

THE NORTH SOMERSET COUNCIL (BIRNBECK PIER) COMPULSORY PURCHASE ORDER 2020

**The Planning (Listed Buildings and Conservation Areas) Act 1990
and the Acquisition of Land Act 1981**

The District Council North Somerset (in this order called "the acquiring authority") makes the following order-

1. Subject to the provisions of this order, the acquiring authority is under section 47 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purposes of the preservation of Birnbeck Pier, a grade II* listed building, because reasonable steps are not being taken for properly preserving the listed building.
2. The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown edged red and coloured pink, numbered 01 on a map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in the North Somerset Council (Birnbeck Pier) Compulsory Purchase Order 2020".

SCHEDULE

Table 1

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (3)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
01	<p>81380.66 square metres of Birnbeck Island and Grade II* listed (1129718) Birnbeck Pier, Weston Super Mare, including access way and surrounding waters and sea bed together with hardstanding, former landscaped gardens and paths, buildings, toll gates, car park off Birkett Road leading to Birnbeck Pier and other relevant land, but excluding mines and minerals reserved to The <u>Queen's-King's</u> Most Excellent Majesty</p> <p>(Freehold-ST212047)</p>	<p>CNM Estates (Birnbeck) Limited St Georges Court 4 High Street, St Georges Court, New Malden KT34HG (Co. Reg. - 07584898)</p> <p><u>Birnbeck Holdings Limited</u> <u>St Georges Court</u> <u>5 St Georges Square</u> <u>New Malden</u> <u>KT3 4HG</u> <u>(Co. Reg. - 13092515)</u></p> <p>The <u>Queen's-King's</u> Most Excellent Majesty c/o The Crown Estate Commissioners 1 St James's Market London SW1Y4AH in respect of Mines and Minerals reservation (<i>excluded from acquisition</i>)</p>	-	-	<p>Birnbeck Regeneration Trust 32 Southside Weston-super-Mare Somerset BS232QX (Co. Reg. - 05077252)</p> <p>SIP Parking Limited Peter House Oxford Street Manchester Greater Manchester M1 SAN (Co. Reg. - 06752126)</p> <p>SIP Car Parks (1) Limited Peter House Oxford Street Manchester Greater Manchester M1 SAN (Co. Reg. - 08456205)</p> <p>Wales and West Utilities Limited Wales & West House Spooner Close Coedkernow Newport</p>

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					<p>NP10 8FZ (Co. Reg. - 05046791) (in respect of apparatus)</p> <p>Western Power Distribution PLC Avonbank Feeder Road Bristol BS20TB (Co. Reg. - 09223384) (in respect of apparatus)</p> <p>Bristol Water PLC Bridgwater Road Bristol BS13 7AT (Co. Reg. - 02662226) (in respect of apparatus)</p> <p>British Telecommunications PLC 81 Newgate Street London EC1A7AJ (Co. Reg. - 01800000) (in respect of potential apparatus)</p> <p>Engie Power Limited No.1 Leeds 26 Whitehall Road Leeds LS12 1 BE (Co. Reg. - 04236804)</p>

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					<p>(in respect of potential apparatus)</p> <p>GTC Pipelines Limited Energy House Woolpit Business Park Wool pit Bury St Edmunds IPSO 9UP (Co. Reg. - 03104203) (in respect of potential apparatus)</p> <p>Utility Assets Limited 7 Laxton Close Attleborough NR17 1QY (Co. Reg. - 07255054) (in respect of potential apparatus)</p> <p>Marine Management Organisation Lancaster House Hampshire Court Newcastle upon Tyne NE4 7YH United Kingdom</p>

Table 2

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)	Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)		
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
01	Brian Sullivan 1345 Wester Street Palo Alto California 94301 United States of America (in respect of registered charge) Wolsey Securities Limited (Co. Regn. No. 02881264) 2 Esher Road, Hershams, Walton-On-Thames KT12 4JY	in respect of a registered charge (Registered charge dated 10 October 2014 22 January 2021)		
01	The Royal National Lifeboat Institution West Quay Road Poole Dorset BH151HZ (Reg. Charity No. - 209603)	in respect of rights to access Lifeboat Station (Transfer dated 14 August 1998)		
01	The unknown successors to John Hugh Wadham Pigott Smyth Pigott	in respect of rentcharge contained in Conveyance dated 28 October 1864	Unknown successors to John Hugh Wadham Pigott Smyth Pigott	In respect of all interests rights and Covenants including: (a) that the rights, liberties, privileges, easements and conveniences granted within the 1864 Conveyance will

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	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
				<p>be exercised in a proper and workmanlike manner doing as little damage as may be to the premises and will duly repair or compensate for any damage which may be incurred or sustained; and</p> <p>covenants to not at any time erect build or place any messuage or other building or permanent structure or erection whatsoever other than or except the pier or part thereof or its abutments or supports or some of them or its toll houses fences gates approaches appurtenances.</p>
01	The unknown successors to The Reverend Charles Ranken Hall	in respect of rentcharge contained <i>Conveyance dated 28 October 1864</i>	Unknown successors to The Reverend Charles Ranken Hall	<p>Covenants</p> <p>(a) that the rights, liberties, privileges, easements and conveniences granted within the 1864 Conveyance will be exercised in a proper and workmanlike manner doing as little damage as may be to the premises and will duly repair or compensate for any damage which may be incurred or sustained; and</p> <p>(b) not at any time erect build or place any messuage or other building or permanent structure or erection whatsoever other than or except the pier or part thereof or its abutments or supports or some of them or its toll houses fences gates approaches appurtenances.</p>
01	The Queen's King's Most Excellent Majesty c/o The Crown Estate	in respect of rentcharge (<i>Conveyance dated 11 June 1897</i>)		

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	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
	Commissioners 1 St James's Market London SW1Y4AH			
01	The Board of Trade King Charles Street Whitehall London SW1A2AH	in respect of rentcharge (<i>Conveyance dated 11 June 1897</i>)		
01	Secretary of State for Business, Energy and Industrial Strategy 1 Victoria Street London SW1H0ET United Kingdom (as presumed successor in function to the Board of Trade)	in respect of rentcharge (<i>Conveyance dated 11 June 1897</i>)		
01	The Queen's-King's Most Excellent Majesty c/o The Crown Estate Commissioners 1 St James's Market London SW1Y4AH	in respect of restrictive covenants and rights (<i>Conveyance dated 17 July 1908 and conveyance dated 23 June 1938</i>)		

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	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
01	The Board of Trade King Charles Street Whitehall London SW1A2AH	in respect of restrictive covenants and rights (<i>Conveyance dated 17 July 1908 and conveyance dated 23 June 1938</i>)		
01	Secretary of State for Business, Energy and Industrial Strategy 1 Victoria Street London SW1H OET United Kingdom (as presumed successor in function to the Board of Trade)	in respect of restrictive covenants and rights (Conveyance dated 17 July 1908 and conveyance dated 23 June 1938)		

Given under the Common Seal of North Somerset Council

The COMMON SEAL of
The DISTRICT COUNCIL
of NORTH SOMERSET
was hereunto affixed
in the presence of:

Name: HEAD OF LEGAL AND DEMOCRATIC SERVICES

Authorised Signatory

Date: