

APPLICATION NO.	P13/V0878/FUL
APPLICATION TYPE	FULL APPLICATION
REGISTERED	1.5.2013
PARISH	ABINGDON
WARD MEMBER(S)	Jim Halliday Vacancy for councillor in Abingdon Fitzharris Ward
APPLICANT	Abingdon School
SITE	Abingdon School Park Road Abingdon, OX14 1DE
PROPOSAL	Reconfiguration and extension of the School's existing coach park, including alterations to the points of ingress and egress, on land within the School grounds.
AMENDMENTS	19 June 2013
GRID REFERENCE	449213/197550
OFFICER	Stuart Walker

1.0 INTRODUCTION

1.1 This application seeks planning permission for the reconfiguration and extension of the existing coach park at Abingdon School, including alterations to the points of ingress and egress. Abingdon School occupies a large campus site within the town. The coach park is located on the north side of the school campus adjacent to Faringdon Road and is located within the Albert Park Conservation Area.

1.2 The application comes to committee because Abingdon Town Council objects.

2.0 PROPOSAL

2.1 The proposal is a revised scheme to one permitted in January in connection with a new science centre building. That scheme included a new point of ingress much closer to the Faringdon Road / Bath Street junction with a new length of internal road along the northern boundary of the school's Waste Court playing field. This application locates the point of ingress much closer to the existing entrance. In addition it is proposed to reconfigure the western end of the coach park to provide five additional coach bays, providing a total of 13 spaces. The plans have been amended to take account of the conservation officer's comments and are **attached** at appendix 1. The earlier approved scheme is available to view on the council's website under reference P12/V2373/FUL.

3.0 SUMMARY OF CONSULTATIONS & REPRESENTATIONS

3.1 Abingdon Town Council: "Recommend refusal due to serious concerns regarding the safety of the proposed coach park's points of ingress and egress, given its proximity to the junction with Larkhill Road where there is already a large number of parked vehicles, and the junction is a busy one. Therefore Members considered the application contravened policy DC5 of the local plan in that it did not provide for safe and convenient access to the adjoining highway network."

3.2 Neighbours: One letter of objection concerning highway safety by the moving of the position of egress to almost opposite the junction with Larkhill Road.

3.3 Conservation Officer - Amended Plans: "I am happy with the amended design of the railings (subject to condition regarding construction details) and am happy that the gates are now omitted from the application."

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- 3.4 Highways Liaison Officer: No objection subject to conditions on construction traffic management and details of the proposed raised / table crossover.
- 3.5 Forestry Team: No objection subject to a condition to require a more sympathetic replacement tree planting scheme at the western end of the site to satisfactorily offset the long term impact of the development.
- 3.6 County Archaeology Services – No objections

4.0 RELEVANT PLANNING HISTORY

- 4.1 [P12/V2373/FUL](#) - Approved (24/01/2013)
Demolition of existing school building (Medical Centre). Erection of a three storey Science Centre and the reconfiguration of the existing coach park, including alterations to the points of ingress and egress.

[P10/V0286](#) - Approved (13/05/2010)
Erection of 4 two bedroom and 4 one bedroom units for staff accommodation

[P09/V0612](#) - Approved (01/07/2009)
Alterations to existing coach park including widening of the vehicular entrance, new pedestrian entrances, replacement and new lighting columns and the erection of 2 shelters and re-surfacing

[P86/V0716](#) - Approved (13/11/1986)
Construction of a coach park for coaches taking pupils to and from school. (Land adjoining Wastecourt Field, Faringdon Road).

5.0 POLICY & GUIDANCE

- 5.1 Vale of White Horse Local Plan 2011 policies;

CF2 - Provision of New Community Services and Facilities
DC1 - Design
DC5 - Access
DC6 - Landscaping
DC9 - The Impact of Development on Neighbouring Uses
HE1 - Preservation and Enhancement: Implications for Development

5.2 *National Planning Policy Framework*

The National Planning Policy Framework confirms there is a presumption in favour of sustainable development and within the overarching roles that the planning system ought to play are a set of 12 core planning principles, the following of which are directly relevant to this application:

- i. Be genuinely plan led
- ii. Not simply be about scrutiny, but be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- iii. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- iv. Take full account of flood risk.
- v. Conserve heritage assets in a manner appropriate to their significance.

- 5.3 In delivering sustainable development, the framework sets out a variety of detailed guidance and the following sections are directly relevant to this application:

- i. Requiring good design – achieving high quality and inclusive design to contribute positively to making places better for people by concentrating on guiding the overall scale, density, massing, height, landscape, layout, materials

and access of new development in relation to neighbouring buildings and the local area more generally and permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

- ii. Promoting healthy communities – planning positively with a proactive, positive and collaborative approach to development that will widen choice in education.
- iii. Meeting the challenge of climate change and flooding – managing risks through suitable adaptation measures to ensure flood risk is not increased elsewhere.
- iv. Conserving and enhancing the historic environment – recognising heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- v. Conserving and enhancing the natural environment – planning decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development.

6.0 **PLANNING CONSIDERATIONS**

6.1 The school has identified a need to improve its coach park facilities. Given the government's direction of travel in proactively responding to business and educational needs, the principle of the proposal is considered to be acceptable.

6.2 The NPPF states that account should be taken of the desirability to sustain and enhance heritage assets. Officers consider the proposed development will not have a harmful impact on the character and appearance of the conservation area. The coach parking area would be laid out to enable a safer use of the area and reduce the visual open barren expanse that currently exists. There would be alterations to the stone boundary wall fronting Faringdon Road in order to facilitate the safe movement of coaches in to and out of the reconfigured coach parking area. These changes are acceptable. Furthermore the applicant has amended the scheme at the request of the conservation officer who is now content with the proposal. A landscaping condition is suggested to address the arboricultural officer's comments (condition 9). Overall, the visual impact of the proposed development and its impact on the character and appearance of the conservation area are considered to be acceptable.

6.3 The parking and access arrangements proposed are considered acceptable in terms of highway safety. The objections on this issue raised by the Abingdon Town Council and by a local resident have been carefully considered. However, the County Highways Engineer raises no objections subject to conditions on construction traffic management and work being undertaken outside of school term time. Any additional traffic resulting from this development would not be so significant to warrant refusal on highway safety grounds.

6.4 There would be no harmful impact arising from this proposal in respect of neighbours' residential amenity.

7.0 **CONCLUSION**

7.1 The proposed development is not considered to be harmful to the setting or the established character or appearance of the Albert Park Conservation Area. In addition the realigned accesses and reconfiguration of the coach park provides a workable and safe access and egress on the local highway. The proposal therefore is considered to comply with the requirements of the development plan.

8.0 **RECOMMENDATION**

8.1 **Planning Permission**

- 1 : TL1 - Time limit
- 2 : Approved plans

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- 3 : MC2 - Materials (samples)
- 4 : CN8 - submission of details of railings
- 5 : Access, parking & turning in accordance with plan
- 6 : Vehicle access crossover details to be submitted
- 7 : HY17 - Closure of existing access
- 8 : Construction traffic management plan to be submitted
- 9 : Landscaping scheme

Author: Stuart Walker
Contact number: 01235 540505
Email: stuart.walker@southandvale.gov.uk