

EAST RENFREWSHIRE COUNCIL11 September 2019Report by Director of EnvironmentPROPOSED CONSERVATION AREAS – NETHERLEE & CROOKFUR COTTAGE HOMES**PURPOSE OF REPORT**

1. The purpose of this report is to seek the Council's approval to formally designate Conservation Areas at Netherlee and Crookfur Cottage Homes as proposed in the adopted East Renfrewshire Local Development Plan.

RECOMMENDATIONS

2. The Council is asked to authorise the Director of Environment to proceed with the formal designation of Conservation Areas at Netherlee and Crookfur Cottage Homes.

BACKGROUND

3. Local Authorities can designate conservation areas to protect the character and appearance of areas that they consider to be of special architectural or historic interest. At present there are 5 conservation areas within East Renfrewshire at Eaglesham, Busby, Giffnock, Upper Whitecraigs and Lower Whitecraigs.

4. Policy D12: New Conservation Areas of the adopted East Renfrewshire Local Development Plan states that the Council will promote the designation of new conservation areas at Netherlee and Crookfur Cottage Homes. The areas are shown in Appendices 1 and 2.

REPORT

5. The proposed Netherlee Conservation Area is characterised by 2 storey, red sandstone terraces. It is an attractive and distinctive area, with a broadly uniform and coherent character and appearance. The area is already covered by a longstanding Article 4 Direction which makes certain classes of permitted development subject to planning controls.

6. Changes introduced through the 2011 Town and Country Planning (General Permitted Development) (Scotland) (Amendment) (Order) increased the extent of planning controls in conservation areas and as a result of these legislative changes, the current Article 4 Direction for Netherlee is now outdated. It is considered that conservation area designation would be the most effective way of ensuring that the area's character and appearance is preserved and enhanced.

7. Crookfur Cottage Homes Conservation Area includes groups of cottages and buildings positioned around a central green, designed by Sir Basil Spence, Glover and Ferguson. They are predominantly of traditional construction and incorporate materials such as white harling and slate, as well as other elements of more modern design, such as mono-pitched roofs. The cottages sit in pleasant wooded grounds, have a uniform and coherent character and appearance and are unique in East Renfrewshire.

8. The designation of conservation areas is subject to the terms of the “Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997” as amended and the guidance within Historic Environment Scotland (HES), Policy Statement & Circular 1.

9. Before proceeding to designate a conservation area local authorities are expected to have carried out local consultation. Where conservation areas have been included in an adopted Local Development Plan, as applies in this case, then local consultation can be deemed to have been carried out through the Local Development Plan process. The adopted East Renfrewshire Local Development Plan was the subject of examination by Scottish Government and no change to the built environment section was required as a result of this.

10. The steps required to designate the conservation areas are outlined below:

- a) a notice of designation will be published in the Edinburgh Gazette and at least one local paper. The notice should highlight the additional powers and should describe the streets affected.
- b) concurrently with this the Scottish Ministers and Historic Environment Scotland will be formally notified and provided with :-
 - a copy of the published notice
 - a copy of a 1:2500 scale map showing the boundaries.
 - a list of the properties affected (i.e. a street index complete with house numbers).

11. Whilst owners and occupiers do not have to be notified individually of the effect of designation, publicity will be undertaken to ensure residents are aware that the designation is in place and the implications of this.

12. In relation to the proposed Crookfur Cottages Conservation Area 108 residential properties will be affected. In relation to the proposed Netherlee Conservation Area 683 residential properties and 30 commercial or community premises will be affected. Affected parties will have fewer permitted development rights to develop their properties. Planning permission will be required to build extensions and outbuildings over a certain size, demolish front boundary walls and gate piers, form driveways in front gardens or change traditional windows and doors to upvc windows and doors.

FINANCE AND EFFICIENCY

13. The conservation area status will result in planning fees for works which may otherwise have not required planning permission. This is the case in our other conservation areas.

CONSULTATION

14. The proposal to designate both conservation areas has been the subject of consultation through the adopted East Renfrewshire Local Development Plan.

PARTNERSHIP WORKING

15. The proposal to designate both conservation areas forms part of the adopted East Renfrewshire Local Development Plan which was been prepared in consultation with a range of stakeholders.

IMPLICATIONS OF THE PROPOSALS

16. There are no other staffing, property, IT, sustainability or equalities issues at this point in time.

CONCLUSIONS

17. The designations are progressed as soon as is practical.

RECOMMENDATIONS

18. The Council is asked to authorise the Director of Environment to proceed with the formal designation of Conservation Areas at Netherlee and Crookfur Cottage Homes.

Director of Environment

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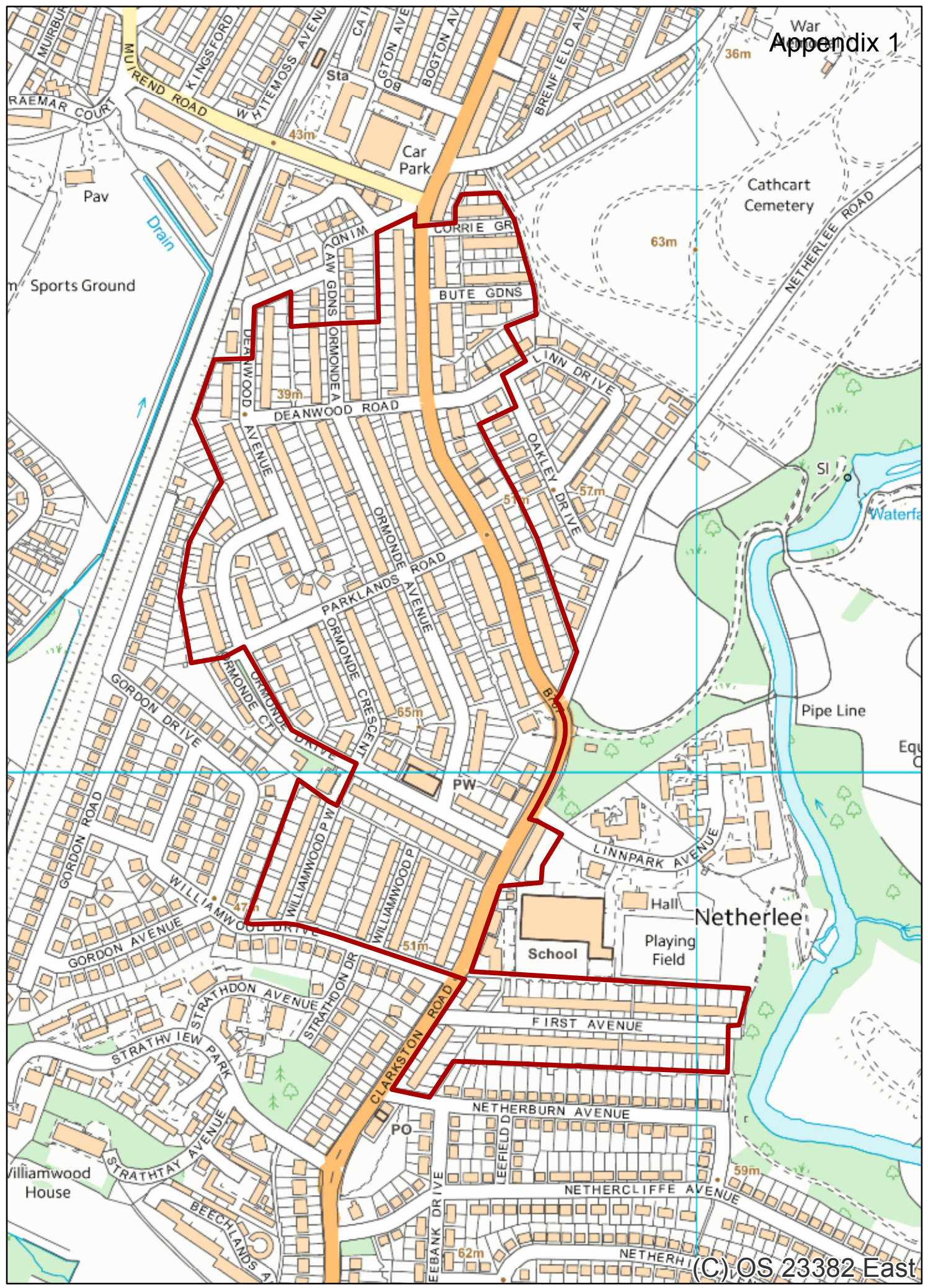
Convener contact details

Councillor Alan Lafferty
(Convener for Environment)

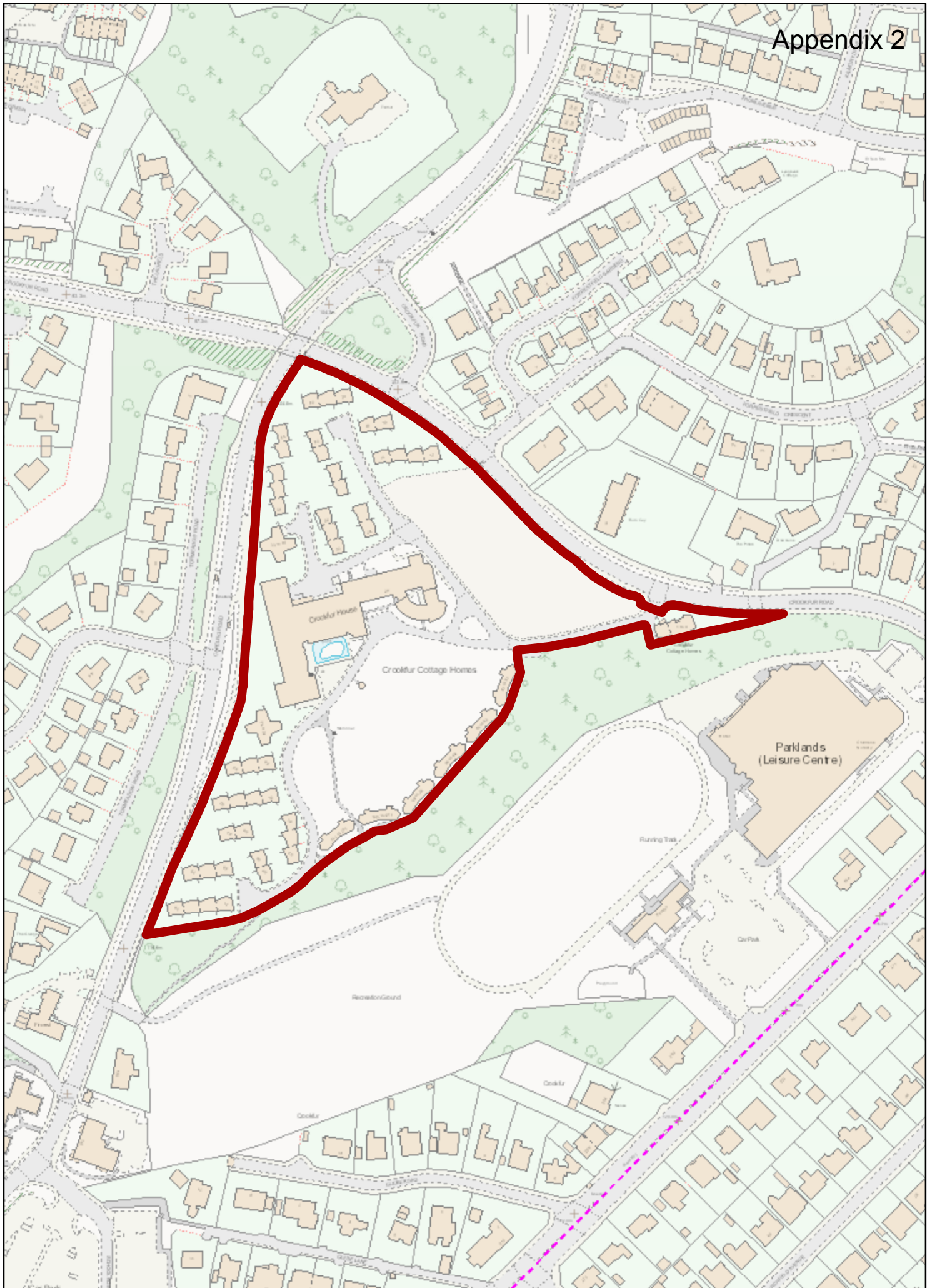
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D12.1 Proposed Netherlee Conservation Area



D12.2 Proposed Crookfur Cottage Homes Conservation Area