

**NOTICE OF THE DECISIONS AGREED OF THE PLANNING AND HOUSING  
COMMISSION MEETING HELD ON 13 APRIL 2016**

**COMMISSION MEMBERS**

Councillor Sue Derbyshire - Chair	Stockport MBC
Councillor Bernard Priest	Manchester CC
Councillor David Hibbert	Oldham Council
Councillor Derek Antrobus	Salford CC
Councillor Ged Cooney	Tameside Council
Councillor Michael Young	Trafford Council
Andrew Leysens	United Utilities
Jane Healey-Brown	ARUP
Ian Munro	New Charter

**PLANNING & HOUSING EXECUTIVE MEMBERS**

Councillor Sandra Walmsley	Bury Council
----------------------------	--------------

**ADVISORS**

Helen Telfer	Environment Agency
--------------	--------------------

**SUPPORT OFFICERS**

Eamonn Boylan	Stockport MBC
Paul Beardmore	Manchester CC
Garreth Bruff	GMIST
Chris Findley	Salford CC
David Fowler	Bury Council
Steve Fyfe	GMCA AGMA Planning & Housing Team
Alison Gordon	New Economy
Ian Kerr	GM Skills Company
Anne Morgan	Planning & Housing Team
Richard Roe	Trafford Council
Kerry Bond	GMIST

**1. APOLOGIES**

Apologies for absence were received on behalf of Stephen Trusler, Paula Vickers, Marie Hodgson, Cllr Rishi Shori, Crispian Logue.

**2. CHAIRS ANNOUNCEMENTS AND URGENT BUSINESS**

Councillor Derbyshire informed members that this would be Cllr Hibbert's last Planning and Housing Commission meeting as he would be standing down as a Councillor from the May elections.

## **RESOLVED/-**

To place on record thanks and appreciation to Councillor Hibbert for the hard work and contribution he has made to the Planning and Housing Commission and the work of the GMCA and AGMA Executive Board.

### **3. DECLARATIONS OF INTEREST**

None received.

### **4. MINUTES OF MEETING HELD ON 29<sup>th</sup> FEBRUARY 2016**

## **RESOLVED/-**

That the minutes of the meeting held on 29<sup>th</sup> February 2016 be approved as a correct record.

### **5. GREATER MANCHESTER SPATIAL FRAMEWORK AND CALL FOR SITES UPDATE**

Chris Findley, GM Planning Lead, gave a presentation updating members on the Greater Manchester Spatial Framework and key messages arising from the consultation, including-

- An overview of key messages from the consultation
- Specific points of feedback, around the following theses or issues -
  - People theme and Place theme
  - Green Belt
  - Design and Quality
  - Economy theme
  - Employment land
  - Housing
  - Transport
  - Environment
  - Strategic Housing Market Assessment
- Summary of submissions received to the call for sites to date
  - Existing supply and Submitted sites
  - Assessment output
  - Benefits of the process
- Ongoing work and Next steps

Discussion ensued and key points and comments included:

- Development pressure on important of open land that isn't greenbelt, and any potential mechanism or work underway to determine how to prioritise this type of land over greenbelt?
  - the current greenbelt assessment and a study of environmental assets being carried out by the GM Ecology Unit will effectively address the importance of open land that isn't greenbelt, a report will be brought to a future meeting.
- The importance of landscape as an asset to Greater Manchester, eg the Wigan/Salford mosses. Is an analysis to identify the most valuable assets required for the GMSF?

- Assessment is being made of land availability and quality of environmental assets outside of greenbelt, which should address this point, a report will be brought to a future meeting.
- Is there a safeguard in place across Greater Manchester to use brownfield land as a priority over greenbelt?
  - Government policy doesn't prioritise brownfield over greenfield sites. We need to make use of urban land resource by ensuring making sites are viable, discussions with HMT around the potential for a GM land programme would go some way to addressing this.
- Will broadband for new developments be addressed in the GMSF?
  - the GMF will look at infrastructure need for all key sites, although the current Broadband Implementation Programme has received £14.5m of ERDF funding prioritises super fast broadband to businesses.

A GMSF report was considered at the Joint GMCA/AGMA Scrutiny Pool meeting held on 8 April. Members agreed, as there isn't a formal consultation on each site submitted through the call for sites process, that individual authorities would receive any views on the sites that have been put forward, taking into consideration that sites put forward will form the Plan until 2035.

The Chair also emphasised the close link between business and quality housing, emphasising the need for districts to consider any new sites or area of land that they think would be appropriate to be brought forward for development by 2035, with the potential to improve the housing market.

#### **RESOLVED/-**

1. To note the presentation detailing the updates and key messages from the Greater Manchester Spatial Framework Consultation.
2. To note the call for sites update.
3. That a report on the Land availability assessment report be brought to a future meeting.
4. That a report on work to assess environmental assets and policy for the GMSF be brought to a future meeting.
5. That individual authorities would receive any views received on sites submitted through the call for sites.
6. That individual authorities work to identify any areas or sites that they feel have the potential to improve the wider housing market.

#### **5. BUDGET ANNOUNCEMENTS – FURTHER DEVOLUTION**

Eamonn Boylan, Lead Chief Executive for Planning and Housing introduced a report detailing the additional freedoms and flexibilities awarded to Greater Manchester as part of a further Devolution Agreement, announced alongside the recent 2016 Budget.

The latest devolution agreement was formally endorsed by the Greater Manchester Combined Authority at its meeting on 18 March, the Government committed to the following items that are relevant to this commission-

- to consider Greater Manchester's business case for a Land Programme to bring forward development on brownfield sites following the production of the draft GM Spatial Framework in Autumn 2016.
- to work with Greater Manchester to pursue innovative approaches to delivering social housing for GM citizens, including a review of the way that national housing programmes are structured and delivered and a discussion of the level of resources required by Greater Manchester to deliver local housing objectives.

Discussion ensued and key points and comments included:

- How can registered providers be included in the process to collectively deliver the Land Programme and new approaches to deliver social housing?
  - There is a memorandum of understanding which includes a growth element between AGMA/GMCA and registered providers.
- Officers will liaise with the Registered Providers Group to build a business case to justify to Government changes required to how we manage processes.
- Liverpool have established a vehicle to promote shared ownership, is this something we could learn from?
  - Work being undertaken on the Greater Manchester Spatial Framework and the Strategic Housing Market Assessment will help us understand what homes are required in GM and from this the most appropriate GM vehicle and methods for delivering affordable homes.

#### **RESOLVED/-**

That the Commission note the report detailing the additional freedoms and flexibilities awarded to Greater Manchester as part of a further Devolution Agreement, and welcomes more information to a future meeting.

#### **6. BUDGET ANNOUNCEMENTS - PLANNING AND HOUSING**

Eamonn Boylan and Paul Beardmore presented a report updating Members on a number of Government programmes recently announced, including-

- Starter Homes – Land Fund and Consultation on Regulations
- Locally – Led Garden Villages, Towns and Cities
- Estate Regeneration

Working together, the ten authorities in GM will submit an expression of interest to each of these programmes by the relevant deadline.

#### **RESOLVED/-**

1. That the Commission notes the recent Government programmes announced and the implications and opportunities they present for Greater Manchester.
2. That a further update report be brought to a future meeting.

## 7. SKILLS AND APPRENTICESHIPS IN CONSTRUCTION

Members received a presentation from Ian Kerr, The Skills Company, giving an overview constructions skills and apprenticeships available, including-

- Pre-employment programmes
- Traineeships for 16-24 year olds
- Apprenticeships
- Adult Skills and Pre-Recruitment
- Employer Engagement
- Broad range of skills provision
- Adopting a market making role
- Track record of collaboration including large scale construction build and employment and skills projects
- Significant investment in training facilities
- Economic impact & links to Greater Manchester Strategy

Discussion ensued and key points and comments included:

- The potential for some disconnect between training/apprenticeships available and the work available or skills demanded by the sector, and how can this be best aligned
  - We need to ensure skills fit the industries, we are working with construction companies to plan the types of skills required.
  - we need to look at how we work with construction companies and engage with industry in the design of skills and apprenticeship programmes.
- How the construction sector fits into the wider GM Skills Strategy and our ambitions to deliver growth at scale in GM?
  - Housing providers are putting their apprenticeship levy together and keen to work more closely around the skills strategy.
  - the strategic fit between planning and housing and the skills agenda needs to be made clearer
- An apprenticeship strategy is being developed, and will be a good opportunity to make sure that joint interests between planning and housing and skills/apprentices are addressed.

### **RESOLVED/-**

1. That the Commission note the presentation and thank Ian Kerr.
2. That officers liaise to ensure that common interests between planning and housing and training/skills are addressed and included within the Apprenticeship Strategy.
3. That a further update report be brought to a future meeting.

## 8. FUTURE MEETING DATES:

6<sup>th</sup> July 2016

12<sup>th</sup> October 2016

17<sup>th</sup> January 2017

5<sup>th</sup> April 2017

All meetings will be held 2:00-4:00pm at Manchester Town Hall