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Monday, 4 October 2021

Dear Councillor / Honorary Alderman,

Meeting of the Council – Wednesday, 6th October, 2021

A summons was issued on 28 September 2021 for a meeting of the Council which will be held at 10.00 am on Wednesday, 6th October, 2021, in The Council Chamber, Level 2, Town Hall Extension.

The following items marked as 'to follow' on the summons are now enclosed.

- | | |
|--|-------------------|
| 7. Scrutiny Committees | Pages |
| To note the minutes of the following committees: | 3 - 10 |
| Resources & Governance | 7 September 2021 |
| 8. Proceedings of Committees | Pages |
| To submit for approval the minutes of the following meetings and consider recommendations made by the committee: | 11- 22 |
| Audit | 28 September 2021 |
| Planning & Highways | 23 September 2021 |

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Joanne Roney'.

Joanne Roney OBE
Chief Executive

Councillors:-

T Judge (Chair), Abdullatif, Akbar, Azra Ali, Ahmed Ali, Nasrin Ali, Sameem Ali, Shaukat Ali, Alijah, Andrews, Appleby, Baker-Smith, Bano, Battle, Bayunu, Bridges, Butt, Chambers, Chohan, Clay, Collins, Connolly, Cooley, Craig, Curley, M Dar, Y Dar, Davies, Doswell, Douglas, Evans, Farrell, Flanagan, Foley, Green, Grimshaw, Hacking, Hassan, Hewitson, Hilal, Hitchen, Holt, Hughes, Hussain, Hutchinson, Igbon, Ilyas, Jeavons, Johns, S Judge, Kamal, Karney, Kirkpatrick, Lanchbury, Leech, Leese, J Lovecy, Ludford, Lynch, Lyons, McHale, Midgley, Monaghan, Moore, Newman, Noor, Nunney, B Priest, H Priest, Rahman, Raikes, Rawlins, Rawson, Razaq, Reeves, Reid, Riasat, Richards, Robinson, Rowles, Russell, Sadler, M Sharif Mahamed, Sheikh, Shilton Godwin, A Simcock, Stanton, Stogia, Strong, Taylor, Wheeler, Whiston, White, Wills, Wilson and Wright

Further Information

For help, advice and information about this meeting please contact the Committee Officer:

Andrew Woods
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This agenda was issued on **Monday, 4 October 2021** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 3, Town Hall Extension (Lloyd Street Elevation), Manchester M60 2LA

Resources and Governance Scrutiny Committee

Minutes of the meeting held on 7 September 2021

Present:

Councillor Russell (Chair) – in the Chair

Councillors Ahmed Ali, Andrews, Clay, Davies, Hitchen, Kirkpatrick, Lanchbury, B Priest, Robinson, Rowles, A Simcock, Wheeler and Wright

Also present:

Councillor Craig, Deputy Leader (Finance)

RGSC/21/35 Minutes

The minutes of the meeting held on 20 July 2021 were submitted for consideration as a correct record.

Councillor Hitchen asked for the record to show that due to ongoing ICT issues, she had not received all of the papers circulated electronically for the last meeting, despite officers' best efforts.

Decision

To approve the minutes of the meeting held on 20 July 2021 as a correct record, noting the comments above.

RGSC/21/36 Capital Support for Regeneration

The Committee considered the report of the Deputy Chief Executive and City Treasurer, which discussed the range of approaches the Council may take to support regeneration across the city. The report included a selection of case studies setting out how such approaches had successfully been used. A summary of recent and expected changes to the local authority capital financing framework was also included.

Key points and themes in the report included:

- An overview of key milestones in driving growth, regeneration and the development of robust public - private partnerships to create opportunities for those who live and work in Manchester, and the Council's role in convening the necessary interventions to deliver long term growth.
- An analysis of the Council's economic base, as determined by a number of official sources.
- An overview of the Council's Capital Strategy 2020/21 priority areas and explanation of its role and purpose; and
- Case studies of successful partnership arrangements with Victoria North and the Manchester College Estate Development and Rationalisation Programme

Some of the key points that arose from the Committee's discussions were:

- Manchester's current position in terms of its current economic productivity, in light of impact of the COVID pandemic on the local economy.
- The impact of population growth and the associated financial support that provided by central government
- The impact of the COVID pandemic on investment income, with particular reference to Manchester Airport Group
- The anticipated financial impact of the cessation of the furlough scheme on Council Tax and Business Rates revenue, as well as the impact on residents.
- The capital Strategy's decision making function and how effectively the Council communicates capital spend to residents.

In considering information concerning Manchester's economic position, a member noted that the GVA figures set out in the report were from 2017 and asked whether more recent information about the city's economic position was available. The Deputy Chief Executive and City Treasurer explained that the most recent, publicly circulated GVA figures were used in the report's comparison. More up-to-date figures were available and could be circulated to committee members, however it was important that members note that those figures would not present a fully consolidated economic picture.

Noting the level of investment income that was predominantly generated from Manchester Airport in the 2019/20 financial year, members asked whether more was understood about the level of dividend that the Council could anticipate, in view of the economic impact of significantly reduced international travel. Mindful of the commercial sensitivities associated with financial matters for a publicly listed company, the Deputy Chief Executive and City Treasurer said that prudent assumptions had been made in the budget strategy, where support for key council services and specific projects could be affected. She added that whilst the amount received through the dividend was significantly lower in 2020/21, due to the financial impact of the pandemic, some recovery was anticipated but this would not be to previous levels and the budget strategy is not reliant on the airport dividend.

The Committee discussed the upcoming cessation of the furlough scheme and the anticipated impact on Council Tax and Business Rates income. The Deputy Chief Executive and City Treasurer said that whilst it was difficult to be precise about the expected drop in both income streams, particularly for Business Rates, support was being developed where possible to mitigate the impact on affected residents. The Deputy Leader (Finance) added that information would be circulated to members, setting out the available support to affected residents. She also highlighted the current buoyancy in the local jobs market which could mitigate the impact. The Chair highlighted that the Committee's future Work Programme included a piece of work with the Revenue and Benefits team on Collections and Family Poverty for the Committee to consider in greater depth.

There was a discussion about the decision-making process for new capital projects and how they are assessed against other strategic priorities. The Deputy Chief Executive and City Treasurer explained that projects are assessed against a number of criteria including contributions to social value, the carbon reduction agenda, and funding regime as well as other city priorities. She explained that whilst the report had been drafted with a particular focus on the capital investment perspective of regeneration, it did not reflect the work undertaken by officers in the Growth and Development team to ensure that wider corporate priorities are upheld and coordinated to best meet the needs of the Manchester population and ensure all possible benefits have been leveraged. Discussions then moved to how well capital spend is explained to Manchester's communities. The Committee was informed that a wider piece of work was planned to provide communities with a clearer understanding of the purpose and function of the capital programme and how such expenditure greatly benefits the city.

There was a discussion about the impact of the city's continued growth and increase in population and the support offered to growing cities by central government. The Deputy Chief Executive and City Treasurer said that one of the challenges for a local authority with a high number of properties in lower Council Tax bands and a rapidly growing population is keeping pace with the delivery of services as the amount raised is limited. She added that this point was regularly raised with central government through Spending Review submissions as part of processes. The Deputy Leader (Finance) also spoke about the discrepancies between the Council's projections of growth in the city when compared with central government's projection. She added that lots of work had been undertaken by the Council in respect of population modelling to provide an analysis of the economic benefits alongside calls on services.

A member asked whether there had been any response to the Council's request to be included in the levelling up agenda. The Deputy Leader (Finance) said that the Council had made a positive case to Government within the context of the levelling up fund in terms of where the Council believes it should get investment development opportunities across the city, for the benefit of Manchester residents, however, to date no feedback had been received.

Decision

To note the report.

RGSC/21/37 Income Generation

The Committee considered the report of the Deputy Chief Executive and City Treasurer, which provided a comprehensive overview of the work taking place to identify further income generation opportunities, as well as what could be learnt from other Local Authorities. An update on the Legal and Democratic services income was also provided at the Committee's request.

Key points and themes in the report included:

- The context, scope and limitations of the discretionary fees and charges scheme.
- An overview of the income generation budget across different service areas and directorates;
- The impact of the COVID pandemic on commercial income; and
- Opportunities for further income generation.

Some of the key points that arose from the Committee's discussions were:

- The process that is in place to facilitate the development of new opportunities to generate new income streams.
- In the context of changing priorities for the city, how the impact of falling income streams is managed, with a particular focus on the services they support.
- The accuracy of the projected overall income generation budget for 2021/22.
- The role of the city's parks and open spaces in generating income for the city.
- The progress of the implementation of the Civic Quarter Heat Network.

A member asked about the process for the development of new potential income streams. The Committee was informed that budget holders and service Directors across the organisation were encouraged to be as innovative as possible. The development of a robust business case which stood up to scrutiny and assessment against specific priorities was key to success. Members stressed the importance of ensuring that, in the context of a reduced workforce, staff were given the time needed to explore and innovate to a meaningful degree.

Using the example of income that is generated through the provision of off-street parking, and the projected decrease in income over the next 5 years, a member asked how the impact on the services they support is managed. The Deputy City Treasurer said that such matters are assessed in terms of infrastructure policy and longer term financial objectives.

A member noted the figures reported in the overall income generation budget and asked whether the projections for the 2021/22 financial were realistic. The Deputy City Treasurer advised that despite the significant impact of the COVID pandemic, substantial activity had taken place across directorates and service areas resulting in a majority of income budgets being tentatively on track against revised budgets as footfall continues to return.

Members welcomed the contribution of the city's parks and open spaces to the Council's budget and noted that there would be significant capital investment in this area to grow commercial assets in this specific area.

Members also welcomed the vision for longer term income generation through the investment in the Civic Quarter Heat Network. The Committee noted the intention to seek additional customers and effectively grow dividends over the next 2 – 3 years. The Committee also noted that a mapping exercise across the Greater Manchester area was underway to explore further opportunities.

Decision

To note the report.

RGSC/21/38 Council Wholly Owned Companies

The Committee considered the report of the Deputy Chief Executive and City Treasurer, which discussed the spend, financing and governance of its wholly owned companies.

Key points and themes in the report included:

- The context of the establishment of Local Authority Trading Companies (LATCs);
- An overview of the Council's Commercial Governance function;
- Case studies of wholly owned companies with examples provided on spend and financing arrangements; and
- An overview of Risk Management.

Some of the key points that arose from the Committee's discussions were:

- The Council's Commercial Governance function and how it compares to other Local Authorities; and
- The scope of the Directors' training programme.

Noting the information on the background and scope of the Council's Commercial Governance function, and in the context of the outcome of recent Public Interest reports into Local Authority commercial activities, a member asked how the Council's arrangements compare with other Authorities. The Head of Programme Management Office: Commercial Governance & Directorate Support described aspects of the function's rigorous practices that facilitate robust oversight and tracking across the portfolio. This, she explained, provided a strong platform for accurately monitoring investment and partnership activity across the city. On the matter of joint ventures, she stressed the importance of early detection of any emerging risks which avoided the escalation of difficulties as a crucial element of the governance process, as well as the use of the right skills and management to ensure that any action is taken in a managed way and in accordance with established legal agreements. She added that the Council had been approached by a number of other organisations to learn from its good

practices, noting the scale of company activity it oversees, and had also been asked to provide information for a Chartered Institute of Public Finance and Accountancy (CIPFA) good practice guide.

The Committee also noted that a list of the Council's interests had recently been considered by the Council's Audit Committee, as part of the Registered of Significant Partnerships process, which outlined the review and assurance process undertaken on an annual basis.

There was a discussion about the Directors' training programme. The Head of Programme Management Office: Commercial Governance & Directorate Support described this a two cohort system for both new and experienced Board members that covered the roles, responsibilities and accountabilities of the role as well as information on good practice. Members also requested that training support should be explored for members undertaking Trustee roles.

Decision

To note the report.

[Councillor B Priest declared a prejudicial interest as Board member of the Manchester Central Convention Centre and took no part in the discussion].

RGSC/21/39 The Capital Programme Assurance Review

The Committee considered the report of the Deputy Chief Executive and City Treasurer, which provided an update on the external review of the Council's capital programme governance framework and the progress made by the Council following the Local Government Association (LGA) Peer review in 2018.

Key points and themes in the report included:

- Information on the external review of the Council's capital programme governance framework and the progress made by the Council following the LGA Peer review in 2018;
- Providing the Executive Summary from the independent review, noting that it identifies that the Council had implemented a number of actions following the LGA Peer review in 2018 and the direction of travel is positive;
- Describing the actions that arose from the report; and
- Conclusions.

No comments / questions were submitted by the Committee. The Chair thanked officers and described the Review as a significant piece of work whose progress would continue to be monitored through the Council's Audit Committee.

Decision

To note the report.

RGSC/21/40 Overview Report

The Committee considered the report by the Governance and Scrutiny Support Unit which provided details of key decisions that fall within the Committee's remit and an update on actions resulting from the Committee's recommendations. The report also includes the Committee's work programme, which the Committee was asked to amend as appropriate and agree.

No amendments to the Work Programme were proposed.

Decision

To note the overview report and agree the Committee's Work Programme.

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Audit Committee

Minutes of the meeting held on 28 September 2021

Present:

Councillor Ahmed Ali - In the Chair
Councillors Clay and Russell
Independent Co-opted member: Dr D Barker
Independent Co-opted member: Dr S Downs

Also Present:

Karen Murray, Mazars (External Auditor)

Apologies:

Councillors Lanchbury and Hitchen

AC/21/26 Minutes

Decision

To approve the minutes of the meeting held on 27 July 2021 as a correct record.

AC/21/27 External Audit Process

The Committee considered a report of the Council's External Auditors (Mazars) which set out progress of ongoing audit activity. The report set out:

- Progress against the conclusion of external audit activity for 2019/20
- the current position and planned approach for external audit activity for 2020/21
- An outline of the National Audit Office's recently updated Financial Sustainability of Local Authorities report
- An outline of recent changes to the Code of Practice on Local Authority Accounting in the United Kingdom 2021/22

In considering the current position in respect of the submission of the Council's 2019/20 Whole of Government Accounts (WGA), the Committee was invited to note that the Council had met the final accounts publication deadline of 31 July 2021 and that matters remained on track for the completion of external audit activity by November 2021.

There was discussion about the findings of the Financial Sustainability of Local Authorities data visualisation which reported growth in some new and alternative income streams. The Chair asked to what extent external auditors became involved in the exploration of potential income streams. Karen Murray (Mazars) said that regular meetings with the Finance Team and the City Treasurer, where discussions of this nature may arise. Generally speaking such discussions took place well in advance to enable sufficient time to clarify any queries.

Decision

To note the report.

AC/21/28 Review of internal Audit and Quality Assurance Improvement Programme (QAIP)

The Committee received a report of the Deputy Chief Executive and City Treasurer Head of Internal Audit and Risk Management which discussed the annual review of effectiveness of the Council's internal audit function as part of ongoing assurance processes. The report highlighted that the review of effectiveness had been scheduled for submission to this Committee in April 2021 but was delayed due to the pandemic.

Key points and themes in the report included:

- The context, structure and scope of the review
- An overview of audit planning and priorities
- A discussion of resources
- The purpose and scope of the Quality Assurance Improvement Plan (QAIP)
- A summary of progress and activity up to September 2021.

A member asked the progress of the longstanding service restructure. The Committee was informed that whilst the progress of implementing a revised structure had been delayed by the impact of the pandemic, matters were in hand and recruitment should take place in December of this year. This would therefore strengthen the core internal audit function as well as counter fraud activity. The Committee resolved to receive a report on the implementation of the Internal Audit Service restructure at its January 2022 meeting.

Discussions moved to the Internal Audit Service should be externally reviewed. The Committee endorsed the proposal that Manchester undertakes a review of Birmingham City council in early 2022 and be reviewed by the team from Sheffield in Spring 2022, noting that a further report on the timing and scope shall be submitted to a future meeting of the Committee.

Noting the reports narrative around priority and pressures, a member asked about the balance of activity between Manchester City Council and Bolton Metropolitan Borough Council. The Deputy Head of internal Audit and Risk management explained that whilst Bolton Metropolitan Borough Council had its own internal audit team, support was provided by the Head and Deputy Head of Internal Risk Management. He estimated that prior to the pandemic this took up approximately 30% of resource, though this reduced significantly during the pandemic as their team was engaged in pandemic recovery fund-related activity. He invited the Committee to note that the reduction in planned audit activity within the Council's own team had partly been due to a lack of client availability. He also explained that as things return to 'business as usual' the plan was to re-establish links with Bolton and determine the level of support required by their in-house team. Noting the comments around the depth and diversity of the skills mix within the team, and using the example of cyber fraud risk, a member asked how well this competence mix matched the balance of

risk across the organisation. The Deputy Head of Audit and Risk Management said that whilst there was sector specific competence within the team, retention of ICT auditors within the organisation presented a challenge and as such, support from Salford City Council's ICT audit was outsourced. He assured the Committee that through this collaborative approach cyber risk is effectively audited in Manchester.

Discussions then moved to the effectiveness of support provided to the Internal Audit service through the function of this Committee. The Deputy Head of Audit and Risk Management explained that the frequency of training for Audit Committee members was determined through specific CIPFA guidance. The Chair then spoke about the complexities of local government finance and governance arrangements and indicated that a private training session for committee members would be scheduled for its December meeting where practices to explore and underpin efficacy may be discussed in greater depth.

There was a discussion about the Committee's Terms of Reference with a particular focus on impairments to independence or objectivity within the audit function and the periodic review of safeguards to limit such impairments. The Deputy Head of Audit and Risk Management gave assurance that all possible conflicts of interest are explored through existing governance arrangements and agreed to provide a report outlining this area of activity to a future meeting of the committee. The Committee also agreed to add a report on the selection of external service providers and the agreement of the terms of appointment to its future work programme.

The Committee the discussed the focus of audit planning priorities as pandemic related demands lessen. The Deputy Head of Audit and Risk Management indicated that the internal audit service was currently focussing capacity on business-as-usual activities at an approximately of 80% of previous levels. The report outlined areas of focus which included two examples of the Council's wholly owned companies. The Deputy Chief Executive and City Treasurer asked the Committee to note that a report that discussed governance arrangements concerning the council's wholly owned companies had recently been submitted to the Resources and Governance Scrutiny Committee and that this could be shared with Audit Committee members for information.

Decisions

- 1 Note the level of assurance provided by the review of effectiveness and progress on management improvement actions from the Quality Assurance Improvement Plan (QAIP) and planned actions for 2021/22.
- 2 To endorse the proposal for an External Audit Assessment of the Internal Audit Service through a Core Cities peer review programme, noting that a further report on timing and scope shall be submitted to a future meeting of the committee.
- 3 To agree the Audit Committee's Terms of Reference
- 4 To endorse the Internal Audit Charter.

5. To schedule a report which discusses the implementation of the Internal Audit Service restructure at its January 2022 meeting.
5. To schedule a report on safeguards that limit impairments to independence within the internal audit function to the Committee's future work programme.
6. To schedule a report which discusses the selection of external service providers (including the agreement of the terms of appointment) to the Committee's future work programme.

AC/21/29 Work Programme and Decisions Monitor

The Committee considered its work programme and Decisions Monitor.

Mindful that the committee had earlier agreed to the submission of reports to its future Work Programme, the Deputy Chief Executive and City Treasurer advised that officers were planning to bring the Annual Audit Complaints procedure to the next meeting of the committee. The Committee agreed to this.

On reviewing the recommendations monitor, a member commented that he had not received information outlining the function, role and remit of the Commercial Board (Procurement, Contracts and Commissioning) in the timescale agreed. The Deputy Head of Audit and Risk Management advised that this remained in progress as the plan was to include information concerning the implications of the Council's Future Shape with a particular focus on the impact on associated Boards. In the meantime, the Terms of Reference of the Commercial Board would be circulated as requested.

Decision

1. To agree the Committee's Work Programme, noting that the following had been added under the previous item of business:
 - a) a report on the timing and scope of the External Audit Assessment of the Internal Audit Service through a Core Cities peer review programme shall be submitted to a future meeting
 - b) a report on safeguards that limit impairments to independence within the internal audit service shall be submitted to a future meeting
 - c) a report on the selection of external service providers (including the agreement of the terms of appointment) shall be added to the Committee's future work programme, and;
 - d) a report which discusses the implementation of the Internal Audit Service restructure had been scheduled for the Committee's January 2022 meeting.
2. To agree that a report on the Annual Audit Complaints procedure shall be submitted to the next meeting of the Committee.
3. To note that the Terms of Reference of the Commercial Board shall be

circulated to committee members for information.

4. To note the Decisions Monitor.

AC/21/30 Exclusion of the Public

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

The Committee agreed to this.

Decision

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

AC/21/31 Annual Counter Fraud [Public Excluded]

The Committee considered a report of the Deputy Chief Executive and City Treasurer and the Head of Audit and Risk Management which presented a summary of anti-fraud arrangements and investigative work undertaken during 2020/21, with particular focus on the work delivered by the Internal Audit section.

The report provided an illustration of the strategic approach local authorities should take and the main areas of focus in response to fraud and corruption risk. It also discussed internal control arrangements and plans as well as a discussion of financial outcomes. A summary of the proactive and reactive caseload was provided as well as a summary of the key areas of work for 2021/22.

The Committee explored particular aspects of the Whistleblowing policy as well as the proactive and reactive caseloads.

The Committee resolved to receive a short update on the formulation of a new audit plan for Housing Operations (formerly Northwards).

The Deputy Chief Executive and City Treasurer gave particular praise to the Anti Fraud team for their hard work, stoicism and professionalism in delivering their additional workload throughout the period of the pandemic. The Chair echoed this.

Decision

1. To note the assurance provided by Internal Audit as summarised within the Annual Fraud Report for 2020/21.
2. To agree that an update on the formulation of the new audit plan for Housing Operations shall be submitted to a future meeting of the Committee.

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Planning and Highways Committee

Minutes of the meeting held on Thursday, 23 September 2021

Present: Councillor Curley (Chair)

Councillors: Andrews, Baker-Smith, Y Dar, Davies, Hutchinson, Kamal, Lyons, Richards and Stogia

Apologies:

Councillors S Ali, Kirkpatrick, Lovecy and Riasat

Also present:

Councillors Leech, Shilton-Godwin and Stanton

PH/21/66 Supplementary Information on Applications Being Considered

A copy of the late representations received had been circulated in advance of the meeting regarding applications 130394/FO/2021, 130395/LO/2021, 128446/FO/2020, 124234/FO/2019 & 128916/FO/2020.

Decision

To receive and note the late representations.

PH/21/67 Minutes

Decision

To approve the minutes of the meeting held on 2 September 2021 as a correct record.

PH/21/68 130394/FO/2021 & 130395/LO/2021 - Brunswick Place, Bradford Road, Manchester, M40 7EZ - Ancoats & Beswick Ward

The Planning and Highways Committee deferred consideration of this application on 2 September 2021 to enable a site visit to take place to inspect how the scheme relates to the canal and the historical aspects of the mill building.

These applications were for the refurbishment, removal/demolition, repair and reconfiguration of Brunswick Mill to create work spaces, retail and community uses (Use Class E and Use Class F2) (2034 sqm) at the ground floor and creation of 153 residential apartments (Use Class C3a) with the upper floors following demolition works together with the erection of a part 6, part 8 storey building to form 100 residential apartments (Use Class C3a) and a 5 storey buildings to form 24 residential apartments (Use Class C3a) (277 apartments in total across the 3 buildings) with associated car parking, roof top amenity space, access and servicing, landscaping, pedestrian access to the Ashton Canal and other associated works

The Planning Officer stated that there had been some additional correspondence from a local resident regarding the potential for an increase in traffic along Bradford Road due to this development and also that a late representation from a landowner had their concerns addressed in the supplementary agenda and had therefore withdrawn their representations. The Planning Officer commented that both applications here would require a separate Committee vote.

No objector to the application attended the meeting.

The applicant's agent addressed the Committee on the application.

The Chair invited the Committee to ask questions and comment on the application.

A member expressed concerns regarding the scale of the development, questioning the lack of any contribution towards affordable/social housing and added that there should be a contribution made to the local area, mentioning Ashton Canal Park. This member stated they would be minded to refuse without consideration of these as potential conditions.

The Planning Officer stated that the recommendation for this application was for approval and referred to the report confirming that the scheme would be re-evaluated for profitability in future and that there could be some clawback for Section 106 should profits reach 20% or more.

A member expressed that they felt the canal and mill were in need of redevelopment and stated that saving a piece of Manchester's industrial history was a contribution in itself.

The Planning Officer agreed, stating that many mills had been lost to redevelopment in the Ancoats area.

A member asked if any S106 contributions could be diverted to Ashton Canal Park.

The Planning Officer stated that this had not been part of any considerations as the profit threshold of 20% had not been met, being set at 18% as stated in the report.

A member sought to move the officer's recommendation of Approve for the applications with a condition that any S106 contributions, where applicable, are diverted towards some amenity for the local area.

The Head of Planning stated that the policy for S106 contributions are for housing only and therefore, this could not be added as a condition for these applications but added that further developments were expected in this area which would improve/add green spaces.

Councillor Baker-Smith moved the officer's recommendation of Approve for application 130394/FO/2021. Councillor Stogia seconded the proposal.

Councillor Andrews moved the officer's recommendation of Approve for application 130395/LO/2021. Councillor Richards seconded the proposal.

Decision

The Committee agreed the applications for the reasons and subject to the conditions detailed in the reports submitted.

(Councillor Kamal took no part in the considerations or the decisions made on the applications.)

PH/21/69 128446/FO/2020 - 479 Barlow Moor Road, Manchester, M21 8AG - Chorlton Park Ward

479 Barlow Moor Road is a vacant three storey building located within the Chorlton District Centre. Originally built as a cinema in 1914, the property has been in use as a supermarket since 1968 until recently vacated. This application was a proposal to erect a part 3/part four storey building to form a commercial use on the ground floor with 13 self-contained flats above, associated car parking (5 spaces) and cycle storage, following demolition of existing property.

The Planning Officer confirmed one further condition regarding the addition of bat and bird boxes.

No objector to the application attended the meeting.

The applicant addressed the Committee on the application.

Cllr Shilton-Godwin attended the meeting and addressed the Committee on the application. The Committee was informed that all 3 Ward Councillors were in agreement that this site was in need of development, adding that the adjacent building would also benefit from some treatment. Councillor Shilton-Godwin then stated that parking was an issue with this application, stating that car ownership was still prevalent and that the 3 Ward Councillors maintained their objections on this basis, adding that the addition of a restaurant/takeaway on this site would further exacerbate parking issues in the immediate area.

The Planning Officer stated that the adjacent building could not be included in this development as it was in different ownership and added that 5 car parking spaces were planned alongside a travel plan, mentioning good transport links in the area. The Planning Officer confirmed that there was a possible fallback position through the Prior Approval route without the need for an application for planning permission for 11 units but without the benefits of electric charging etc. and stated that café/restaurant style premises would be part of the approved use class for the commercial space but takeaways would not.

The Chair invited the Committee to ask questions and comment on the application.

A member stated that the scheme in its current format presented more benefits than it would offer at the fallback position.

The Planning Officer confirmed the members comments.

Councillor Andrews moved the officer's recommendation of Approve for the application. Councillor Y Dar seconded the proposal.

Decision

The Committee agreed the applications for the reasons and subject to the conditions detailed in the reports submitted.

PH/21/70 124234/FO/2019 & 124453/LO/2019 - The Lodge, Rear Of Old Town Hall, Lapwing Lane, Manchester, M20 2NR - Didsbury West Ward

The Chair confirmed that both applications (for the proposed demolition of the existing building and erection of a new build) would be considered together.

124234/FO/2019

The applicant is proposing to demolish the single storey Lodge and replace it with a 2-storey building that would provide meeting and storage facilities for the existing solicitors' office that operates out of the Old Town Hall.

124453/LO/2019

The applicant is seeking Listed Building Consent to demolish the Lodge in order to facilitate the erection of a 2 storey building to form ancillary meeting and storage space for the solicitors' office operating out of the Old Town Hall.

The applications relate to The Lodge, a single storey detached building located at the rear of the former Withington Town Hall (now referred to as the Old Town Hall) on Lapwing Lane. The Old Town Hall is a Grade II listed building. The Lodge is located within the Albert Park Conservation Area. The Lodge is currently used as a store, in association with the office uses within the Old Town Hall, but it is believed to have originally been the gate lodge to the Corporation Yard that existed where there is now residential properties. The Lodge is accessed directly off Raleigh Close, a short cul-de sac off Lapwing Lane.

This application was placed before the Committee on 2 September 2021 but determination was deferred at the request of the applicant in order to allow for ownership issues to be resolved. The applicants have amended the site edged red location plan so that it only includes land in their ownership.

The Planning Officer added nothing further to the reports submitted.

An objector spoke against the application stating that they were a resident of the adjacent Raleigh Close, a private road, and no consultation had been made with any residents regarding the addition of tactile paving, that the siting of the proposed new build would encroach on Raleigh Close, that the demolition of a wall had been requested but there were no defects with the wall and ownership may be an issue and that the application noted increasing traffic concerns for Raleigh Close due to

the development. The objector also raised concerns in relation to scale and mass, in that the proposed building would replace a one storey building with a two storey building, that Raleigh Close may become blocked at busy times, that children played on the street and that Raleigh Close may become an overflow car park.

The applicant addressed the Committee on the application.

Cllr Stanton attended the meeting, also on behalf of Cllr Hilal, and addressed the Committee on the application. The Committee was informed that the site had a complex history and requested that the Committee conduct a site visit and take note of residents' views.

Cllr Leech attended the meeting and addressed the Committee on the application. The Committee was informed that Cllr Leech was objecting to both applications on the grounds that there would be a lack of parking space available if the development went ahead, that the new building would overlook Raleigh Close, that the current Lodge was linked to the now listed Old Town Hall, that a lack of meeting rooms at the current site did not constitute an exceptional reason with which to demolish the Lodge, that there was a concern of how the use of the building could be enforced i.e. no staff to be based in the new build. Cllr Leech requested that the Committee conduct a site visit if they were not minded to refuse.

The Planning Officer addressed the Committee to state that the proposal had been agreed by Highways in terms of car parking, that the business would have a travel plan in place for employees with cycle storage and showers on-site and confirmed that the inclusion of the recommended condition to ensure that the building was only used for ancillary meetings and storage could be enforced. The Planning Officer also confirmed that the Lodge was not part of the Listing and the heritage value had been fully assessed. The proposal had been fully assessed in terms of scale and relationship to neighbouring residents. The requirement for tactile paving would need to be assessed through a scheme submitted to discharge the relevant condition.

The Chair invited the Committee to ask questions and comment on the application.

A member requested information on the square metreage of the site with regards to planning policy for parking spaces.

The Planning Officer stated that this information would have been fully assessed as part of the overall consideration of the scheme before Members including the proposed use and mitigation through the travel plan and ancillary use, including cycle storage.

Councillor Andrews requested a site visit to better understand the proposal for car parking on the site. Councillor Lyons seconded the proposal.

Decision

The Committee agreed the deferral of both applications, in order to undertake a site visit.

PH/21/71 128916/FO/2020 - The Moss Nook At The Corner Of Trenchard Drive And Ringway Road, Manchester, M22 5NA – Woodhouse Park

The applicant is proposing the erection of a part two/part three storey hotel on the site of a now vacant restaurant. The Moss Nook is a part single/part two storey building with living accommodation in the roofspace. It sits on the north-eastern corner of the Trenchard Drive/Ringway Road junction and, while currently vacant, it was last used as a restaurant with living accommodation above. The applicant is proposing to demolish the existing property and erect a part two/part three storey 30 bed hotel. At the rear of the proposed building the applicant is proposing a 24 space car park accessed off Ringway Road, along with a cycle and bin store. Access to the car park would be via an Automatic Number Plate Recognition (ANPR) controlled barrier. Two of the car parking spaces would be fitted with vehicle charging points; two would be designated disabled bays and three would be designated as *night spaces*, i.e. to be used for guests arriving late at night. To facilitate the development, 10 of the 12 trees within the site would be felled. To compensate for their loss the applicant is proposing to plant 10 replacement trees.

The Planning Officer added nothing further to the reports submitted.

The applicant addressed the Committee on the application.

The Chair invited the Committee to ask questions and comment on the application.

A member raised the issue of parking on the proposed development, noting the report as stating that Highways requested 100% parking be provided. This member also raised the practicality of enforcing guest booking for parking and asked a question relating to potential impacts on neighbouring residents and whether it might overshadow the area.

The Planning Officer stated that the application proposed 24 spaces for 30 rooms, adding that Highways had assessed the scheme fully. The Planning Officer confirmed that there was a travel plan for the proposal and vehicles would be booked to take guests to the airport., adding that 3 night time parking spaces were included, that plans for a roof garden had been removed and that the entrance and night time parking had been positioned away from neighbouring residents.

Councillor Richards requested a site visit to better understand the proposal for car parking on the site and the potential impact on local residents. Councillor Baker-Smith seconded the proposal.

Decision

The Committee agreed the deferral of the application, in order to undertake a site visit.