

Report of the Head of Planning, Transportation and Regeneration

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Installation of a temporary marquee between the months of July and September each year to support the summer academic requirements of the University by providing additional, temporary, weather protected events and activities space

LBH Ref Nos: 532/APP/2018/1180

Drawing Nos: Design and Access Statement
180073 P(0)02
180073 P(0)03
180073 P(0)01
E-mail from University received 06-06-2018
Method statement from agent received 06-06-2018

Date Plans Received: 04/04/2018 **Date(s) of Amendment(s):**

Date Application Valid: 11/04/2018

1. SUMMARY

The application seeks full planning permission for the erection of a temporary marquee to provide additional weather protected space for summer academic events. It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site.

Whilst the marquee would be erected within close proximity to the Bishop Hall building which is a halls of residence supporting information has been submitted to confirm the limited impact the proposed structure would have on the windows which serve the student accommodation on the ground floor of this building. As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The marquee structure hereby approved shall only be erected between July 1st and the 30th September of each year and must be fully dismantled within 14 days of the 30th of September of each year.

REASON

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

2 NONSC Non Standard Condition

The ground floor residential unit to the eastern corner of the Bishop Hall shall remain unoccupied between July 1st and 30th September of each year or for as long as the marquee remains in position.

REASON:

To ensure that the development relates satisfactorily to adjoining properties in accordance

with policy BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 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, numbers 180073-610, 180073 P(0)02, 180073 P(0)03, 180073 P(0)01.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary

Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

Brunel University is a Major Developed Site within the Metropolitan Green Belt as identified in the Policies of the Hillingdon Local Plan (November 2012). The application site, which is located within the campus, is a lawned area off the main concourse, situated within the Eastern end of the Brunel University Campus. The proposed marquee would be set against a backdrop of existing University buildings and in direct proximity with Bishop Hall and the Sports Centre.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a temporary marquee which would comprise of 3m (w) x 3m (h) hard wall panels and 3m (w) x 3m (h) clear PVC panels covering an internal floor space of 750m². The marquee would be a rectangular shape with a pitched roof measuring 3 metres to the eaves and a maximum height of approximately 7 metres at its highest point (top of the pitch). The proposed development will serve as an ancillary function to the University providing additional space for summer academic events such as summer graduation, arrivals week and fresher's week.

It is proposed that the temporary marquee will be constructed for use from July 1st and dismantled after 30th September with construction and dismantling occupying 1 to 2 weeks either side of these dates.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is a lengthy planning history relating to the Brunel University Campus, but no planning history of relevance to this specific site.

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

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

Part 2 Policies:

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

OL4	Green Belt - replacement or extension of buildings
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed between 07/05/2018 and 05/06/2018. No responses were received.

Internal Consultees

The council's Trees and Landscapes Officer and Flood Water Management Officer were consulted as part of this application neither of whom raised an objection.

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 a marquee is subject to the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

The proposal is not considered to have a detrimental impact on the Green Belt or surrounding area as discussed within the 'Impact on the character & appearance of the area' section 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 education related buildings. The design and scale of the marquee is considered to be sympathetic and subordinate to the overall nearby buildings and would be relatively well screened from outside the campus and the adjoining Green Belt land. It is therefore considered that the marquee could be located in this position without a significant impact on the appearance of this part of the site and its immediate context.

There is no policy objection to the proposal, which would accord with Policies OL1, OL4 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposal would not harm the overall character or appearance of the University Campus and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

This part of the Brunel Campus is not readily visible from outside of the University Campus. It is further noted that there are a significant number of buildings and trees obscuring the view of the area from surrounding roads. Given the distances involved and the nature of the development, the proposal would have no detrimental impact on any residential properties outside of the university campus.

The proposed marquee would be constructed 0.8 metres from the north and 2 metres from the north east elevation of Bishop Hall. Bishop Hall is a university halls of residence which features a number of residential flats/rooms as well as meeting rooms and forms part of the larger Bishop Complex. By virtue of its siting the proposed marquee would obstruct the 4 ground floor windows within the north elevation which serve bedrooms and kitchen within a single ground floor unit. Whilst this has been raised as a concern, the marquee will predominantly be erected for a period in which the halls of residence will not be in use and this accompanied with the statement the university has provided confirming the ground floor unit affected would remain vacant until the structure is dismantled satisfies the councils concerns. A condition would be imposed subject to approval of the application to ensure the unit remains vacant and as such the proposal is considered to comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy OE1 of the Local Plan states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties. The size, scale and duration for which the development will be in place is not considered to impact the character or amenities of the surrounding properties and no object has been raised concerning these matters.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed development would serve as an ancillary function to the university and thus traffic generation and parking would not be an issue. In terms of access arrangements, vehicles will gain access via Kingston Lane and existing University estate roads. Given that access to the site is via extensive network of internal campus estate roads, it is not considered that there would be any impact on the surrounding highway network as a result of this development.

In relation to the University's overall car parking requirements, provision is made on a campus wide basis. The current University Travel Plan provides for a reduction in car parking spaces at the University campus down to 2,088 spaces in total over the period of the plan. This is secured by the existing section 106 agreement dated 16 April 2004

7.11 Urban design, access and security

The issues relating to design are addressed in the sections above.

7.12 Disabled access

No accessibility issues raised.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

No trees would be affected by the proposal and there is no requirement for a landscaping condition however a method statement has been submitted in support of the application providing assurance that the marquee will be erected and dismantled with due care.

7.15 Sustainable waste management

Not relevant to the consideration of this application.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

The councils Flood Water Management officer has been consulted and has raised no objection.

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

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

Not applicable to this application.

10. CONCLUSION

The application seeks full planning permission for the erection of a temporary marquee to provide additional weather protected space for summer academic events. It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site.

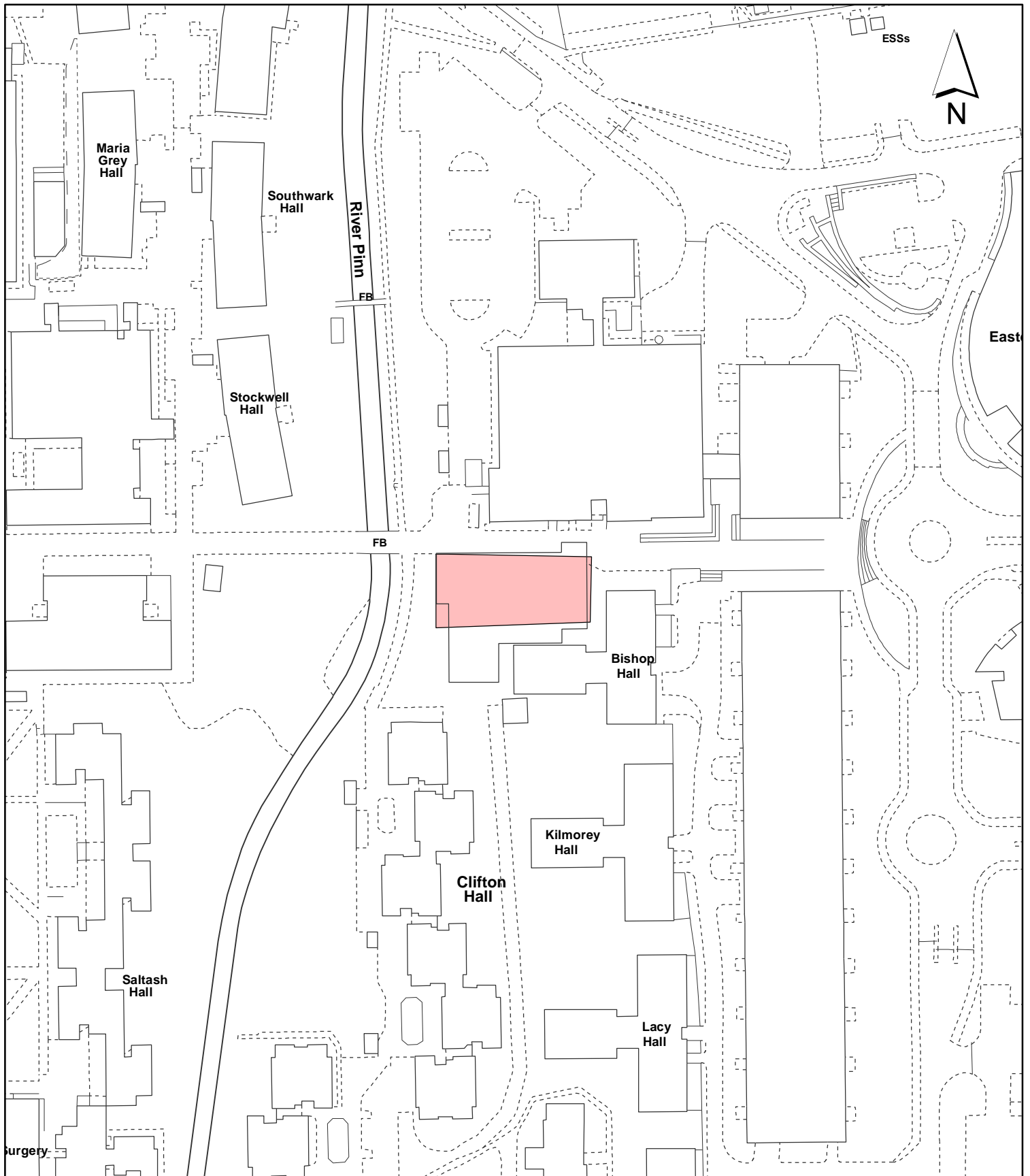
Whilst the marquee would be erected within close proximity to the Bishop Hall building which is a halls of residence supporting information has been submitted to confirm the limited impact the proposed structure would have on the windows which serve the student accommodation on the ground floor of this building. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Christopher Brady

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Notes:

 Site boundary

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Planning Section

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 Telephone No.: Uxbridge 250111

Planning Application Ref:

532/APP/2018/1180

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2018



HILLINGDON
 LONDON