

Questions Submitted for Council – 8 December 2020

Question 1 - Submitted by Councillor Anstee

“This Council faces challenging budget constraints and difficult decisions for the administration are likely to be required. Part of the response to this challenge should be an increased focus in increasing the council tax base through building new homes.

Please could the Executive Member outline what steps he is taking to ensure the planning and development service can adopt a greater focus on adopting a pro-growth approach to securing development, especially in existing urban areas?”

Response from Councillor Wright, Executive Member for Housing and Regeneration

The Council is committed to securing increased housing in the borough, particularly considering the high cost of homes both for sale and rent and the overall lack of social rented and affordable housing. For example, the Council established a Trafford Affordable Housing Fund, using section 106 monies, to provide grant support to Registered Providers to develop new social rented housing. To date, the Council has provided £1.5m of grant to Trafford Housing Trust for 30 new 1 and 2 bedroom socially rented apartments in Timperley that is anticipated to be completed in April 2021. As additional section 106 monies are received by the Council then a further call for schemes that could be supported by the Fund will be issued to the Registered Providers.

We are currently working closely with the Greater Manchester Combined Authority (GMCA) to maximise the use of the £80m Brownfield Land Fund in Trafford. We have successfully secured Tranche 1 allocations of £4.06m to support housing delivery on brownfield land at the Carrington Village, Botanical Gardens, Paragon House and Royal Canal Works sites, unlocking a total of 594 homes. We are currently preparing submissions to GMCA as part of Tranche 2 of the fund.

We continue to work closely with Homes England to drawdown the Housing Infrastructure Fund (HIF) allocations of £8.4m at Future Carrington and £4.08m at Trafford Waters unlocking a total of 1,075 new homes.

With regards the number of new housing developments, the total number of units with current planning permission equates to 8,009 (as at 30th September 2020). For 2020/2021, 440 units have been completed to date with an additional 55 forecast to be completed by the end of the financial year, 495 in total. It is worth noting that housing development has been adversely affected by the Covid crisis. For future years, 1,920 units are forecast to complete in 2021/2022 and 1,313 in 2022/2023.

The Council's joint venture arrangement (JV) with Bruntwood has now secured planning consent of the Lumina Village scheme that will deliver up to 750 new homes at the former Kellogg's office site alongside a new primary school and commercial floorspace in the Civic Quarter area. The Council is continuing to progress development of the Civic Quarter Area Action Plan that will provide a robust planning framework for the delivery of further new homes across the Civic Quarter area.

The Council has appointed the contractor Seddon to deliver our £18m residential scheme for 86 new homes, including affordable homes, on the site of the former Sales Magistrates court building. This flagship scheme will contribute to the wider

Questions Submitted for Council – 8 December 2020

regeneration of Sale Town Centre and support our policy of building more housing on brownfield sites.

In July 2019 the Council's Expression of Interest (EoI) for Stretford Town Centre was shortlisted for the Future High Streets Fund (FHSF). A full business case was submitted to MHCLG on 5 June 2020 seeking capital investment of £17.6m to deliver the enabling infrastructure required to unlock wider redevelopment of the Town Centre. The emerging proposals set out in the full business case would deliver 615 new homes alongside new retail and commercial development. The Council is continuing preparation of the Stretford AAP with further public consultation held in October this year. The AAP will provide a robust planning framework for the delivery of new homes in Stretford Town Centre and the wider area.

In terms of long-term housing growth, the Greater Manchester Spatial Framework (GMSF) will set the level of new homes to be delivered in the borough to 2037. For Trafford, this equates to 18,456 and the majority of these will be delivered in the urban areas which has been a key focus of the GMSF. The Trafford Local Plan will then set the policies for how these new homes will meet local need in terms of affordability, mix, type etc.

The Council's Planning Service already operates with a focus on growth and making the best and most efficient use of land. In the past 3 years 87% of major residential planning applications have been approved. This pro-growth agenda is subject to appropriate checks and balances to ensure that the development coming forward is of an appropriate quality, commensurate with the positive attributes of the Borough which make it such an attractive place to live, work and invest, and that development contributes appropriately and proportionately to the infrastructure requirements it generates. Securing appropriate contributions to future infrastructure means that future growth will not stall when existing infrastructure is at capacity.

The Planning Service has granted permission for 1898 residential units since March 2020. For example, the 750 units at the former Kellogg's site already mentioned, 367 units at Elsinore Road, Old Trafford and 263 units at Sale West. These are all sites within the existing urban area. There are a further 1558 units in the pipeline pending a formal decision of Planning Committee and with a likely officer recommendation of approval – again all in the existing urban area or on allocated sites. The bespoke pre-application advice service offered by the Planning Service has had significant take up this financial year as developers seek greater certainty in the market. Several schemes have been worked up from first principles in partnership with developers and architects and that input welcomed – and are now coming forward as planning applications.

The Civic Quarter Area Action Plan, which will shortly go out for public consultation on its publication draft before being submitted to the Planning Inspectorate, has taken advantage of the obvious developer interest and capacity of sites in the Civic Quarter area to drive forward the delivery of up to 4000 new homes. This is a capacity led plan to deliver medium to high density development in an area of disparate landownerships.

The Council is also committed to ensuring that sites in the urban area and the Strategic Locations are delivered and has published an updated Housing Delivery Test Action Plan to ensure that the numerous planning permissions it does grant are translated into delivery on the ground.

Questions Submitted for Council – 8 December 2020

Question 2 - Submitted by Councillor Carey - WITHDRAWN

“Does the Leader of the Council agree that all members of this Council should be able to engage in its democratic processes and receive timely responses from officers?”

Question 3 – Submitted by Councillor Anstee

“Can the Executive Member confirm what funding was allocated to the Council in Tranche 1 of the EATF and any other funding the Council has received for roll out of schemes? Will he also provide a breakdown of all expenditure incurred to date on schemes?”

Response from Councillor Adshead, Executive Member for Environmental and Regulatory Services

- 1) *2-13x Modal filter £107159 – A number of locations for modal filters were proposed but unfortunately not supported by residents following consultations undertaken. The Oxford Road scheme has been incorporated into Tranche 2 due to the extent of public engagement that was considered necessary and the very restrictive timescales imposed on us by the DfT to have a scheme implemented and on site, this scheme will now come under the DfT’s amended rules for this tranche as regards consultations which were only released this week and are even more restrictive. Schemes at Longford Park, Merwell Road and Oldfield land have been implemented with the remaining fund utilised for the Edge Lane Scheme and the A56.*
- 2) *Lostock Road, Urmston - Bollards £46,000 - Scheme being progressed and programmed to begin delivery in the next week or 2.*
- 3) *Edge Lane, Stretford (Stretford Metro Link) towards Kings Road Trial 1x bus stop, replace existing cones for stickdown delineators £30,000 - Scheme being progressed and programmed to begin delivery in the next few weeks. Additional funds required to account for minor amendments. This has been funded from the underspend of the modal filters.*
- 4) *A56 Corridor Popup cycle lanes £181,985 - Scheme being progressed and programmed to begin delivery in the next week or 2 to replace all the existing cones for a semi-permanent scheme. Additional funds required to account for protected route from Talbot Road to the Stretford Tip. This has been funded from the underspend of the modal filters and the pop up cycle lanes. There are massive benefits to the people of Trafford from implementing a cycle facility along a section of the A56 whilst maintaining current traffic levels, providing a lasting legacy for cycling, getting people active and cutting congestion and air pollution.*

The following schemes are not able to be considered for Tranche 1 at this point. The timescales available to complete the work were very limited and we have therefore accelerated elements of the A56. It was considered that the available monies would be beneficial if used to provide a legacy route as detailed above to serve as a spine through the borough for future cycling development.

Questions Submitted for Council – 8 December 2020

All of the schemes below will, however, be looked at for future bids, where the requisite time for adequate consultation is available.

- 5) *Edge Lane, Stretford (Between Lime Road & Ingleby Ct) Pop up cycle lane, bus lane suspension.*
- 6) *Chester Road, Stretford (Between City Road & Virgil Street) Pop up cycle lane.*
- 7) *Marsland Road, Sale - more cycling required - Pop up cycle lane in one way*

Total funding for Tranche 1 EATF scheme £366,000

Question 4 – Submitted by Councillor Miss Blackburn

“Would the Executive Member comment on the usage of pavement frontage seating areas by Bars converted from retail establishments. With regard to health and wellbeing, due to the narrow pavements, are the licensees creating an effective barrier between the smokers and passing pedestrians?”

Response from Councillor Adshead, Executive Member for Environmental and Regulatory Services

Where tables and chairs are placed on the public highway a bar or café should always obtain the proper pavement licence from the Council. Full details of this can be found on our website.

This includes full guidelines which are designed to ensure there is always sufficient width of pavement for passing pedestrians alongside guidelines on the use of street furniture, barriers and signs. In particular the policy has been updated to include provisions for pavement areas to be non-smoking.

Establishments will need to provide separate external smoking areas if they wish in line with the law.

Unfortunately not every establishment has applied for such a licence – so if in doubt, please check with the Highways, Transport & Environment team by emailing streetcafelicence@trafford.gov.uk

Question 5 – Submitted by Councillor Chilton

“Can the Lead Member for Education advise when her department plans to consult with the public and ward members about the increase to three form entry at Firs Primary School in Ashton-on-Mersey? This will have a significant impact on the footprint and local infrastructure, which is congested already?”

Questions Submitted for Council – 8 December 2020

Question 6 – Submitted by Councillor Carey

"A recent council press release reported the plan for 48 townhouses and 38 apartments to be built at the former Sale Magistrates Court off Ashton Road. Can the Lead Member for Education tell me which schools in the area have capacity to receive additional pupils that the development will bring?"

Question 7 – Submitted by Councillor Boyes

"Communication with residents must be a paramount objective of any administration, never more so than in the midst of a global pandemic, the worst crisis for the UK since World War Two. Given this scenario could the Leader explain why there was so much procrastination before the decision was finally taken to deliver an advisory leaflet to every house in the Borough, with the delivery itself being made by volunteers, at times using efficient walking routes provided by opposition Councillors. Furthermore on what basis was the decision taken more recently to deliver a second leaflet via the Royal Mail, as opposed to those same volunteers, at what must have been a very significant cost to residents?"

Question 8 – Submitted by Councillor Butt

"Can the Executive Member for Environmental and Regulatory Services provide an update on current consultation on the Modal filters at the Longford Park area of Stretford?"

Response from Councillor Adshead, Executive Member for Environmental and Regulatory Services

The planters were installed on a temporary basis, with the intention to carefully monitor the impact at the end of the year once the changes had had a chance to bed in, and following a further consultation consider alternative locations or remove the planters where appropriate.

The positioning of the planters did make the through route unattractive to through traffic but did allow a degree of flexibility for local residents wishing to exit onto Kings Road or Edge Lane. However, having listened to early feedback following implementation, particularly from residents of Kenwood Road, the Ward Councillors, in consultation with the Executive Member for Environment, Air Quality and Climate Change, agreed that the planters should remain in their current positions, but, and in order to gain as many views as possible from across the affected area, that the follow-up resident consultation should be brought forward. As such, residents have now received a letter seeking views on the way forward. Residents are being asked to indicate whether they wish the planters to remain as they are, be removed completely, or retain the planter on Hillingdon Road but re-locate the planters on Cromwell Road and Norwood Road in order to stop all through routes between Kings Road and Edge Lane.

In addition, traffic counters have been re-instated in order to assess the impact on traffic flows across the area and the emergency services have been re-consulted to canvass their views.

Questions Submitted for Council – 8 December 2020

The closing date for residents' responses is Friday 18th December, following which a decision will be made.

We recognise the strength of feeling in response to the planters and understand there are differing opinions on this matter, as is often the case when road layouts are changed. However the planters will be removed if there is insufficient public support for them, or re-located should there be widespread support to retain them but in different locations.

Question 9 – Submitted by Councillor Morgan

"Following the rejection of the much un-loved Greater Manchester Spatial Framework by Stockport Council, can the Executive Member for Housing and Regeneration provide the Council with an update on progress with Trafford's Local Plan?"

Response from Councillor Wright, Executive Member for Housing and Regeneration

The GMSF may have been unloved, but it addressed matters of long term development that any responsible authority, of whatever persuasion, still need to address. The need to plan for future jobs and infrastructure has not gone away, the need to provide homes for future generations has not gone away and the Government Housing targets that in many cases have driven green belt release have not gone away either. The disruption of the GMSF will not make planning any easier for any Council in Greater Manchester – but we are determined to do everything possible to ensure we are properly managing the built and natural environment and supporting our communities here in Trafford.

With this in mind, we are progressing the Trafford Local Plan and a draft Plan will be considered at the Executive meeting on 14 December, with consultation programmed for the New Year. This document sets out a full suite of policies on vital issues such as climate change, accessibility, housing mix and numerous other areas of concern to our residents and businesses. Once completed it will enable us to better shape our Borough and defend our communities from poor development by having up to date policies to better inform planning decisions.

By progressing the Local Plan now we will have a firm foundation for us to develop our ideas further in 2021, adapting to whatever decisions may be made on planning at a Greater Manchester level.

Question 10 – Submitted by Councillor Morgan

"Can the Executive Member for Housing and Regeneration provide the Council with an update on the status of the Hale and Sale Moor Place Plans?"

Response from Councillor Wright, Executive Member for Housing and Regeneration

On 1 October 2020 there was a request for call-in of the Place Plans which was scheduled for consideration at the Council's Pandemic Scrutiny Committee on 15

Questions Submitted for Council – 8 December 2020

October 2020 in respect of concerns raised regarding the adequacy of the consultation process, in particular in relation to the Hale Village Place Plan. In the light of those concerns the Executive agreed that there was a need for it to review its original decision and to reconsider the matter. This was seen as providing an opportunity to revisit the issue of the adequacy of the consultation within the context of that wider review. It was further agreed that the original decision would not therefore be effective pending that further review. A further consultation process will be undertaken to ensure that as many residents and businesses have the opportunity to comment on both Plans that will include:

- *Consultation exercise in early Summer 2021 via a dedicated webpage and online survey and work to engage with groups with protected characteristics, including local faith groups, schools, BAME groups etc. will be carried out.*
- *Further direct and targeted consultation to take place with individual local businesses.*

Following this, a report will then be tabled for the Executive in which the survey responses to the previous consultations and the additional consultation as identified above are provided in sufficient detail and more fully evaluated. It will also identify any proposed amendments to the Place Plans and acknowledge any potential for impacts on persons with protected characteristics, and set out the process for any detailed consideration of these at a later stage through scheme design and the planning process.

Question 11 – Submitted by Councillor Evans

"As the Leader of the Council now has responsibility for Sustainability and Climate Change and The Clean Air Plan (and Air Quality Commission) in the borough, can the Member tell me how many NO₂ exceedances there were in Trafford recorded at air quality monitoring sites in 2019?"