

Community Meeting to discuss plans for Stretford regarding the UA92 proposal prior to public consultation.



Meeting hosted by Friends of Stretford Public Hall and facilitated by Stephen McCusker
Meeting notes taken and minutes typed up by Shelly Quinton-Hulme
Design and layout by Mark Janson
Meeting opened at 18:00 — Closed at 19:40
Approx. 200 persons were in attendance (Limited due to capacity for the allocated room).
Stretford Councillors Tom Ross, Anne Duffield and Stephen Adshead were in attendance

Pre-amble:

Stephen McCusker welcomed everyone to the hall and explained who he is – ie a Stretford resident, not a member of any party or on any local boards but is also the architect for Stretford Public Hall and the proposed new community Building within Victoria Park. He also pointed out the fire escapes within the hall. He explained the format of the meeting tonight and that he was there only to facilitate the meeting and not express a view - the purpose of the meeting was to ensure as many points of view and questions could be got through as possible and recorded ready for passing onto those carrying out the future consultation.

Stephen then introduced Tom Ross one of local councillors and reminded everyone that he was not here on behalf of the labour party but as one of the ward councillors of Stretford and also a local resident.

Tom welcomed everyone to the meeting. He confirmed that he had only found out about these proposals last week the evening before the announcements were made via the media. He explained that the proposals will be laid before Trafford Council Executive Committee on the 2nd Oct at a special meeting of the executive committee starting at 6pm at the town hall. This will be a public meeting but members of the public are not allowed to speak at this meeting. The Executive Committee will then decide upon the papers that are public on the website – see link below and then consultation will proceed (Currently proposed to commence on 10th October for 8 weeks with 2 meetings planned in – one for the start of the consultation period and one for the end – both planned to be held at St Matthews Hall.

Tom also wanted to make sure everyone knew that our local councillors were following comments on social media (e.g. twitter, Stretford M32 facebook pages) and hoped everyone would make sure they took part in the official consultation.

[post meeting note: here is the link to the council website which shows who the Trafford Council Executive Committee is <https://democratic.trafford.gov.uk/mgCommitteeDetails.aspx?ID=141>]

[Post meeting note: Here is the link to all the information that will be presented to the executive committee at this meeting <https://democratic.trafford.gov.uk/ieListDocuments.aspx?CId=141&MId=2294>]

Introduction

Stephen McCusker committed that the outcomes and comments from this meeting would be recorded issued to the executive committee for them to consider alongside the proposed consultation on 2nd October.

He then highlighted the fact that there seemed to be 3 main viewpoints stated so far on social media –

1. Those who were happy with the plans as described so far
2. Those who were unhappy and didn't want this to happen - ever
3. Those who are maybes and would like more information and probably changes to the plans.

The floor was opened and the first question of the evening was asked (NB: The questions and statements here presented have been grouped under similar headings rather than in the order they were raised to assist reading of them):



Question [Q]

Please could you outline what the proposals are as there may be some mis-information around?

Answer [A]

Tom Ross outlined the proposals for the meeting (see over):

- University campus buildings for teaching on the former Kellogg's office site on Talbot Road – land has been purchased by Trafford Council for £12million pounds earlier this year. It will be built in a joint venture between Trafford Council and Bruntwood and UA92. Trafford Council will be the landlords for this site.
- New leisure centre to built on the Kellogg's site for both the community and the students. This will be owned and run by Trafford Council only. Once this new leisure centre is built the old one will be knocked down and the land redeveloped.
- Turn Moss will be developed into sports facilities but still be owned by Trafford Council.
- There will be a student village built on the Lacy Street carpark area. This will also involve Compulsory purchase [CPO] of the post office sorting office and the retail units here. The probation office will remain as it cannot be CPO'd as owned by the ministry of justice. This building will be approx. 20 storeys high and house 1,700 students when complete.
- The Essoldo [Former Bingo hall/cinema] on Chester Road will be CPO'd to form the student Union and will have some undefined community use. It is possible that Stretford Library may move into this building to fulfil the community use and release the current library building site to be redeveloped for housing.
- The units on Edge Lane will all be CPO'd and be used for student housing with possible retail below.

Questions and statements related to events leading up to this

- Q Trafford Council 'Old' Masterplan was focused on residential properties which would hopefully boost the sense of community by having permanent residences living here – not students who are transient and not here all year.
- Q How come 4 storey flats were refused planning permission by the council but now it's their development it's ok for a 20 storey dev out these plans when £12m was being spent to buy Kelloggs site?
- Q Because they have already spent £12m on the Kelloggs site it is a done deal – we must now concentrate on getting our voices heard and getting the best deals for Stretford residents to improve our area?
- Q We saw Gary Neville walking round Longford Park 3 months ago with men in suits!
- Q Has the £12m been paid for the Kelloggs site already?
- A Tom Ross – yes this deal was done back in Feb. Stephen Adshead added that at the time they were told it was for blue chip company use and was being done as an investment for Trafford Council.
- Q We are very upset that our local councillors did not know about this and were not included in any discussions regarding these plans. Who did know?
- A Tom Ross – Trafford Council Executive Committee knew and presumably some of the council paid officers – but this was not shared with us local councillors.
- Q How many of the Exec Committee live in Stretford?
- A Tom Ross – none of them.

Questions and statements related to ownership, leases, sales transfers and facilities

- Q Turn Moss Road – one of the access roads to Turn Moss is an un-adopted road owned by the residents – how will they deal with this?
- A Anne Duffield – There will indeed be issues with accessing Turn Moss – I believe there are other routes into it – these may be in Manchester Council area though. It will definitely need to be investigated.
- Q I really welcome the proposal – I hate Edge Lane and have been campaigning against the state of it since July. I hate seeing the Essoldo closed. I love the idea of Stretford finally getting some investment and I worry that if we don't grab at this it will disappear and go elsewhere and Stretford will lose out.
- Q Do Trafford have more land in the 'A56 corridor' that they will be looking to develop? Will there be more accommodation to come?
- A Stephen McCusker stated that the 'A56 corridor' was one used by councils to describe that route in and out of Manchester that it was not a proposal in itself. Tom Ross answered that no other plans had been divulged at this time but Bruntwood had more plans for development.
- Q Who owns the former B&Q site?
- A Stephen Adshead – this is owned by Lancashire Cricket Club [LCCC]
- Q Can we get guaranteed assurance that we will share the facilities with local schools and public – e.g. the swimming facilities for school swimming sessions still, the library for trips etc. We need to be sure that we all benefit. on page 22 of the Economic Impact Assessment, it makes it clear that “Although the proposed leisure centre will primarily be aimed at students on campus, there is the possibility of allowing communal access of its facilities during off peak times.”
- Q Will links be made with Stretford High School and Stretford Grammar School?

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- Q Will there be an impact statement done of local primary schools as some students maybe mature and bring their families?
- Q Will there be an impact statement on doctors, dentists, hospitals to ensure our infrastructure can cope?
- Q I moved to settled suburbia after attending university and I like living in a quiet sedate area – I don't want to live next door to students!
- Q Where will students not in hall live? (e.g. after 1st year) We don't have enough houses for everyone?
- Q I am quite open minded about the plan about the student accommodation but can we be assured that we won't be overrun by take aways and cheap retail – can we control it in some ways to allows artisan shops to grow?
- Q Where will the post office sorting office be relocated to – we need this facility in Stretford – there as a huge petition last year to save it?
- Q I am concerned about the need for cheap transport facilities and more investment in cycle paths, traffic and safe parking, and general traffic safety – especially as we have removed the subways
- Q I am cautiously optimistic about the scheme in general but I don't want to lose the library into the Essoldo and this area being developed into housing – I worry that we will lose the asset altogether, or at least some of community side of it.
- Q Stretford Library currently hosts a number of community activites such as rhymetime, knit & natter groups – will they still exist if the library moves into the Essoldo, and what guarantees do we have that we will always be able to access it? What about the community stuff at the leisure centre – same questions. And Turn Moss – same question – will the pitched get fenced off and the public be discouraged from using them? Also isn't Turn Moss part of the flood plain – how will this aspect be managed?
- Q Because there will be so much building for this development, what guarantees can the council give us that other plans that would assist the community will not get stalled or shelved – we need further investment from other parties also? What assurances can be given regarding safeguarding for our children [ie I don't want to take my child into a student union to visit the library, and the same at the leisure centre?]
- Q This is a big development project planned to be constructed over nearly 2 years – how will all this building and construction be planned to take place at the same time without affecting us?
- Q Are there timescales for more detailed plans for Turn Moss – as it is all a bit woolly about how many pitches etc.? How much detail will we get before the consultation?
- Q (Pre-Meeting question by someone who could not attend) I have concerns that some of those buildings proposed for CPOs will be demolished and lost forever

Questions and statements related to business plans and alternative proposals

Q Is there an alternative proposal for the Kellogg's building seeing as Trafford Council have purchased it already – what if the University was not to go ahead?

A Tom Ross – not that we know of.

Q How many residents are there currently in Stretford and how many total students will be coming here? How will we possibly absorb them into the town?

A Tom Ross – in the Stretford Area there are around 30,000 residents currently, the maximum total of students planned is 6,500. There will obviously need to be more accommodation built but where is not clear yet. Anne Duffield added that there will be controls put in place by the council to control HMOs [Houses of Multiple Occupancy] to try and stop any decline in our housing stock.

Q Where there any other plans in development to 'kick start' Stretford?

Q Will it really bring in investment or will the students just go to Chorlton or other student areas?

Q How on earth is this new University going to be validated within 2 years? It seems way too quick How will this process be managed?

Q How many partners are there?

A Tom Ross – UA92, Bruntwood, Trafford College, Microsoft, Lancaster University, Trafford Council and then Manchester United and Lancashire Cricket club.

Q We all want investment in Stretford – that is not up for debate – There are those that say The Mall and the A56 destroyed the community of Stretford – but we now have a real emerging community and if a town of 30,000 cannot sustain The Mall and it is not functioning I don't believe students will change it.

Q The Mall - how will it be developed? Have they been involved in this plan? How will it fit in? Will Tesco's stay or be given the opportunity to stay now?

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Q Why can't we have a new shopping centre on the Lacy St site with bars and restaurants for the community to enjoy? Where are we going to park? Many people use this car park for the metrolink as there is not enough parking there. Our infrastructure needs updating it will not cope?

Q On page 93 [of a document I didn't get the title of sorry!] there is a requirement for Trafford to build a certain number of new homes for the residents of Trafford – how do they propose to do this if we are not using these sites?

A This university will I think be an outpost and so will not need to be validated...

Q Will the university be a private university?

A Tom Ross – I will have to check but I don't think so.

*Note: Post meeting note: more information on the university can be found here on their website <http://www.lancaster.ac.uk/about-us/>

Questions and statements related to the proposed consultation

Q Will we get any more detail before the special exec meeting a week on Monday? Does anyone have the knowledge?

A Nobody was able to answer this at the meeting.

Q Why are local people organising this – surely it should be the council and the developers?

Q What different formats will the consultation be issued in – surely it should not be the responsibility of all residents to print out or obtain their own copy – this should be organised by the proposers to ensure different people can access the information in an appropriate format.

Q Are letters going to be sent out to all residents regarding the consultation as there are many people who do not use social media and as such won't know about this?

A Tom Ross – We will ask for this to be done and press them upon it. This consultation should involve everyone across the town.

Q Is this really going to be a useful consultation or is it a done deal?

*Note: from Stephen McCusker that we were all friends here tonight and that everyone deserved to be listened to with respect.

Q How effective will the consultation be?

A Anne Duffield – All plans for the Lacy Street development will have to go through the normal planning permission channels and as such will be scrutinised on environmental sustainability, traffic plans, effect on community, and effect on economy, effect on jobs etc. which will answer many questions and hopefully reassure us. This planning application will not be due until March 2018

- Q I have attended a huge number of meetings of the years and they usually come to nothing or are a done deal – I don't trust this council.
- Q We must now concentrate on the things we can change as this is a done deal – let's get the best benefits to Stretford that we can.
- Q 8 Weeks seems incredibly short for a consultation of this magnitude for the residents of Stretford – can this be extended to allow for it to be more meaningful and engage more people?
- A Tom Ross – we will request this as we agree it is a very important decision for Stretford and its residents.
- Q Given the history of consultations in Stretford if the majority of people are against the plans will this scheme be scrapped?
- A Tom Ross – ultimately the Exec Committee will make the decision based on all the facts at their disposal and be accountable for the decision to you the voting public.
- Q Do we believe that we can trust the Executive Committee to run the consultation process given that we feel they have hidden this whole thing from us – can we get someone else to do it?
- Q Have the council resourced themselves up properly to run this consultation given the sheer numbers of people involved, timescales etc.
- Q This is our chance to say what we want – this is our opportunity – it must not be wasted.
- Q What are we being consulted on? Is it just one part of this masterplan or the whole thing? This really isn't clear?
- Q I live on Lacy St. and this will really affect us! There are many elderly residents who don't know about this properly yet. I am worried that student areas are usually gated communities and if all our amenities are tied in with the students will we get pushed out. Eg. the leisure centre and library. This will also affect us with traffic and parking
- A Stephen McCusker – Yes all this detail will need to be fleshed out and discussions to clarify the impact on local residents.
- Q I want to make a well- informed decision for the consultation – but I need more information, I want pictures / drawings?
- A Tom Ross – We will share whatever we have with you – everything that the Executive Committee will see is on the council website. [Post meeting note – I have included it all at the start of this document]

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- Q We feel so let down by the public realm consultation they need more resources for this consultation and more copies of the plans that are accessible to all – and not just in the day when people are at work
- Q Is it worth bothering with the consultation?
- A Stephen Adshead – yes we must bother so that all the views are properly recorded and taken into account. Please make sure you engage with the consultation.
- A Stephen McCusker added that he had experience and knowledge of many development projects that have been affected by consultations/engagement and re-iterated the difference and importance of engagement compared to consultation – something that he had learned from his colleague Helen Aston (Senior Lecturer at the Manchester School of Architecture).
- Q Trafford Council are known to not always follow consultation rules and regulations – please can our councillors check them and make sure they are followed?
- Q Given the numbers that attended this meeting tonight – is St Matthews hall going to be big enough for a consultation event?
- Q I am struggling to hear at the back here – please can we use the P.A.System ?
- A Stephen McCusker stated that we couldn't use it at this time but this was a good point that should be considered for large meetings going forwards – as was the comment about capacity and large groups.

Closing Comments

Stephen McCusker then asked the room what we wanted to do with these notes.

Shelly Quinton-Hulme will type them up and we will send to the Exec Committee for them to read.

It was agreed to put them onto the Stretford M32 facebook page and to have them on the Friends of Stretford Public Hall Website [<http://www.stretfordpublichall.org.uk/>] and we will ask the library to hold a copy.

Stephen McCusker then outlined a proposal that 25 of the students [nice, clean, polite ones similar to those that people had met in October 2016!] from the Manchester School of Architecture were coming to Stretford Public Hall on Saturday 14th October. This was a pre-arranged event aimed at building on ideas from last year but that this would now be re-directed to focus on how this resource could benefit both the community of Stretford and the Manchester School of Architecture students.

There was then a quick poll around the room to gauge people's views on the proposals – it should be noted that approx. half the attendees had left at this point as we were scheduled to finish at 19:00 and we had really over run. The results were:

- Yes – accept the plans as they are – 1
- No Way, Never – 19
- Abstention – 1
- More information needed to make a decision - 96

Common Themes

- A general feeling that Trafford Council have been very underhand in doing these deals behind our backs
- A feeling that the consultation was perhaps planned to allow us not to change much and that it needed extending and looking at how it was to be delivered and by whom.
- A feeling that previous consultations – e.g. the previous masterplan and the public realm consultations were not handled well and were pointless as our views seemed to be ignored.
- People were concerned about the Lacy Street development being out of character for the town and too tall at 20 storeys high.
- People were worried about traffic management and how people will travel between sites on already full infrastructure.
- People were worried about reducing the amount of car parking spaces in Stretford
- People were worried about loss of facilities – library, leisure centre, greenspace, Turn Moss,
- People were worried that this might not be the best option for Stretford but it was being marketed as our only option.
- People were worried about our services – schools, hospitals, dentists, doctors, council services already being over stretched and failing.
- People worried about the Essoldo being a student's union.
- People worried about the loss of community by bringing in a transient population
- People worried about HMOs and what this can do to an area
- People worried about lots of takeaways and poor quality retail outlets bringing down the town centre further.
- People worried about the timescales for the project – it all seems very rushed.

Links to articles in the press

<http://www.manchestereveningnews.co.uk/news/greater-manchester-news/fancy-degree-gary-neville-university-12594739>

<http://www.manchestereveningnews.co.uk/news/greater-manchester-news/stretford-student-village-plans-neville-13660080>

<http://www.manchestereveningnews.co.uk/news/greater-manchester-news/gary-neville-class-92-opening-13646548>

<http://www.independent.co.uk/sport/football/news-and-comment/gary-neville-manchester-united-news-university-ua92-salford-city-class-of-92-giggs-scholes-butt-a7958421.html>

<https://twitter.com/ua92mcr?lang=en>

<https://www.theguardian.com/education/2017/sep/20/manchester-uniteds-class-of-92-unveil-plans-to-open-university>

<https://www.timeshighereducation.com/news/gary-neville-joins-lancaster-create-university-92>

<http://www.mirror.co.uk/sport/football/news/gary-neville-university-classof92-manchester-11206119>

<https://www.thesun.co.uk/sport/football/4513515/manchester-united-class-of-92-university/>

<http://mancunion.com/2017/02/16/gary-neville-plans-open-university/>

<http://www.dailymail.co.uk/sport/sportsnews/article-4902572/Manchester-United-s-Class-92-open-new-university.html>

http://www.messengernewspapers.co.uk/news/15546749.Former_Manchester_United_stars_to_open_a_university_campus_in_Old_Trafford/

<http://thenorthernquota.org/sport/gary-neville-open-sports-university-manchester>

<http://scan.lusu.co.uk/index.php/2017/03/10/gary-neville-university-footballer-in-talks-with-lancaster-university/> - interesting that this is dated March 2017

<https://www.studyinternational.com/news/manchester-uniteds-class-of-92-in-talks-to-open-a-university/#Ejh5joShqO7KLCbv.97> – and this was dated Feb 2017

<http://www.trafford.ac.uk/college-news> - Trafford College is a recognised partner

The actual website for UA92:

<https://www.ua92.ac.uk/our-campus> - The UA92 website with loads of information on it.

Some background information about Stretford and the Masterplan

<http://www.trafford.gov.uk/residents/community/partnerships-and-communities/consultations/stretford-masterplan/stretford-town-centre-masterplan-public-consultation.aspx>

<http://www.stretfordtowncentre.org.uk/docs/Stretford-Delivery-Plan-2016-17-FINAL.pdf>

<http://www.stretfordtowncentre.org.uk/about/stretford-masterplan.aspx>

<http://www.manchestereveningnews.co.uk/news/greater-manchester-news/campaigners-petition-save-stretfords-longford-11114460>

<http://www.investintrafford.com/TownCentres/stretford.aspx>

<https://juststepsideways.wordpress.com/2016/07/22/stretford-public-realm-phase-1/>