

**NORTH LANARKSHIRE COUNCIL  
REPORT**

To: PLANNING & ENVIRONMENT COMMITTEE		Subject:  Land to Rear of 7/45 Main Street and 1/19 Russell Street (Wishaw Back Court Project - Phase 2) Compulsory Purchase Order
From: HEAD OF PLANNING & DEVELOPMENT		
Date: 18 April 2007	Ref: ES/DPT/20/08/03/SMcA	

**1. Purpose of Report**

1.1 The purpose of this report is to seek authorisation from Committee to promote a Compulsory Purchase Order for land to the rear of Main Street, Russell Street and Caledonian Road, Wishaw. This land forms the Wishaw Back Court (Area 3) and has been a part of the Wishaw Town Centre Action Plan since approval in March 2005.

**2. Background**

2.1 In May 1998, the first Wishaw Town Centre Action Plan was approved by the then Planning & Development Committee. This Plan proposed that Main Street between Kenilworth Avenue and the East Cross be restricted to public transport use only, with a view thereafter of possible full pedestrianisation and that prior to the introduction of pedestrianisation proposals, the appropriate rear service courts be implemented around the East Cross.

2.2 The first phase of works (Back Courts 1) between Wishaw Library and Main Street was implemented between November 2002 and December 2003 at a total cost of £677,425. These works greatly enhanced the environment, provided CCTV coverage and improved service arrangements for the shops and businesses in the area.

2.3 The Wishaw Town Centre Action Plan was then revised as a result of the requirement to deliver a positive and sustainable future for Wishaw Town Centre building on the findings derived from previous reports and strategy documents prepared for the redevelopment of Ravenscraig. This Action Plan was approved by Economic Regeneration Committee in March 2005 and contained a range of projects and initiatives to be developed and implemented to secure a viable future through physical regeneration for the Town Centre of Wishaw. The continuation of the Rear Service Court Initiative was one of the main projects to be delivered in the short-medium term. Progress of the Rear Service Court Initiative has also been reported to each Wishaw & District Local Area Committee and Partnership as part of the Wishaw Town Centre Action Plan Update.

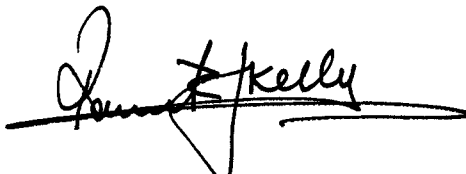
2.4 The detailed designs of the next two phases of works were then drawn up by Hypostyle Architects in 2005. Listed Building Consents were granted in January 2006 and the appropriate planning consents (through an NID procedure) were granted in March 2006. The required background work has now been undertaken to allow the Council to proceed with the next stage of the process to promote the Compulsory Purchase Order and submit to the Scottish Executive.

### **3. Wishaw Back Court Project – Phase 2.**

- 3.1 Whilst undertaking the required background work in the 1990's for the Back Courts No.1, the Council made every effort to purchase by voluntary agreement the interest of all properties contained within the CPO area. This was a complicated and time-consuming exercise which rendered the project impossible to implement without the promotion of a Compulsory Purchase Order. Given the experience to date in implementing works of this nature, the most suitable course of action was deemed to proceed straight to CPO for the next phase of works in Wishaw.
- 3.2 Due to the differences in scale of complexity of ownership and servitude rights, the promotion of this Compulsory Purchase Order would only be applicable to the land to the rear of Main Street and Russell Street (formerly named Back Courts No.3). The ownership issues of the third proposed Back Court development to the rear of Main Street, Kirk Road and Young Street (formerly named Back Courts No. 2) will be dealt with as a separate project and reported to Committee in due course.

### **4. Recommendation**

- 4.1 It is recommended that Committee agrees to pursue the acquisition of the land to the rear of numbers 7/45 Main Street and 1-19 Russell Street, Wishaw through the promotion of a Compulsory Purchase Order.



**Patrick Kelly**  
**HEAD OF PLANNING & DEVELOPMENT**

(4 April 2007)

Local Government Access to Information Act: for further information about this report, please contact Sharon McAlister on 01236 616248.