

Report To: The Planning Board

Date: 5 December 2012

Report By: Head of Regeneration and Planning

**Report No: 11/0179/IC
Plan12/12**

**Local Application
Development**

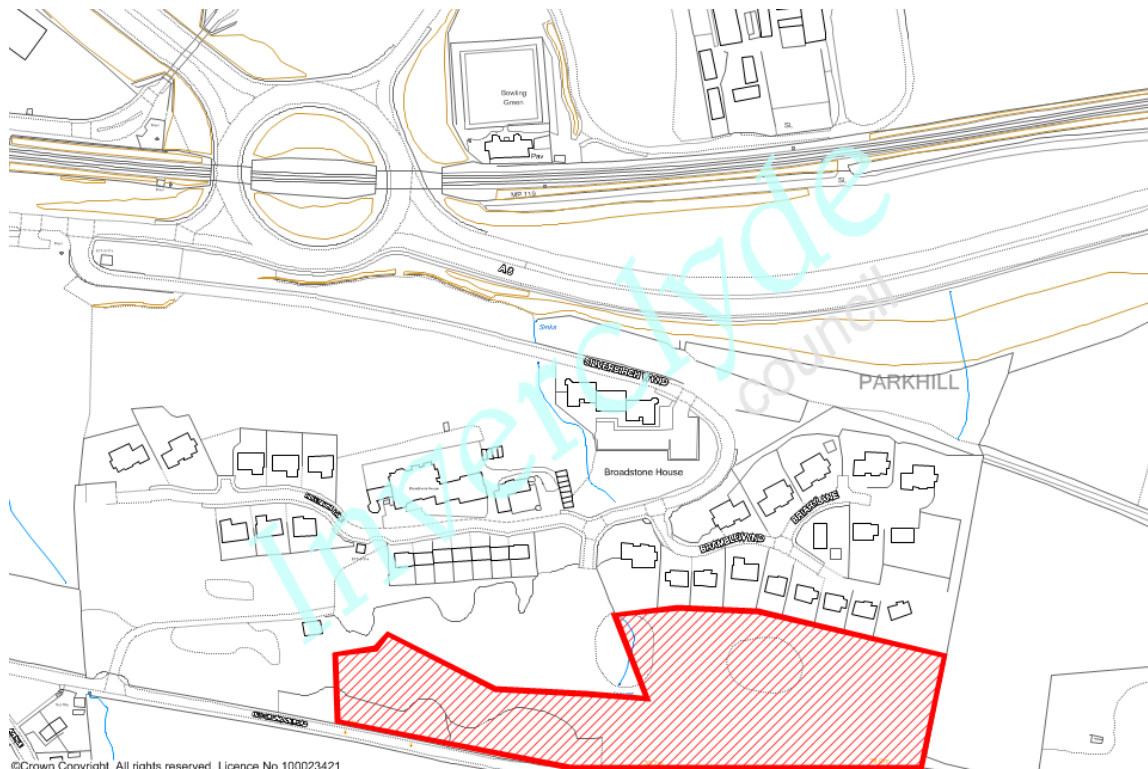
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**Subject: Construction of 24 dwellinghouses and associated access (amendment to planning permission IC/02/05R) at
Former Broadfield Hospital, Port Glasgow**

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.

This application is for the construction of twenty four, four bedroom, detached houses in a variety of two storey and two/three storey split level designs. Another planning application, for the erection of twenty two houses, on the south western part of the Broadfield site, is the subject of a separate report on this agenda. The road layout remains as previously approved. The principal materials proposed are smooth render and concrete roof tiles to match those used in earlier parts of the development. No changes to road layout are proposed. Double width driveways and integral garages are proposed throughout.

Landscaping proposals (including a tree survey), a bat survey and flood risk assessment have been submitted with the planning application. The bat survey concludes that trees within the site have the potential for use by foraging bats. Two trees have the potential for bat roosting, however, neither is proposed for felling. It is recommended by the bat survey that bat friendly light sources be used in the vicinity of these trees. It is anticipated by the bat survey that trees are protected for the duration of the site works. Advice is also provided in the event that any future felling is proposed.

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 H8 - The Character and Amenity of Residential Areas

Proposals for residential development that are acceptable in principle in terms of the Development Strategy of the Local Plan will still be required to satisfy the following development control criteria:

- (a) compatibility with the character and amenity of an area in terms of land use, density, design and materials used;
- (b) visual impact of development on the site and its surroundings;
- (c) landscaping proposals;
- (d) open space proposals (see also Policy H11 and guidance in Policy DC1);
- (e) proposals for the retention of existing landscape or townscape features of value on the site;
- (f) assessment against the Council's Roads Development Guidelines 1995 with regard to road design, parking and traffic safety;
- (g) provision of adequate services; and
- (h) accommodation of, in appropriate cases, the requirements of bus operators regarding road widths, lay-bys and turning areas.

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 HR9 - Tree Preservation Orders

Inverclyde Council will continue to manage works within designated Tree Preservation Orders. Where it is considered necessary, for amenity reasons, to protect other trees or woodland areas, the Council will promote new Tree Preservation Orders.

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

CONSULTATIONS

Head Of Safer And Inclusive Communities - No objections subject to standard contaminated land conditions and advisory notes regarding waste storage, external lighting, site drainage, vermin, CDM Regulations, surface water, flooding and seagulls.

Head Of Environmental And Commercial Services - No objections subject to conditions requiring the submission of a letter from Scottish Water confirming their approval of the layout and all of the recommendations in the Flood Risk Assessment being implemented and works completed prior to the installation of surface drainage on this phase of the works.

Council's Landscape Advisors - No objections.

PUBLICITY

The application was advertised in the Greenock Telegraph on 22nd July 2011 as there are no premises on neighbouring land and as the development affects the setting of a Listed Building.

SITE NOTICES

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

PUBLIC PARTICIPATION

Seven written representations have been received, comprising one individual letter and six copies of a standard letter.

The objectors are concerned that:-

- The "high end" market character promoted by the applicant in the earlier phases of the Broadfield development will be eroded. The Council has failed to ensure that original proposals be followed through.
- The proposal is unworthy of the Council's aspiration to promote Safer and Inclusive Communities.

- Increased population within the development will impact the development's aesthetic, reduce opportunities for the enjoyment of natural landscaping, create a road safety hazard for children and increase power consumption.
- The Council has not introduced public transport to support the housing development.

ASSESSMENT

The material considerations in the determination of this planning application are the Development Plan, the Council's PPAN 3, "Private and Public Open Space Provision in New Residential Development", the planning history of the site, the supporting information submitted with the planning application, the consultation responses and the written representations.

Local Plan Policy H5 recognises this as a residential development site, and Policy H1 supports the principle of protecting the amenity of residential areas. In considering the detail of the proposed development, Policy H8 identifies a range of criteria which require to be satisfied if the detail of the development is to be accepted.

- (a) compatibility with the character and amenity of an area in terms of land use, density, design and materials used.

The principle of residential development on the site is established by the planning permissions granted in 2003 and 2010 and by Policy H5 which confirms the Council will support and encourage such development. While this proposal will contribute to an increase in the number of houses on the southern section of the Broadfield site, revisions elsewhere at Hollybush Lane have brought a reduction of 15 units. The density for the overall site is marginally less than approved in 2003.

PPAN 3 provides advice for large scale residential developments in terms of minimum front and rear garden depths and separation between dwellings. The submitted layout accords with this advice. Additionally, details of terracing have been submitted in order to provide usable rear garden space on the steep slope up to Old Greenock Road. Policy DC1 of the Local Plan confirms that planning applications which accord with the design principles established in the Council's PPANs will be supported.



From the outset the development has comprised a variety of house types, ranging from 2 bedroom flats through small terraced houses to large detached properties. All of the proposed houses contain 4 bedrooms. Street elevations submitted serve to demonstrate that the proposed layout is spacious and of a substantial scale. The submitted house designs and layout are, I consider, sympathetic to the completed part of the residential development and the setting of the listed building. Render and concrete roof tile finishes are

in character with the earlier phases of the development. The proposal accords with the Council's design guidance for residential developments in PPAN3. All of these factors combine to create a high quality residential development and, as a result, achieve the aim of safer and inclusive communities in Inverclyde.

(b) Visual impact of the development on its surroundings.

Visual impact of the proposed houses is limited to within the Broadfield site. Tree cover, boundary walling and steep slopes combine to determine that the houses have no impact on outwith the site. Given my favourable assessment of the proposal against criterion (a) and PPAN 3, I consider visual impact to be positive.

(c) and (e) Landscape proposals.

This proposal has no impact on the wider landscaping proposals for the site. The site wide landscape plans address the requirements of the Tree Preservation Order.

(d) Open space proposals.

The proposed increase in house numbers for this part of the Broadfield site has no impact upon areas designated as open space in the 2003 planning permission for residential development.

(f) Road design, parking and safety.

This application does not change the previously approved road layout. All houses have garaging and garden car parking in accordance with the Roads Development Guide.

(g) Adequate services.

There are no objections from service providers.

(h) Bus service provision.

The layout as approved can accommodate local buses, but it is for commercial operators to decide whether sufficient demand exists to run a bus service from Glasgow Road into the development.

Overall, I am satisfied that the proposal satisfies the aims of the Inverclyde Local Plan.

RECOMMENDATION

That the application be granted subject to conditions.

1. 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 attached phasing plan.
2. There shall be no drainage connection to the trunk road drainage system.
3. 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.

4. 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.
5. 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.
6. Full details of a management regime for all site boundaries shall be submitted to and approved by the Planning Authority.
7. 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.
8. 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.
9. 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.
10. 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.

Reasons

1. To ensure the completed restoration of the Grade A listed building.
2. To ensure the efficiency of the existing drainage network is not adversely affected and to ensure that the standard of construction is commensurate with that required within the road boundary.
3. To ensure the selection of materials sympathetic with the setting of Broadfield House.
4. To accord with the requirements of Scottish Natural Heritage.
- 5-7. To ensure the maintenance of a high quality landscape setting for the development.
8. To provide for the recording and management of all contamination issues.
9. To protect receptors from the harmful effects of imported contamination.
10. To prevent harm from flooding.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans.
2. Inverclyde Local Plan
3. Consultation responses
4. Written representations
5. Flood Risk Assessment
6. Bat Survey
7. Tree Survey



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