

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (PROPERTY) SUBCOMMITTEE	Subject: NORTH LANARKSHIRE COUNCIL (LAND TO REAR OF 7/45 MAIN STREET / 1/19 RUSSELL STREET, WISHAW) CPO 2007
From: HEAD OF PROPERTY SERVICES	MR SEAN DOYLE
Date: 31 March 2011	Ref: WP/FF/90014979 W20

1. INTRODUCTION

- 1.1 This report concerns the proposed settlement of a compensation claim arising from the North Lanarkshire Council (Land to rear of 7/45 Main Street & 1/19 Russell Street, Wishaw) Compulsory Purchase Order 2007.

2. BACKGROUND

- 2.1 The Planning & Environment Committee on 18 April 2007 gave authorisation to promote a Compulsory Purchase Order in respect of land to the rear of 7/45 Main Street & 1/19 Russell Street, Wishaw. The land was identified for delivery of the Wishaw Back Court Improvement Initiative which has featured in the Wishaw Town Centre Action Plan since 2005. The Wishaw Town Centre Action Plan was approved by the Economic Regeneration Committee in March 2005.
- 2.2 The land affected by this Compulsory Purchase Order vested in the ownership of the Council on 17th August 2010.

3. DESCRIPTION

- 3.1 The land acquired extends to 0.128 hectare or thereby, as highlighted on plan 1. The land was held in multiple ownerships, with parts used for rear servicing activities and other areas not used in any active way and prone to fly tipping.
- 3.2 The intention of the project is to rationalise and improve rear servicing for the adjoining premises, while introducing new car parking facilities.

4. COMPENSATION CLAIM

- 4.1 Mr Sean Doyle owns a residential property at 19b Russell Street.
- 4.2 The CPO incorporated an area of 14 square metres or thereby, which area was common to various proprietors. This area of land is identified on plan 2.
- 4.3 Following negotiations, a monetary compensation payment of £100 has been provisionally agreed for the interest acquired. The claimant is also entitled to his fee costs.

5. CORPORATE CONSIDERATIONS

- 5.1 The compulsory acquisition of land to the rear of Main Street & Russell Street, Wishaw allows Environmental Services to advance their rear servicing project at this location.
- 5.2 This compensation claim will be funded by Environmental Services from their Town Centre capital budget.

6. RECOMMENDATIONS

- 6.1 It is recommended that:
 - a) Mr Sean Doyle, proprietor of 19b Russell Street, receives a compensation payment of £100 + fee costs for the interest acquired in consequence of the North Lanarkshire Council (Land to rear of 7/45 Main Street & 1/19 Russell Street, Wishaw) Compulsory Purchase Order 2007.
 - b) All other terms and conditions to be adjusted by the Head of Property Services.



IAN NISBET
Head of Property Services

Members seeking further information on the contents of this report are asked to contact Ian Nisbet, Head of Property Services, on 01236 616305.



LOCATION PLAN - For Information Only

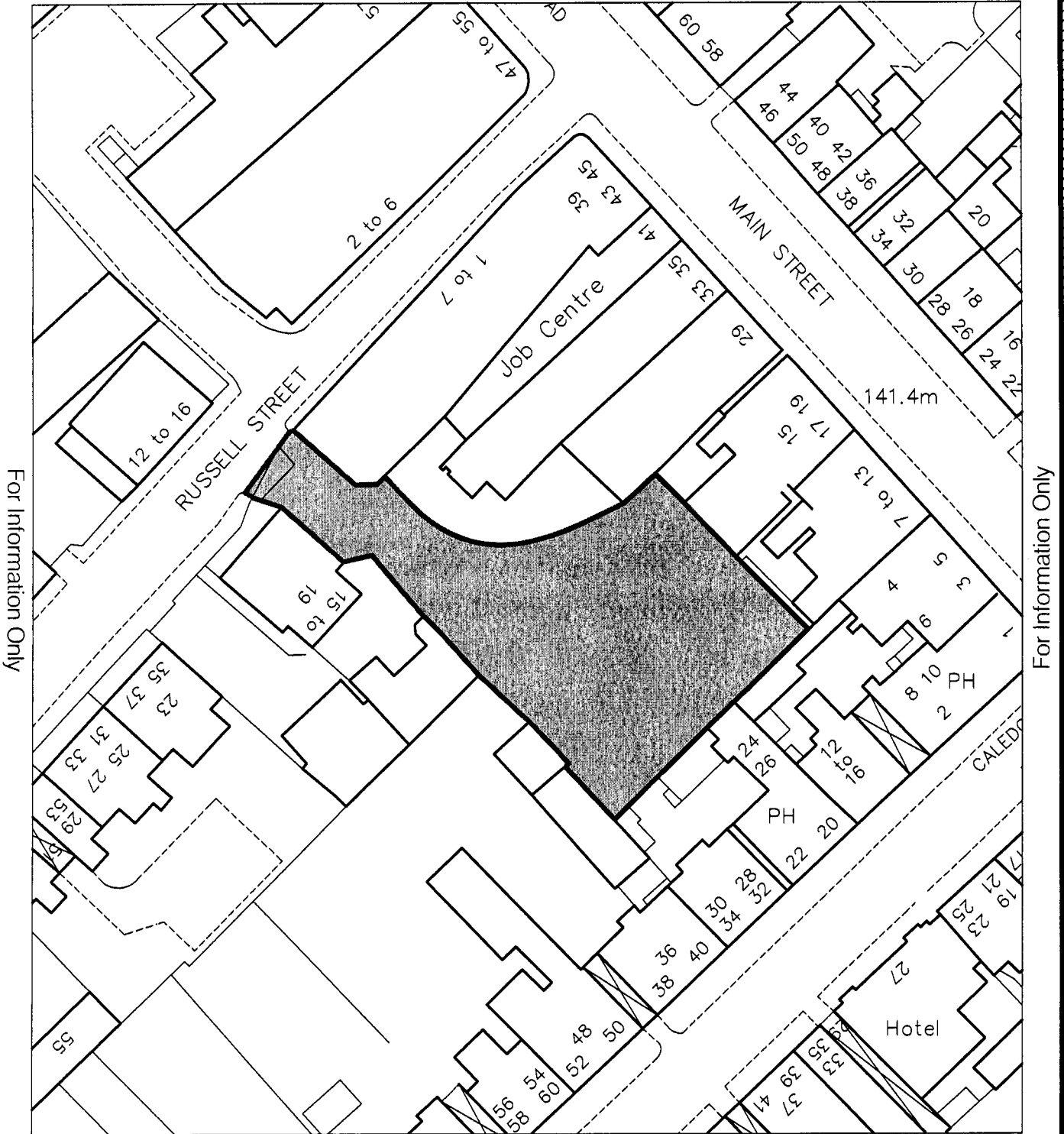
Title: Plan 1. Main St / Russell St

Scale 1:NTS



Town: Wishaw

Date: 10/01/11



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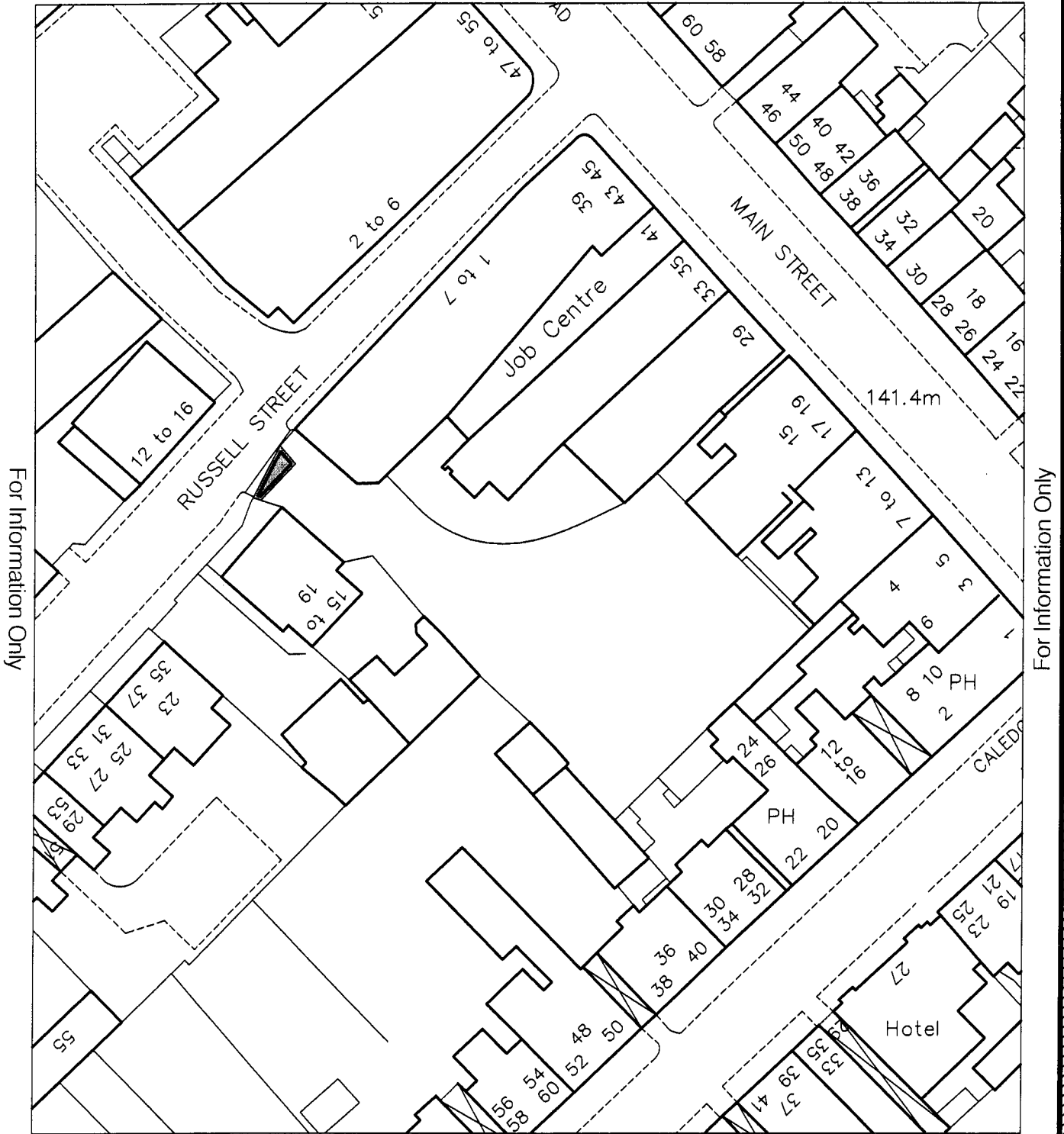
Title: Plan 2. Main St / Russell St

Scale 1:NTS



Town: Wishaw

Date: 19/04/11



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