

PLANNING BOARD – 1 NOVEMBER 2017

Planning Board

Wednesday 1 November 2017 at 3pm

Present: Provost Brennan (for Councillor Moran), Councillors Jackson (for Clocherty), Crowther, Dorrian, J McEleny, McKenzie, McVey, Murphy, Rebecchi and Wilson.

Chair: Councillor Wilson presided at the commencement of the meeting and Councillor Dorrian presided for Agenda Item 2.

In attendance: Head of Regeneration & Planning, Development & Building Standards Manager, Mr G Leitch and Ms E Provan (Environmental & Commercial Services), Mr J Kerr (for Head of Legal & Property Services) and Ms R McGhee (Legal & Property Services).

The following paragraphs are submitted for information only, having been dealt with under the powers delegated to the Board.

608 APOLOGIES, SUBSTITUTIONS AND DECLARATIONS OF INTEREST

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Apologies for absence were intimated on behalf of Councillor Clocherty, with Councillor Jackson substituting, Councillor Moran, with Provost Brennan substituting, and Councillor Nelson.

Councillor Wilson declared an interest in Agenda Item 2 (Demolition of Original Ravenscraig Hospital (including front elevation) at Ravenscraig Hospital Grounds, Ravenscraig Hospital, Inverkip Road, Greenock (17/0025/LB)).

609 PLANNING APPLICATION

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**Demolition of original Ravenscraig Hospital (including front elevation):
Ravenscraig Hospital Grounds, Ravenscraig Hospital, Inverkip Road, Greenock
(17/0025/LB)**

There was submitted a report by the Head of Regeneration & Planning regarding an application by NHS Greater Glasgow & Clyde for demolition of the original Ravenscraig Hospital (including front elevation) at Ravenscraig Hospital Grounds, Ravenscraig Hospital, Inverkip Road, Greenock (17/0025/LB).

The report recommended that listed building consent be granted subject to a number of conditions.

Councillor Wilson declared a non-financial interest in this matter as a Director of Link Housing Association and as a Director of Larkfield Housing Association and left the meeting. Councillor Dorrian assumed the Chair.

After discussion, Councillor J McEleny moved that listed building consent be refused as the Council should do all it can to protect the heritage of Inverclyde and in view of the powers available under Section 179 of the Town & Country Planning (Scotland) Act 1997 which provides an option for councils to serve a notice on a landowner requiring the proper maintenance of land, with "land" extending to "building" in this case. As an amendment, Councillor Jackson moved that listed building consent be approved subject to the conditions detailed in the report. On a vote, 4 Members, Councillors Crowther, J McEleny, McKenzie and Murphy, voted for the motion and 5 Members, Provost Brennan

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and Councillors Dorrian, Jackson, McVey and Rebecchi, voted for the amendment which was declared carried.

Decided: that listed building consent be granted subject to the following conditions:-

(1) that prior to the commencement of demolition, full details shall be submitted to and approved in writing by the Planning Authority of the method of demolition and the treatment of the site following demolition, in the interests of visual amenity;

(2) that a licence to exclude the bat roost identified on site during the ecological assessment shall be obtained by the applicant prior to any works commencing on site, to protect bats in accordance with the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended); and

(3) that an emergency procedure shall be put in place to ensure that if any additional bat roosts are identified prior to or during site development, works will be postponed and Scottish Natural Heritage contacted for advice on how to proceed, to protect bats in accordance with the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended).