

**DECISIONS AGREED AT THE MEETING OF THE PLANNING AND HOUSING
COMMISSION
HELD ON 17 JANURAY 2017**

COMMISSION MEMBERS

Councillor Barbara Brownridge	Oldham Council
Councillor Richard Farnell (Portfolio Holder, Chair)	Rochdale BC
Councillor Derek Antrobus	Salford CC
Councillor Paula Boshell (Deputy Portfolio Holder)	Salford CC
Councillor Philip Harding	Stockport MBC
Councillor Mark Hunter (Deputy Portfolio Holder)	Stockport MBC
Councillor Gerald Cooney	Tameside MBC
Councillor John Taylor	Tameside MBC
Councillor David Molyneux	Wigan Council
Ian Munro (Vice Chair)	New Charter

ADVISORS

Simon Bedford	Deloitte Real Estate
Andrew Leyskens	United Utilities
Nicola Wooding	HCA

SUPPORT OFFICERS

Eamonn Boylan	Stockport MBC & Chief Executive Lead for GM
Adam Booth	Environment Agency
Garreth Bruff	GMIST
Chris Findley	Salford CC & GM Planning Lead
David Fowler	Bury Council
Steve Fyfe	GMCA AGMA Planning & Housing Team
Alison Gordon	New Economy
Anne Morgan	GMCA AGMA Planning & Housing Team
Nick Pearson	Environment Agency
Richard Roe	Trafford Council
James Shuttleworth	Manchester CC
Mark Turner	GMCA

1/17 APOLOGIES

Councillor Farnell welcomed all members to the meeting of the Planning and Housing Commission. Apologies for absence were received on behalf of Paul Beardmore, Councillor John Blundell Jane Healey Brown, Councillor Brian Shaw, Steve Trusler, Paula Vickers and Councillor Sandra Walmesley.

2/17 CHAIRS ANNOUNCEMENT AND URGENT BUSINESS

There were no announcements or matters of urgent business reported.

3/17 DECLARATIONS OF INTEREST

There were no declarations of interest made.

4/17 MINUTES AND MATTERS ARISING OF THE MEETING HELD ON 31 OCTOBER 2016

The minutes of the Planning and Housing Commission meeting held on 31 October 2016 were submitted for consideration.

RESOLVED/-

To approve the minutes of the GMCA meeting held on 31 October as a correct record.

5/17 GM SPATIAL FRAMEWORK (GMSF) – UPDATE ON CONSULTATION AND NEXT STEPS

Chris Findley, GM Planning Lead gave a presentation that provided members with an update on the GM Spatial Framework consultation and the next steps.

The consultation period ran between the on 31 October 2016 and 16 January 2017, and in this time around 80 public events had been held across Greater Manchester and there had been around 48,000 users accessing the GMSF consultation portal. As anticipated there have been a significant numbers of representations made on the GMSF, with around 9000 letters and 8000 emails received as well as 2,500 representations through on the GMSF portal.

The majority of the feedback relates to proposed allocations in greenbelt areas. Other representations challenge the growth forecast used as a basis for the GMSF and the approach to brownfield land. Significant issues in relation to infrastructure provision have also been received. Some representations also raise concerns around the consultation process itself and the analysis will need to reflect on these issues as well as on matters of policy.

It will be a considerable technical as well as administrative task to ensure all these representations are properly recorded, analysed and then summarised into a report.

Whilst this takes place, work is also ongoing to update and extend the evidence base and the implications of the anticipated Housing White Paper, which we expect to address the methodology for identifying housing requirements, will need to be recognised in the next draft of the GMSF plan.

Next steps include a report to the GM Combined Authority in March identifying key issues from the consultation and one to the Commission in April, with an update on the consultation and timeline to the next draft of the GMSF.

Members discussed a range of issues and opportunities, including:

- The focus on potential allocations, rather than strategic issues, and the reasons for this;
- The likely content of the Housing White Paper; the Combined Authority will need to publish a response to this so that people can understand the implications for the GMSF; ensuring that a response to the recommendations on the methodology in the Housing White Paper is reflected in the GMSF;
- Differences between the number of responses made through the online portal and the number of users accessing the portal to view the GMSF;
- How the portal could be simplified to encourage more people to comment on the GMSF through this route;
- Opportunities for people to comment on future drafts of the GMSF at further stages in the process
- The Commission welcomed a fuller update to be provided to the next meeting in April.

RESOLVED/-

To note the update provided.

6/17 FLOOD AND WATER MANAGEMENT – CAPITAL PROGRAMMES

The Commission received an update from Nick Pearson, Environment Agency, on the Environment Agency's flood risk capital Investment Programme 2015-2021. This was supplemented with a presentation which provided an overview of the background of the funding settlement of £2.3bn from DEFRA over the next six years including the targets to reduce the risks to residential properties.

Progress with regard to four key schemes in Greater Manchester was also provided along with the implications post the Autumn Statement 2016.

There is a strong capital programme in GM and work will continue with partners to explore further funding opportunities to continue to feed the pipeline of projects beyond this investment programme of six years.

Members asked for clarification on the funding of the Radcliffe and Redvales and Rochdale and Littleborough schemes and discussed the requirement to lobby Government to speed up development of schemes and for all partners to support the business cases to develop projects.

RESOLVED/-

1. To note the progress being made as part of the capital Investment Programme 2015 – 2021 and to encourage support in delivering this programme across the districts.
2. To support partnership working and explore other sources of funding and the aligning of programmes.

7/17 GM HOUSING INVESTMENT LOAN FUND (GMHILF)

Eamonn Boylan, Planning and Housing Lead Chief Executive, introduced a report that provided Commission members with an update on the progress of the GM Housing Investment Loan Fund (GMHILF) as at the end of December 2016.

GM has approved offers for 15 loans amounting to £196m of committed investment. Reflecting the current market, the majority of commitment from the fund is for City Centre apartments in Manchester, Salford and Trafford, though work is ongoing to identify further projects that require support from the Fund across other areas of GM.

RESOLVED/-

To note the update provided.

8/17 KEY ENVIRONMENT PROGRAMMES: URBAN PIONEER AND NATURAL COURSE UPDATE

Mark Turner, Natural Course GM Team Leader, GMCA and Adam Booth, Urban Pioneer Project Manager provided an overview of the two key initiatives, Urban Pioneer and Natural Course.

The DEFRA Urban Pioneer project will bring together key stakeholders to test new ways of working together to improve the natural environment across Greater Manchester, supporting ongoing projects to work in a more integrated way, engaging and connecting people with nature in their city, maximising health and economic benefits through investment in the environment, creating sustainable growth and a good quality of life.

The policy and project landscape along with the approach, timeline and next steps for the Urban Pioneer was highlighted.

Natural Course is an EU LIFE Integrated Project aimed at integrated water management through accelerating delivery towards the objectives of the EU Water Framework Directive (WFD) and improved flood risk management.

The project spans the North West England River Basin District, with an early focus on the River Irwell catchment. Natural Course is delivered by a partnership comprising the Environment Agency, United Utilities, the Greater Manchester Combined Authority (with Salford City Council acting as lead authority), the Rivers Trust and Natural England.

The objectives links with the GMSF and two examples of projects that employ a Natural Capital approach to tackle the challenges was highlighted to the Commission.

Members offered support for the progress in the development of the Urban Pioneer and Natural Course projects and considered the opportunities to enhance the work in the context of devolution. Both projects link with wider work programmes, such as the GM Spatial Framework; and further engagement and support by the Commission will be important in maximising their impact for Greater Manchester.

RESOLVED/-

To note the progress being made in delivering the Urban Pioneer and Natural Course.

9/17 AUTUMN STATEMENT AND SUBSEQUENT ANNOUNCEMENTS

Steve Fyfe, Housing Strategy Manager GMCA, provided the Commission with a summary on the key relevant announcements in the Autumn Statement and the expected policy direction in the anticipated Housing White Paper.

These include:

- A new Housing Infrastructure Fund of £2.3bn by 2021 which forms part of a broader National Productivity Investment Fund (NPIF);
- Relaxation of restrictions on grant funding to support the delivery of new Affordable Rent properties; in the first phase of funding from the HCA's Shared Ownership and Affordable Homes, GM have been awarded over £100m which will provide approx. 4k properties. The NPIF will also provide an additional £1.4bn to deliver an additional 40k housing starts by 2020-21;
- Under the heading of accelerated construction, £1.7bn will be invested by 2020-21 to speed up housing building on public sector land in England;
- A regional pilot of Right to Buy for housing association tenants, although the location of this has yet to be confirmed;
- The Government has decided not to proceed with powers to charge higher rents for council tenants with household earnings over £31k;
- GM has been accepted as a partner for Starter Home Land Fund to support the acquisition of suitable land for starter home development by 2020.

Members of the Commission noted that GM Leaders are considering the potential for a business case to amalgamate different funding streams, to enable greater flexibility on housing investment and support across GM

RESOLVED/-

To note the evolving direction of Government policy and request further briefing on the forthcoming Housing White Paper.

10/17 DATES OF FUTURE MEETINGS

5 April 2017	2:00 - 4:00pm
19 July 2017	2:00 - 4.00pm