

ANGUS COUNCIL

POLICY AND RESOURCES COMMITTEE – 31 JANUARY 2017

MONTROSE SOUTH REGENERATION

ABSTRACT

This report provides an update on the progress of the Montrose South Regeneration project.

1. BACKGROUND

- 1.1 The objective of the Montrose South Regeneration project is to stimulate investment into a neglected and dilapidated commercial and port area. The Council has committed to improving access to the area, and the port, by creating a spine road. It is also working with existing businesses and property owners to encourage investment and create business opportunities.
- 1.2 Section 2 of the spine road from Caledonia Street to Ferry Road to Barrack Road was completed at the end of 2015. Section 1 of the spine road, from Wharf Street to River Street with a new section of road to Caledonia Street has not been progressed. This is because it is necessary to acquire a small number of properties in order to create the corridor for the new section of road.
- 1.3 In order to acquire the properties a Compulsory Purchase Order (CPO) was served on the owners and occupiers in February 2016. This was authorised by the Council (Article 19 of the minute of the meeting held 18 June 2015 refers).

2. CPO UPDATE

- 2.1 Scottish Ministers have recently confirmed the CPO. The order became effective when the Council placed a public notice in 'The Courier' and the 'Montrose Review' on the 12 January and all affected property owners and occupiers received a copy of the notice and the confirmed order. However, there is a six week period following the publication of the notice in which the validity of the order can be challenged in the Court of Session (the challenge may be on the grounds of lawfulness rather than the merits of the decision).
- 2.2 In the meantime officers continue to liaise with all affected parties. Assuming no valid challenge to the confirmation of the order, it is intended to take title to five properties and gain servitude rights over a number of other properties via a General Vesting Declaration. This procedure is commonly used to take forward a CPO. It reduces the administrative burden and allows acquisition of properties before compensation is agreed, thus reducing any further delays because of protracted negotiations. Committee will be updated of progress in further information reports.

3. PRIVATE SECTOR INVESTMENT

- 3.1 Rix Shipping (Scotland) recently completed the construction of a new c40,000 sq ft grain warehouse between Barrack Road and Cobden Street. Having been constructed on a brownfield site, this greatly improves the area and provides a valuable additional resource for Rix and Montrose port users.
- 3.2 GlaxoSmithKline has recently submitted a planning application to construct a new 3 storey building. With a total floor space of c27,000 sq ft, it will provide a welcome centre for visitors, staff restaurant, staff facilities, meeting rooms, office space and auditorium.

- 3.3 Since 2011 the private sector has taken forward projects in Montrose South valued at approximately £98m and in the process created 190 new jobs. There are other investment projects in the pipeline which will see these figures rise. This investment has increased activity and traffic flows in the area, confirming the need for the spine road.

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