

## Report of the Head of Planning, Sport and Green Spaces

**Address** COMPOUND D HOTEL SITE, TERMINAL 5 HEATHROW AIRPORT  
HOUNSLOW

**Development:** Reserved matters (landscaping) in compliance with condition 9 of outline permission ref: 47853/APP/2008/3326 dated 9-3-2012 (Erection of 453 bedroom hotel with associated parking).

**LBH Ref Nos:** 47853/APP/2015/33

**Drawing Nos:** Compound D Hotel - Landscaping Plan - 035-LA-220-,  
Covering Letter - Reserved Matters and Condition:  
Site Location Plan - ONE\_Z0\_XX\_XX\_AR\_033100-T0

**Date Plans Received:** 06/01/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 08/01/2015

### 1. SUMMARY

Outline Planning Permission with LBH Ref: No. 5107/APP/2009/2348 for the erection of a 453 bedroom hotel with associated parking was granted on 09 March 2012. The outline application was for consideration of 'Means of Access', 'Layout', 'Scale' and 'Appearance' of the Development. The single matter which was reserved was 'Landscaping'.

Condition 9 of this consent relates to the approval of Landscaping 'Reserved Matters'.

Condition 9 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 4 also describes the extent of the information required.

The landscaping details have been revised by the Council's Trees and Landscape Officer and he has advised that these are acceptable.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES4 **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 (Landscaping Plan) 035-LA-220-A and ONE\_Z0\_XX\_XX\_AR\_033100-T01 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 Two Saved UDP Policies (November 2012) and the London Plan (March 2015).

#### 2 RES5 **General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

.Compound D (Unum Partnership) Landscape schedule

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (March 2015).

### 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.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

### 3. **CONSIDERATIONS**

#### 3.1 **Site and Locality**

The site comprises a 6,220m<sup>2</sup> roughly semi-circular shaped plot to the west of the new hotel. This site is delineated by the curved road (Wayfarer Road) forming the southern, western and northern boundaries. Beyond this road is the main landscape bund and roads leading to the elevated Welcome Roundabout, including an open grassed area that has outline consent for the T5 petrol filling station which has yet to be implemented.

#### 3.2 **Proposed Scheme**

The proposal seeks approval of reserved matters of landscaping in respect of outline planning permission 5107/APP/2009/2348 as it relates to the Compound D site.

The outline permission allowed a part four part five storey hotel containing 453 bedrooms and associated parking. Matters relating to access, appearance, layout and scale were approved as part of the outline permission.

#### 3.3 **Relevant Planning History**

47853/APP/2008/3326 Compound D Hotel Site, Terminal 5 Heathrow Airport Hounslow  
Erection of 453 bedroom hotel with associated parking (Outline application).

**Decision:** 31-03-2009    Approved

47853/APP/2011/1642    Compound D Hotel Site, Terminal 5 Heathrow Airport Hounslow

APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT PLANNING PERMISSION COMPRISING: EXTENSION TO NORTHERN END OF THE TERMINAL 5 HOTEL (75 EXTRA BEDROOMS) AND ERECTION OF A 239-BEDROOM AIRLINE CREW HOTEL INCLUDING 77 PARKING SPACES (REFERENCE 47853/APP/2008/1333).

**Decision:** 27-03-2012    Approved

47853/APP/2013/2856    Compound D Hotel Site, Terminal 5 Heathrow Airport Hounslow

Details pursuant to Conditions 3, 7, 8, 11, 16, 17, 18, 22, 23, 27 and 28 of Planning Permission 47853/APP/2008/3326

**Decision:** 17-02-2014    Approved

47853/APP/2014/2867    Compound D Hotel Site, Terminal 5 Heathrow Airport Hounslow

Details application seeking to approve conditions(s) 30 (Insulation Against Noise) and 31 (Detail of Air Extraction System) of planning permission reference 47853/APP/2008/3326 (Outline application) for the erection of a 453 bedroom hotel with associated parking.

**Decision:** 15-12-2014    Approved

#### **Comment on Relevant Planning History**

The most relevant planning history for the application site is the Outline Planning Permission (LBH Ref: 5107/APP/2009/2348 granted 09 March 2012), reserving matters of Landscaping

Condition 9 of this consent relate to the approval of Landscaping 'Reserved Matters' whilst Condition 4 requires the approval of the details and information of the landscaping of the development.

#### **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.BE1        (2012) Built Environment

Part 2 Policies:

BE13         New development must harmonise with the existing street scene.

BE38         Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **6th February 2015**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

One adjoining occupier was consulted, site notices posted and the application was advertised in a local newspaper on the 16th January 2015.

No responses have been received in respect of the public consultation.

### **HEATHROW SAFEGUARDING**

No objection.

### **Internal Consultees**

#### **TRESS AND LANDSCAPING**

Unum's document titled, Hard & Soft Landscape Scheme, describes the planting philosophy, management objectives, management regimes, performance targets and monitoring arrangements. The appendix incorporates supporting documents: an annual maintenance schedule, schedule of maintenance operations and planting specification (plant schedules).

Unum's drawing No. 035-LA-220, Soft & Hard Landscape Plan, illustrates the hard and soft landscape details to be incorporated around the western edge of the site / Wayfarer's Road. This scheme makes the most of the restricted space and opportunities for landscape enhancement in this location.

No objection.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of the development was established under the grant of outline planning permission.

### **7.02 Density of the proposed development**

Residential density is not relevant to this application which seeks approval of reserved matters of landscaping for a commercial development.

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

Matters relating to archaeology, and other heritage assets were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

### **7.04 Airport safeguarding**

Heathrow Safeguarding and NATs Safeguarding have been consulted on the application and do not consider the proposals give rise to any safeguarding concerns.

### **7.05 Impact on the green belt**

Matters relating to green belt were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

### **7.07 Impact on the character & appearance of the area**

Matter relating to appearance, layout and scale were considered under the grant of the outline application. The landscape issues will be addressed within the Trees, landscaping and Ecology section of this report.

#### **7.08 Impact on neighbours**

Matters relating to neighbour impacts were considered under the grant of the outline application and it is noted that there are no residential occupiers in the vicinity of the site. Accordingly, these matters are not relevant to the consideration of this reserved matters application.

#### **7.09 Living conditions for future occupiers**

The proposal relates to a hotel which would not have future residential occupiers. The appropriateness of the design and layout of the hotel were considered under the outline consent.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Matters relating to highway impacts and pedestrian safety were considered under the grant of the outline application and should not be revisited as part of this application. It is noted that the landscaping proposals accord with the outline consent in respect of highways layout, parking provision and in all other respects.

#### **7.11 Urban design, access and security**

Issues relating to design, layout and access were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

The proposed landscaping is not considered to give rise to any security concerns.

#### **7.12 Disabled access**

Issues relating to accessibility were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

#### **7.13 Provision of affordable & special needs housing**

Affordable housing is not a relevant consideration in respect of this application which seeks approval of landscaping details in relation to a hotel.

#### **7.14 Trees, landscaping and Ecology**

This application seeks approval of the landscaping which was part of the reserved matters under condition 2 of the original planning permission. Approval of the details of the landscaping and appearance of individual phases of the development were required as part of condition 3, which also prescribed the extent of the information required.

The proposed landscaping proposals are considered to fully comply with the concepts and design objective indicated at outline stage. Additional tree planting and soft landscaping is shown in appropriate locations around the site, to benefit the public realm.

Communal amenity space would be provided on a podium located on the first floor of the apartment block. The landscaping on the podium would comprise of hard and soft landscaping, including grass, trees planted within wooden planters, hedges, shrub planting and 1.25m high metal railings around the podium edges.

Overall, the development would provide for an appropriate landscape setting. The Council's Trees/Landscape Officer considers the proposed landscaping to be acceptable.

#### **7.15 Sustainable waste management**

Matters relating to waste management were considered under the grant of the outline application and should not be revisited as part of this application. It is noted that the landscaping proposals accord with the outline consent in respect of waste management and in all other respects.

#### **7.16 Renewable energy / Sustainability**

Matters relating to renewable energy and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

#### **7.17 Flooding or Drainage Issues**

Matters relating to flooding and drainage and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

#### **7.18 Noise or Air Quality Issues**

Matters relating to noise and air quality and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

#### **7.19 Comments on Public Consultations**

None.

#### **7.20 Planning obligations**

Necessary planning obligations were secured in granting outline planning permission for the development. Accordingly, no further obligations are necessary to mitigate development impacts.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

#### General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations

must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

#### **9. Observations of the Director of Finance**

#### **10. CONCLUSION**

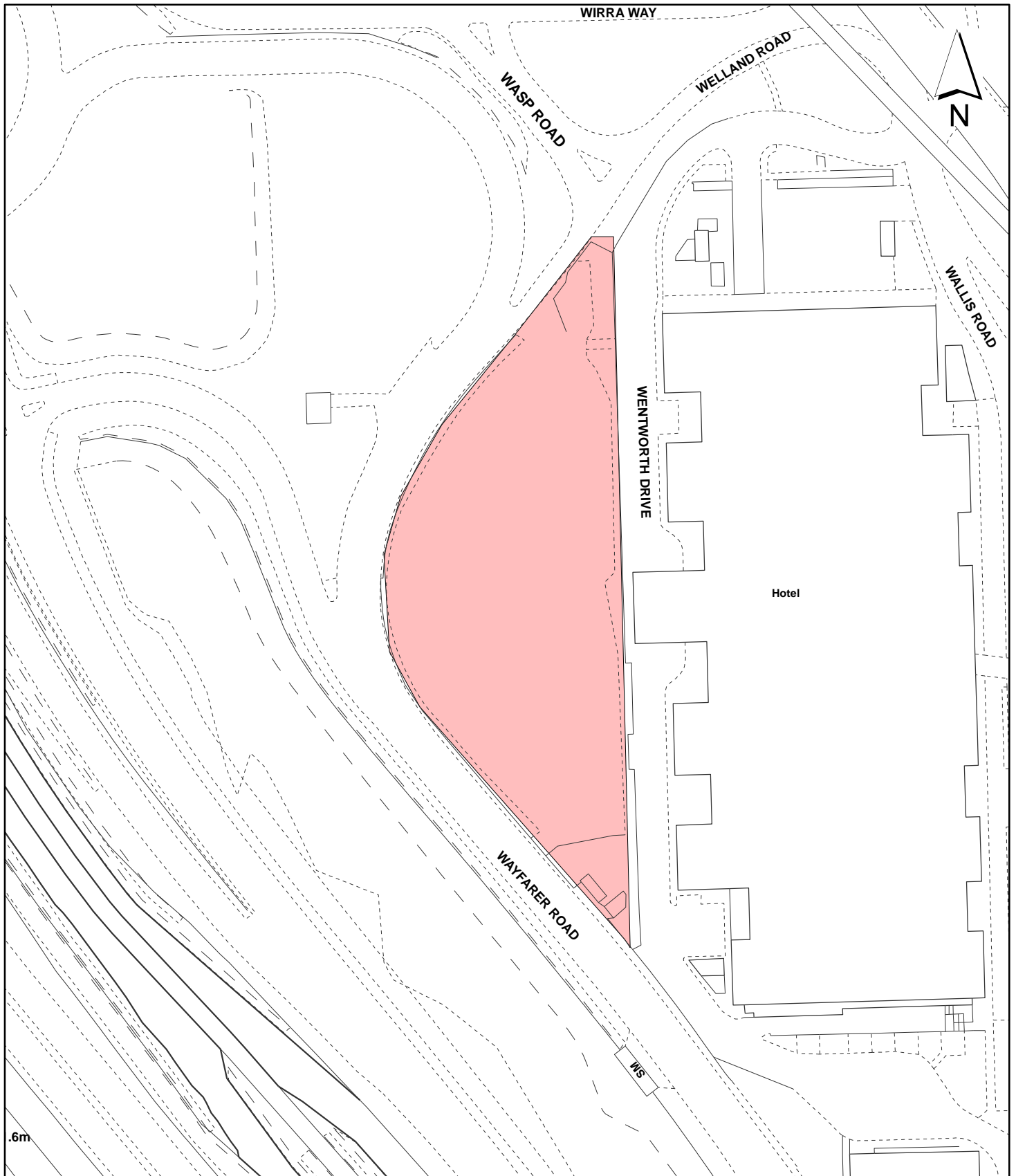
Conditions 4 and 9 of the outline planning consent (ref: 5107/APP/2009/2348) required the provision of details of the landscaping of the development. This Reserved Matter application considers the Landscaping to be acceptable, and in compliance with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval

#### **11. Reference Documents**


Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
The London Plan (March 2015)  
National Planning Policy Framework 2012

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**Notes**

 Site boundary

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Site Address

**Compound D Hotel Site  
 Terminal 5 Heathrow Airport  
 Hounslow**

Planning Application Ref:  
**47853/APP/2015/33**

Planning Committee  
**Major**

Scale  
**1:1,250**

Date  
**April 2015**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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