

REPORT

| | | | |
|--------------|---|--------------------------------|---|
| TO: | PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUB-COMMITTEE | | SUBJECT: 156/178 BANK STREET, COATBRIDGE MINUTE OF WAIVER |
| FROM: | DIRECTOR OF PLANNING & DEVELOPMENT | | |
| DATE: | 16 FEBRUARY 1999 | REF: PS/FF/ WAIVER 1 | |

1. PURPOSE OF REPORT

The purpose of this report is to seek consent to obtain a Minute of Waiver to facilitate the disposal of property at 162 Bank Street, Coatbridge.

2. DESCRIPTION

The subjects comprise of 12 flatted dwellings, 156-178 Bank Street, maisonette in style, located above Blairgrove Shopping Centre.

3. BACKGROUND

Title difficulties were identified by Legal Services when one of the tenants applied to purchase under the Right to Buy legislation.

The major problem which prevented the sale of this property from proceeding was that there were a number of title difficulties to be overcome. The title provided that the buildings erected on the site had to face onto Glasgow Road only. There was also a further stipulation that only buildings of one storey in height be permitted. To overcome this problem, Legal Services suggested that a Minute of Waiver be obtained.

It was intended that a Minute of Waiver be obtained from the superiors, however negotiations with the superiors had been prolonged and the superiors had asked for an excessive charge in exchange for granting the Minute of Waiver.

4. NEGOTIATION

Following negotiations, a provisional agreement has been reached with the superiors (Drumpellier and Mount Vernon Estates Limited) and a one off consideration of £1,000 has been agreed for the grant of the Minute of Waiver sought. In addition, the Council will be responsible for the superiors' legal fees.

5./

5. RECOMMENDATION

It is recommended that Committee approve the proposal to agree terms for the Minute of Waiver with Drumpellier and Mount Vernon Estates as detailed herein. All other terms and conditions to be adjusted by the Director of Planning and Development.



STANLEY COOK
Director of Planning & Development

LOCATION PLAN - For Information Only

Title : 156 - 178 BANK STREET

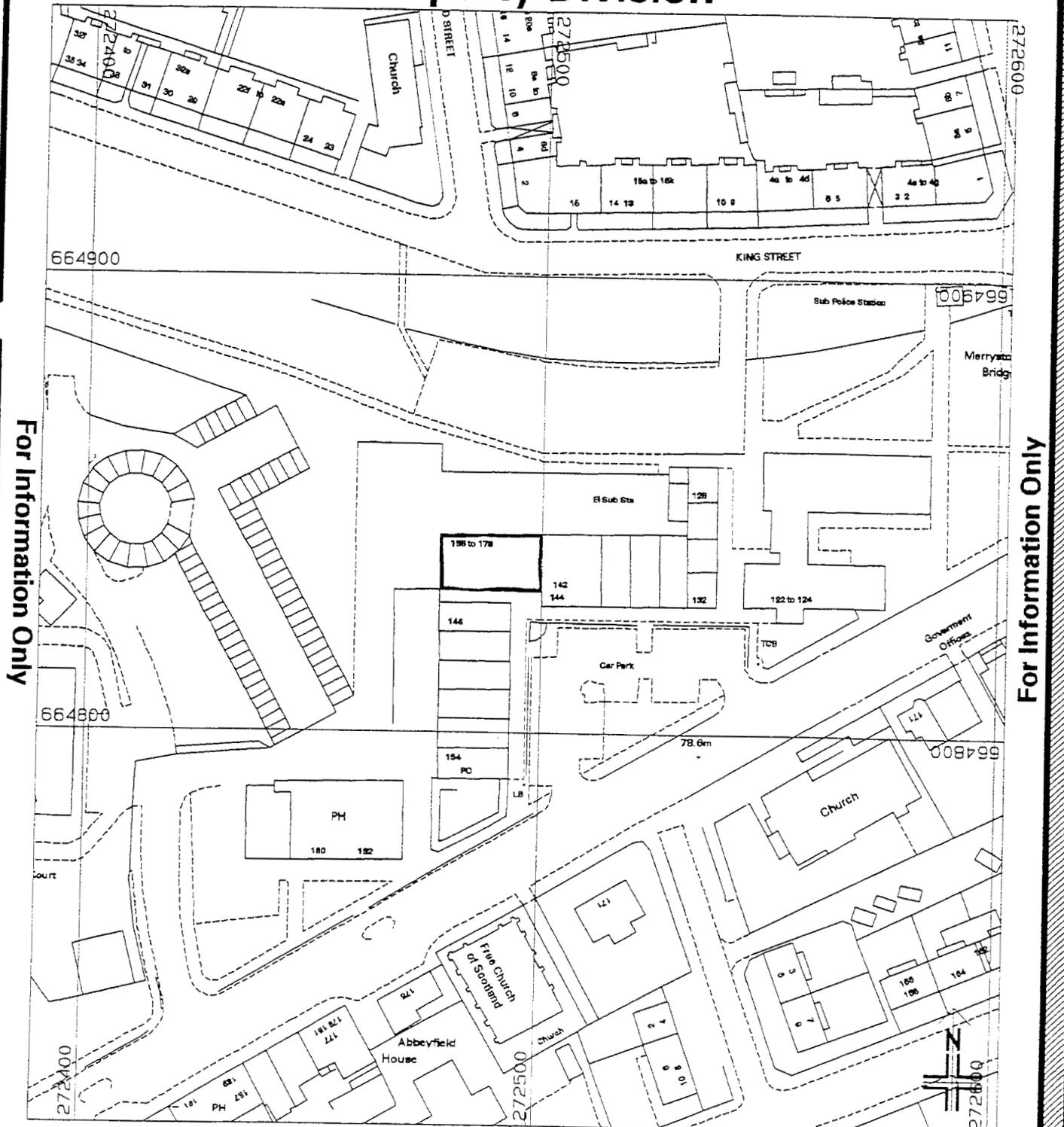
Scale: 1:1250

Town: COATBRIDGE

Date : 25 Jan 99



Property Division



For Information Only

For Information Only

DEPARTMENT OF PLANNING & DEVELOPMENT

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office.
 Crown Copyright Reserved.
 O.S. License Number LA09041L

Stanley C. Cook MRTPI
 Director of Planning & Development
 North Lanarkshire Council
 Fleming House, 2 Tryst Road, Cumbernauld G67 1JW