

**LOCATION:** CRABTREE PARK, CRABTREE ROAD, CAMBERLEY  
**PROPOSAL:** Change of Use of land to provide an extension to the northern boundary of existing pumping station and erection of associated boundary fence (amendment to SU/12/0870).  
**TYPE:** Full Planning Application  
**APPLICANT:** C/O Agent  
Thames Water Utilities  
**OFFICER:** Chenge Taruvinga

**RECOMMENDATION: GRANT subject to conditions**

### 1.0 SUMMARY

- 1.1 The current application is an amendment to an extant permission ref. SU/12/0870 and seeks to marginally widen the pumping station beyond the approved northern boundary. The site is located to south west of Crabtree Park within close proximity to the southern boundary with Crabtree Road. The site covers an area of approximately 25 square metres.
- 1.2 The report concludes that the proposal would not be harmful to the character and appearance of the area, or impact on the approved and implemented pumping station and ground protection measures already approved pursuant to the extant planning permission. The proposal is therefore considered to be acceptable.

### 2.0 SITE DESCRIPTION

- 2.1 Crabtree Park is located within the settlement area of Camberley, in close proximity to residential properties forming part of a Post War Council Estate, as classified by the Western Urban Area Character SPD 2012. The site is located to the south west corner of Crabtree Park, within a few metres of the public highway (Crabtree Road to the south) and a Girl Guide Hall to west. The site is immediately adjacent to the approved pumping station under SU/12/0870.

### 3.0 RELEVANT HISTORY

- 3.1 SU/72/0328 Erect a sports centre - Approved 18/07/1972.
- 3.2 SU/72/0645 Erect a sports pavilion and changing room - Approved 12/12/1972.
- 3.3 SU/12/0870 Installation of a pumping station comprising boundary security fencing, gate, vent column GRP control and actuator kiosks with associated works.

Approved 19/03/2013

## **4.0 THE PROPOSAL**

- 4.1 Following the implementation of SU/12/0870 it was established that there was insufficient space at the northern end of the site to accommodate the overflow weir and manhole. As a consequence, the pumping station's northern boundary has been widened by 2 metres to provide clear access within the fence line for maintenance to take place on the site. The eastern edge of the extension has been tapered to avoid the site fencing intruding on the adjacent footpath.
- 4.2 The main kiosk approved under SU/12/0870 remains as approved and in other respects the approved details will be carried out as agreed under the provisions of the extant permission.

## **5.0 CONSULTATION RESPONSES**

- 5.1 Surrey County Council      No highway comments.  
Highway Authority

## **6.0 REPRESENTATIONS**

At the time of preparation of this report one representation in support of the application had been received.

## **7.0 PLANNING CONSIDERATION**

- 7.1 The National Planning Policy Framework (NPPF); Policies DM9, DM10, DM11 and DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012 (CSDMP); and, Policy NRM6 of the South East Plan are material considerations in this application.
- 7.2 As the principle of development was considered acceptable under the extant planning permission SU/12/0870, it is considered that the main issues to be addressed in determining of this application are:
- The principle of development;
  - The proposal's impact on the character and appearance of the area;
  - The proposal's impact on the amenities of neighbouring properties; and
  - The impact of the development highway safety and parking.

### **7.3 The principle of development**

- 7.3.1 Policy DM15 of the Core Strategy advises that green spaces within settlement areas will be protected through the restriction of development to appropriate informal recreation uses or recreation facilities that are of a scale commensurate with the size of the space.
- 7.3.2 The principle of the change of use of land from green space within the settlement to a pumping station was established under SU/12/0870. The current proposal seeks to marginally enlarge the site to facilitate improved accessibility within the approved compound area through the enclosure of an additional 25 square metres of green space. It is considered that the loss of green space proposed under the current application is

relatively modest in comparison to the large area of parkland remaining, along with the wider community benefits to be realised as a result of the wider development. On this basis the principle of development is considered to be acceptable and the proposal accords with Policy DM15 of the Surrey Heath Core Strategy and Development Management Policies 2012.

#### **7.4 The proposal's impact on the character and appearance of the area**

- 7.4.1 The NPPF seeks a presumption in favour of sustainable development and to secure high quality design, as well as taking account of the character of different areas. Paragraph 59 of the NPPF requires design policies to concentrate on guiding the overall scale, landscape, and access of new development in relation to the local area. Policy DM9 of the Core Strategy is reflective of this, requiring development proposals to provide high quality design and enhance the local environment.
- 7.4.2 It is considered that the proposed development is of a modest scale and would only occupy a limited ground area beyond what has been granted under SU/12/0870. Given the proposed enlargement to the compound would be sited to the top (northern) end of the site, some distance away from the street frontage, it is not considered that the proposal would have any greater impact on the character and appearance of the area than what has already been permitted and partly implemented under SU/12/0870.
- 7.4.3 As such, no objection is raised to the proposed development and it is considered to accord with the principles of Policies DM9 of the Surrey Heath Core Strategy and Development Management Policies 2012.

#### **8.0 ARTICLE 2(3) DEVELOPMENT MANAGEMENT PROCEDURE (AMENDMENT) ORDER 2012 WORKING IN A POSITIVE/PROACTIVE MANNER**

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:

- a) Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- b) Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered.
- c) Have communicated with the applicant through the process to advise progress, timescale or recommendation.

#### **9.0 CONCLUSION**

- 9.1 The report concludes that the proposal would not be harmful to the character and appearance of the area, or impact on the approved and implemented pumping station and ground protection measures already approved pursuant to the extant planning permission. The proposal is therefore considered to be acceptable.

## 10.0 RECOMMENDATION

GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: To prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The proposed development shall be built in accordance with the following approved plans: B806X02-A2-40000 (Rev D), 40001 (Rev D), 40003 (Rev D), 40004 (Rev D), unless the prior written approval has been obtained from the Local Planning Authority.

Reason: For the avoidance of doubt and in the interest of proper planning and as advised in ID.17a of the Planning Practice Guidance.

### Informative(s)

1. Decision Notice to be kept DS1