

STOCKPORT COUNCIL

REPORT TO CABINET- SUMMARY SHEET

Subject: IN PRINCIPLE USE OF COMPULSORY PURCHASE POWERS IN RESPECT OF 72/74 WELLINGTON ROAD SOUTH, STOCKPORT

Report to Cabinet

Date: 18TH September 2024

Report of: (a) Cabinet Member for Economy, Regeneration & Climate Change

Key Decision: (b) Yes

Forward Plan General Exception Special Urgency (Mark with a Y if applicable)

Summary:

The purpose of this report is to request Cabinet to make resolution 'in principle', to use compulsory purchase powers to acquire the land and buildings comprising 72 / 74 Wellington Road South, to enable the delivery of Phases 6 and 7 of the Stockport Exchange regeneration scheme.

Despite sustained efforts over a prolonged period, the Council is yet to conclude a voluntary agreement for the acquisition of the site with its owner. The passing of an 'in principle' resolution to use compulsory purchase would aim to expedite the conclusion of a voluntary agreement with the Landowner. In the event that voluntary agreement cannot be reached within a reasonable timescale this resolution will allow the making of a Compulsory Purchase Order (CPO) to facilitate that delivery.

A further request to Cabinet would be made to resolve to 'make', and serve notice of the making, of a CPO. Such request would be accompanied by a final draft of the CPO, together with the associated map(s), and a Statement of Reasons setting out in detail the justification for making the CPO.

Comments/Views of the Cabinet Member: (c)

Building on the success of Stockport Exchange over recent years I am pleased to recommend that this report is endorsed and approved by Cabinet to allow the continuation of work on this important economic project.

Recommendation(s) of Cabinet Member: (d)

I recommend that the Cabinet:-

(1) Approve, in principle, the use of compulsory purchase powers, to acquire all the necessary interests in the Site.

(2) Approve the taking of all necessary steps/the carrying out of all necessary work required to establish a case for the making of a CPO, and the preparation of all necessary CPO documentation, including securing the appointment of suitable external advisors.

AGENDA ITEM

(3) Approve the continuance of voluntary negotiations with the Landowner, and anyone else with an interest in the Site, in parallel with the preparation of CPO documentation;

(4) Note that a further report will be presented to the Cabinet to approve the making of any CPO following the finalisation of the necessary preparatory work and CPO documentation;

(5) Delegate to the Assistant Director of Legal and Democratic Governance and the Deputy Chief Executive authority to do all things necessary or incidental to the implementation of the above-mentioned resolutions.

Relevant Scrutiny Committee (if decision called in): **(e)**
Economy, Regeneration & Climate Change Scrutiny Committee

Background Papers (if report for publication): **(f)**

Contact person for accessing
background papers and discussing the report

Officer: Robert Goulsbra
Tel: 0161-474-2940

'Urgent Business': **(g)**

No (Please circle)

Certification (if applicable)

This report should be considered as 'urgent business' and the decision exempted from 'call-in' for the following reason(s):

The written consent of Councillor _____ and the Chief Executive/Monitoring Officer/ Borough Treasurer for the decision to be treated as 'urgent business' was obtained on /will be obtained before the decision is implemented.
