

The Executive

Minutes of the meeting held on 14 September 2016

Present: Councillor– Leese in the Chair
Councillors Andrews, Battle, Flanagan, N Murphy, S Newman, Priest and Rahman

Also present as Members of the Standing Consultative Panel:
Councillors Akbar, Bridges, Dar and Stogia

Exe/16/108 Minutes

Decision

To approve the minutes of the meeting held on 29 June 2016 as a correct record.

Exe/16/109 Statement on Extreme Weather on 13 September 2016

A statement was provided on the exceptionally heavy rain storms that had passed over the city during the evening of the previous day. The extreme volumes of rainwater runoff had caused flooding and disruption in many parts of the city. There had been flooding into some shops in the city centre; some flooded roads had become impassable or hazardous; some sport and leisure facilities had been forced to close, including the postponement of Manchester City's Champions League match against Borussia Monchengladbach at the Etihad Stadium. A power failure in part of the Metrolink tram system had caused the cancellation of many services.

The statement explained the work that was under way to help businesses and communities recover. We pledged to continue to offer all the support that we could to business and residential properties that had been affected.

Exe/16/110 Manchester City Council Policy Framework for Neighbourhood Planning

The Localism Act 2011 had introduced new planning provisions enabling designated Neighbourhood Forums to prepare planning policies for a designated Neighbourhood Area. Those policies would then be considered by the relevant local authority and by an independent examiner. The intent of the legislation was to allow communities to shape development in their areas.

Once designated, a Neighbourhood Forum may prepare a Neighbourhood Development Plan and Neighbourhood Development Order. The purpose of the Neighbourhood Development Plan was to set out policies for the future development of a Neighbourhood Area. The plan would be subject to Independent Examination and would be put to a referendum in the local area before adoption. Once adopted, the plan will become part of the statutory development plan and therefore decisions on planning applications would need to be made in accordance with it. The

Neighbourhood Development Order would grant planning permission for certain kinds of development within the Neighbourhood Area.

The report examined the potential changes that would be brought about by the designation of a Neighbourhood Area, and the relationship between the Council's means of strategic development planning and the Neighbourhood Development Plans and Neighbourhood Development Orders that would arise from Neighbourhood Areas. The Council's approach involved the use of development frameworks, such as Strategic Regeneration Frameworks and Neighbourhood Development Frameworks. These frameworks were developed in collaboration with key stakeholders and involved extensive consultation processes. Development frameworks were used as the means of delivering significant development but ensuring that commercial opportunities could be reconciled with the need to promote successful and sustainable neighbourhoods.

It was explained that there was a risk that the Neighbourhood Planning approach could undermine the role of development frameworks and so affect the delivery of growth and community engagement, and raise false hopes amongst local residents of their ability to have influence over their neighbourhoods. It could also result in a preponderance of plans and strategies and policy confusion, and increased uncertainty for developers. It was felt to be essential that activity taking place through Neighbourhood Planning complemented the existing approach to regeneration and service delivery which balanced the strategic case for growth with the need to promote sustainable and attractive neighbourhoods.

The report therefore highlighted the importance of their being a clear policy on the establishment of any more Neighbourhood Areas in the city that would be used to consider any applications from neighbourhood forums. The proposed policy was:

- Proposals for Neighbourhood Planning would be supported only where they complement wider Council policies and programmes for the regeneration of the City and its neighbourhoods.
- Proposals for Neighbourhood Planning would only be supported in areas that can reasonably be represented by Neighbourhood Forums in terms of population and strategic significance.
- Proposals for Neighbourhood Planning would be supported as a means of delivering the aims of the Our Manchester Strategy and those of the applying relevant body. The Council would promote the use of the most appropriate measures to achieve these aims.

The meetings was addressed by Mr I Christie of the Castlefield Neighbourhood Forum. That Forum had developed proposals for a Neighbourhood Area for part of the city centre, and he spoke on the way their application was likely to be evaluated if the above policy was adopted. He explained why the Castlefield Neighbourhood Forum did not support the exclusion from Neighbourhood Areas of those parts of the city that were the subject of an approved Strategic Regeneration Framework. He proposed that it would be preferable for the policy to stress the primacy of an adopted Strategic Regeneration Framework over a Neighbourhood Development Plan, so that the risk of a Neighbourhood Development Plan impeding the implementation of a Strategic Regeneration Framework was removed.

We were advised that given the status of a Neighbourhood Development Plan as part of the statutory development plan it would not be possible legally for a Strategic Regeneration Framework to be considered and treated as more important.

Having considered the potential implications of Neighbourhood Areas and Neighbourhood Development Plans we supported the proposed policy for the evaluation of any new applications for the designation of a Neighbourhood Area.

Decision

To approve the policy framework as set out in section four of the report and summarised above.

Exe/16/111 Mayfield Commercial and Legal Structure

In July we had considered a report on the implementation of the Strategic Regeneration Framework (SRF) for the Mayfield area. We had authorised the Chief Executive to develop a selection process for a development partner, and also to negotiate the commercial arrangements with the development partner, along with London & Continental Railways (LCR) and Transport for Greater Manchester (TfGM), with the final terms to be reported to a future meeting (Minute Exe/16/097).

The Chief Executive now presented a report on the proposals for those terms and the legal arrangements for the Joint Venture Vehicle (JVV) to manage the development works. The preferred developer that had been selected by the Mayfield Partnership was U&I Group Plc. The report summarised their proposed approach to the design of the site that had been submitted as part of their bid for preferred developer.

Decisions

1. To agree the outcome of the process to procure a preferred development partner for the Mayfield area, in partnership with London & Continental Railways (LCR) and Transport for Greater Manchester (TfGM).
2. To note the proposed terms of the contractual and commercial arrangements between the preferred development partner and the public sector partners set out within the other report on the Mayfield Development on this agenda (Minute Exe/16/115).

Exe/16/112 Decisions of the Greater Manchester Combined Authority

Decision

To receive and note of the decisions made at the meetings of the Greater Manchester Combined Authority on 29 July and 26 August 2016.

Exe/16/113 Decisions of the Annual Meeting of the Association of Greater Manchester Authorities Executive Board

Decision

To receive and note of the decisions made at the meeting of the Greater Manchester Combined Authority and the Association of Greater Manchester Authorities Executive Board on 29 July 2016.

Exe/16/114 Exclusion of the Public

A recommendation was made that the public be excluded during consideration of the next item of business.

Decision

To exclude the public during consideration of the following item which involved consideration of exempt information relating to the financial or business affairs of particular persons and public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**Exe/16/115 Mayfield Commercial and Legal Structure
(Public Excluded)**

A report submitted by the Chief Executive set out the key elements of the agreement between the public sector partners involved in the implementation of the Mayfield Strategic Regeneration Framework (Minute Exe/16/111 above). It also described the agreement between the preferred developer and the public sector partners, and gave an overview of commercial terms of the joint venture.

Decisions

1. To note the proposed terms of the contractual arrangements between the three public sector partners set out in the report.
2. To note the proposed terms of the contractual and commercial arrangements between the preferred development partner and the public sector partners as set out in the report.
3. To delegate authority to the City Solicitor to complete and enter into the necessary contractual arrangements, the terms of which were outlined in the report.