'city' site, further from homes and in a corner of the field with trees on two sides. Additional planting will further help screen the compound and equipment and I do not consider it will have a detrimental impact on the skyline of Cambridge. There is a field boundary to the east of the site which will further reduce its visibility on the approach to Cambridge from along Grantchester Road.
8. I refer Members to paragraph 26 of the attached report indicating that Cambridge City Council does not object to this application.

### **Recommendation**

9. Delegated powers of approval are sought subject to a revised plan showing an increased area of land for landscaping and subject to the following conditions:
  1. Standard Condition A – Time limited permission (Reason A);
  2. Sc51 – Landscaping (Rc51);
  3. Sc52 – Implementation of landscaping (Rc52);
  4. Within one month of the development hereby permitted ceasing to be used for telecommunications purposes the Local Planning Authority shall be notified accordingly in writing. Within four months of such notification all apparatus (including any mast), equipment, fencing and hard surfacing shall be removed from the land; and all buildings and structures shall be demolished and removed from the land; and the land shall be restored in accordance with a scheme submitted to and approved by the Local Planning Authority.  
(Reason - To ensure that the mast and associated equipment is removed from the site when the need for the structure ceases in order to avoid dereliction in the countryside).
  5. No development shall commence until details of the colour finish for the mast have been submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.  
(Reason – To help minimise the visual impact of the mast and help assimilate it into its surroundings)

## Reasons for Approval

1. Although the proposal has been considered as a Departure from the Development Plan, and particularly in regard to policies aimed at protecting the Green Belt from inappropriate development, the Local Planning Authority considers very special circumstances exist which outweigh the harm by being located in the Cambridge Green Belt:
  - **The operator has sought to find alternative suitable sites that would meet the needs of coverage or capacity.**
  - **The proposal does not have an unacceptable visual impact on the countryside and will not harm the openness of the Cambridge Green Belt.**

**Background Papers:** the following background papers were used in the preparation of this report: Cambridgeshire Structure Plan 2003, South Cambridgeshire Local Plan 2004, Planning Policy Guidance Note No. 8, copy plans and decision notice for Application File Reference C/02/0991/TN and Application File Reference S/0690/04/F.

**Contact Officer:** Nigel Blazeby – Senior Planning Assistant  
Telephone: (01954) 713256