

Report of the Head of Planning & Enforcement Services

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Installation of 8 x Solar Panels (2m x 1m) on the flat roof of Saltash Residence Block

LBH Ref Nos: 532/APP/2011/1744

Drawing Nos: BUSA-PP-00-PLN-601 Rev 0
BUSA-PP-00-SIT-600 Rev 0
Barilla Solar Collector F22 AR
BUSA-PP-R1-ELE-603 Rev 0
BUSA-PP-R1-PRO-602 Rev A

Date Plans Received: 15/07/2011 **Date(s) of Amendment(s):** 19/07/2011

Date Application Valid: 08/08/2011

1. SUMMARY

The application seeks to install a solar panels to the roof of the Saltash Halls of Residence within the Brunel University.

It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in terms of highways safety.

Accordingly, the application is recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13, BE15 and OL4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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) 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.
BE19	New development must improve or complement the character of the area.
LPP 5.3	(2011) Sustainable design and construction
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt - landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
OE1	Protection of the character and amenities of surrounding properties and the local area

3. CONSIDERATIONS

3.1 Site and Locality

The application site is the Saltash Halls of Residence at Brunel University, which is one of the blocks within the main campus. The Building is located in Zone 2 of the Campus. The building is four storeys high.

Brunel University is a Major Developed Site within the Metropolitan Green Belt.

3.2 Proposed Scheme

The application seeks the erection of eight solar panels to the flat roof of the east facing Block B of the Saltash Halls of Residence. Each solar panel would have a size of 2m wide and 1m high, installed at an angle of around 45 degrees. The solar panels would be used for the generation of hot water.

3.3 Relevant Planning History

532/APP/2010/2391 Brunel University - Tower C Kingston Lane Hillingdon

Creation of an area of concrete hardstanding.

Decision: 09-09-2011 Approved

532/APP/2010/509 Data Centre Building (Antonin Artaud), Brunel University Kingston La

Installation of Supply Generator and associated fuel tank.

Decision: 15-06-2010 Approved

532/APP/2010/685 Sport Pavilion, Brunel University Kingston Lane Hillingdon

Omission of balcony, relocation of entrance doors from north to west elevation, new doors to ground floor social area, adjustments to window position and increase to length of extension (Application for a non-material amendment following grant of planning permission ref: 532/APP/2008/1566 dated 11/11/2008; Erection of a two-storey extension incorporating new ramp and canopy over staircase at rear, new freestanding waste enclosure to the rear of the building, new balcony at first floor level to front and part of side, and external alterations involving replacement of some windows with patio doors)

Decision: 26-04-2010 Approved

532/APP/2011/2364 Brunel University Kingston Lane Hillingdon

New electrical sub-station (Part Retrospective)

Decision:

Comment on Relevant Planning History

Brunel University has an extensive planning history, however, none is considered directly relevant to the current proposal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- LPP 5.3 (2011) Sustainable design and construction
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- OE1 Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Cleveland Road Neighbourhood Watch - No comments were received.

Cleveland Road Residents Association - No comments were received.

Internal Consultees

Sustainability Officer - No objections to the development.

Environmental Protection Unit - No comments to make.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt. Accordingly, the proposal for additions to the building is subject to the provisions of policy OL4 of the Saved Policies UDP.

Overall, it is considered that the proposal would not significantly impact on the bulk or character of the existing building, and given the location of the building on which the solar panels are mounted would not impact on the openness or increase the built up appearance of the site, nor would it have any detrimental impact on the character of the surrounding area.

The proposal is considered to fully comply with the provisions of policy OL4, not impacting on the openness of the Green Belt and no objection is raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this type of application.

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

The site is not within an Archaeology Area, Conservation Area or Areas of Special Character, nor does it affect the setting of a Listed Building.

7.04 Airport safeguarding

The maximum height of the existing building would not be increased; there are a number of large service vaults that project significantly higher than the existing roof/proposed solar panels. Hence no issues are raised from an airport safeguarding perspective.

7.05 Impact on the green belt

The proposal is considered not to have a detrimental impact on the Green Belt as discussed within the 'Principle of development' and 'Impact on the character & appearance of the area' sections of this report.

7.07 Impact on the character & appearance of the area

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt characterised by large educational related buildings. However, no additional internal floorspace is proposed and, having regard to the immediate context, it is considered that the proposed solar panels would not harm the openness or amenity of the Green Belt. There is no policy objection to the proposal which would accord with Policies OL1, OL4 and OL5 of the Saved Policies UDP.

It is considered that the proposal would not harm the overall character or appearance of the University Campus. Accordingly, the proposal would accord with Policy BE13 of the Saved Policies UDP.

7.08 Impact on neighbours

The proposal would not have any detrimental impact on the amenity of the halls of residence to which they are attached or to any neighbouring halls of residence. It is noted that the Saltash Halls of Residence are not visible from outside of the University Campus and hence not visible from any conventional residential dwellings. Given the distances involved and the nature of the development, the proposal would have no detrimental impact on any residential properties by way of dominance or loss of light and would therefore accord with Policies BE19, BE20 or BE21 of the Saved Policies UDP.

7.09 Living conditions for future occupiers

The proposal does not propose residential units and this consideration is therefore not relevant.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal would not give rise to any concerns regarding parking, traffic generation, highway safety or pedestrian safety.

7.11 Urban design, access and security

Design issues have been discussed elsewhere within this report.

The proposal has no implications for access or security.

7.12 Disabled access

The proposal has no implications with regard to inclusive access.

7.13 Provision of affordable & special needs housing

The proposal does not relate to residential accommodation and this consideration is therefore not relevant.

7.14 Trees, landscaping and Ecology

The proposal is not considered to give rise to any implications with regard to tree protection, landscaping or ecology.

7.15 Sustainable waste management

The proposal is considered not to give rise to any implications with regard to waste management.

7.16 Renewable energy / Sustainability

The proposal would make a contribution towards the generation of renewable energy at the application site and accordingly is considered to be generally supported by policies within the London Plan and national guidance within Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and Planning Policy Statement 22: Renewable Energy.

7.17 Flooding or Drainage Issues

The proposal to install solar panels on the roof of an existing building would not give rise to an increased risk of flooding.

7.18 Noise or Air Quality Issues

The proposal does not give rise to any concerns with regard to noise or Air Quality.

7.19 Comments on Public Consultations

No neighbouring properties were notified owing to the location of the development.

7.20 Planning obligations

The application does not give rise to any material impacts which would necessitate planning obligations.

7.21 Expediency of enforcement action

There are no enforcement issues associated with the development.

7.22 Other Issues

There are no other issues relating to the development.

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The application seeks to install a solar panels to the roof of the Saltash Halls of Residence within the Brunel University.

It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in terms of highways safety.

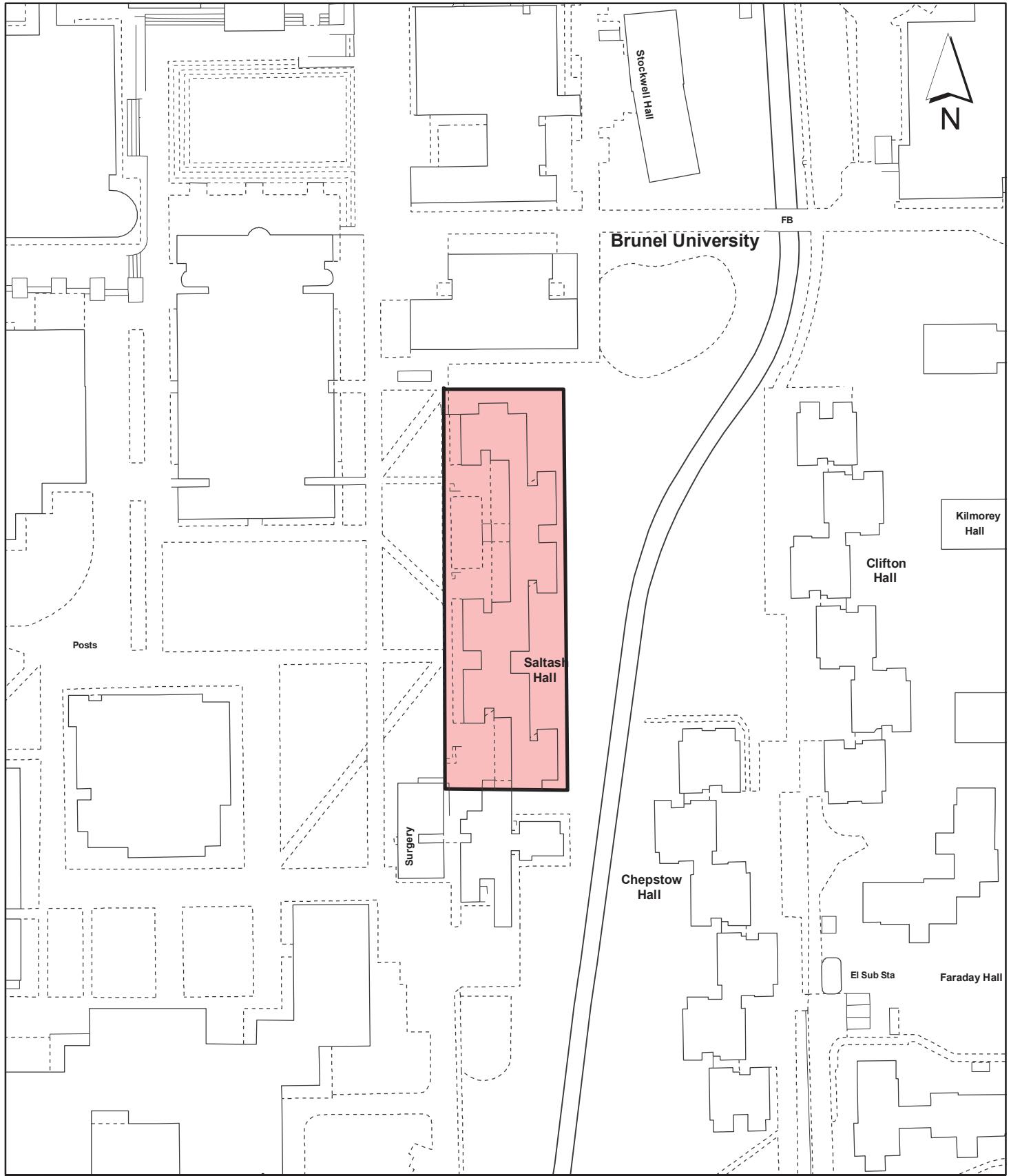
Accordingly, the application is recommended for approval, subject to conditions.

11. Reference Documents

- (a) Planning Policy Statement 1: Delivering Sustainable Development
- (b) Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1
- (c) Planning Policy Statement 22: Renewable Energy
- (d) The London Plan (2011)

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**Notes**

 Site boundary

For identification purposes only.

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**LONDON BOROUGH
OF HILLINGDON**

Planning, Environment, Education & Community Services

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Telephone No.: Uxbridge 250111

Planning Application Ref:

532/APP/2011/1744

Scale

1:1,250

Planning Committee

Central and South

Date

**November
2011**



HILLINGDON
LONDON