

27th September 2016



Glasgow City Council

Planning Applications Committee

Report by Executive Director of Development & Regeneration Services

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POLLOK PARK CONSERVATION AREA APPRAISAL

Purpose of Report:

To advise Committee of the outcome of an appraisal of Pollok Park Conservation Area including boundary amendments.

Recommendations:

That Committee notes the outcome of the appraisal and approves:

- the Conservation Area Appraisal as Supplementary Planning Guidance
- the proposed boundary changes

Ward No(s): 2, 3, 4, 6

Citywide:

Local member(s) advised: Yes ☒ No ☐ consulted: Yes ☒ No ☐

PLEASE NOTE THE FOLLOWING:

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1. BACKGROUND

- 1.1 The Conservation Area Appraisal programme was established in 2002 and is supported by a proposal contained in City Plan 2 that 'The City Council will complete a Conservation Area Appraisal for each of the City's Conservation Areas'. Glasgow currently has 25 designated Conservation Areas and to date 21 appraisals have been completed and approved by committee.

2. CONSERVATION AREA APPRAISALS

- 2.1 All planning authorities are required by the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 to determine which parts of their area merits conservation area status. These are areas defined as being of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
- 2.2 Local Authorities have a duty to preserve and enhance the character and appearance of conservation areas and from time to time to prepare and publish conservation area appraisals. The purpose of an appraisal is to define and evaluate the character and appearance of the Conservation Area; to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs are assessed through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment. Each appraisal is prepared in accordance with a methodology based on the advice of Scottish Ministers set out in PAN 71 'Conservation Area Management' and a best practice review.
- 2.3 The appraisal provides an opportunity to reconsider Conservation Area boundaries, to make certain that they accurately reflect what is of special interest and ensure that they are logically drawn. It also identifies opportunities for preservation and enhancement which provide a basis for the development of a further stage in the process - the preparation of a Conservation Area Management Plan (CAMP).
- 2.4 Conversation area designation changes the permitted development rights of buildings and land within the conservation area, bringing certain types of development which would normally be permitted development under planning control. This means that within a conservation area, planning permission is required for a range of development including; replacement windows, re-roofing, extensions, satellite dishes, boundary enclosures such as walls and fences, stone cleaning or exterior painting and provision of hard surfaces. The substantial or total demolition of buildings within a designated conservation area requires conservation area consent and proposals for substantial or total demolition are required to be formally referred to Historic Scotland Environment Scotland as part of the determination process. Works affecting trees are also subject to planning control within conservation areas and there are additional controls with respect to sheds/garages/outbuildings and raised decks.

3.0 **BACKGROUND AND CONTEXT – POLLOK PARK**

- 3.1 Pollok Country Park was designated by Scottish Natural Heritage in 1981 making it Glasgow's first and largest Country Park. The Park represents the core of a once extensive Estate with a rich history extending back to the 12th Century. The continuity of family control by the Stirling Maxwell family and their role in Scottish history since that time has contributed significantly to the cultural significance of the Park.
- 3.2 Pollok Country Park has a uniquely rich combination of historical, cultural and environmental heritage and outstanding landscape and conservation values. The Country Park is an international tourist attraction with Pollok House, gardens, courtyard, woodlands, White Cart Water, grazing pastures and the internationally famous Highland Cattle fold and the Clydesdale horses at its centre, this being further enhanced with the opening of the Burrell Collection in 1983.
- 3.3 The significance of Pollok Country Park has been recognised nationally and in 1987 it was included in the Inventory of Gardens and Designed Landscapes in Scotland. The Inventory which is maintained by Historic Environment Scotland recognises and records Scotland's most important gardens and designed landscapes. Pollok Country Park is one of four sites identified in Glasgow on the Register.
- 3.4 Archaeological works have established that Pollok Country Park and the Pollok Estate contain the remains of a medieval estate which is unique as there is not believed to be any other examples as complete in Britain.
- 3.5 Pollok Park Conservation Area was originally designated in 1995 and the boundaries have remained unchanged since that date.
- 3.6 A conservation area appraisal has been prepared to identify and define what is important about the character and appearance of Pollok Park Conservation Area, and to assess the appropriateness of its boundaries.
- 3.7 The Conservation Area Appraisal sets out the issues of significance and the parameters for the preservation and enhancement of this significant asset. It recommends the preparation of a Conservation Area Management Plan (CAMP), which is the next stage in the process. The main purpose of the CAMP is to ensure that co-ordinated and prioritised management of this important asset is agreed and taken forward by the multiple stakeholders within the area. This document will be an important element in making the case for funding for example to the Heritage Lottery Fund in support of major projects within the park such as the Burrell Refurbishment. It will be the overarching document within which the conservation plans for various elements of Pollok Park sit.
- 3.8 There are various existing, recently updated and planned documents and projects which are of relevance including:

1. LES Pollok Country Park Management Plan 2011 - 2016 and updated Action Plan 2016 – 2019. This document sets out the framework for the plans and actions that LES undertake in their management of the Park and its assets.
2. Pollok Country Park Masterplan
3. LES Trees and Woodland Management Plan
4. Burrell Renaissance – Pollok Park Feasibility/Concept Study (2016) (produced by PM&D in support of the HLF Bid) – HLF Stage 1 funding approved for refurbishment and redisplay of the Burrell collection and building.
5. Strategic Asset Management Plan PID dated 7/4/16 - The scope of this includes 6 heritage properties managed by LES in Parks and includes the old Courtyard Buildings (Grade A- Buildings at Risk) in Pollok Country Park.
6. Pollok Stables Options Appraisal (June 2016) produce by Glasgow Building Preservation Trust
7. Ongoing refurbishment contract at Pollok House being undertaken by City Building.

3.0 **PUBLIC CONSULTATION**

- 3.1 PAN 71 'Conservation Area Management' (2004) states that proposals for designation, variation or cancellation of conservation areas must be publicised. The Scottish Ministers must also be notified however owners and occupiers of property within a proposed conservation area do not have to be specifically notified and there is no right of appeal against a designation, variation or cancellation. Wherever possible however, proposals to designate, cancel or redefine the boundaries of conservation areas should first be subject to public consultation through the local plan process, thus providing opportunity for the views of stakeholders to be taken into account.
- 3.2 A public consultation exercise took place in late 2015/early 2016 whereby the document was published on the council's Consultation Hub and all relevant stakeholders were notified of the document.
- 3.3 3 comments were received during the consultation period as summarised below and the Draft document amended as appropriate.
- 3.4 Detailed comments received from LES:
 - The title of the Appraisal was queried in that the Pollok Park Conservation Area is more extensive than the Country Park itself, and reflects the wider Estate that was gifted to the City of Glasgow. The title of the document however must reflect the officially designated title which is Pollok Park Conservation Area and shall remain so for the purposes of the Appraisal and subsequent Conservation Area Management Plan.

- Biodiversity – It was noted that biodiversity plays a large part in the landscape and rural character of Pollok Park and therefore should have a higher profile in the Conservation Area Appraisal (as the site is a designated Country Park and Site of importance for Nature Conservation). Specific text was provided which has been incorporated into the document as appropriate.
- The proposed boundary amendments were fully supported by LES.
- Further specific text was suggested in terms of the Opportunities for Preservation and Enhancement and again this has been incorporated into the document as appropriate.

3.5 Haggs Castle Golf Club made detailed representation as summarised below:

- The Golf Club assert that the boundary newly includes their clubhouse and outbuildings however this has been the case since its original designation in 1995 therefore there are no new Planning restrictions being imposed.
- It is noted that on p59 of the document it is recommended that a 'unified Woodland Management Plan' be adopted by the various owners and managers, covering the whole estate. Specific recommendations are made with respect to replanting according to early OS maps which were queried by Haggs Castle Golf Club. It is also noted that the Golf Club have their own Woodland Management Plan in place.
- The concerns of the Golf Club are noted and as stated on p59 of the draft document with respect to the development of a Conservation Area Management Plan, 'Involvement of owners, stakeholders, partner organisations and local communities in the development of the plan is essential, particularly where there are complicated, or even conflicting, interests in the site'.
- The reference to a unified Woodland Management Plan will be considered further in view of the planned LES Trees and Woodland Management Plan.
- The Golf Club's concerns with respect to Health and Safety issues associated with any proposed new footbridge are noted and they will be fully informed when details of the location and design are forthcoming.
- The Pollok Country Park Masterplan will propose options for dealing with the most problematic areas prone to flooding within the Conservation Area.

3.6 Comment was received from a park user who welcomed the document and its detailed historical information. They raised the issue of 'damage' being done to certain areas as a result of the outdoor nurseries now operating within the Park. These concerns have been communicated to LES. Concern was also raised

with respect to the use of the area for filming and damage/remedial works. These concerns are now noted in the document as appropriate.

4.0 PROPOSED BOUNDARY

4.1 Pollok Park Conservation Area was originally designated in 1995. The boundaries have remained unchanged since that date. A detailed examination of the existing boundary has resulted in three recommended adjustments. Two of the proposed amendments (Nos 1 and 3) take account of the construction of the M77 Motorway through the northern and western edge of the Pollok estate between 1995 and 1996. Proposed amendment No 2 recommends the incorporation of a further area of land to the north of St Paul's High School.

- 1) Exclusion of the M77 between Junction 1 at the Dumbreck interchange to Corkerhill.
- 2) Inclusion of both banks of the White Cart water from the M77 to Corkerhill Road and also the land to the north of St Paul's High school and west of the M77.
- 3) Minor adjustment of the boundary south of Junction 2 of the M77 at Kennishead to follow the eastern edge of the carriageway.

The proposed boundary amendments were supported via the consultation process and are considered to be appropriate.

5.0 PROPOSED ACTION

5.1 It is proposed that the boundary of Pollok Park Conservation Area shall be amended to incorporate items 1 – 3 above and as detailed in the Pollok Park Conservation Area Appraisal.

5.2 Promoting the key assets of the conservation area is important in raising awareness of its special characteristics. This will be achieved by publishing the approved Appraisal on the Council's website and providing limited paper copies on request.

5.3 A Conservation Area Management Plan (CAMP) shall be produced which will seek to maximize the effect of available resources in the Conservation Area by:

- Encouraging different parts of the Council and other organisations, groups and individuals to work together on priorities;
- Ensuring that appropriate information and advice about practical conservation and planning issues is readily available;
- Identifying potential funding and other resources;

- Prioritising resources;
- Identifying management issues and any problems with control of works in the Conservation area and seeking to resolve them;
- Identifying means of promoting awareness of the interest and importance of the Conservation Area through education, interpretation, activities and events.

Some critical sites and areas, such as Pollok House, the Stable Court and the Burrell Collection, merit their own individual conservation plans to ensure that their historic and cultural significance is properly understood, considered and protected.

- 5.4 Targeting of unauthorised works affecting the character of the conservation area will be carried out in accordance with the Council's Enforcement Charter.

6. CONCLUSIONS

- 6.1 The Pollok Park Conservation Area Appraisal presents a thorough and up-to-date statement of significance and identifies the opportunities for enhancement in the area.
- 6.2 The public consultation was found to be in support of the document, including the proposed boundary amendments.
- 6.3 A Conservation Area Management Plan will be produced in support of the Appraisal.
- 6.2 The Appraisal will inform the City Council's planning function and afford greater clarity to owners and developers in the preparation of development applications.
- 6.3 In accordance with City Plan 2, the Pollok Park Conservation Area Appraisal is presented to Committee as Supplementary Planning Guidance.

7. BACKGROUND PAPERS

- Finalised Pollok Park Conservation Area Appraisal

8. Policy and Resource Implications

Resource Implications:

Financial: Limited production of printed promotional material. Procurement and engagement of services to produce the Conservation Area Management Plan.

Legal: There are no implications associated with this

	report
<i>Personnel:</i>	There are no direct personnel implications associated with this report
<i>Procurement:</i>	It is proposed that a single supplier contract be considered to produce the Conservation Area Management Plan via the consultant that produced the Conservation Area Appraisal due to its specialist nature and that the documents should be considered as a suite of Recommendations and Actions
Council Strategic Plan:	The proposal supports the Strategic Plan theme: World Class City – outcome to make effective use of our cultural assets and heritage
Equality Impacts:	
<i>EQIA carried out:</i>	No
<i>Outcome:</i>	N/A
Sustainability Impacts:	
<i>Environmental:</i>	There are no environmental implications associated with this report
<i>Social:</i>	There are no social implications associated with this report
<i>Economic:</i>	There are no economic implications associated with this report

9.0 Recommendations

9.1 That Committee notes the outcome of the appraisal and approves:

- the Pollok Park Conservation Area Appraisal as Supplementary Planning Guidance
- the procurement and production of a Conservation Area Management Plan