

Report To: The Planning Board Date: 5 December 2012

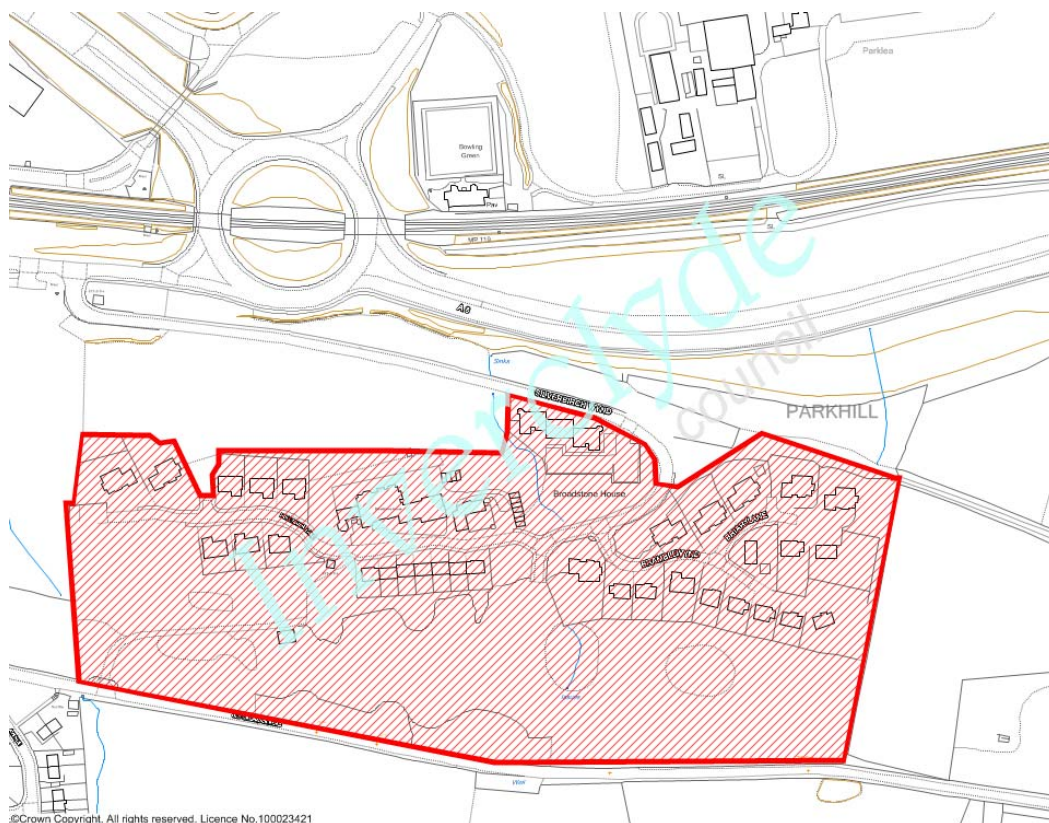
Report By: Head of Regeneration and Planning Report No: 12/0273/IC
Plan 12/12
Local Application
Development

Contact Officer: Guy Phillips Contact No: 01475 712422

Subject: Amendment to planning permission 09/0050/IC to vary phasing plan linking the restoration of Broadstone House to the new build housing at Former Broadfield Hospital, Port Glasgow

SITE DESCRIPTION

The former Broadfield Hospital site is wedged between the Old Greenock Road and Glasgow Road on the eastern edge of Port Glasgow. The former hospital building, which is in a partly derelict state, is grade A listed and the site is covered by a Tree Preservation Order. The site has been partly redeveloped; an upgraded access road from Glasgow Road serves new build flats and houses, while parts of the site remain to be constructed.



PROPOSAL

In 2003 planning permission was granted for the erection of 65 houses and 56 flats and the conversion of the former hospital to 15 flats. Listed building consent was also granted for the conversion works. A phasing plan was approved in 2003 (and subsequently updated in May 2010) linking the phasing of new build housing to the restoration of the listed building.

New build housing was under way in July 2004 when there was a significant fire in the listed building. No work had commenced on the listed building at the time. Subsequently planning permission and listed building consents were granted for the reconstruction of the shell of the listed building to 16 flats and then in 2006 for a conversion to 18 flats. Two flats have been completed in the least fire damaged part of the listed building.

Several planning permissions have been granted across the site since 2004 for revisions to house types and flats. On the northern part of the site at Silver Birch Wynd, Briary Lane, Bramble Wynd and Hollybush Lane a mix of flats, large detached properties and terraced houses is complete. In May 2010 planning permission was granted for a revision to house types on 33 plots on the southern part of the site.

The 2010 phasing plan links the commencement of restoration of the listed building to the completion of a second phase of 30 houses. The applicant has also applied for planning permission to revise the layout and house types incorporating that phase of development in two applications under separate consideration on this agenda. Under a separate planning permission previously approved a block of flats within phase 2 was deleted, replaced by a courtyard of terraced houses that are now 50% complete. Consequently, it is necessary to revise the phasing plan to ensure that the restoration of the listed building remains linked to development as it will occur, rather than to a layout that has been superseded by other planning permissions.

The phasing plan now allocates different parts of the site to each of the three previously approved phases of development, but the proposed rate of new build completions is similar to that approved in 2010 other than one additional house being permitted to be constructed in phase 2, with one less in phase 3. The revised phasing plan also takes into account the proposed changes to house types within phases 2 and 3.

The phasing plan as now proposed notes:-

- 49 new build houses and flats and two flat conversions within the listed building are now complete.
- 31 new build houses to be erected within phase 2.
- 42 new build houses to be erected within phase 3.
- The reconstruction of Broadstone House to commence upon completion of the last new build property within phase 2.
- Complete reconstruction of Broadstone House in conjunction with the completion of 42 houses in phase 3.

LOCAL PLAN POLICIES

Local Plan Policy H5 - Housing Development Opportunities

Inverclyde Council, as Planning Authority, will support and encourage residential development on the sites, indicative locations and 'New Neighbourhoods' included in Schedule 7.1 and indicated on the Proposals Map.

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy HR1 - Designated Environmental Resources and Built Heritage

Development that would adversely affect, directly or indirectly, the natural or built heritage resources listed in Schedule 9.1 and where indicated, on the Proposals Map, will not normally be permitted.

Having regard to the designation of the environmental resource and built heritage, exceptions will only be made where:

- (a) Sites of Special Scientific Interest (SSSI) will not be compromised;
- (b) visual amenity and townscape will not be compromised;
- (c) no other site, identified in the Local Plan as suitable, is available;
- (d) the social and economic benefits of the scheme outweigh the total or partial loss of the environmental resource;
- (e) the developer has demonstrated that the impact of the development on the environment will be minimised; and
- (f) the loss can be compensated by habitat creation/site enhancement elsewhere, and where there are satisfactory arrangements to achieve this.

Local Plan Policy HR15 - The Setting of Listed Buildings

Development will be required to have due regard to the effects on the setting of, and principal views from, Listed Buildings and shall be without detriment to their principal elevations and the main approaches to them.

CONSULTATIONS

None required.

PUBLICITY

The application was advertised in the Greenock Telegraph on 14th September 2012 as there are no premises on neighbouring land.

SITE NOTICES

The nature of the proposal did not require a site notice.

PUBLIC PARTICIPATION

Seventeen written representations have been received. They comprise one communication from "Castle Bank", signed by a chairman and secretary and sixteen copies of a standard representation.

The objectors are concerned that:-

- The applicant and their factor have, allegedly, failed to carry out maintenance to roads and drainage within the housing development.
- There appear to be no detailed plans to develop Broadstone House.

ASSESSMENT

The material considerations in the determination of this planning application are the Local Plan, the planning history of the site, the restoration of the listed building and the written representations.

Policy H5 of the Local Plan confirms that the Council will support and encourage residential development on the site. Policy H1 seeks to safeguard and, where practicable, enhance residential character and amenity. As a safeguard to the quality of residential amenity under development at the former hospital site, I consider it essential that the fire damaged listed building is restored and converted into flats as previously approved. This restoration is also important with reference to Policy HR1 which presumes against development that would adversely affect the listed building. Additionally Policy HR15 requires due regard to be given to the effects on principal views from the listed building and its setting. The impact of the revised phasing plan upon these factors is, I consider, neutral.

It therefore falls to consider whether or not the revised phasing plan prejudices restoration.



As the proposed rate of new build completions relative to the phasing of the listed building's restoration is little different to that approved in 2010, I consider it acceptable.

The roads and drainage issues raised by the objectors are civil matters best resolved with the developer and are not material to the determination of the planning application. It is understood that on completion of the development roads and drains will be put to the Council for future maintenance, at which time all works will require to be to adoptable standard.

Overall, I consider the proposal merits support.

RECOMMENDATION

That the application be granted subject to the following condition:

The development subject of this phasing plan shall be undertaken in accordance with the following conditions unless otherwise approved in writing by the Planning Authority:

- a) That the conversion and restoration of the Grade A listed Broadfield House shall be completed prior to the first occupation of the Phase 3 new build housing as described in the phasing plan.

- b) There shall be no drainage connection to the trunk road drainage system.
- c) No development shall commence until render colour samples have been submitted to and approved in writing by the Planning Authority: development thereafter shall proceed utilising the approved colours unless the Planning Authority gives its prior written approval to any alternatives.
- d) Development shall be carried out in accordance with the recommendations of the bat survey submitted with the planning application and the required details of bat friendly light sources and tree protection measures submitted for the prior written approval of the Planning Authority.
- e) Trees identified to be retained in the Ironside Farrar Tree Survey drawing 4482-606A, hereby approved, shall be protected for the duration of the site works in accordance with BS5837- details of same shall be submitted for the prior written approval of the Planning Authority.
- f) Full details of a management regime for all site boundaries shall be submitted to and approved by the Planning Authority.
- g) The approved scheme of landscaping shall be implemented in the first planting season following completion of the development. Any species that within the subsequent 5 years die, become diseased or are damaged shall be replanted in the next planting season with a similar specimen unless the Planning Authority gives its prior written approval to any variation that may be sought.
- h) That the presence of any previously unrecorded contamination or variation to reported ground conditions that becomes evident during site works shall be brought to the attention of the Planning Authority within one week. Consequential amendments to the Remediation Strategy shall not be implemented unless it has been submitted to and approved, in writing by the Planning Authority.
- i) That no fill or landscaping material shall be imported onto the site until written details of the source and intended reuse of the imported materials has been submitted for approval, in writing by the Planning Authority. The report shall characterise the chemical quality (including soil-leachate and organic content etc), volume and source of the imported materials with corresponding cross-sections and plans indicating spatial distribution and depth/thickness of material placement within the development site. The material from the source agreed only shall be imported in strict accordance with these agreed details.
- j) No development shall commence until evidence has been submitted of Scottish Water's approval of the layout and the recommendations of the Flood Risk assessment submitted with the planning application.

REASON

To ensure the details of phased development of the site will:

- a) Provide for the completed restoration of the Grade A listed Broadfield House.
- b) Not affect the efficiency of the existing drainage network and ensure that the standard of construction is commensurate with that required within the road boundary.
- c) Provide for the selection of materials sympathetic with the setting of Broadfield House.
- d) Accord with the requirements of Scottish Natural Heritage.

- e-g) Provide for the maintenance of a high quality landscape setting for the development.
- h) Provide for the recording and management of all contamination issues.
- i) Protect receptors from the harmful effects of imported contamination.
- j) Prevent harm from flooding.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans
2. Inverclyde Local Plan
3. Planning permission 09/0050/IC
4. Written representations



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