

Report

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Report to:	Estates Committee
Date of Meeting:	18 October 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Compulsory Acquisition of Land at 375 Main Street, High Blantyre
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ seek authority to acquire land by compulsory purchase, if necessary, at 375 Main Street, High Blantyre.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that Committee authorise the acquisition of land at 375 Main Street in High Blantyre by promotion of a Compulsory Purchase Order under Section 189(1)(a) of the Town and Country Planning (Scotland) Act 1997.

3 Background

- 3.1 The site the subject of the report extends to approximately 0.1 hectares in area and comprises a single storey detached dwellinghouse with associated garden ground. The building has been vacant for a number of years and is now in a dilapidated condition, including damage to the roof, windows/doors bricked up and peeling of the roughcast. In addition, the rear and side garden areas are overgrown.
- 3.2 The site is bounded to the south and west by a recently completed residential development while there are established dwellinghouses on the opposite side of Main Street. The site is also close to the centre of High Blantyre within which the Council have recently carried out environmental improvements. These include the formation of a new landscaped entrance to Kirkton Park, the creation of off-street car parking at Nairn Street, the demolition of a derelict building adjacent to 278 Main Street and its replacement with a car park to serve Kirkton Park, and junction improvements and landscaping along the length of Main Street.
- 3.3 The land in question is in private ownership. The owner has been contacted several times over previous years including at the time of the development of proposals for the new housing on the adjacent site with a view to incorporating this land into that scheme. Latterly, requests have been made in writing (in the absence of any proposals by the owner to improve the appearance of the site) to negotiate the voluntary acquisition of the site as part of the Council's Property Development Initiative in order to market the land for appropriate development. The responses

received from the owner have not been positive and it appears he is unwilling to conclude a settlement with the Council.

- 3.4 The site has been identified for acquisition since the adoption of the Blantyre Local Plan in the early 1980s as part of a redevelopment scheme for the site for sheltered housing. As a result an application for an extension to the house was refused in 1987 on the grounds that it would prejudice the implementation of the then local plan proposals. However, planning consent was subsequently granted in August 1993 for a single storey rear extension to the property.
- 3.5 A previous compulsory Purchase Order was served on various landowners in the early 1990s in order to assemble land to implement the housing development envisaged by the adopted local plan. However, following a public inquiry the Reporter deleted several properties from the Order, including that at 375 Main Street as the owner was able to demonstrate the good condition of the property at that time.

4 Current Position

- 4.1 The centre of High Blantyre has seen significant private and public investment in recent years, including a high quality residential development on the land immediately adjoining the site the subject of this report. At the same time the property at 375 Main Street has lain vacant and allowed to become dilapidated. The appearance of the property contrasts considerably with the environmental improvements and new development in the area and detracts from the improved visual amenity now evident in Main Street.
- 4.2 The current owner of the property appears unwilling to improve the appearance of the building and associated land nor bring it back into use. Several attempts to enter into negotiations in order to purchase the site voluntarily have also been unsuccessful. While attempts will continue to be made to reach a negotiated solution, it would be prudent that the Council has the option available to promote a CPO, should it prove necessary. The present condition has led to complaints from the local community and local member and it is considered that the use of compulsory purchase powers is the last remaining option to resolve the situation.
- 4.3 The site would be suitable for a small scale residential development which would be an acceptable and beneficial re-use of the site and result in significant environmental improvements for the area, thereby completing and complimenting the works carried out in the centre of High Blantyre to date.

5 Employee Implications

- 5.1 There are no employee implications.

6 Financial Implications

- 6.1 The financial costs of the acquisition would be met from the Property Development Initiative Budget.

7 Other Implications

- 7.1 There are no other implications.

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8 Consultation

8.1 Enterprise Resources Regeneration Services

**Iain Urquhart,
Executive Director (Enterprise Resources)**

11 October 2005

Link(s) to Council Objectives

None

Previous References

None

List of Background Papers

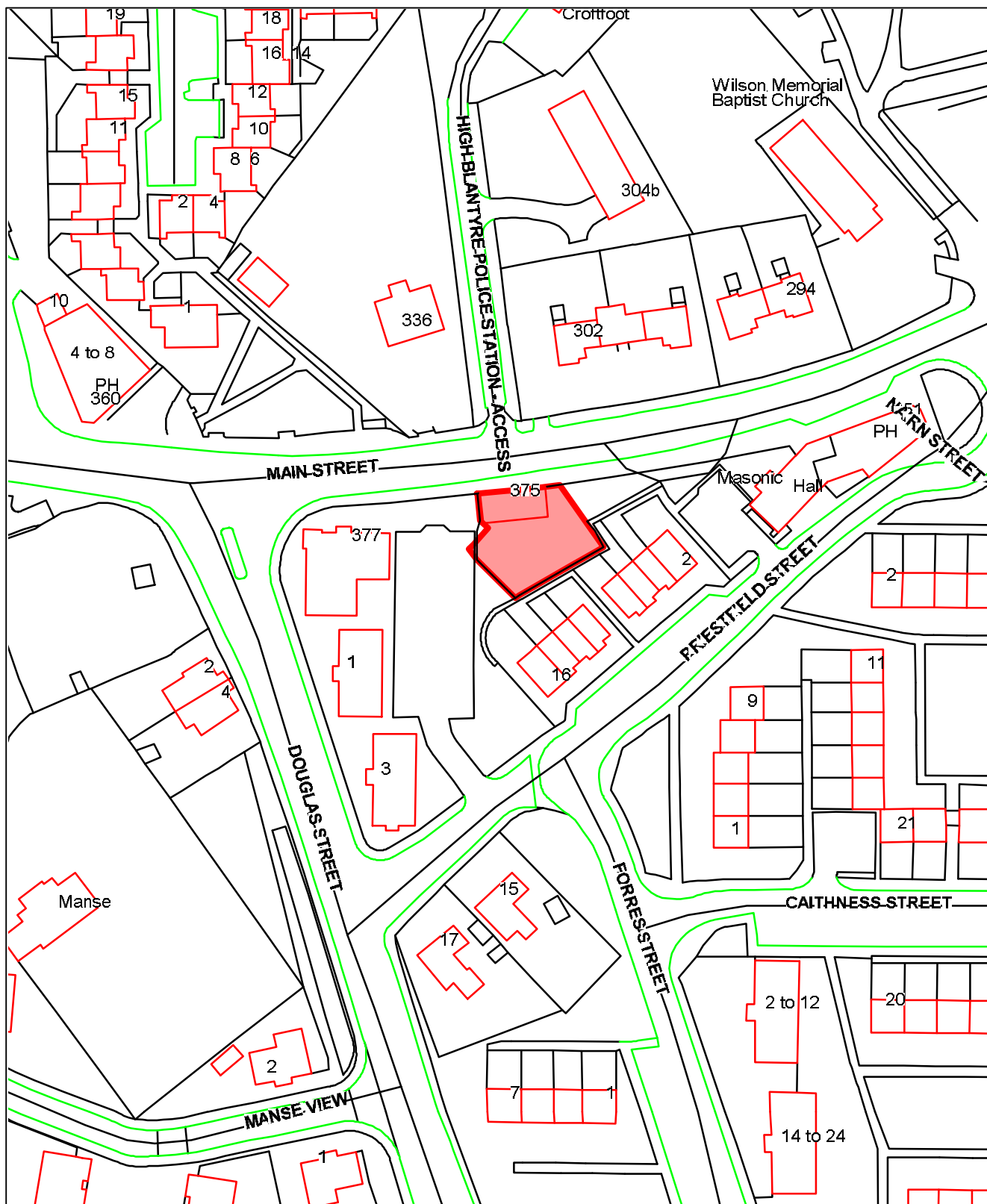
None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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