

**NORTH LANARKSHIRE COUNCIL  
REPORT**

<b>To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE</b>		<b>Subject:</b>  <b>NORTH LANARKSHIRE COUNCIL (LAND TO REAR OF 7/45 MAIN STREET / 1/19 RUSSELL STREET, WISHAW) CPO 2007</b>  <b>MR EDWARD CAIRNS</b>
<b>From: HEAD OF REGENERATION AND INFRASTRUCTURE SERVICES</b>		
<b>Date: 16 May 2013</b>	<b>Ref: ( )/WP 90014979 W20</b>	

**1. INTRODUCTION**

- 1.1 This report concerns the proposed settlement of a compensation claim arising from the North Lanarkshire Council (land to rear of 7/45 Main Street & 1/19 Russell Street, Wishaw) Compulsory Purchase Order 2007.

**2. BACKGROUND**

- 2.1 The Planning & Environment Committee on 18 April 2007 gave authorisation to promote a Compulsory Purchase Order in respect of land to the rear of 7/45 Main Street & 1/19 Russell Street, Wishaw. The land was identified for delivery of the Wishaw Back Court Improvement Initiative which has featured in the Wishaw Town Centre Action Plan since 2005. The Wishaw Town Centre Action Plan was approved by the Economic Regeneration Committee in March 2005.
- 2.2 The land affected by this Compulsory Purchase Order vested in the ownership of the Council on 17<sup>th</sup> August 2010.

**3. DESCRIPTION**

- 3.1 The land acquired extends to 0.128 hectare or thereby, as highlighted on plan 1. The land was held in multiple ownerships, with parts used for rear servicing activities and other areas not used in any active way and prone to fly tipping.
- 3.2 The project has been completed, introducing improved rear servicing for the adjoining premises and new car parking provision.

**4. COMPENSATION CLAIM**

- 4.1 Mr Edward Cairns owns 2 commercial property investments at 17 & 19 Main Street, Wishaw; a ground floor shop and an upper floor office.

4.2 The CPO incorporated an area of 455 square metres or thereby associated with the larger block containing 15/19 Main Street; illustrated on plan 2. The claimant had a common ownership interest in the land along with the other proprietors within the larger block.

4.3 Following negotiations with Mr Cairns appointed agent, a compensation figure of £4,500 has been provisionally agreed for the heritable property interest acquired relative to No's 17 & 19 Main Street, Wishaw. The claimant is also entitled to reasonable fee costs.

## **5. CORPORATE CONSIDERATIONS**

5.1 The compulsory acquisition of land to the rear of Main Street & Russell Street, Wishaw allowed Environmental Services to implement their rear servicing project at this location.

5.2 This compensation claim will be funded by Environmental Services from their Town Centre capital budget.

## **6. RECOMMENDATIONS**

6.1 It is recommended that:

- a) Mr Edward Cairns (proprietor of no's 17 & 19 Main Street, Wishaw) is paid £4,500 by way of compensation for land acquired from him in consequence of the North Lanarkshire Council (land to rear of 7/45 Main Street & 1/19 Russell Street, Wishaw) Compulsory Purchase Order 2007.
- b) All other terms and conditions to be adjusted by the Head of Regeneration and Infrastructure Services.



**ERIC HISLOP**  
Head of Regeneration and Infrastructure Services

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager, on 01236 632667.

# LOCATION PLAN - For Information Only

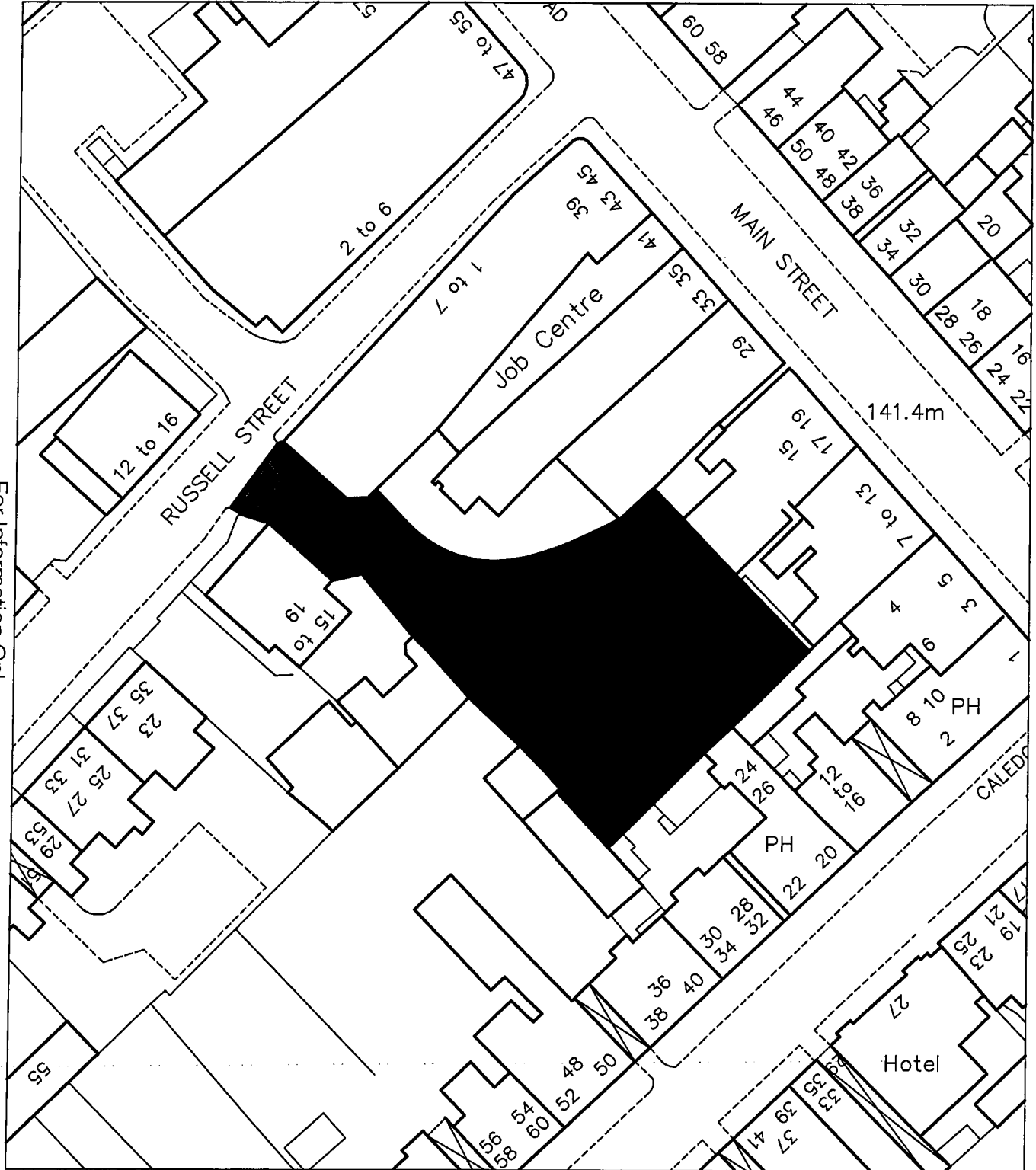
Title: Plan 1. Main St / Russell St

Scale 1:NTS



Town: Wishaw

Date: 10/01/11



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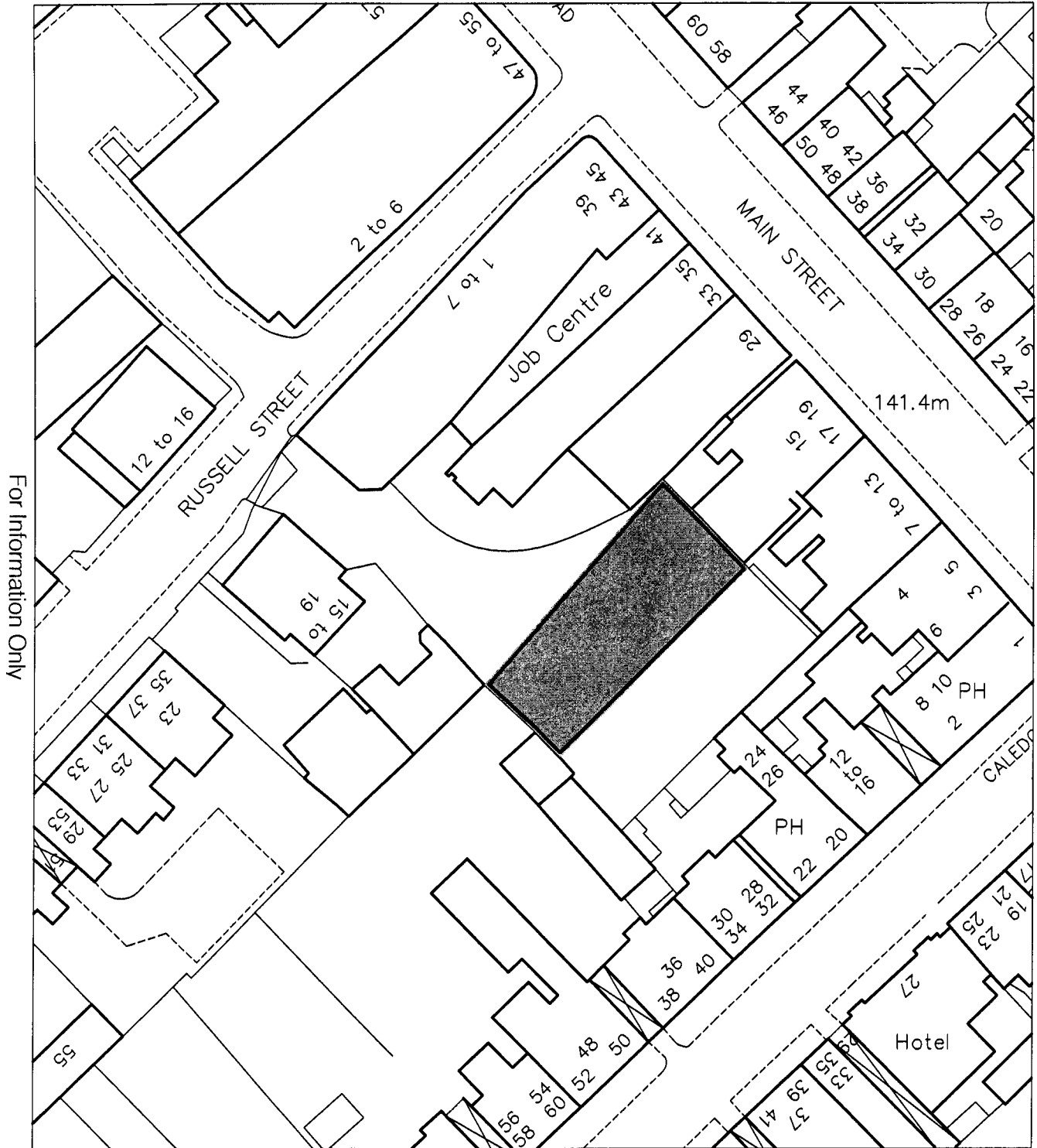
# LOCATION PLAN - For Information Only

Title: Plan 2. Main St / Russell St

Scale 1:NTS

Town: Wishaw

Date: 19/04/11



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