

SPECIAL EXECUTIVE

2 OCTOBER 2017

PRESENT

Leader of the Council (Councillor Sean Anstee)(in the Chair),
Executive Member for Investment (Councillor A. Williams),
Executive Member for Adult Social Care (Councillor Stephen Anstee),
Executive Member for Children and Families (Councillor M. Whetton),
Executive Member for Communities and Partnerships (Councillor L. Evans),
Executive Member for Corporate Resources (Councillor P. Myers),
Executive Member for Health and Wellbeing (Councillor J. Lamb),
Executive Member for Housing and Strategic Planning (Councillor D. Hopps).

Also present: Councillors Baugh, Bowker, Brotherton, Butt, Carter, Cordingley, Duffield, Fishwick, Freeman, Hynes, Lloyd, Procter, Ross, Taylor, Walsh, A. Western, D. Western and M. Young.

In attendance:

Chief Executive (Ms. T. Grant),
Corporate Director, Transformation and Resources (Ms. J. Hyde),
Corporate Director, Economic Growth, Environment and Infrastructure (Ms. S. Pearson),
Director of Legal and Democratic Services (Ms. J. Le Fevre),
Chief Finance Officer (Ms. N. Bishop),
Director of Growth and Regulatory Services (Mr. R. Roe),
Corporate Lead, Property and Investment (Mr. A. Rennie),
Democratic and Scrutiny Officer (Mr. J.M.J. Maloney).

APOLOGIES

Apologies for absence were received from Councillor J.R. Reilly.

139. DECLARATIONS OF INTEREST

In relation to all of the substantive, linked items on the agenda, Councillor Lamb declared a Personal Interest in respect of his Board Membership of the Trafford Leisure Company.

140. UNIVERSITY ACADEMY 92 (OLD TRAFFORD)

[NOTE: In relation to all of the substantive, linked items on the agenda, the Executive received a supplementary presentation setting out details of the UA92 proposal, its linkages to the refreshed Stretford Masterplan and the potential consequent use of compulsory purchase powers to support the delivery of the proposals.]

The Executive Member for Investment submitted a report which set out proposals for the establishment of a new university in Trafford (“UA92”), delivered through a partnership between the Council and a number of partners, and intended not only to provide an innovative alternative to the traditional university degree course, but also to act as a catalyst for the regeneration of Stretford and Old Trafford. The report provided an overview of the UA92 proposal and the development of a new campus on the site of the current Kellogg’s Headquarters on Talbot Road, which was to be delivered by the Council in partnership with Bruntwood. The campus would also include a new leisure centre, replacing the existing facility on Chester Road. It was noted that the report was to be read alongside the other reports on the agenda relating to the proposed Stretford CPO and the refreshed Stretford Masterplan. An opportunity was provided for Members to raise questions about the report’s content; and it was noted that further detail would emerge during the proposed consultation on the refreshed Stretford Masterplan, including a further opportunity for discussion at Council on 11th October.

RESOLVED -

- (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.

141. STRETFORD REFRESHED MASTERPLAN

The Executive Member for Housing and Strategic Planning submitted a report advising that it was now considered an opportune time to refresh the Stretford Town Centre Masterplan, originally approved in January 2014, and take full advantage of emerging opportunities in Stretford, in particular the proposed UA92 development, building on the work completed to date and helping to secure significant new development and investment. The report proposed that the draft Stretford Refreshed Masterplan would be subject to public consultation for a period of ten weeks, following which a revised version would be prepared for final approval. A number of issues and queries were raised in relation to the refreshed proposals; and the Leader advised of the Executive’s intention to work with the local community and Ward Members to develop the proposals throughout the consultation.

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RESOLVED -

- (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.

142. PROPOSED STRETFORD COMPULSORY PURCHASE ORDER 2017

[NOTE: A related report was considered in Part II of this agenda. Minute 144 below refers.]

The Executive Member for Housing and Strategic Planning submitted a report which set out proposals for the delivery of student accommodation and a student hub, which form an integral part of the proposals to establish a new University in Stretford. The report sought approval to the potential use of compulsory purchase powers to support the delivery of the proposals.

RESOLVED –

- (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

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- (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;

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- (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.

143. EXCLUSION RESOLUTION

RESOLVED - That the public be excluded from this meeting during consideration of the remaining items on the agenda, because of the likelihood of disclosure of "exempt information" which falls within one or more descriptive category or categories of the Local Government Act 1972, Schedule 12A, as amended by The Local Government (Access to Information) (Variation) Order 2006, and specified on the agenda item or report relating to each such item respectively.

144. PROPOSED STRETFORD COMPULSORY PURCHASE ORDER 2017

[NOTE: A related report was considered in Part I of this agenda. Minute 142 above refers.]

The Executive Member for Housing and Strategic Planning submitted a report which gave details of indicative land values and a summary of the business case in respect of the potential use of compulsory purchase powers to support the delivery of proposals for the delivery of student accommodation and a student hub which form an integral part of the proposals to establish a new University in Stretford. Details of any formal resolutions made in respect of this item are set out at Minute 142 above.

The meeting commenced at 6.00 p.m. and finished at 6.58 p.m.