PLANNING AND HOUSING COMMISSION

MINUTES OF THE MEETING HELD ON 14 JANUARY 2015

COMMISSION MEMBERS
Councillor Sue Derbyshire - Chair Stockport MBC
Councillor Jeff Smith Manchester CC
Councillor David Hibbert Oldham Council
Councillor Derek Antrobus Salford CC
Councillor Ged Cooney Tameside MBC
Jane Healey Brown ARUP
Ian Munro National Housing Federation
Stephen Trusler Laing O’Rourke
Paula Vickers United Utilities
Simon Bedford Deloitte

PLANNING & HOUSING EXECUTIVE MEMBERS
Councillor Sandra Walmsley Bury Council
Councillor Gena Merrett Salford CC
Councillor Patrick McAuley Stockport MBC
Councillor Peter Robinson Tameside MBC

ADVISORS
Marie Hodgson HCA
Matt Ellis Environment Agency

SUPPORT OFFICERS
Eamonn Boylan Stockport MBC
Paul Beardmore Manchester CC
Chris Findley Salford CC
Steve Fyfe AGMA Planning & Housing Team
Alison Gordon New Economy
David Hodcroft AGMA Planning & Housing Team
Anne Morgan AGMA Planning & Housing Team
Crispian Logue Bury Council
Garreth Bruff GMIST
Kerry Bond GMIST

OBSERVING
Nick Graham Turley
Mike Harris St Helens Council
Faraz Latif New Economy
Jake Crompton Indigo Planning

1. APOLOGIES
Councillor Ged Cooney Tameside MBC
Councillor Michael Hyman Trafford Council
2. CHAIR’S ANNOUNCEMENTS AND URGENT BUSINESS

Private Sector Membership

Garreth Bruff gave a verbal update on the role and term of office for current Private Sector Members and Simon Bedford's term of office.

RESOLVED/-

To agree to extend the term of office for Simon Bedford for an additional 3 year period.

3. DECLARATIONS OF INTEREST

None received.

4. MINUTES OF MEETING HELD ON 24 OCTOBER 2014

RESOLVED/-

That the minutes of the meeting held on 24 October 2014 be approved as a correct record.

5. GREATER MANCHESTER DEVOLUTION AGREEMENT

The Commission received a presentation from Eamonn Boylan, Chief Executive, Stockport MBC detailing the new devolution agreement and proposals for a staged approach to changes in governance arrangements - including an Appointed Mayor as the 11th Member of the GMCA as a transition to a Directly Elected Mayor for Greater Manchester.

Discussion ensued and key points and comments included:

- Planning powers devolved to the Mayor, will be included within a wider package of powers and governance control which will be considered during conversations with government. Once leaders have considered this, the proposition package will be brought to a future commission meeting.

- Once in post the Mayor will be entitled to vote, bringing the consensus of GMCA / AGMA decisions to 8/11, except for the Spatial Framework which will need unanimous agreement.

- The £300m Housing Investment Fund is from existing CLG budgets and will be ring fenced to GM. The intention is to recycle the £300m to maximise the use of the fund, with the loan finance underwritten by the GMCA.

- It has been agreed by Leaders that there will be no change in existing delivery structures. GM leaders will still continue to be portfolio leads for certain areas. As all districts are not represented on the PHC, membership
will need to be discussed and portfolio holders will continue to be invited to meetings. Any review will be subject to further proposals/discussions.

- Some work will still need to be carried out locally, for example, the Employment and Work Skills Programme will need to use local delivery mechanisms due to the variation across districts.

- The interim Mayor will be appointed at the GMCA AGM in June to hold post until elections in 2017. Current Police and Crime Commissioner power will be taken on by the Elected Mayor in 2017, there is no proposal to recreate a separate policing authority. The Police and Crime Commissioner is in post until 2016, this term is subject to discussion with the possibility of extension until 2017.

**RESOLVED/-**

1. To note the approach as detailed in the report.
2. To receive further updates at key stages, to include the issue of any additional planning powers for members to contribute prior to agreement by GMCA.

6. **GREATER MANCHESTER SPATIAL FRAMEWORK**

The Commission received a report presented by Eamonn Boylan, Chief Executive, Stockport MBC and Chris Findley, GM Planning Lead, providing information on the proposed scope of the plan, the outcome of the recent consultation exercise and next steps on the GM Spatial Framework.

Discussion ensued and key points and comments included:

- The scope of the GMSF as detailed at Appendix 1 of the report has been reported to Leaders but this is still work in progress and is being used to develop our thinking on what is worked on at GM and local levels.

- The GMSF evidence base is being revised in the light of the consultation responses and being extended to reflect the change in status of the document. A consultation strategy is also being prepared including proposals as to how we can engage with developers and investors constructively. This will be brought back to a commission meeting before taken for approval to Leaders.

- Six of the ten districts have an adopted core strategy in place, but several of these were adopted prior to the NPFF coming into force. The Planning and Housing Team are liaising with districts to work through their issues.

- The GMSF needs to be integrated with transport and the development of the economy to help protect employment land whilst encouraging new housing. The commission’s role needs to be formalised in this work.

- We need to look at inter connectivity of all plans, and to ensure that planning policies reflect these plans, appropriate infrastructure also needs to be in place to ensure development is sustainable, for example schools places in areas of new homes build.
1. To note the contents of the report in particular the issues raised in paragraph 5.2 around considering the role the commission could play in-
   • developing the long term vision for the GMSF to articulate and reflect the opportunities presented by our groundbreaking Devolution Agreement,
   • innovative ways of engaging and utilising industry and investors to influence our approach.
2. That GM Spatial Framework be a standing agenda item for future meetings.
3. That a proposal on role of the commission be brought back to the next meeting.
4. That a report detailing the scope of GMSF be brought back to a future meeting.

7. HOUSING INVESTMENT FUND

The Commission received a presentation from Paul Beardmore on the GM Housing Investment Fund.

The £300 million repayable fund is part of the Devolution Agreement with Government and is in addition to current work on residential growth. The fund offers a substantial boost to provide finance solutions that fit the GM market and to the chances of generating some short term momentum on delivery. It is hoped to have an initial call for projects early in 2015/16.

Details are still being worked up in partnership with Homes & Communities Agency and local authorities to analyse the existing pipeline of housing sites and to determine interventions needed to accelerate delivery of schemes.

RESOLVED/-

1. To note the presentation.
2. That an update be brought to a future meeting, to include the establishment of GM Place.

8. HOUSING MARKET MONITOR

The Commission received for information the latest GM Housing Market Monitor report.

RESOLVED/-

To note the update.

9. FUTURE MEETING DATES:

15 April 2015
8th July 2015
7th October 2015
20th January 2016
13th April 2016

All meetings will be held from 2:30pm-4:30pm in Manchester, venue to be confirmed.