

NORTH LANARKSHIRE COUNCIL

REPORT

To: PLANNING AND ENVIRONMENT COMMITTEE	Subject: RAVENS CRAIG SECTION 75 AGREEMENT – RELEASE OF LAND (MOTHERWELL COLLEGE SITE)
From: EXECUTIVE DIRECTOR OF ENVIRONMENTAL SERVICES	
Date: 19 April 2007	Ref: WLS/MM

**1. Purpose of Report**

- 1.1 The purpose of this report is to seek approval to release part of the site covered by the Section 75 Planning Agreement concluded as part of the Ravenscraig outline planning permission.

**2. Background**

- 2.1 The outline planning application (S/01/00758/OUT), by Ravenscraig Limited, for a mixed use development at the former Ravenscraig Steelworks, was considered by the Planning and Environment Committee in April 2003. The Committee agreed to grant permission, subject *inter alia* to the conclusion of a Section 75 Planning Agreement. That agreement contained both restrictions on the form and phasing of the development, and obligations on the developers. Those obligations included financial provisions for various purposes (including off-site playing fields, schools, and town centre improvements) amounting to some £12.5m.
- 2.2 The Agreement contains provisions to allow parts of the site to be 'released', subject to the agreement of the Council which is entitled to consider whether or not the release of the land in question will affect the enforceability of the financial provisions.
- 2.3 At present, there is no delegated authority for officials to agree to such Releases of land from the Agreement.

**3. Proposal**

- 3.1 An approach has been made, by solicitors acting for Ravenscraig Limited, seeking the release of land from certain requirements of the agreement. The land in question extends to some 6.6 hectares, and is located to the south-west of the site, adjacent to the existing length of the spine road, near Flemington. The land is to be developed by Motherwell College for their new campus, planning permission for which was granted in April 2007.
- 3.2 The Release has been requested because Motherwell College wish to purchase the land from Ravenscraig Limited but wish to be released from several specific obligations in the Agreement. The site lies within an area proposed for Business Purposes on the Parameters Plan.

3.3 The proposed release relates to several Clauses in the Agreement, specifically

- **Clauses Third to Eleventh**, which relate to obligations and restrictions connected to the development of the new Ravenscraig town centre.
- **Clauses Sixteenth to Eighteenth**, which cover various transportation issues
- **Clauses Twentieth to Twenty Eighth**, which primarily involve payments to be made related to house completions, but also include the provision of a bus interchange at the town centre and the provision of serviced land for employment purposes

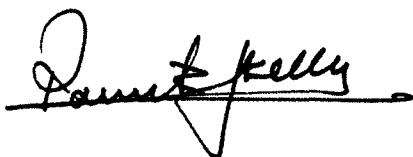
3.4 It is considered that the clauses identified by Ravenscraig Limited either relate to matters which are not connected to the site to be developed by Motherwell College or are issues being dealt with by Ravenscraig Limited. It is therefore recommended that the Council agrees to the request by Ravenscraig Limited to release the land in question from the specified clauses in the Ravenscraig Planning Agreement.

#### **4. Sustainability Implications**

4.1 The Ravenscraig Planning Permission and the associated planning agreement contain a number of requirements to ensure that sustainability issues are considered; this proposals does not affect those requirements.

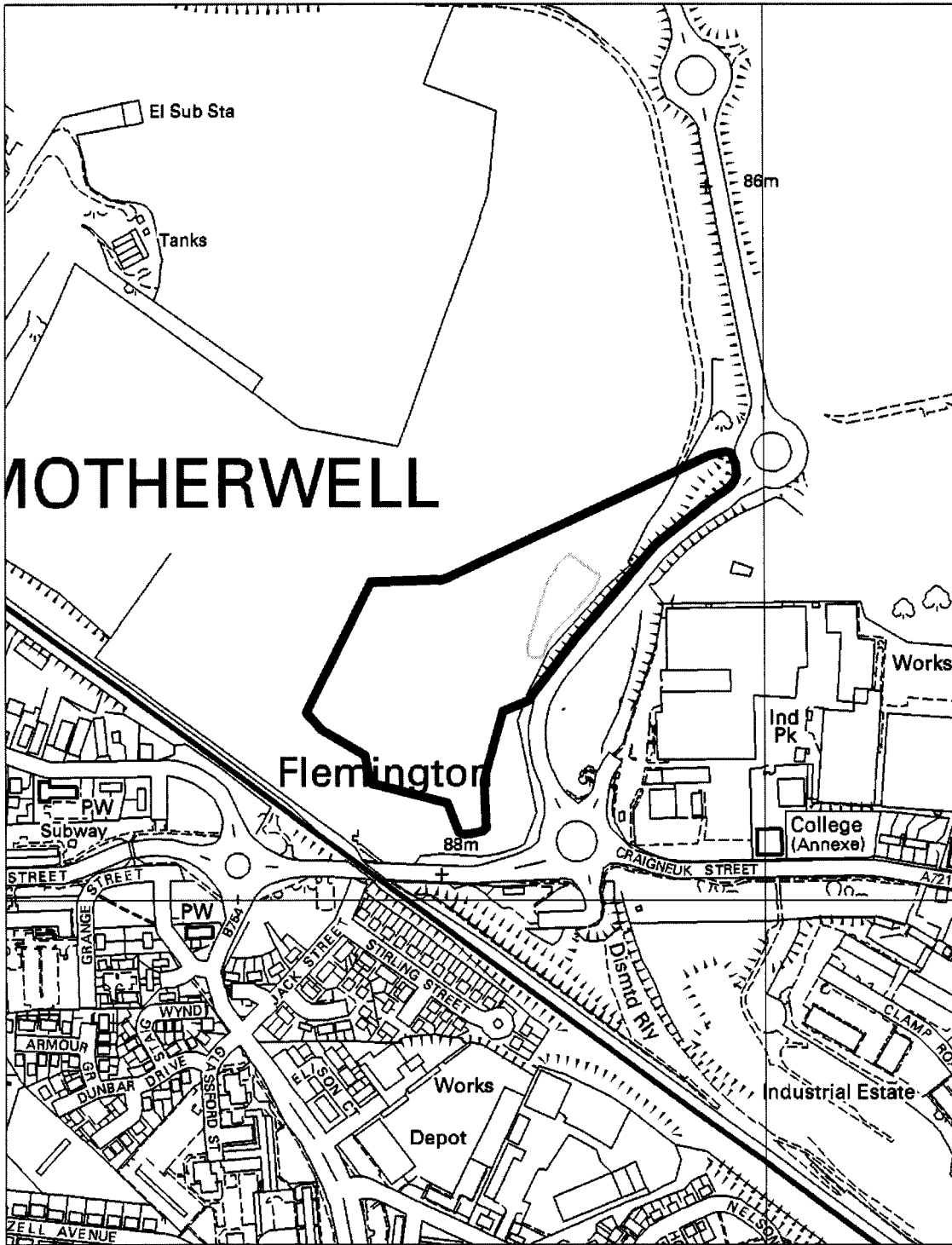
#### **5. Recommendation**

5.1 **That the Council agrees to the request by Ravenscraig Limited, that the area of land within Area 10 on the Parameters Plan (identified on the attached plan) be released from the Ravenscraig Planning Agreement in respect of Clauses Third to Eleventh (inclusive), Sixteenth to Eighteenth (inclusive) and Twentieth to Twenty Eighth (inclusive) subject to the Executive Director of Corporate Services negotiating a deed of variation in appropriate terms.**

A handwritten signature in black ink, appearing to read 'Patrick Kelly', written over a horizontal line.

**Patrick Kelly**  
**Head of Planning and Development**  
(19 April 2007)

Local Government Access to Information Act: for further information about this report, please contact Les Stevenson, on 01698 302088.



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## RAVENS CRAIG SECTION 75 AGREEMENT

**LAND TO BE RELEASED  
 (MOTHERWELL COLLEGE SITE)**

