



20 March 2013

Agenda Item: 7c

**REPORT OF SERVICE DIRECTOR TRANSPORT, PROPERTY &
ENVIRONMENT**

**STATUTORY COMPENSATION PAYABLE UNDER THE COMPULSORY
PURCHASE ACT 1965 AND THE LAND COMPENSATION ACT 1961 AND 1973
IN RELATION TO THE ACQUISITION OF LAND ADJACENT TO NEWCASTLE
STREET AND WATSON ROAD, WORKSOP**

Purpose of the Report

1. To seek approval to the payment of statutory compensation payable under The Compulsory Purchase Act 1965 and the Land Compensation Act 1961 and 1973 in relation to the acquisition of land adjacent to Newcastle Street, and Watson Road, Worksop.

Information and Advice

2. Some information relating to this report is not for publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972. Having regard to the circumstances, on balance the public interest in disclosing the information does not outweigh the reason for exemption because divulging the information would significantly damage the Council's commercial position. The exempt information is set out in the exempt appendix.
3.
 - a. Nottinghamshire County Council is undertaking a programme of improvements to its bus stations including refurbishment of existing stock and new-build bus stations. A new bus station is proposed for Worksop.
 - b. A site has been identified in the town centre at Queen Street / Watson Road / Newcastle Street as shown on the attached Proposed Worksop Bus Station Site plan. The proposed scheme involves utilising part of the Queen Street public car park, which is in the ownership of Bassetlaw Council. The scheme also involves the purchase of two parcels of land in private ownership in order to assemble the whole site. One of the parcels, 30-34 Watson Road, was acquired in July 2012. The remaining property on the corner of Newcastle Street and Watson Road, is occupied by a florist business and by an advertising company which has several "48" sheet advertising hoardings in-situ. The land holdings are identified on the Proposed Worksop Bus Station Land Holding plan attached.
 - c. Compensation is payable to the florist business under The Compulsory Purchase Act 1965 and the Land Compensation Act 1961 and 1973 in relation to the acquisition of land adjacent to Newcastle Street, and Watson Road, Worksop.

4. Some of the terms of the proposed settlement and the calculations of the proposed settlement are commercially sensitive, and so are detailed in the exempt appendix.

Other Options Considered

5. Other options considered are detailed in the exempt appendix

Reason/s for Recommendation/s

6. To enable the purchase of the property and to settle the claim for statutory compensation

Statutory and Policy Implications

7. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

8. That the payment of statutory compensation under The Compulsory Purchase Act 1965 and the Land Compensation Act 1961 and 1973 in relation to the acquisition of land adjacent to Newcastle Street, and Watson Road, Worksop as detailed in the exempt appendix, is approved.

Jas Hundal

Service Director Transport, Property & Environment

For any enquiries about this report please contact: EAMONN HARNETT 0115 977 2028

Constitutional Comments (CEH 20.02.13)

9. The decision on the recommendation falls within the terms of reference of the Finance and Property Committee.

Financial Comments (TB 15.02.13)

10. The financial implications are set out in the exempt appendix of the report.

Background Papers

11. Attached in the exempt appendix

Electoral Division(s) and Member(s) Affected

12. Ward(s): Worksop West
Member(s): Kevin Greaves

File ref.: /E H/SL/07585

SP: 2401

Properties affected: 07585 - Land at 30 and 34 Watson Road

