

Report of the Head of Planning, Transportation and Regeneration

Address JOSEPH LOWE BUILDING, BRUNEL UNIVERSITY KINGSTON LANE
HILLINGDON

Development: Installation of solar panels

LBH Ref Nos: 74715/APP/2019/1074

Drawing Nos: ECQ07275FRM Rev. 1
ECQ07275 PLN
TQRQM19071150753735
TQRQM19071143317855

Date Plans Received: 29/03/2019

Date(s) of Amendment(s):

Date Application Valid: 15/04/2019

1. SUMMARY

Full Planning consent is sought for the installation of a solar photovoltaic energy system including relocation of existing installations to the Joseph Lowe Building of Brunel University.

The proposal would consist of two rows of solar panels measuring 1.6 m x 1.6 m at a 30 degree pitch with a maximum height of 1 m.

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 ECQ07275 PLN and TQRQM19071150753735 and ECQ07275FRM Rev. 1 and shall thereafter be retained/maintained for as long as the development remains in existence.

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.

OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 7.16	(2016) Green Belt
NPPF- 13	NPPF-13 2018 - 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.

4 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

5 170 **LBH worked applicant in a positive & proactive (Granting)**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is Brunel University, Uxbridge and comprises of a number of buildings, residential accommodation and car parking for staff and students.

3.2 Proposed Scheme

Full Planning consent is sought for the installation of a solar photo voltaic energy system including relocation of existing installations to the Joseph Lowe Building of Brunel University.

The proposal would consist of two rows of solar panels measuring 1.6 m x 1.6 m at a 30 degree pitch with a maximum height of 1 m.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site benefits from an extensive planning history.

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:

OL4 Green Belt - replacement or extension of buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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.

OE1 Protection of the character and amenities of surrounding properties and the local area
LPP 7.16 (2016) Green Belt
NPPF- 13 NPPF-13 2018 - 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 total of 16 adjoining and nearby neighbouring properties were consulted via letter dated 17.04.19 including a site notice displayed adjacent to the premises on 13.05.19.

No representations received.

Internal Consultees

Environmental Specialist Team: No comments received.

Planning Specialists Team: No comments to make.

Environmental Protection Unit: No comments received.

Energy and Ecology: No comments received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the installation a solar photo voltaic energy system to the Joseph Lowe Building within the Brunel University site subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable.

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

Not applicable.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

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.

The proposal complies with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP

Policies (November 2012).

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 given that the panels are sited on the roof and with a limited height of 1m, would not be visible, 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 Policy OL4 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. 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

The application site comprises of a substantially large site with the associated building, The Joseph Lowe building is situated on the south side of the site and there are no immediately adjoining neighbours. It is therefore considered the proposed alterations would not result in any undue impact to the neighbouring buildings outside of the application site. The proposal would be compliant with BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2: Saved UDP Policies.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2 and AM7 state that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand. Due to the nature of the proposal it is considered not to result in an increase of traffic flow, or result in a hazard to users of the site.

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

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

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

- Not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- Not applicable to this application.
- 7.19 Comments on Public Consultations**
- None received during public consultation.
- 7.20 Planning obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- Not applicable to this application.
- 7.22 Other Issues**
- There are no other issues relating to the development.

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 to install a solar panels to the roof of the Joseph Lowe building 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.

11. Reference Documents

London Plan (March 2016)

National Planning Policy Framework

Hillingdon Local Plan: (November 2012)

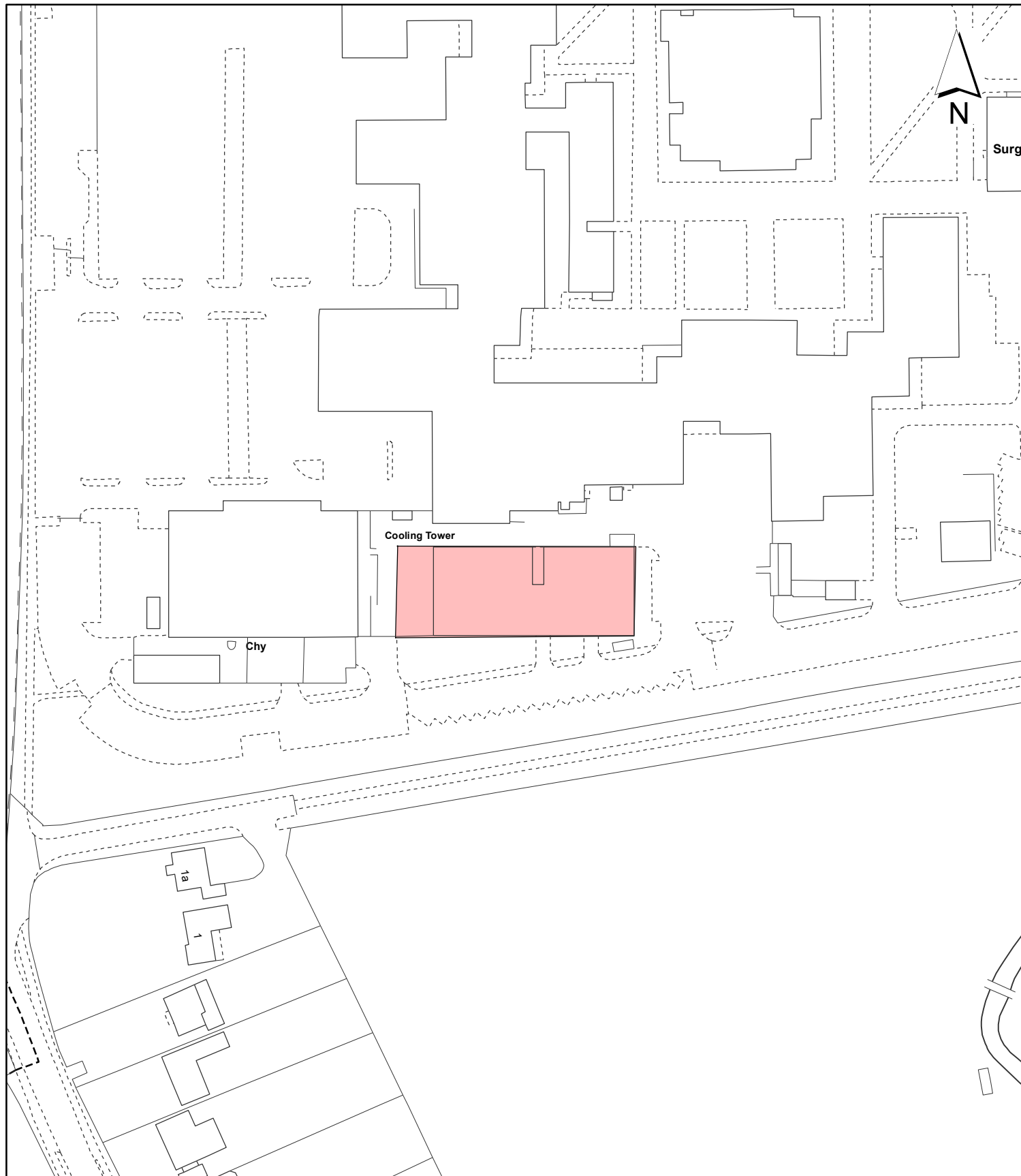
(a) Planning Policy Statement 1: Delivering Sustainable Development

(b) Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1

(c) Planning Policy Statement 22: Renewable Energy

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Joseph Lowe Building
Brunel University
Kingston Lane**

Planning Application Ref:

74715/APP/2019/1074

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



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