

Report of the Head of Planning, Transportation and Regeneration

Address LAND AT CESSNA ROAD HEATHROW AIRPORT HOUNSLOW

Development: Reserved matters (landscaping) pursuant to condition 2 of outline planning permission ref: 62360/APP/2017/3000 dated 27-06-19 (Section 73 application to amend condition 3 (approved plans) of planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 for Outline application for the erection of a 298 room hotel (Matters reserved: Landscaping) at Terminal 2 Heathrow Airport. Changes include alterations to footprint, increase in height to include additional storey and roof top boardroom, increase in bedrooms provided from 298 to 360, relocation of elevated pedestrian link from first floor level to second floor level, revised external appearance, revised car parking, drop-off lay-by and internal re-arrangements.).

LBH Ref Nos: 62360/APP/2018/3381

Drawing Nos: 083-L(90)-201 Rev.C2
T2 Hotel - External Works Statement
Landscape Management Maintenance Plan
13147-WBS-00-00-DR-E-01-01 Rev. 3
Planting Plan Dwg No. 3
083-A(90)-001 Rev. P1
083-L(20)-202 Rev. P5
083-L(90)-202 Rev. P9
083-L(PL)-204 Rev. P3
Covering Letter

Date Plans Received: 20/09/2018 **Date(s) of Amendment(s):** 21/09/2018
Date Application Valid: 20/09/2018 20/09/2018

1. SUMMARY

Outline planning permission (ref: 62360/APP/2015/4277) was granted on 01/12/2016 for the erection of a 298 room hotel within the Central Terminal Area (CTA) at Heathrow Airport. The application was amended by a Section 73 application ref: 62360/APP/2017/3000 (27-06-19). Details of landscaping only were reserved for subsequent approval. This application provides details in respect of landscaping required by condition 2 of outline planning permission ref: 62360/APP/2017/3000 (27-06-19).

The reserved matters details has principally been guided by the information submitted and agreed at the original outline application stage. Other than the removal of some originally proposed road side tree planting, this application broadly complies with the indicative landscape scheme approved as part of the outline planning consent. Due to the location of the building within the Central Terminal Area, the scope for any extensive landscape scheme is limited, overall it is considered that the proposed external landscape would provide an attractive setting, entrance and approach to the building.

The Council's Trees and Landscaping Officer has raised no objection to the details submitted and, accordingly, the scheme is considered to comply with the Development Plan. Approval is therefore recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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 and supporting documents: 13147-WBS-00-00-DR-E-01-01 Rev. 3, Planting Plan Dwg No. 3, 083-L(90)-201 Rev.C2, 083-A(90)-001 Rev. P1, 083-L(20)-202 Rev. P5, 083-L(90)-202 Rev. P9 and T2 Hotel - External Works Statement, Landscape Management Maintenance Plan 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 (2012) 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.

A5	New development at airports - incorporation of ancillary retail and leisure facilities and other services
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DME 4	Visitor Attractions
DME 5	Hotels and Visitor Accommodation
DMHB 10	High Buildings and Structures
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping

DMT 4	Public Transport
DMT 6	Vehicle Parking
OE1	Protection of the character and amenities of surrounding properties and the local area
R3	Indoor sports, leisure and entertainment facilities

3 170 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 comprises approximately 0.68ha of land adjacent to Terminal 2 multi-storey car park (MSCP), located within the Central Terminal Area at Heathrow Airport.

The MSCP is located to the east side of the site while to the west side are the major elevated road ramps (8 lanes) some of which lead to the Terminal's drop-off / pick-up area on the top level of the multi-storey car park. Beneath the vehicle ramps is an open area including motorcycle parking.

To the north, the site adjoins the main one-way circulatory road system carrying all traffic around the Central Terminal Area.

The roads within the airport fall under the jurisdiction of the airport operator - Heathrow Airport Limited (HAL), as does most of the land and property in the surrounding area which is all used for airport related purposes.

The site is designated on the Hillingdon Local Plan as forming part of Heathrow Airport.

3.2 Proposed Scheme

Outline planning permission (ref: 62360/APP/2015/4277) was granted on 01/12/16 for the erection of a 298 room hotel within the Central Terminal Area (CTA) at Heathrow Airport. Details of landscaping were reserved for subsequent approval.

The outline consent was amended by a Section 73 application under planning ref: 62360/APP/2017/3000 (27-06-2019) to amend condition 3 (approved plans) of planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 for Outline application for the erection of a 298 room hotel (Matters reserved: Landscaping) at Terminal 2 Heathrow Airport. Changes include alterations to footprint, increase in height to include additional storey and roof top boardroom, increase in bedrooms provided from 298 to 360, relocation of elevated pedestrian link from first floor level to second floor level, revised external appearance, revised car parking, drop-off lay-by and internal re-arrangements.

Condition 2 of that consent states:

"Details of the landscaping (hereinafter called "the reserved matters") shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins. The submitted details shall also include details of:

(i) Any phasing for the development.

The development shall be carried out in accordance with the approved details.

Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended)."

This application accordingly seeks to provide details in compliance with the above mentioned condition.

It should also be noted that the consent has largely been implemented.

3.3 Relevant Planning History

62360/APP/2015/4277 Land At Cessna Road Heathrow Airport Hounslow

Outline application for the erection of a 298 room hotel (Matters reserved: Landscaping) at Terminal 2 Heathrow Airport.

Decision: 26-07-2016 Approved

62360/APP/2017/2419 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to the full discharge of conditions 5 (Site Levels), 14 (Construction Logistics Plan), 22 (Crane Operation Plan) 25 (Construction Management Strategy) and partial discharge 8 (Contamination), of planning approval 62360/APP/2015/4277 (outline application for 298 room hotel).

Decision: 01-09-2017 Approved

62360/APP/2017/2420 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to the discharge of conditions 11 (Drainage Strategy) and 20 (Surface Water Management) of outline planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 for the erection of a 298 room hotel at Terminal 2 Heathrow Airport

Decision: 24-05-2019 Approved

62360/APP/2017/2421 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to the discharge of condition 10 (Low Emission Strategy) of outline planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 (Erection of a 298 room hotel at Terminal 2 Heathrow Airport).

Decision: 13-04-2018 Approved

62360/APP/2017/2458 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to the discharge of conditions 22 (crane operation plan) and 26 (External Lighting) of outline planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 (Erection of a 298 room hotel at Terminal 2 Heathrow Airport).

a 298 room hotel at Terminal 2 Heathrow Airport).

Decision: 13-04-2018 Approved

62360/APP/2017/2774 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to the discharge of condition 12 (piling methodology) of outline planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 (Erection of a 298 room hotel at Terminal 2 Heathrow Airport).

Decision: 13-04-2018 Approved

62360/APP/2017/3000 Land At Cessna Road Heathrow Airport Hounslow

Section 73 application to amend condition 3 (approved plans) of planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 for Outline application for the erection of a 298 room hotel (Matters reserved: Landscaping) at Terminal 2 Heathrow Airport. Changes include alteration to footprint, increase in height to include additional storey and roof top boardroom, increase in bedrooms provided from 298 to 360, relocation of elevated pedestrian link from first floor level to second floor level, revised external appearance, revised car parking, drop-off lay-by and internal arrangements.

Decision: 10-01-2018 Approved

62360/APP/2017/3131 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to the discharge of condition 9 (Photovoltaic Panels) of outline planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 (Erection of a 298 room hotel at Terminal 2 Heathrow Airport).

Decision: 11-12-2018 Withdrawn

62360/APP/2017/3134 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to the discharge of condition 16 (Lay-by/ Drop-off details) in compliance with outline planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 (erection of a 298 room hotel at Terminal 2 Heathrow Airport).

Decision: 13-04-2018 Approved

62360/APP/2017/4383 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to discharge of condition 15 (wayfinding signage) attached to outline planning permission ref. 62360/APP/2015/4277 dated 01-12-2016 (Erection of a 298 room hotel at Terminal 2 Heathrow Airport).

Decision: 04-10-2018 Approved

62360/APP/2018/1179 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to the discharge of Conditions 21 (Radar Mitigation Scheme), 23 (Impact on H1 Radar) and 24 (Impact on Multilateration Systems) as attached to approved outline planning

permission 62360/APP/2015/4277 (Hotel Development).

Decision: 20-09-2018 Approved

62360/APP/2018/245 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to condition 6 (external materials and finishes) of outline planning permission ref: 62360/APP/2015/4277 dated 01-12-2016 for the erection of a 298 room hotel

Decision: 17-05-2019 Approved

62360/APP/2018/3602 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to condition 13 (Delivery & Servicing Plan) of outline planning permission ref: 62360/APP/2015/4277 dated 01/12/2016 for the erection of a 298 bedroom hotel at Terminal 2, Heathrow Airport

Decision: 30-04-2019 Approved

62360/APP/2018/3603 Land At Cessna Road Heathrow Airport Hounslow

Details pursuant to condition 7 (Landscaping) of outline planning permission ref: 62360/APP/2015/4277 dated 01/12/16 for the erection of a 298 bedroom hotel at Terminal 2, Heathrow Airport

Decision: 03-05-2019 Withdrawn

Comment on Relevant Planning History

Planning permission (ref: 62360/APP/2015/4277) was granted on 01/12/16 for the erection of a 298 room hotel within the Central Terminal Area (CTA) at Heathrow Airport.

A subsequent application (62360/APP/2017/3000), which sought to vary condition 3 (approved plans) of the above outline consent was reported to the Council's Major Applications Committee on 10/01/18. That application sought the following changes to the outline scheme:

- Increase in height to add an additional floor, allowing for an additional 62 bedrooms (360 in total);
- Creation of a roof top boardroom extension;
- Amendments at ground floor level to increase floor space;
- Relocation of raised walkway linking the hotel building to the multi-storey car park;
- Removal of 9 x disabled parking bays, with 4 reprovided within the adjacent multi-storey car park;
- A lengthened drop-off lay-by to the front of the site; and
- Adjustments to the loading bay arrangements to the rear of the building, beneath the road ramp.

A number of conditions attached to the original outline consent have been discharged.

4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

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

The London Plan - Consolidated With Alterations (2016)

The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Emerging Planning Policies

Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Draft London Plan (Consolidated with Changes July 2019)

The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. This Consolidated version remains under examination with a report by the appointed panel of Inspectors due in Autumn 2019.

The Council's general approach at this stage is to give limited weight to the draft London Plan as a material consideration when deciding planning applications given at this stage of preparation it remains subject to a large number of objections, and could still be subject to significant further change prior to publication.

Proposed Submission Local Plan Part 2 with Main Modifications (March 2019)

The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and were published for public consultation from 27 March to 8 May 2019.

Taking para 48 of the NPPF into account, the Council's general approach to the weight which should be afforded to the draft LPP2 will be as follows:

The preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

Those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

Finally, it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012.

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.CI2 (2012) Leisure and Recreation
- PT1.E3 (2012) Strategy for Heathrow Opportunity Area

Part 2 Policies:

- A5 New development at airports - incorporation of ancillary retail and leisure facilities and other services
- A6 Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- DME 4 Visitor Attractions
- DME 5 Hotels and Visitor Accommodation
- DMHB 10 High Buildings and Structures

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 4	Public Transport
DMT 6	Vehicle Parking
OE1	Protection of the character and amenities of surrounding properties and the local area
R3	Indoor sports, leisure and entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th October 2019**

5.2 Site Notice Expiry Date:- **24th October 2019**

6. Consultations

External Consultees

Consultation letters were sent to five adjoining owner/occupiers. No responses were received.

HEATHROW AIRPORT SAFEGUARDING

I can confirm that Heathrow Airport has no safeguarding objections to the details to condition 2 of planning permission ref: 62360/APP/2015/4277. Therefore this condition can be discharged.

NATIONAL AIR TRAFFIC SERVICES

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

TRANSPORT FOR LONDON

No objection.

HIGHWAYS ENGLAND

Highways England will be concerned with proposals that have the potential to impact on the safe and efficient operation of the Strategic Road Network (SRN). In the case of this proposed development, Highways England is interested in the potential impact that the development might have on the M4. We are satisfied that the proposed development will have no impact on the safety, reliability and / or operation of the strategic road network (SRN).

Having examined the above application, we offer no objection.

HISTORIC ENGLAND

No comment.

METROPOLITAN POLICE

Requested contact details for the applicant but no formal comments received.

Officer comment: It is noted that the secured by design condition was discharged under planning ref: 62360/APP/2019/1861 (29-07-2019).

Internal Consultees

Trees and Landscaping Officer

This site is occupied by the recently completed Hilton Hotel. It is situated immediately to the west of Terminal 2 and Cessna Road in the heart of the Central Terminal Area of Heathrow. The western boundary is defined by an elevated section of the Inner Ring Road.

This area is intensively developed and landscape enhancement is heavily constrained by the proximity of grey infrastructure, including buildings and underground services. Soft landscape is further constrained by the operational needs of the airport to safeguard the aircraft from birdstrike.

COMMENT: Further to our site meeting on 4 September 2019, the construction work is complete, with the exception of some minor works under the elevated section of road which house the rubbish / re-cycling compound.

The restricted areas of landscape, as proposed on the plans by David Clarke, have already been implemented or re-instated. The proposals include a landscape management / maintenance plan, to ensure that the soft landscaping is suitably established and maintained.

RECOMMENDATION: No objection and no need for additional conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development has been established by virtue of planning ref: 62360/APP/2015/4277 and 62369/APP/2017/3000.

7.02 Density of the proposed development

Not applicable to this development.

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

Not applicable to this development.

7.04 Airport safeguarding

No safeguarding issues have been raised in respect of this application.

7.05 Impact on the green belt

Not applicable to this development.

7.07 Impact on the character & appearance of the area

Local Plan: Part 2 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.

Policy DMHB 11 of the emerging Local Plan: Part Two (2019) requires new developments to be designed to the highest standards and, incorporate principles of good design by harmonising with the local context by taking into account scale, height, mass and bulk, building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm.

Whilst the area of land is small and constrained, the applicant has implemented a landscaping scheme which includes new paving at the entrance and approach and sympathetic external lighting which gives the new building an added dimension and

promotes night time orientation and security.

This landscaping scheme has largely been implemented at the hotel. Officers visited the site on 4th September to review the landscaping scheme. As part of the development a new grassed area has been laid on the approach to the entrance at ground floor level and trees have been planted. The area of motorcycle parking has been resurfaced and the motorcycle parking spaces have been rationalised and improved. Given the site's constraints and its proximity to the Central Terminal, it is acknowledged that there are limited opportunities for landscaping. The landscaping scheme that has been implemented is considered appropriate for this site.

7.08 Impact on neighbours

These matters were considered and approved as part of the original outline consent (ref: 62360/APP/2015/4277, dated 01-12-16) and minor material amendment (ref: 62360/APP/2017/3000 dated 27-06-19). The development is therefore deemed acceptable and in accordance with the outline consent in this regard.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy 6.10 of the London Plan (2016) notes that development should ensure high quality pedestrian environments and emphasise the quality of the pedestrian and street space and Policy 6.11 seeks to maintain an efficient road network for movement and access.

Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) are concerned with traffic generation, road capacity, onsite parking and access to public transport. In particular AM7 (ii) advises that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The principle of a car free development was agreed by the outline consent and the minor material amendment application under planning ref: 62360/APP/2015/4277 and 62360/APP/2017/3000. The proposal includes the area of motorcycle parking beneath the vehicle ramps that have been rationalised and retained. This proposal is consistent with the extant consent and as such, there are no highways objections to this application.

7.11 Urban design, access and security

These matters were considered and approved as part of the original outline consent (ref: 62360/APP/2015/4277, dated 01-12-16) and minor material amendment (ref: 62360/APP/2017/3000 dated 27-06-19). The development is therefore deemed acceptable and in accordance with the outline consent.

7.12 Disabled access

These matters were considered and approved as part of the original outline consent (ref: 62360/APP/2015/4277, dated 01-12-16) and minor material amendment (ref: 62360/APP/2017/3000 dated 27-06-19). The development is therefore deemed acceptable and in accordance with the outline consent.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Local Plan: Part 2 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.

Policy DMHB 14 of the emerging Local Plan:Part Two (2019) notes all developments will be expected to retain or enhance the existing landscape, trees, biodiversity and natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

The trees and landscaping officer visited the site and noted the restricted areas of landscaping have been implemented or re-instated. The proposals include a landscape management / maintenance plan, to ensure that the soft landscaping is suitably established and maintained. The trees and landscaping officer has raised no objection to this application and on this basis this application is recommended for approval.

7.15 Sustainable waste management

Have raised no comments or objections to the submitted plan. Though it is noted the applicant does operate a waste compactor on site. Given the application is for a commercial development, this is managed by the applicant and consistent with the objectives agreed under planning ref: (ref: 62360/APP/2015/4277, dated 01-12-16) and minor material amendment (ref: 62360/APP/2017/3000 dated 27-06-19).

7.16 Renewable energy / Sustainability

These matters were considered and approved as part of the original outline consent (ref: 62360/APP/2015/4277, dated 01-12-16) and minor material amendment (ref: 62360/APP/2017/3000 dated 27-06-19). The development is therefore deemed acceptable and in accordance with the outline consent.

7.17 Flooding or Drainage Issues

These matters were considered and approved as part of the original outline consent (ref: 62360/APP/2015/4277, dated 01-12-16) and minor material amendment (ref: 62360/APP/2017/3000 dated 27-06-19). The development is therefore deemed acceptable and in accordance with the outline consent.

7.18 Noise or Air Quality Issues

These matters were considered and approved as part of the original outline consent (ref: 62360/APP/2015/4277, dated 01-12-16) and minor material amendment (ref: 62360/APP/2017/3000 dated 27-06-19). The development is therefore deemed acceptable and in accordance with the outline consent.

7.19 Comments on Public Consultations

No comments or objections were received.

7.20 Planning obligations

These matters were considered and approved as part of the original outline consent (ref: 62360/APP/2015/4277, dated 01-12-16) and minor material amendment (ref: 62360/APP/2017/3000 dated 27-06-19). The development is therefore deemed acceptable and in accordance with the outline consent.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No other issues relating to this application are identified.

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 development.

10. CONCLUSION

This application seeks reserved matters consent in respect of condition 2 of the outline planning permission, which required the details of the reserved matters (ie, landscaping) to be submitted to and approved by the Local Planning Authority within 3 years of the date of consent.

The development is consistent with the information submitted and agreed under the outline application, albeit this includes the removal of the originally proposed road side tree planting. The proposal complies with the indicative landscape scheme provided as part of the outline application. Whilst, given the location of the building within the CTA, the scope for any extensive landscape scheme is limited, overall it is considered that the proposed external landscape would provide an attractive setting to the building.

The Council's Trees/Landscape Officer has, notably, raised no objection to the details submitted and, accordingly, the scheme is considered to comply with relevant local, London Plan and national planning policies. Approval is therefore recommended.

11. Reference Documents

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

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

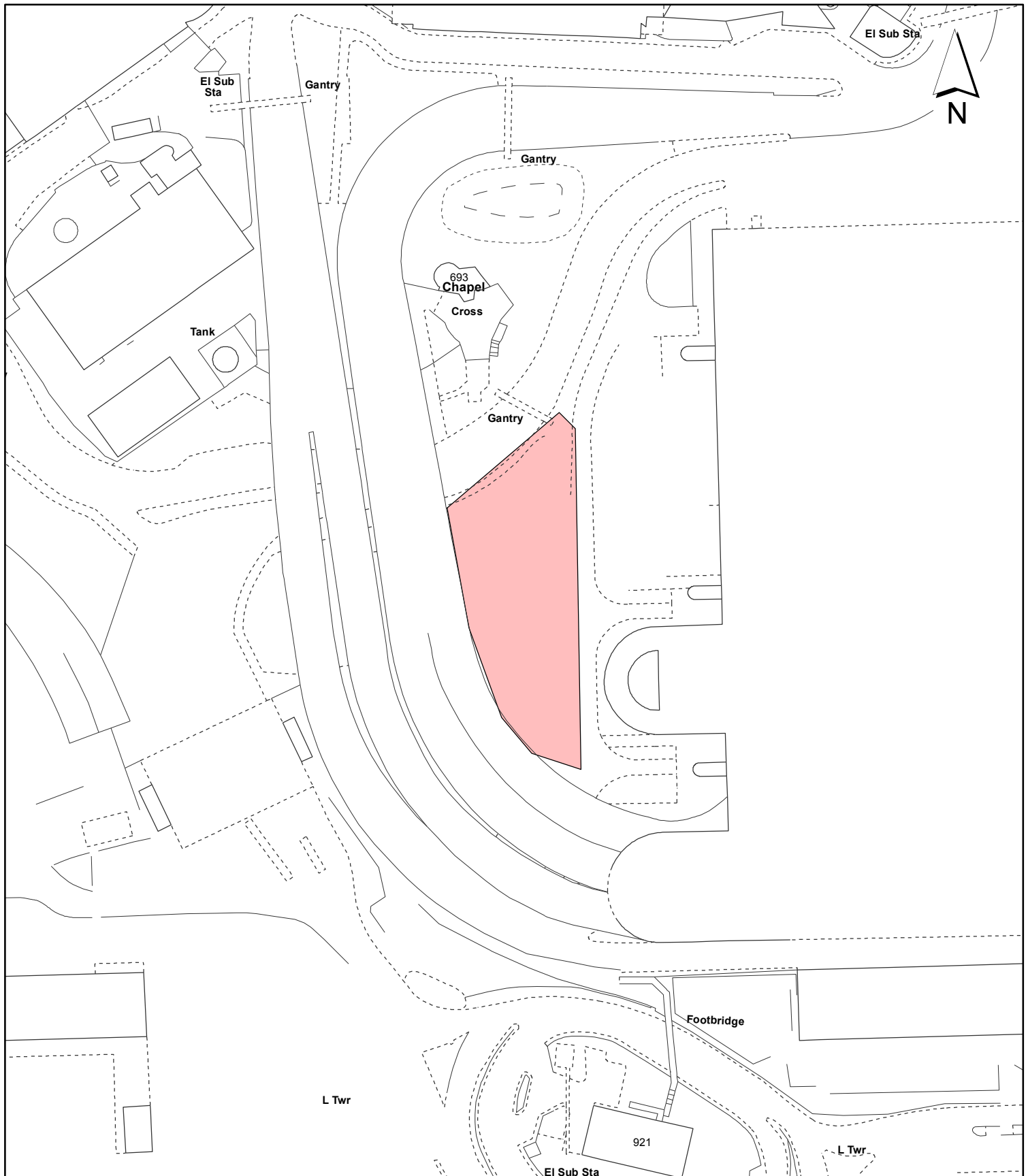
Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)

The London Plan (2016)

National Planning Policy Framework

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:
**Land at Cessna Road
 Heathrow Airport
 Hounslow**

Planning Application Ref:
62360/APP/2018/3381

Planning Committee:
Major

Scale:
1:1,250

Date:
November 2019

**LONDON BOROUGH
 OF HILLINGDON**
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