DECISIONS AGREED AT THE MEETING OF THE PLANNING AND HOUSING COMMISSION
HELD ON 5 APRIL 2017

COMMISSION MEMBERS

Councillor Sandra Walmsley
Councillor Bernard Priest
Councillor Barbara Brownridge
Councillor Philip Harding
Councillor David Molyneux
Ian Munro (Chair)
Jane Healey Brown
Andrew Leyssens

Bury Council
Manchester CC
Oldham Council
Stockport MBC
Wigan Council
New Charter
ARUP
United Utilities

SUPPORT OFFICERS

Paul Beardmore
Eamonn Boylan

Garreth Bruff
Chris Findley
David Fowler
Steve Fyfe

James Shuttleworth
Lucy Woodbine

GMCA Planning and Housing Team
GMCA Chief Executive and Lead for Planning and Housing
GMCA
Salford CC & GM Planning Lead
Bury Council
GMCA AGMA Planning & Housing Team
Manchester CC
GMCA Planning and Housing Team

11/17 APOLOGIES

Ian Munro welcomed all members to the meeting of the Planning and Housing Commission. Apologies for absence were received on behalf of Simon Bedford, Councillor Paula Boshell, Councillor Richard Farnell, David Fowler, Councillor Mark Hunter, Councillor John Taylor, Helen Telfer, Steve Trusler and Nicola Wooding.

12/17 CHAIRS ANNOUNCEMENT AND URGENT BUSINESS

There were no announcements or matters of urgent business reported.

13/17 DECLARATIONS OF INTEREST

There were no declarations of interest made.
The minutes of the Planning and Housing Commission meeting held on 17 January 2017 were submitted for consideration. A Member raised an issue under the following item;

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

Councillor Antrobus brought to the attention of the Commission that the previous discussion on this item had highlighted the important relationship with the GM Spatial Framework (GMSF) and need to make clear links to the Urban Pioneer Programme. It was agreed that the action should be to report back to the Commission on how the programme is supporting and being linked with the GMSF. It was suggested that an update should be provided at a future meeting.

RESOLVED/-

To agree and note the amends to the minutes of the Planning and Housing Commission on 17 January 2017.

15/17 TERMS OF REFERENCE - PRIVATE SECTOR ENGAGEMENT

Consideration was given to a report on arrangements for engaging private sector members in GM’s planning and housing work.

The number of elected members on the Commission has grown alongside the appointment of two deputy portfolio holders in light of changing workloads and priorities and to help provide support for the GM Planning and Housing Portfolio Holder. In contrast private sector membership has remained the same, therefore it was regarded timely to review the situation and give consideration to the benefits of and opportunities for increasing private sector engagement.

The details of any new arrangements would need to be developed and agreed in order to be formally endorsed at the AGMA/GMCA Annual General Meeting in June 2017.

Members offered support to establish a broader network of private sector stakeholders and discussed a range of issues and opportunities, including:

- Engage existing private sector representatives to develop a detailed proposal;
- Extend invitations to include representatives of Private Rented Sector management industry providers;
- Consider who to engage and why, in order that the role of stakeholders is productive;
- Consider how this will be received publically and ensure the aim of broader engagement with the industry to provide more in-depth and informed views to the Commission meetings is reflected;

Next steps include the development of a more detailed proposal, in conjunction with existing private sector representatives, for ratification by the Chair before submission to the AGM of AGMA/GMCA for approval. A detailed programme of work and
membership for the network will also be developed and brought to a future Planning and Housing commission meeting for approval.

RESOLVED/-

1. To note the comments and develop a more detailed proposal to establish an advisory network of private sector stakeholders for the AGMA/GMCA AGM in June.
2. To provide an update report at the next meeting of the Planning and Housing Commission.

16/17  GM SPATIAL FRAMEWORK: GREATER MANCHESTER’S PLANS FOR HOMES AND JOBS

Chris Findley, GM Planning Lead introduced a report which was considered by the GMCA/AGMA Executive Board on 31 March 2017 providing an update on responses to the recent consultation and summarised the next steps in the process. It was confirmed that there is a commitment to examine and publish all responses that have been received after the spring.

Given the level of response to the consultation, members asked about the processes being used to agree the way to proceed and develop the next draft for publication and consultation. It was confirmed that a great deal of analysis to look at the issues raised will be required prior to the next stage. A great deal of technical evidence work to link infrastructure to housing requirements is also required as well as incorporating any new methodology for calculating housing need referred to in the Housing White Paper.

One of the issues raised in the consultation has been the supply of brownfield land and existing land in the urban area and districts have been asked to check supply and deliverability of these sites in order to pursue a brownfield and Town Centre first strategy for development.

It was highlighted that the deliverability costs of developing brownfield sites required support and it was confirmed that GMCA are working closely with the Department for Communities and Local Government (DCLG) and Treasury to try and address this. It will require a different approach to investment.

The Commission also discussed the lessons learned from the consultation exercise and the need to ensure that the aims and objectives of the GMSF are presented in a clear manner. Clearly issues have been raised with regards to infrastructure and this evidence will need to be in a place for the next draft of the GMSF.

This is a huge task and Leaders have expressed the requirement to work hard to meet the next stage of the plan by September. A report will be brought back to the next meeting of the Planning and Housing Commission that captures all the work that is underway.

RESOLVED/-

1. To note the report;
2. To agree the proposed timetable;
3. To note the comments from members of the GM Planning and Housing Commission;
4. To receive a further update report at the next GM Planning and Housing Commission meeting.

17/17 MEMORANDUM OF UNDERSTANDING WITH GM HOUSING PARTNERSHIP: UPDATE AND DELIVERY PLAN

Ian Munro introduced a report that provided an update on the progress on the Memorandum of Understanding with GM Housing Providers. The report was considered and welcomed by the GM Combined Authority at the meeting on 24 February.

The first full delivery plan attached with the report sets out a detailed picture of progress made and the next steps across a broad agenda for collaborative working on shared priorities.

Members offered their support for the report and delivery plan but felt that some of the performances measures should be more ambitious and reflect outcomes. It was commented that this was the first iteration of the plan and agreed that greater definition and expectation should be incorporated.

RESOLVED/-

1. To note the update provided.
2. To note the comments made by the Commission and incorporate into the further update in six months.

18/17 HOUSING MARKET MONITOR

Paul Beardmore, GM Housing Lead, provided a presentation on the GM Housing Market Monitor 2016. The data was presented in eight sections to reflect recent feedback from the Commission.

The areas covered included:
- Housing stock and tenure;
- Development;
- Residential sales;
- Private rented sector;
- Market housing affordability;
- Social rented sector;
- Housing benefit;
- Empty homes.

The Commission were asked to consider the revised monitor and provide comment on the data presented and any that is missing that the Commission would find helpful.

Members welcomed the report and the coverage it provides, and asked whether or not it would be of value to include interest rate data alongside housing affordability. It was confirmed that the figures do take into account the cost of mortgages and this information can be separated out if required.

It was confirmed that the 2.7% figure for long term vacant homes highlights the level of demand, shortage of supply and requirement for new housing stock.
Members felt that it could be useful to evaluate the impact of change in council tax charges for empty properties in future work.

**RESOLVED/-**

To note the update provided and comments from the Commission with regard to future data inclusion.

**19/17 HOUSING WHITE PAPER BRIEFING**

Steve Fyfe, Head of Housing Strategy, GMCA, provided the Commission with a summary on the key announcements on the publication of the Government’s White Paper on housing and planning.

A briefing note on the White Paper was attached covering the following four chapters:

1. Planning for the right homes in the right places;
2. Building homes faster;
3. Diversifying the market;
4. Helping people now.

The consultation promises a future consultation on options for standardising the methodology for assessing housing requirements in planning intended to be used from April 2018. This information is important for the next stage of the GMSF.

Anne Morgan, Head of Planning Strategy, GMCA, explained that the white paper concludes with an annex of further detail, followed by 38 questions which are the subject of public consultation. The GMCA Planning and Housing Team have begun drafting a response to the detailed questions set out in the paper and it is intended to prepare an overarching response which picks up on key messages and omissions from the GMCAs perspective.

The deadline for responding to the consultation is 2 May 2017, and it was agreed to circulate the draft GM response to the Commission members for comments and inputs as soon as possible.

Members offered support for the emphasis on diversifying the housing market through partnering with smaller builders, but would like to see what measures would be introduced to support them to deliver.

Councillor Harding raised the issue of annual charges for the leasehold and growing trend to sell new homes as leasehold. This issue will be addressed in the response.

**RESOLVED/-**

1. To note the comments upon the briefing;
2. To note the comments from Members of the Commission for inclusion in the response;
3. To circulate the draft GM response to the Commission members for comments and inputs.
20/17 DATES OF FUTURE MEETINGS

19 July 2017  2:00 - 4.00pm