Item 4

25th November 2021

Glasgow City Council

Contracts and Property Committee

Report by Director of Corporate Asset Management

Contact: Ian Robertson Ext: 74570

Proposed Compulsory Purchase Order – property comprising part of Nether Pollok Playing fields at Pollok Country Park

Purpose of Report:

To seek Committee's approval for officers to begin preparatory legal work on a compulsory purchase order for property comprising part of Nether Pollok Playing fields at Pollok Country Park.

Recommendations:
It is recommended that the committee:

1. Notes the content of this report.

2. Approves officers preparing a full justification for the promotion of a Compulsory Purchase Order for the property comprising part of Nether Pollok Playing fields at Pollok Country Park, as shown on the attached plan, and

3. Approves the continuation of discussions with the current owners with a view to negotiating a voluntary acquisition on terms satisfactory to the Council in order to avoid a compulsory purchase.

Ward No(s): 2 - Newlands/Auldburn Citywide:

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

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1 Introduction

1.1 This report relates to the proposed acquisition of property at Pollok Country Park for the purpose of creating a public car park, an improved feature entrance and access road into Pollok Country Park in line with the Active Travel Plan for Pollok Country Park that received planning consent 10 November 2020 (ref. 20/01352/FUL).

2 Background

2.1 Pollok Country Park was gifted to the City by the Maxwell family in 1967 on the specific condition that the land be used as a public park. The park remains public and has won several awards including Britain's Best Park in 2007 and Best Park in Europe in 2008.

2.2 In 1983 the Park became the home to the Burrell Collection when a purpose built museum was developed in the park to house the collection. The building has subsequently been awarded A-listed status.

2.3 The Burrell Collection is currently closed to the public as the building undergoes a major overhaul that will significantly increase the amount of internal exhibition space as well as secure the external fabric of the building. The building is due to re-open in March 2022.

2.4 In addition to the refurbishment of the Burrell, the Council is also undertaking a number of other projects in the Park including renovations to Pollok House, the walled garden, the coach house etc. It is envisaged that the various works, not least of which is the work to the Burrell, will result in a significant rise in visitor numbers to the Park.

2.5 In November 2020 planning consent was received for the Active Travel Plan for Pollok Country Park (plan attached). In conjunction with the work that is ongoing to the various attractions, the purpose of the Active Travel Management Plan is to enhance the visitor travel experience within the Park by means of directing vehicular traffic away from the centre of the Park while encouraging visitors to use public transport to and from the Park where appropriate.

2.6 Officers have consulted with various interested parties, regarding the proposals included within the Active Travel Plan and continue to have a dialogue with Pollok & Corrour, owners of Nether Pollok playing fields, regarding acquiring land from them in order to implement the proposals within the Active Travel Plan.

3 Proposal

3.1 The Active Travel Management Plan intends to largely encourage users of the Park to arrive either via public transport or on foot or by bike. Within that it is recognized that public transport might not be suitable for many visitors travelling

some distance and with families and therefore there needs to be some provision for car parking.

3.2 Prior to the restrictions due to the COVID pandemic, car users could access the Park from different ends of the Park and were largely free to use all of the internal roads. The Active Travel Plan will largely restrict vehicles to the periphery of the Park thereby creating a better environment for pedestrians and cyclists within the park.

3.3 Some preparatory work has already been undertaken in that the building at 53 Haggs Road has been demolished to allow for the widening of the entrance and create what would become the main feature gateway to the Park.

3.4 To the rear of 53 Haggs Road and within an area known as Nether Pollok playing fields there are two unused ash pitches and it is intended to develop the area of the ash pitches as a car park. The existing access road to the Burrell building would then be widened to provide two way traffic. It is intended that this traffic would be restricted to blue badge holders and a new shuttle bus service operating throughout the Park.

4 Land Ownership

4.1 The site of the now demolished building at 53 Haggs Road is owned by the Council. It was transferred to the Council as part of the larger transfer of land in 1967 from the Maxwell family to the Council. As such it is Common Good and the Council went through a Common Good consultation prior to demolition of the building.

4.2 The ash pitches are owned by Pollok & Corrour and leased to the Council as part of the lease of Nether Pollok playing fields. The Nether Pollok playing fields lease runs until 2032.

4.3 The existing access road to the Park via Haggs Road is owned by the Council. However in order to widen the road the Council requires to acquire the adjacent land that also forms part of the Nether Pollok playing fields site leased from Pollok & Corrour.

4.4 Much of the land required for the proposed road widening, parking and feature entrance is in the ownership of Pollok & Corrour. The Council's land ownership is shown on the attached plan. In order to undertake the proposed work, the Council will require to acquire the land from Pollok & Corrour. Discussions with Pollok & Corrour are ongoing.

5 Policy and Resource Implications

Resource Implications:

Financial: The Council will incur costs in acquiring the property and providing compensation to the owner.

Legal: Legal Services will prepare the justification for promotion of a CPO.

Personnel: There are no direct personnel implications.

Procurement: There are no procurement issues.

Council Strategic Plan: This project will satisfy the following aspects of the Council's strategic plan:

A Vibrant City

We have a proven track record as a world class destination for sport, events, tourism, heritage and culture. We need to complete internationally to maintain and grow the city's reputation as one that can deliver. We also need to ensure that our own citizens can benefit from the sporting, heritage and cultural life in the city. This includes preserving our unique identity and our history. Our approach will recognise and support the strength of the city; its people, their pride in the city, spirit and diversity.

Outcome

Glasgow is a world class destination for tourism, culture, sport, events and heritage.

Glaswegians are active and healthier.

Priorities

14. Refurbish and re-launch the Burrell Collection.

A Sustainable and Low Carbon City

We want Glasgow to become a sustainable low carbon city. This is a long term goal; however there are actions and startegies that we can put

	in place now to deliver this ambition. Litter, the environment and transport remain hgigh on the list of priorities for our citizens and businesses and this plan focuses on delivering improvement in these areas. Our work on transport supports the city's Community Plan priorities. **Outcome** We have more sustainable, integrated transport networks across the city, and less congestion. Citizens use active travel, including walking and cycling. **Priorities** 55. Prioritise sustainable transport across the city. 71. Promote and enhance our city's natural resources including nature reserves and public parks.
Equality and Socio-Economic Impacts:	
Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.	N/A
What are the potential equality impacts as a result of this report?	No significant impact
Please highlight if the policy/proposal will help address socio-economic disadvantage.	N/A
Climate Impacts:	
Does the proposal support any Climate	The Council commits to decarbonizing the transport and providing citizens with access to

Plan actions? Please specify:	equitable, affordable, clean and reliable public transport.
What are the potential climate impacts as a result of this proposal?	The proposal will encourage the greater use of public transport and active travel and therefore will lead to less carbon being released into the atmosphere.
Will the proposal contribute to Glasgow's net zero carbon target?	No specific contribution.
Privacy and Data Protection Impacts:	None

6 Recommendations

It is recommended that the committee:

1. Notes the content of this report.

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3. Approves the continuation of discussions with the current owners with a view to negotiating a voluntary acquisition on terms satisfactory to the Council in order to avoid a compulsory purchase.