

Report of the Head of Planning, Sport and Green Spaces

Address HOLIDAY INN HOTEL SIPSON ROAD WEST DRAYTON
Development: Installation of 6 x microwave dish antennas to roof of building
LBH Ref Nos: 6843/APP/2013/1278
Drawing Nos: 31235/001 Location Plans
31235/002 Existing Roof Plan
31235/003 Proposed Roof Plan
31235/004 Existing Elevations
31235/005 Proposed Elevations
Supplementary Information

Date Plans Received: 17/05/2013 **Date(s) of Amendment(s):**
Date Application Valid: 17/05/2013

1. SUMMARY

The applicant seeks planning permission for the installation of six microwave dish antennae to the roof of the Holiday Inn. The installation is required as part of a microwave-engineering project to link London and Europe by high-speed data.

The proposal would not result in a detrimental impact on the character and appearance of the street scene, or on the visual amenity of the adjoining Green Belt. The proposed development complies with Policies BE13, BE15, BE37 and OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (July 2011) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that planning permission is granted.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

31235/001 Location Plans
31235/002 Existing Roof Plan
31235/003 Proposed Roof Plan
31235/004 Existing Elevations
31235/005 Proposed Elevations

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 NONSC Non Standard Condition

No building or structure of the development hereby permitted shall exceed 73.70m AOD.

REASON

Development exceeding this height would generate a further penetration of the Obstacle Limitation Surface (OLS) surrounding Heathrow Airport that already exists from the structures on this roof. See Advice Note 1 'Safeguarding an Overview' for further information (available at [www.aoa.org.uk/operations & safety/safeguarding.asp](http://www.aoa.org.uk/operations%20&%20safety/safeguarding.asp)).

4 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE37	Telecommunications developments - siting and design
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
LPP 7.16	(2011) Green Belt
NPPF5	

3 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at [http://www.aoa.org.uk/operation & safety/safeguarding.htm](http://www.aoa.org.uk/operation%20&%20safety/safeguarding.htm))

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a large multi-storey Holiday Inn Hotel located on the southeastern side of Sipson Road. The site is bordered to the north by the M4, to the east by the Heathrow Approach Road, to the south by the Heathrow Garden Centre and to the west by agricultural fields. The hotel has a number of existing antennae, plant and machinery on the roof of the building, which is set 35m above ground level. The application site is located within the Green Belt.

3.2 Proposed Scheme

The applicant seeks planning permission for the installation of six microwave dish antennae to the roof of the Holiday Inn which already comprises existing telecommunications apparatus on the roof. The six dish antennae would be constructed out of glass reinforced plastic and would be supported on steel grey poles. The six dishes would be mounted on three raised steel platforms (two dishes on each) located 2.5m back from the edge of the roof. Four dishes (measuring 1.8m wide) would be located on the south-east elevation whilst the remaining two dishes (measuring 1.2m and 1m wide

respectively) would be located on the north-west elevation.

3.3 Relevant Planning History

6843/AB/79/0901 Forte Crest Sipson Road Sipson

Erection of Base Station aerial (consultation under Circular 7/77 procedure)

Decision: 05-09-1979 OBJ

6843/APP/2012/702 Holiday Inn Hotel Sipson Road West Drayton

Installation of 2 x microwave transmission dishes with associated supporting structures and ancillary electronic equipment

Decision: 15-06-2012 Approved

6843/BP/89/2517 The Post House Hotel Sipson Road Sipson

Installation of 4 satellite dishes

Decision: 20-04-1990 Approved

6843/BY/92/0976 Forte Crest Sipson Road Sipson

Installation of equipment, antennas and dishes on the roof (Application for determination under Section 64 of the Act)

Decision: 22-06-1992 GPD

6843/CN/96/1354 Forte Crest Sipson Road Sipson

Installation of an 8.5 metre high antenna and cabin (Consultation under Circular 18/84 procedure)

Decision: 10-10-1996 NO

6843/CP/96/1443 Forte Crest Hotel Sipson Road Sipson

Installation of 1 x 0.3m diameter transmission dish and a free standing hand rail (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995)

Decision: 01-10-1996 Approved

Comment on Relevant Planning History

The roof of the Holiday Inn Hotel has a number of other telecommunication systems in operation. Previous telecommunication systems approved at the site include a 0.3m diameter transmission dish approved under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 dated 1st October 1996 (6843/CP/96/1443), the installation of an 8.5m high antenna and cabin dated 10th October 1996 (6843/CN/96/1354) and the erection of 2 x microwave transmission dishes and associated structures dated 22nd June 2012 (6843/APP/2012/702).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE37 Telecommunications developments - siting and design

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL5 Development proposals adjacent to the Green Belt

LPP 7.16 (2011) Green Belt

NPPF5

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 5 local owners/occupiers and Harmondsworth and Sipson Residents Association. A site notice was also displayed. One response was received.

- i) health concern
- ii) enough antennas already on the hotel roof

Heathrow Aerodrome Safeguarding:

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permission granted is subject to the condition detailed below:

Height Limitation on Buildings and Structures

No building or structure of the development hereby permitted shall exceed 73.70m AOD.

Reason:

Development exceeding this height would generate a further penetration of the Obstacle Limitation Surface (OLS) surrounding Heathrow Airport that already exists from the structures on this roof. See Advice Note 1 'Safeguarding an Overview' for further information (available at [www.aoa.org.uk/operations & safety/safeguarding.asp](http://www.aoa.org.uk/operations%20&%20safety/safeguarding.asp)).

We would also make the following observation:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at [http://www.aoa.org.uk/operation & safety/safeguarding.htm](http://www.aoa.org.uk/operation%20&%20safety/safeguarding.htm))

We, therefore, have no aerodrome safeguarding objection to this proposal, provided that the above condition/s is/are applied to any planning permission.

It is important that any conditions requested in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Heathrow Airport Ltd, or not to attach conditions which Heathrow Airport Ltd has advised, it shall notify Heathrow Airport Ltd, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas.

The proposed six microwave dish antennae would be situated on top of the large multi-storey Holiday Inn Hotel, with the rooftop having a height above ground level of 35m. The proposed dishes would be situated 2.5m back from the edge of the roof, and adjacent to the existing telecommunication equipment. As the proposed dishes are of a smaller size than the existing equipment, it is considered that, combined with the height above ground level, the proposed microwave dish antennae would not be highly visible and would not have a detrimental impact on the appearance of the surrounding areas. It is also considered that the proposed dish antennae would not lead to an unacceptable increase in the amount of rooftop development.

The proposed scheme therefore complies with Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this application.

7.04 Airport safeguarding

The application has been examined by the various safeguarding authorities who do not raise any safeguarding objections to the proposals.

7.05 Impact on the green belt

The application site is located within an area of Green Belt. Policy OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will only allow development in, or conspicuous from, the Green Belt if the siting, materials and design of the proposed development does not damage the visual amenities of the Green Belt. Policy 7.16 of the London Plan (July 2011) seeks to protect the Green Belt from inappropriate development.

The proposed six dish antennae would be located on the roof alongside existing telecommunication equipment and would be coloured grey in order to blend in with the existing equipment. As the dishes are smaller than the existing equipment, they would not be highly visible from the surrounding Green Belt and would not have a significant visual impact.

It is therefore considered that the small scale development on top of the 35m tall multi-storey hotel would not result in unacceptable harm to the visual amenities of the Green Belt. The scheme therefore complies with Policy OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 7.16 of the London Plan (July 2011).

7.07 Impact on the character & appearance of the area

It is considered that due to the scale of the proposed dishes and their height above ground level, the proposal will not result in a detrimental impact on the character and appearance of the area, and complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies November 2012).

7.08 Impact on neighbours

The nearest residential properties are located approximately 200m north-west of the application site. At this distance, it is considered that the proposed development would not have a detrimental impact on the visual amenity of neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

One response was received during the public consultation. The issues raised have been dealt with elsewhere in this report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Health:

In terms of potential health concerns, dish antennae do not impact on emissions regulated by the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The applicant seeks planning permission for the installation of six microwave dish antennae to the roof of the Holiday Inn. The installation is required as part of a microwave-engineering project to link London and Europe by high-speed data.

The proposal would not result in a detrimental impact on the character and appearance of

the street scene, or on the visual amenity of the adjoining Green Belt. The proposed development complies with Policies BE13, BE15, BE37 and OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (July 2011) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that planning permission is granted.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Planning Policies (November 2012)

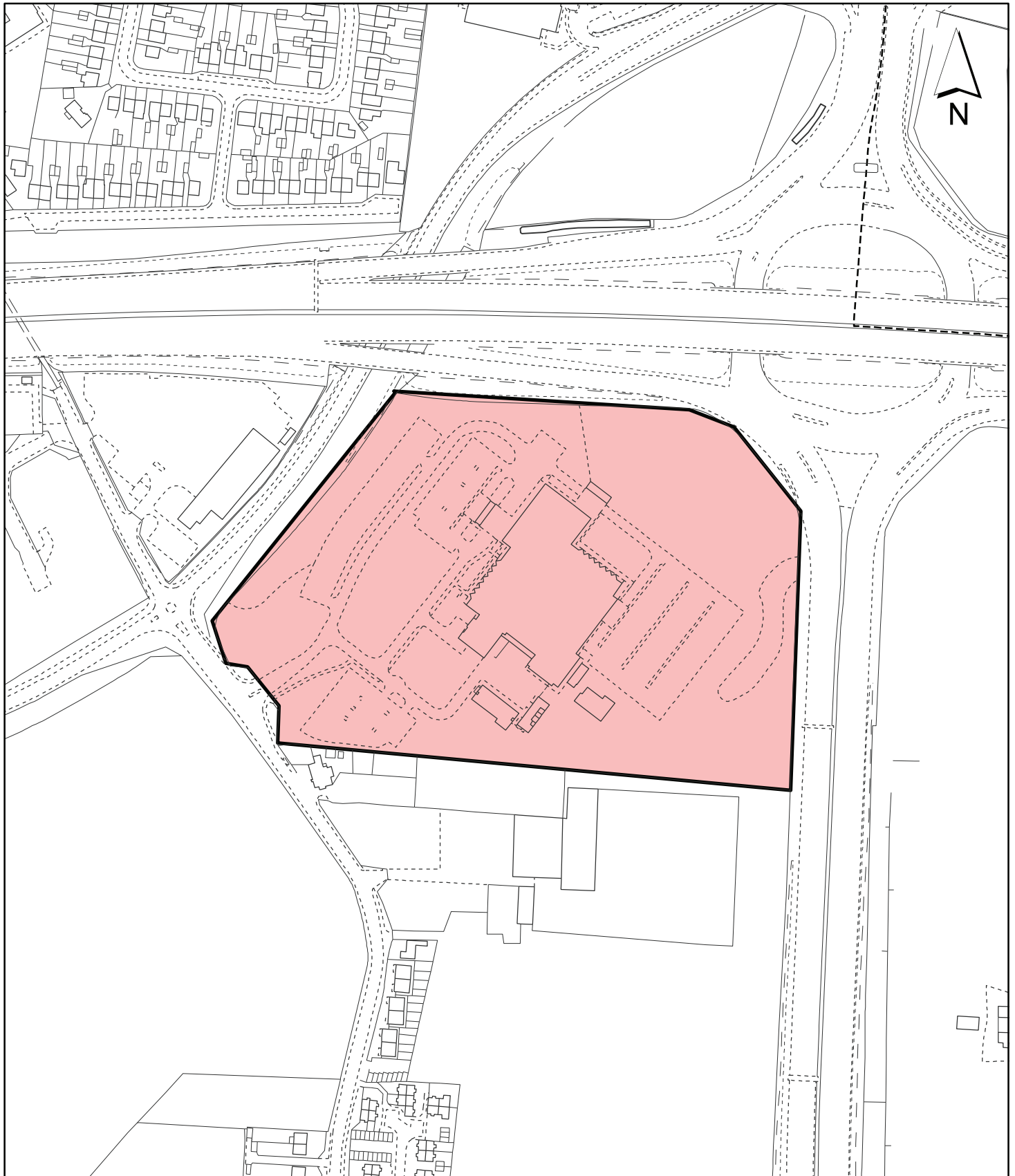
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

National Planning Policy Framework (March 2012)


London Plan (July 2011)

Contact Officer: Katherine Mills

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Notes

 Site boundary

For identification purposes only.

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Site Address

**Holiday Inn Hotel
Sipson Road
West Drayton**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
6843/APP/2013/1278

Scale
1:3,000

Planning Committee
Central and South

Date
**June
2013**



HILLINGDON
LONDON