

EXCERPT OF MINUTE OF MEETING OF THE LEISURE SERVICES COMMITTEE HELD ON
10 JUNE 1998

LAND AT 444/478 ORBISTON STREET, MOTHERWELL

25. There was submitted a report dated 10 June 1998 by the Director of Planning and Development (1) seeking authority to declare the area of land at 444/478 Orbiston street, Motherwell, as shown on a plan attached to his report, surplus to the requirements of the Department of Leisure Services, and (2) summarising the observations by the Director of Leisure Services in relation to the proposal.

Decided:

- (1) that the amenity area at 444/478 Orbiston Street, Motherwell be declared surplus to the requirements of the Department of Leisure Services, and
- (2) that the matter be otherwise referred to the Planning and Development (Building and Property) Sub-Committee for determination.

REPORT

TO:	LEISURE SERVICES COMMITTEE	SUBJECT: LAND AT 444/478 ORBISTON STREET, MOTHERWELL
FROM:	DIRECTOR OF PLANNING & DEVELOPMENT	
DATE:	10 JUNE 1998	

1. PURPOSE OF REPORT

To consider releasing an area of amenity land at 444/478 Orbiston Street, Motherwell.

2. LOCATION AND DESCRIPTION

Orbiston Street contains a variety of land and property uses with commercial/industrial activities dominant.

The subject site, which is highlighted on the attached plan, extends to 2,585 square metres (0.64 acre) and is predominantly laid out in grass with peripheral tree and shrub planting. It is situated between private housing to the west and Local Authority housing to the south and east.

3. SITE HISTORY

The site historically consisted of 4 separate feus, all of which appear to have accommodated residential tenements. The Council's predecessors acquired the various property interests during the 1960s and early 1970s.

The site was originally held on the Housing Account, but later transferred to Leisure Services in the mid-1980s as a maintained amenity area.

4. CONSULTATION WITH LEISURE SERVICES

Leisure Services have no objections to the release of this site but suggest that consideration be given to the retention of a number of mature and semi-mature trees around the periphery of the site, especially the mature ash and maple trees in the south-western corner.

5. DEVELOPMENT POTENTIAL

Planning and Development consider the subject site suitable for development. Various end uses are possible, including residential, religious, non-retail commercial or some form of community facility, for example, Medical Centre.

Planning and Development agree with Leisure Services that there is merit in retaining as many of the trees as possible.

It is known that a gas main crosses the site close to the eastern boundary. The presence of this service pipe will influence the development of the site and the value which may be achieved. No specific information is held on the prevailing soil and mineral conditions affecting the subject site.

6. **TITLE**

North Lanarkshire Council hold title to the subject site although it contains various burdens/mineral reservations. These would most probably need to be waived in order to satisfy a prospective purchaser. The present day superiors have, however, been identified and they can be approached if the site is to be offered for sale.

7. **OPTIONS**

There are 2 options available. The site can either be retained as amenity land or sold for development.

8. **RECOMMENDATION**

It is recommended that the amenity area at 444/478 Orbiston Street, Motherwell be declared surplus and referred to the Planning and Development (Buildings and Property) Sub-Committee for determination.



 **STANLEY COOK**
Director of Planning & Development

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LOCATION PLAN - For Information Only

Title : 444 Orbiston Street

Scale: 1:1250

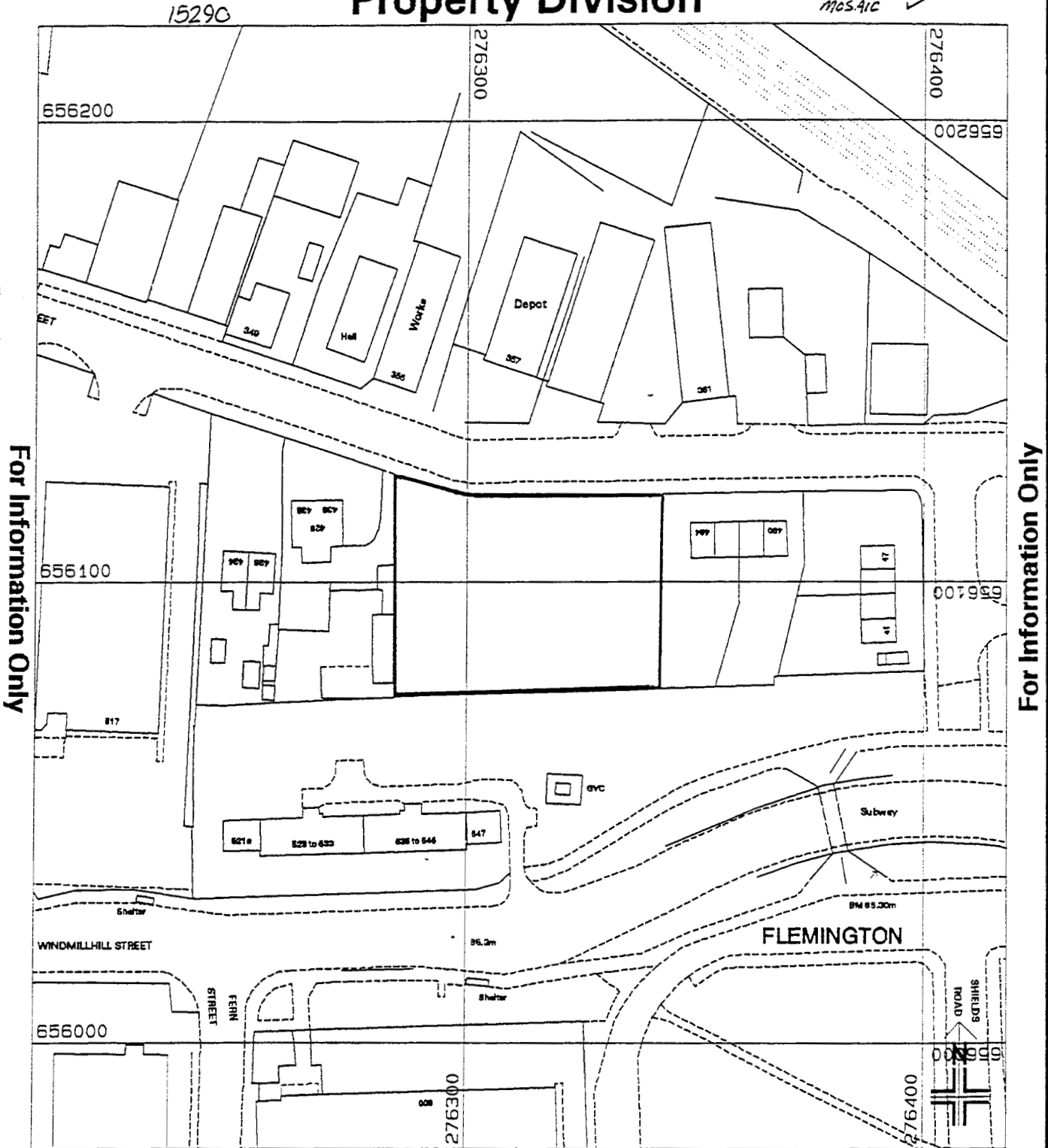
Town: Motherwell (0.26 ha or thereby)

Date : 27 Mar 98



Property Division

TITLE MCS.41C ✓



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DEPARTMENT OF PLANNING & DEVELOPMENT

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