

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Monday, 2 October 2017	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/2.10.17/3	Executive (Councillors Sean Anstee, Stephen Anstee, L. Evans, Hopps, Lamb, Myers, Whetton and Williams)

RECORD OF THE DECISION

UNIVERSITY ACADEMY 92 (OLD TRAFFORD)

1. That support be given to the proposals to consult on the development of a new University in Trafford.
2. That authority be delegated to the Chief Executive, in consultation with the Executive Member for Investment, the Director of Legal and Democratic Services and Chief Finance Officer, to agree terms for a joint venture with Bruntwood for the redevelopment and management of the Kellogg's site.
3. That authority be delegated to the Director of Legal and Democratic Services in consultation with the Chief Executive, the Executive Member for Investment and the Chief Finance Officer, to agree terms for leases of the Kellogg's building to UA92 and Microsoft.
4. That approval in principle be given to the relocation of Stretford Leisure Centre to a new facility on the Kellogg's site, subject to consultation through the refreshed Stretford Masterplan and to finalisation and approval of a business plan.

REASONS FOR THE DECISION

The proposal to establish a university in Old Trafford and Stretford provides opportunities for the regeneration of Stretford through the refreshed Stretford Masterplan and other significant economic and other benefits for the local community and the wider area.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

The decision could be taken not to support the proposal but this would mean that the council would not be able to be able to secure the significant benefits which would arise as a result of the proposals.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

Councillor Lamb declared a Personal Interest in respect of his Board Membership of the Trafford Leisure Company.

Scrutiny Call in Deadline

Tuesday, 10 October 2017

Implementation will be on the following working day

PUBLICATION DATE

3/10/17

RECORDED BY:

Director of Legal & Democratic Services

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Monday, 2 October 2017	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/2.10.17/4	Executive (Councillors Sean Anstee, Stephen Anstee, L. Evans, Hopps, Lamb, Myers, Whetton and Williams)

RECORD OF THE DECISION

STRETFORD REFRESHED MASTERPLAN

1. That the actions taken to implement the Stretford Masterplan following its adoption in 2014 be noted.
2. That the changes made to refresh the Masterplan in light of the UA92 proposals and other emerging opportunities be noted.
3. That the draft Refreshed Stretford Masterplan be approved for the purposes of consultation.
4. That it be requested that a further report be brought back to the Executive setting out the results of the consultation and with a final version of the Stretford Refreshed Masterplan for approval.

REASONS FOR THE DECISION

To approve the draft Stretford Refreshed Masterplan for the purposes of consultation.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

A further report will be brought to the Executive reflecting any options which emerge from the planned consultation provided for by this decision.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

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RECORD OF THE DECISION

PROPOSED STRETFORD COMPULSORY PURCHASE ORDER 2017

1. That in principle support be given for the making of a compulsory purchase order under section 226 of the Town and Country Planning Act 1990 and section 13 of the Local Government (Miscellaneous Provisions) Act 1976 to enable the redevelopment and regeneration of the site shown edged red on the plans in Appendix A and B to the report.
2. That authority be delegated to the Director of Growth and Regulatory Services in consultation with the Director of Legal and Democratic Services to take all steps necessary to enable a compulsory purchase order to be made including but not limited to:
 - (a) the carrying out of land referencing including without limitation the service of notices under section 16 of the Local Government (Miscellaneous Provisions) Act 1976 and/or section 5A of the Acquisition of Land Act 1981
 - (b) the entry onto the Land and other land for the purpose of carrying out surveys pursuant to section 15 of the Local Government (Miscellaneous Provisions) Act 1976
 - (c) the preparation of a draft statement of reasons
 - (d) the preparation of a draft Order and Order Schedule
 - (e) the preparation of notices to owners, lessees and occupiers, site notices and any other notices required to be served and/or advertised in accordance with the Acquisition of Land Act 1981 should the Executive authorise the making of a compulsory purchase order
3. That authority be delegated to the Director of Growth and Regulatory Services to negotiate for the voluntary acquisition of land and rights over land needed to enable the Scheme to be delivered in advance of confirmation of a CPO, as if such CPO had been confirmed
4. That authority be delegated to the Director of Growth and Regulatory Services in consultation with the Director of Legal and Democratic Services to consider alternatives to the use of compulsory purchase powers.
5. That it be noted that before a compulsory purchase order is made a further detailed report will be drafted seeking authority for the making of an Order and that such a report will need to address a number of issues including:
 - (a) that the compulsory acquisition is necessary to facilitate the carrying out of development, redevelopment or improvement on, or in relation to, the land being acquired;
 - (b) that the Scheme complies with planning policy and the revised Stretford Masterplan

- (c) that there is a compelling case in the public interest for the land to be acquired which outweighs the interference with the human rights of those with an interest in the land affected;
- (d) that the Scheme will contribute to the promotion or improvement of the economic and/or social and/or environmental well-being of the local area;
- (e) that the Scheme is viable and that there is a reasonable prospect that the Scheme can be implemented within a reasonable timescale;
- (f) that agreements have been entered into with a private sector partner that provides for the delivery of the Scheme and indemnifies the Council in respect of its costs of making the order, seeking its confirmation and compensation payments to affected owners, lessees, occupiers and any other potential claimants;
- (g) that there are no physical or legal impediments to the Scheme proceeding;
- (h) that all reasonable steps have been taken to acquire land and rights over land needed to deliver the Scheme by negotiation and voluntary agreement;
- (i) that alternatives to the use of compulsory purchase powers have been considered;
- (j) that the compulsory acquisition would not infringe the Council's equality duty.

REASONS FOR THE DECISION

The Executive is asked to approve in principle the use of CPO powers to enable the development of new student accommodation associated with UA92 and to deliver regeneration in Stretford.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

The Council could choose not to use CPO powers to deliver the regeneration of this site, requiring land to be assembled through agreement. This could significantly delay development of the area if agreement cannot be reached, preventing the delivery of student accommodation or leading to piecemeal development which is not able to meet the aspirations of partners and the community.

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