

AGENDA ITEM No. 11

REPORT

TO:	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUBCOMMITTEE	SUBJECT: LAND AT STANE ROAD, SHOTTS	
FROM:	DIRECTOR OF PLANNING & DEVELOPMENT		
DATE:	17 FEBRUARY 1998	REF:	WP/HM

1. PURPOSE OF REPORT

This Report seeks to declare an area of ground on Stane Road, Shotts surplus to requirements.

2. BACKGROUND

The area of ground in question is highlighted on the attached plan, and extends to 0.10 acre thereby.

This land was acquired by the Council's predecessors as part of a much larger site in order to facilitate the rehabilitation of an old coal bing. The land is held on the Planning Account.

Mr Forsyth of South Stane Farm holds a grazing let from the Council covering some 54 acres, including the subject area. This agreement has existed since the ground was acquired, as Mr Forsyth's family had farmed the land since the turn of the Century.

3. DEVELOPMENT PROPOSAL

Gaulds Properties own a derelict garage next to 186 Stane Road, which on its own is not quite large enough for a single house plot.

They would like to work with the Council in creating a single house plot to be jointly marketed for sale. To achieve this, the Council would require to declare the stated area of land on Stane Road surplus to requirements.

The Divisional Planning Office are not against the idea of a house plot at this location, especially if it helps remove the derelict garage.

It has been provisionally agreed that any sale proceeds would be split equally, if all necessary approvals are given by the Council.

Aside from declaring the ground surplus, the Council will also require to adjust the grazing lease with Mr Forsyth and possibly procure a Minute of Waiver from the Coal Authority (Feudal Superiors). These matters are currently being investigated.

4. /

4. **RECOMMENDATIONS**

It is recommended that

- (1) 0.10 acre or thereby at Stane Road, Shotts be declared surplus.
- (2) Providing no other Council department shows interest when the ground is listed in the available Property Bulletin, the land be jointly marketed for sale with other land belonging to Gaulds Properties, the results of any marketing exercise to be reported back to this Sub-Committee for approval.

All other terms and conditions to be adjusted by the Head of Economic Development & Property.



STANLEY COOK
Director of Planning & Development

WPAH9

LOCATION PLAN - For Information Only

Title : Ground At Stane Road

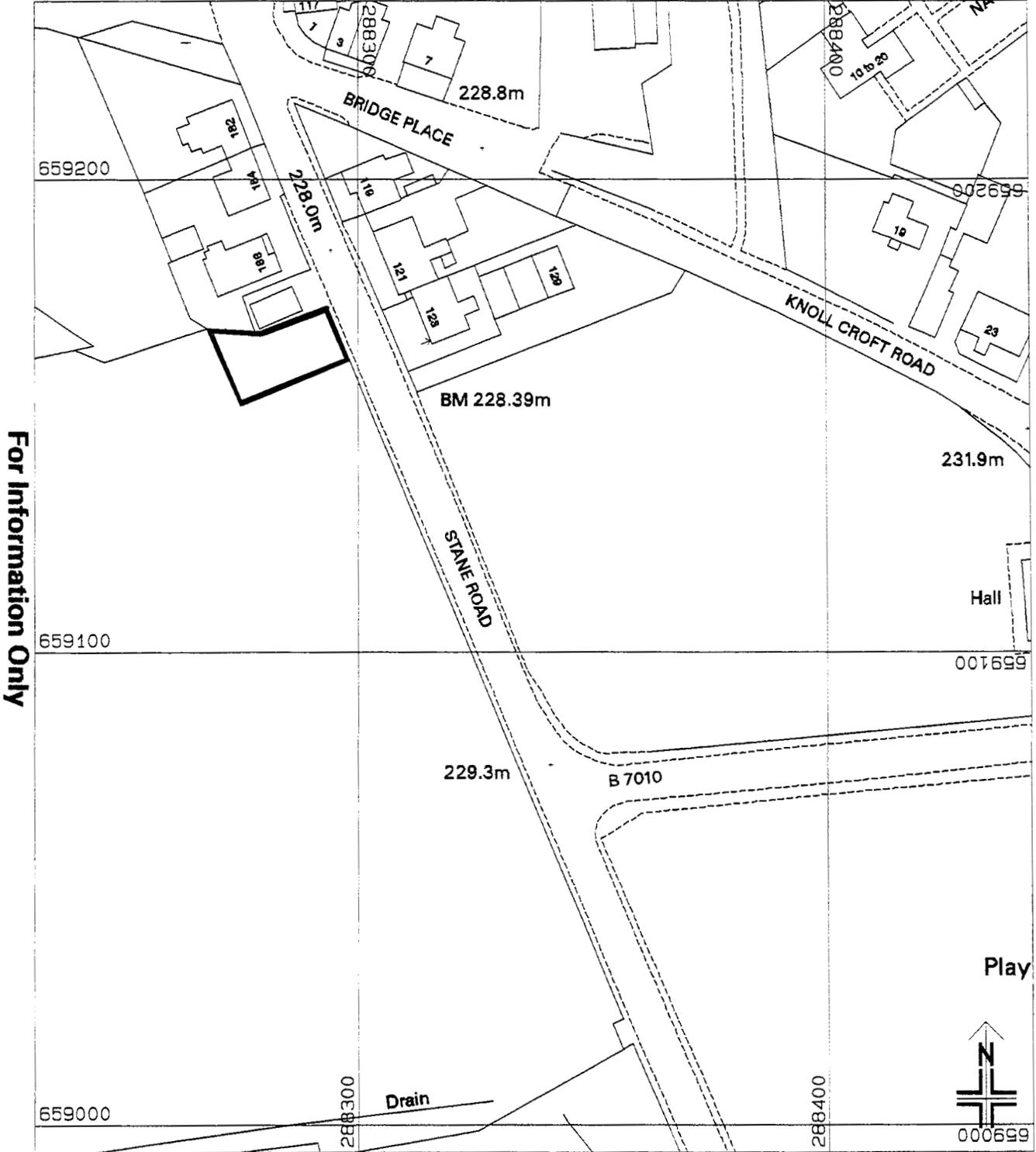
Scale: 1:1250

Town: Shotts

Date : 26 Jan 98



Property Division



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DEPARTMENT OF PLANNING & DEVELOPMENT

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