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Monday, 28 March 2022

Dear Councillor / Honorary Alderman,

Meeting of the Council – Wednesday, 30th March, 2022

A summons was issued on 22 March 2022 for meeting of the Council which will be held at 10.00 am on Wednesday, 30th March, 2022, in The Council Chamber, Level 2, Town Hall Extension.

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

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| 6. Proceedings of the Executive | Pages |
| To submit the minutes of the meeting held on 16 March 2022. | 3 - 18 |
| 8. Scrutiny Committees | Pages |
| To note the minutes of the following committees: | 19 - 26 |
| Children and Young People - 9 March 2022 | |
| 9. Proceedings of Committees | Pages |
| To submit for approval the minutes of the following meetings and consider recommendations made by the committee: | 25 - 36 |
| Personnel Committee – 16 March 2022 | |
| Planning and Highways Committee – 17 March 2022 | |

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, Benham, Bridges, Butt, Chambers, Chohan, Clay, Collins, Connolly, Cooley, Craig, Curley, M Dar, Y Dar, Davies, Doswell, Douglas, Evans, Farrell, Flanagan, Foley, Good, Green, Grimshaw, Hacking, Hassan, Hewitson, Hilal, Hitchen, Holt, Hughes, Hussain, Igbon, Ilyas, Jeavons, Johns, S Judge, Kamal, Karney, Kirkpatrick, Lanchbury, Leech, 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, Simcock, Stanton, Stogia, Taylor, Wheeler, Whiston, White, Wills, Wilson and Wright

Further Information

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

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This agenda was issued on **Monday, 28 March 2022** by the Governance and Scrutiny Support Unit, Manchester City Council, Level 2, Town Hall Extension (Library Walk Elevation), Manchester M60 2LA

Executive

Minutes of the meeting held on Wednesday, 16 March 2022

Present: Councillor Craig (Chair)

Councillors: Akbar, Bridges, Midgley, Rahman, Rawlins and White

Also present as Members of the Standing Consultative Panel:

Councillors: Butt, Karney, M Sharif Mahamed, Leech and Taylor

Apologies: Councillor Ilyas

Exe/22/29 Minutes

Decision

The Executive approved as a correct record the minutes of the meeting on 16 February 2022.

Exe/22/30 Manchester Living Safely With Covid Plan

The Executive considered a report of the Director of Public Health, which outlined Manchester's Living Fairly and Safely with Covid draft plan, following the Prime Minister's announcement of the publication of the National Living Safely with Covid Plan on 21 February 2022.

The Manchester plan was based on what the current understanding on national policy direction on Covid-19 and based on what the epidemiology (scientific study of Covid-19 and how it was found, spread and controlled) was stating. As with all the Council's Covid-19 plans, it was iterative and would be updated and developed over time in line with any further national policy announcements (e.g., testing) which were expected in the next month.

The Deputy Leader (Adult Care and Health) reported that over the past few weeks there had been a significant increases in case rates within Manchester and the headline rates were currently at 315 per 100,000 of the population, which although still below the national average had risen by 54% in the last week. The rate in the over 60's population had also risen to 236 per 100,000 of the population. As such there was still a continued need to support and protect the city's most vulnerable. She then outlined key elements of the plan, highlighting the 12 priorities for the year ahead.

It was reported that the Covid helpline would continue through the Spring and the Council was awaiting an announcement from Government on free LFT kits for the most vulnerable.

The Director of Public Health reported that it had been announced that all PCR testing sites would be demobilised from the 4 April 2022 which were to be completed by the 16 May 2022

The Leader asked if it was anticipated that there would be any form of PCR testing available in the city after the 4 April 2022. The Director of Public Health advised that PCR tests would only continue to be available in hospital settings or where residents were taking part in the ONS survey. Announcements were still awaiting in relation to testing regime for care home staff and residents. It was anticipated that this would be the use of LFT tests rather than PCR tests.

The Leader echoed the concerns that had been raised at Health Scrutiny on the removal of PCR testing and felt it was much too premature to step down any surveillance activities and begin charging for LFT tests.

Councillor Karey commented that Government should not be allowed to return to a position of “health as normal” as there could be future variants and the Council needed to continue to hold the Government to account for appropriate health resources for the city.

Councillor Leech agreed with the comments made by the Leader on the premature removal of testing regime given the rate of infection within the city. He asked what the Council was doing to ensure that its staff remained safe and would attendance management be looked at for those staff who tested positive and where not able to attend work.

The Director of Public Health advised that the Council’s advice to staff was not to attend work if they had any symptoms and that they should continue to take LFT tests until they were negative. The Chief Executive added that the Council was being pragmatic and flexible around attendance and that where staff were displaying covid symptoms, whilst they were advised not to attend their place of work, they could work from home if they felt well enough to do so.

Decisions

The Executive:-

- (1) Approve the Manchester Living Safely and Fairly with Covid Plan.
- (2) Note the update

Exe/22/31 Our Manchester Progress Update

The Executive considered a report of the Chief Executive which provided an update on key areas of progress against the Our Manchester Strategy – Forward to 2025 which reset Manchester’s priorities for the next five years to ensure the Council could still achieve the city’s ambition set out in the Our Manchester Strategy 2016 – 2025.

The Leader reflected on the atrocities in Ukraine and outline the support that Manchester would be providing in welcoming any Ukrainian refugees who relocated

to the city and its Ukrainian communities. She reported that the Council would continue to press Government for further details of the its Local Sponsorship scheme for Ukrainians.

The Leader also reported on the launch of Manchester's new Digital Strategy, which set out how the city could grow its thriving digital sector while ensuring residents were equipped with the skills and infrastructure to benefit. The strategy aimed to help Manchester become a world-leading digital city – mirroring and contributing to the goals of the wider Our Manchester Strategy for the city. This meant tackling digital exclusion, which often went hand in hand with social exclusion, and helping ensure that the workforce in the digital sector reflected the diversity of the city

Councillor Leech queried whether there would be a need for an increase in the number of Ukrainian interpreters within the city and what impact, if any would the government's sponsorship scheme have on resident in receipt of council tax benefit who chose to house a Ukrainian refugee.

The Leader advised the Council would be working with local communities around the need for interpretation services and at present there was alack of uncertainty form Government in the number of Ukrainian refugees that would need accommodation in Manchester, however, the financial contribution proposed by Government was not to be taken as a form of rent and as such should have no impact on those residents in receipt of council tax benefit.

The Deputy Leader reported on the £1.5m funding that had been secured for a community cycling facility in Wythenshawe Park. Work had started on the development of the Cycle Hub which would see the creation of a traffic-free cycle facility for all the family, including a learn to ride area, skills zone, pump track, woodland trails, and family trail.

In tandem with this, the investment aimed to motivate more Mancunians to learn how to cycle, to choose cycling as their mode of transport and, encourage people to take advantage of the increasing number of cycle routes in and around the city

Decision

The Executive note the update.

Exe/22/32 Capital Programme Update

The Executive considered a report of the Deputy Chief Executive and City Treasurer, which informed Members of requests to increase the capital programme, sought approval for those schemes that could be approved under authority delegated to the Executive and asked the Executive to recommend to Council proposals that required specific Council approval.

The proposals which did not require Council approval and only required Executive approval were those which were funded by the use of external resources, use of capital receipts, use of reserves below £10.0m, where the proposal could be funded

from existing revenue budgets or where the use of borrowing on a spend to save basis is required. The following proposals require Executive approval for changes to the City Council's capital programme:

- Growth and Development – Our Town Hall Levels five and six. A capital budget increase of £1.170m was requested, funded by Capital Receipts for the fit out of levels five and six for the Our Town Hall Project. The original proposal was for a commercial tenant to fund the works but following market advice that the accommodation was more suitable for the public sector, the accommodation had now been incorporated into the Council's wider estates strategy
- Growth and Development – Back of Ancoats: Public Realm and Mobility Hub. Subject to final approval of the Council's bid for grant funding by Government, a capital budget increase of £32.7m was requested. The Back of Ancoats programme would deliver an innovative Mobility Hub, new public realm, and land acquisition/remediation in order to facilitate the regeneration of the area with the delivery of 1,500 new homes. The regeneration of the Back of Ancoats was a major opportunity to initiate a programme of transformational growth across the Eastern Gateway in Manchester.
- Neighbourhoods - Wythenshawe Park - Commercial Master Plan and Strategic Transport Plan. A capital budget decrease from Parks Development Programme Budget of £0.080m was requested and approval of a corresponding transfer of £0.080m to the revenue budget, funded by Capital Fund. The commercial plan would identify and set out investment opportunities into the park informing priorities across the site to build on the existing offer and activate the existing infrastructure. The Strategic Transport Plan would inform the external and internal traffic management requirements and active travel plans in partnership with Highways to look to accommodate an increase in visits for ongoing and future developments to the site.

The report highlighted that there had been increases to the programme totalling £0.490m as a result of delegated approvals since the previous report to the Executive on 16 February 2022 and if the recommendations in the report were approved the General Fund capital budget would increase by £33.7591 across financial years which would also result in an increase in the prudential indicator for Capital Expenditure in corresponding years.

Approval had also been given for the following capital budget virements:-

- £0.300m from Highways Improvement Budget for 40mph Speed Limit Reduction Programme to implement new reduced speed limits from 40mph to 30mph at ten locations across the city;
- £0.069m funding from within the Northwards Programme budget to carry out the immediate heat meter replacement at 159 properties.

Councillor Leech sought further clarity on the proposals surrounding 40mph Speed Limit Reduction Programme to which the Leader advised that as this was a capital programme update it did not go into policy details and noted that this was reflected in reports elsewhere.

Decision

The Executive:-

(1) Approve the following changes to the Council's capital programme:

- Growth and Development – Our Town Hall Levels 5 and 6. A capital budget increase of £1.170m, funded by Capital Receipts, for the fit out of levels five and six for the Our Town Hall Project
- Growth and Development – Back of Ancoats: Public Realm and Mobility Hub. Subject to final approval of the Council's bid for grant funding by Government, a capital budget increase of £32.7m to deliver an innovative Mobility Hub, new public realm, and land acquisition/remediation in order to facilitate the regeneration of the area with the delivery of 1,500 new homes, noting that acceptance of the bid and any conditions be delegated to the Strategic Director for Growth and Development in consultation with the Deputy Chief Executive and City Treasurer and the Executive Member for Finance
- Neighbourhoods - Wythenshawe Park - Commercial Master Plan and Strategic Transport Plan. A capital budget decrease from Parks Development Programme Budget of £0.080m and approval of a corresponding transfer of £0.080m to the revenue budget, funded by Capital Fund.

(2) Notes the increases to the programme of £0.490m as a result of delegated approvals.

(3) Notes the virements in the programme of £0.369m as a result of virements from approved budgets.

Exe/22/33 Manchester Sensory Support Service Commission

The Executive considered a report of the Strategic Director of Children and Education Services, which outlined a proposal to commission a provider through an open tender process to run the Manchester Sensory Support Service.

The Executive Member for Children and Families explained that following a period where the current service provider, Lancasterian School, had faced a number of challenges including a change of leadership and governors and after implementing some alternative arrangements, had confirmed that it no longer wished to provide governance and oversight for the service and consequently the Council needed to seek a new provider.

A number of options had been developed and considered with the service to identify the best possible future governance and oversight arrangements going forward. The option which would best contribute to good outcomes for children and young people and provide a stable future for capable, confident and talented staff to make a positive contribution was to place the Sensory Service with a provider who had a

track record of successfully running schools and/or education services, strong governance and a robust back office which provided professional development, finance and HR support. Therefore, the recommended proposal was to go to open procurement through a tender on the Chest.

Councillor Leech expressed disappointment that the current provider did not feel able to continue in providing the service and asked whether any consideration had been given to joint working arrangements with other local authorities.

The Director of Education advised that discussions had taken place with other Local Authorities but as Manchester had the largest number of children requiring this service there was currently no benefit in developing any joint working arrangements. It was hoped that when a new provider was identified there would be opportunities to explore this further.

Decisions

The Executive:-

- (1) Approves progressing option 3 (maintain the strengths of the current model and commission the service) within a budget envelope of £2.83m per annum.
- (2) Delegate authority to the Strategic Director for Children and Education to do all things necessary to conduct the procurement exercise and award the contract for the service in consultation with the Deputy Chief Executive and City Treasurer.
- (3) Authorises the City Solicitor to enter all necessary documentation to give effect to the recommendations and details set out in the report.

Exe/22/34 Funding care providers to enable the Real Living Wage for the care workforce

The Executive considered a report of the Executive Director Adult Social Services and Deputy Chief Executive and City Treasurer, which outlined proposals to ensure that all care providers providing care and support to Manchester residents were in receipt of funding enabling them to pay their workforce the Real Living Wage (RLW).

The Deputy Leader (Adult Care and Health) commented that the Council had been committed to the Real Living Wage for several years and that these proposals were in recognition of:-

- The critical role that care and support workers played in meeting the needs of the city's most vulnerable residents, and in particular the criticality of this role during the city's response to the covid-19 pandemic;
- The need to ensure the Council attracted individuals into the care workforce in Manchester, particularly critical as national labour market changes had impacted on recruitment and retention in Manchester into caring role; and
- Manchester's care workforce were often Manchester residents and the Our Manchester Strategy describes the Council's commitment to being a

‘progressive and equitable’ city – paying the RLW for this workforce would have wider health wellbeing and economic impacts for the city’s residents

She added that whilst this was a welcomed move, there was still a need for Government to provide a sustainable plan to fund Adult Social Care properly.

The Leader noted that the fragmentation of social care had made it a difficult ambition to achieve but it was positive to see all Greater Manchester Local Authorities moving in the same direction and placed on record the Executive’s thanks and appreciation to all officers who had been involved in making the ambition a reality.

Councillor Leech queried whether there was potential savings to be achieved around recruitment and retention with the implementation of the RLW and asked whether personal budgets would be included in the £12.1m of proposed investment for the 2022/23 financial year.

The Leader responded, commenting that there had been detailed analysis pre pandemic around the benefits of paying the RLW in relation to the retention of staff in the care sector. As the Council emerged from the current phase of the pandemic the workforce market still presented a significant challenge but it was hoped with the increase to the RLW, connected to the integrated pathways of progression would be the start of improving the retention and recruitment of staff. She added that when Homecare was looked at in 2018, personal budgets was included in this piece of work

Decisions

The Executive:-

- (1) Approve the investment of a total of £12.1m for the 2022/23 financial year to the care sector made up of:-
 - £5.7m set aside in the budget for NLW increase;
 - £3.5m to enable an increase beyond NLW to RLW;
 - £1m to support providers with the costs of the national insurance increase; and
 - £1.9m to support wider non pay inflationary increases in costs
- (2) Approve the funding of this from:-
 - £5.731m of existing budget earmarked to fund the NLW uplift;
 - £1m of 2021/22 unallocated NLW uplift budget;
 - £2.8m of corporate inflation budget allocated to ASC;
 - £1.62m of Market Sustainability and Fair Cost of Care grant funding; and
 - £1m of 2021/22 unspent NLW uplift carried forward into 2022/23.
- (3) Approve the carry forward of the 2021/22 NLW uplift £1m underspend in Adult Social Care to support the above.
- (4) Delegates to the Executive Director Adult Social Services and the Deputy Chief Executive and City Treasurer, in consultation with the Deputy Leader with

responsibility for Health and Care, approval of the fee uplift in accordance with the above, as well as the associated process to be implemented in April 2022

Exe/22/35 Better Care Fund Section 75 2022/23

The Executive considered a report of the Deputy Chief Executive and City Treasurer and City Solicitor, which set out the proposed extension of the current Section 75 Partnership Agreement (S75) between Manchester CCG and Manchester City Council on the Better Care Fund and the Improved Better Care Fund.

The NHS reforms, which would see the replacement of the Greater Manchester CCGs with an Integrated Care System (ICS), had been delayed to 1 July 2022. This delay would result in a more fragmented budget process as funding would be allocated for the first quarter of the year via the current CCG system, and for the remaining three quarters via the new ICS.

The proposal was to extend the current S75 to the 31 March 2023, recognising the S75 is likely to be cease on the date at which the Manchester CCG transferred to the Integrated Care System.

Decisions

The Executive:-

- (1) Approve the extension of the S75 on the Better Care Fund and the Improved Better Care Fund.
- (2) Delegate authority to the Deputy Chief Executive and City Treasurer and City Solicitor, in consultation with Executive Member, to finalise any amendments that need to be made to the document.

Exe/22/36 Victoria North: Collyhurst Phase 1 - The Proposed City of Manchester (Thornton Street North, Collyhurst Village) Compulsory Purchase Order 2022.

The Executive considered a report of the Strategic Director (Growth and Development), which set out proposals for the compulsory purchase of land within the Collyhurst Village neighbourhood, which consisted of residential buildings, a retail premises and rent charges/covenants.

The Executive Member for Housing and Employment explained that the proposed Compulsory Purchase Order (CPO) would facilitate the development, redevelopment and improvement of land at Thornton Street North for the provision of 244 new residential dwellings together with associated works including a new park.

It was reported that the Council had committed to supporting all affected occupants located within the scheme boundary to relocate to a new property within the scheme through a single move and subject to approval, financial support would be made available to eligible owner-occupiers through the Council's- Manchester Home Improvement and Relocation Assistance Policy, to purchase a replacement home,

either in the new development or elsewhere in Manchester. In addition, it was recognised that some existing owner-occupiers may choose not to remain in owner-occupation and they would be eligible to apply for rehousing by the Council and would be awarded Group 1 priority. Similarly, the Private and RP tenants would be eligible for Group 1 priority rehousing. It was also intended that the current operator of the Commercial premises would be given a right of first refusal, on appropriate commercial terms, to relocate their business into the new Commercial premises within the development.

Councillor Karney placed on record the work of the Executive Member for Housing and Employment and Council Officers in supporting those residents affected by the CPO proposals.

Councillor Leech queried whether the 22 existing tenants in houses would be offered a like for like replacement or a different size property. He also commented that he felt that the Council's proposal on the number of types of tenures that were proposed to be built was wrong and there should be more houses proposed as opposed to flats.

The Leader responded, advising that the proposals had been discussed at length through the Council's scrutiny process prior to these proposals coming before Executive and that successful regeneration needed to afford people a choice of accommodation and that people being happy with the choices being given.

The Executive Member for Housing and Employment clarified that the Council's proposals included the creation of 100 council homes, which would be a mixture of houses and apartments

Decisions

The Executive:-

- (1) Note that the Executive meeting on 17 February 2021 approved a set of recommendations to provide for the delivery of residential development proposals within the adjacent neighbourhoods of Collyhurst Village and South Collyhurst, to be undertaken through existing Joint Venture contractual arrangements between the City Council and Far East Consortium (FEC) for the Victoria North initiative.
- (2) Authorise the making of the City of Manchester (Thornton Street North, Collyhurst Village) Compulsory Purchase Order 2022 ("the Order") under Section 226(1)(a) and (1A) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 and the Acquisition of Land Act 1981 to acquire the Order Lands for the purpose set out in the Statement of Reasons.
- (3) Note the contents of the Statement of Reasons attached at Appendix 2 of the report.

- (4) Authorise the City Solicitor to seal the Order and to take all necessary steps, including the publication and service of all statutory notices and presentation of the Council's case at Public Inquiry, to secure confirmation of the Order by the Secretary of State for Levelling up, Housing and Communities and the vesting of the land in the City Council.
- (5) Authorise the Strategic Director (Growth and Development) (in the event that the Secretary of State notifies the Council that it has been given the power to confirm the Order) to confirm the Order, if the Secretary of State is satisfied that it is appropriate to do so.
- (6) Authorise the Head of Development to approve agreements with landowners setting out the terms of withdrawals of objections to the Order including where appropriate the exclusion of land from the Order. Authorise the Strategic Director of Growth and Development and the City Solicitor to make deletions from, and/or minor amendments, and modifications to the proposed Order and Order Plan or to agree to refrain from vesting any land included within the Order should this be in their opinion appropriate.
- (7) Authorise the Head of Development to negotiate terms for the acquisition by agreement of any outstanding interests in the land within the order prior to its confirmation.
- (8) Authorise the Strategic Director (Neighbourhoods) to take all necessary steps to secure the closure of all relevant highways streets and alleyways which are required for the development to proceed, if requested by the Director of Housing and Residential Growth.
- (9) Agree that the resources of the City Council are sufficient to carry out the duties resulting from the making of the Order, as outlined in this report.
- (10) Agree the following re-housing and compensation arrangements for displaced residential occupiers:
 - (a) Requests from owner-occupiers for disposal of their homes in advance of the confirmation of the Order will be dealt with as a priority.
 - (b) Compensation for owner-occupiers will be paid in accordance with the law on compulsory purchase and relocation assistance will be offered in accordance with the Manchester City Council Home Improvement and Relocation Assistance Policy currently in operation ("the Relocation Policy").
 - (c) The Designated Area for the purposes of the Relocation Policy shall be the whole of the City of Manchester and the Specific Designated Relocation Area (SDRA) will be the Harpurhey ward as shown in the plan attached at Appendix 3. Within the SDRA an applicant will have the potential to access a higher level of relocation assistance which will allow them to remain in their local area. For a new build property, this would be a maximum of 110 % of the average price of various property types within the Victoria North (formerly the Northern Gateway) Strategic Regeneration Framework (SRF) Area. For older properties, the maximum is the average price of various

property types within the SRF. Outside the SDRA, but within the City of Manchester Boundary the maximum amount of Relocation Assistance available is £ 50,000.

- (d) Discretionary Home Loss and Disturbance payments will be made available to all qualifying households requiring relocation.
 - (e) Tenants and owner-occupiers who are displaced will be awarded Band 1 rehousing status in order to ensure they are a priority for relocation in a council home within the New development at Collyhurst or any social housing within the boundaries of the City.
- (11) Authorise the Head of Development to negotiate terms for the occupation of the new retail unit delivered as part of the new development, in order that it can be offered in the first instance as alternative premises for the current shopkeeper that will be displaced by the Order.
- (12) Authorise the Director of Housing and Residential Growth in consultation with the Executive Member for Housing and Employment, to declare the Council properties listed in Appendix 4 surplus to requirements and should be demolished, and to Authorise the City Solicitor to serve the appropriate demolition notices, having regard to the Housing Act 1985.

Exe/22/37 Lease to Great Places Housing Association, land at Downley Drive, New Islington

The Executive considered a report of the Strategic Director (Growth and Development), which sought approval for a new development lease to Great Places Housing Association of land at Downley Drive, New Islington/Ancoats to facilitate the delivery of a mixed tenure affordable housing scheme supported by Homes England funding.

The development would comprise a new wholly affordable residential scheme comprised of 68 units with a mixture of social rented and shared ownership tenures. 23 houses would be for shared ownership whilst all 45 apartments would be for social rent. The development would be low carbon and highly sustainable employing the latest in energy efficiency measures in the fabric and construction.

The proposed lease was for a term of 999 years at a premium of £1,500,000 which was less than the best consideration that could reasonably be obtained on the basis of an unrestricted disposal.

Decisions

The Executive:-

- (1) Approve the basis of the land transaction as set out in section 3 of this report.
- (2) Authorise the Strategic Director (Growth and Development) to finalise the terms of the transaction as set out in this report.

- (3) Authorise the City Solicitor to enter into and complete all documents and agreements necessary to give effect to the recommendations.

Exe/22/38 Lease to RFL for new Beswick Hub facility

The Executive considered a report of the Strategic Director (Growth and Development), which sought approval for a new lease to RFL (Governing Body) Ltd of the former Beswick shops site and a small portion of the adjacent playing fields.

The proposed RFL development would bring forward a new hub facility comprising a new training pitch and pavilion with a capacity of circa 900 whilst providing changing rooms, offices and hospitality/meeting rooms. It was explained that the use would be restricted to training, education, skills development, training and hosting / playing of sports. The grant of the lease would be subject to various conditions which would be documented by way of an agreement for lease. There would also be development milestones within the lease, with the Council reserving the ability to forfeit in certain circumstances relating to non-performance.

It was explained that the proposed lease was for a term of 125 years at a peppercorn rent and at a lease premium of £1.00 which was less than the best consideration that could reasonably be obtained and an application to the Secretary of State would be submitted for consent to dispose of school playing fields under the provisions of s77 of the School and Frameworks Act 1988).

Decisions

The Executive:-

- (1) Approve the proposals as set out in section 3 of the report.
- (2) Authorise the Strategic Director (Growth and Development) to finalise the terms of the transactions as set out in this report.
- (3) Authorise the City Solicitor to enter into and complete all documents and agreements necessary to give effect to the recommendations

Exe/22/39 HS2 Phase 2b Western Leg - Environmental Statement Consultation & hybrid Bill Petitioning Response

The Executive considered a report of the Strategic Director (Growth and Development), which outlined the Council's proposed response to the HS2 hybrid Bill which had been deposited in Parliament on 24 January 2022, the public consultations on the Environmental Statement (ES) and Equality Impact Assessment (EQIA) for the Bill. The report further outlined the key areas on which the Council was proposing to petition against the hybrid Bill.

The Leader commented that the Council was fully supportive of the introduction of HS2 and NPR and the provision of stations at Manchester Piccadilly and Manchester Airport. However, the Council had consistently retained a clear position on the need to ensure that the schemes were delivered in a manner that fully complemented the

connectivity, place-making, local employment, and sustainable growth objectives as set out in the Manchester Piccadilly Strategic Regeneration Framework (SRF) and the Greater Manchester HS2 and NPR Growth Strategy. This had been reiterated in several responses to Government consultations on HS2 made in as well as through ongoing direct engagement with HS2 Ltd and DfT.

The Leader stated that it was imperative to create a station at Manchester Piccadilly that was a world class, fully integrated transport hub which could actively maximise economic growth and the regeneration of the eastern side of the city centre. A 'Build it Once, Build it Right' strategic approach to transport investment at Piccadilly would ensure the earliest transformation of Piccadilly Station; avoid significant and long-term disruption promote confidence in future investment.

It was strongly believed that the design for Manchester Piccadilly High Speed station should specifically consider Piccadilly in terms of the integration between HS2, NPR, the wider rail network and local growth and regeneration and that the current surface terminus station proposed for Manchester station within the hybrid Bill. The proposed surface terminus did not deliver the right solution to provide the required level of reliability and resilience to effectively support the wider High-Speed network. Furthermore, it significantly impacted on the delivery of the place-making and economic growth agenda set out in the approved Piccadilly SRF and the GM HS2 / NPR Growth Strategy.

Councillor Leech commented whether the proposed re-opening of Withington Golf Club following the five year construction of the required ventilation shaft, headhouse and auto-transformer station at Palatine Road would be viable given the number of alternative golf courses in south Manchester.

The Leader noted this point and advised that this would be one of the areas included in the Council's petition response.

Decisions

The Executive:-

- (1) Note the deposit in Parliament of the HS2 Crewe-Manchester hybrid Bill and the accompanying Environmental Statement and Equality Impact Assessment.
- (2) Note and comment on the proposed contents of the City Council's submission in response to the consultations on the HS2 Crewe-Manchester hybrid Bill Environmental Statement and Equality Impact Assessment.
- (3) Note Council approval to submit a petition to object to aspects of the HS2 Crewe-Manchester hybrid Bill and comment on the proposed areas for the City Council's petition.
- (4) Delegate authority to the Strategic Director (Growth and Development), in consultation with the Leader and Executive Member for Environment, to finalise the responses to the HS2 Crewe-Manchester hybrid Bill Environmental

Statement and Equality Impact Assessment and submit to Department for Transport

Exe/22/40 Outcomes of the public realm consultation on development and public realm strategy for the Back of Ancoats

The Executive considered a report of the Strategic Director (Growth and Development), which presented the findings from the recent public consultation exercise that would inform the final version of the Poland Street Zone Public Realm Strategy for consideration and approval.

The Executive Member for Housing and Employment explained that the draft Public Realm strategy had been considered by the Executive in January 2022 and approved as a basis for consultation with local and statutory stakeholders.

The final version of the Strategy was intended to support the delivery of the previously adopted Ancoats and New Islington Neighbourhood Development Framework (NDF) and to help facilitate future development in the part of Ancoats bounded by Bengal Street, Oldham Road, Butler Street and the Rochdale Canal in the northeast of the extended city centre. The Poland Street Zone Public Realm Strategy represented a significant strand of this activity, articulating a co-ordinated approach to public realm delivery and a series of mechanisms for maximising developer contributions, with the intention of supporting the provision of appropriate public realm and core neighbourhood infrastructure.

Decisions

The Executive:-

- (1) Note the comments received from stakeholders, including local land and property owners; residents; businesses, along with public and statutory consultees: and how they have been responded to in the final draft;
- (2) Approve the final version of the Poland Street Zone Public Realm Strategy as a material consideration in the Council's decision making as a Local Planning Authority;
- (3) Note the Delivery Strategy set out in this report and authorise the Strategic Director (Growth and Development) to further develop and implement this strategy, in dialogue with key stakeholders, including potential funding bodies, investors and developer partners, landowners and existing businesses.
- (4) Note that a further funding package from Homes England for off site infrastructure in the Ancoats neighbourhood has been agreed subject to further Treasury approvals and an agreed grant funding agreement with the Council. This is in addition to the previously reported £4.7m from Brownfield Land Fund will be utilised to fund the majority of the capital works in accordance with the Delivery Strategy.

- (5) Note that the Delivery Strategy will require the Council to implement a number of area-wide public realm improvements and to work in partnership with investor and developer partners to this end.

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Children and Young People Scrutiny Committee

Minutes of the meeting held on 9 March 2022

Present:

Councillor Reid – in the Chair
Councillors Bano, Collins, Cooley, Foley, Hewitson, Lovecy, McHale and Nunney

Co-opted Non-Voting Members:

Miss S Iltaf, Secondary Sector Teacher Representative
Ms L Smith, Primary Sector Teacher Representative

Also present:

Councillor Bridges, Executive Member for Children's Services

Apologies:

Councillors Abdullatif and Benham
Mr G Cleworth, Parent Governor Representative
Dr W Omara, Parent Governor Representative

CYP/22/14 Ukraine

The Chair expressed concern for the children affected by the invasion of Ukraine, including the families trying to flee the country. In response to a Member's question about what was being done to help children in this country to understand the situation and to allay their worries, the Director of Education advised that the BBC had created some Newsround clips to explain the situation, that the Healthy Schools Team had put together some information which was being circulated to schools for them to use and that this would be kept under review.

CYP/22/15 Minutes

Decision

To approve as a correct record the minutes of the meeting held on 9 February 2022.

CYP/22/16 Special Educational Needs and Disability Local Area Inspection

The Committee received a report of the Director of Education which highlighted the main areas of strength and areas for development identified in the joint inspection by Ofsted and the Care Quality Commission (CQC) to judge how effectively Manchester had implemented the special educational needs and disability reforms introduced in 2014.

The main points and themes within the report included:

- The inspection process;
- The outcomes of the inspection; and
- The letter from Ofsted and the CQC, which was appended to the report.

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

- To welcome the positive outcome of the inspection and to thank those involved for their hard work;
- Were any of the identified areas for development unexpected and did the Council have the resources to accelerate work to improve the identified areas;
- Home school transport, including travel training for children and young people; and
- The importance of early identification of SEND.

The Director of Education advised that there were no surprises within the letter from Ofsted and the CQC but that it was disappointing that one of the areas highlighted had been that the local offer was not understood by all parents. She reported that a lot of work had been done to communicate the local offer to parents through a range of means, which Ofsted had acknowledged, and sometimes parents were not aware that the information they had found online was from the local offer website, which could have affected the way they answered the question that Ofsted had put to them; however, she acknowledged that the website could be improved and that the service would look at this. She advised that addressing the areas for development was mainly about improving communication and improving efficiency and effectiveness in areas such as home school transport rather than requiring more resources. The SEND Lead explained that travel training was part of the home school transport offer and included enabling young people to travel to college and work-based learning and travel for fun and leisure. She informed Members of plans to expand the number of people who were skilled and qualified to provide travel training.

In response to a Member's question regarding school places, the Director of Education advised that the aim was that children would be able to go to their local school, whether mainstream or special, and that the move to more generic special school provision would support this; however, she advised that sometimes places were not available in the right place at the right time and, where a child with SEND was placed at a school further away, the Council would provide home school transport arrangements. She highlighted the recent investment in increasing special school places, the new primary special free school in Blackley and the expansion of existing special schools and advised that this was an ongoing piece of work. She also highlighted the excellent work of many mainstream schools in the city, which enabled children with SEND to thrive in the mainstream sector. The Chair recognised the positive impact that being supported in mainstream schools had had on many children and young people, including those with moderate learning disabilities.

The SEND Lead informed Members about the SEND Early Years Pathway, which involved a range of professionals and teams, including different types of early years settings, working on early intervention of SEND. She reported that the percentage of children receiving health visitor checks at 9 months and two years was higher in Manchester than the national average and that these figures were monitored; however, she recognised the impact that the pandemic had had on early identification, as fewer parents had been engaging with services or sending their

children to early years settings. The Chair expressed concern about the impact of the pandemic on babies and young children. She advised that the Committee would look at health visiting at a future meeting.

Decision

To consider health visiting at a future meeting.

CYP/22/17 Manchester Sensory Support Service Commission

The Committee received a report of the Strategic Director of Children and Education Services which outlined a proposal to commission a provider through an open tender process to run the Manchester Sensory Support Service. The report covered the statutory requirements for the sensory service, the governance arrangements explored and recommended an option for the future provision of the Sensory Support Service in order to deliver an outstanding service and improve outcomes for children and young people with sensory impairment. The budget for this service was £2.83 million and there were no plans to reduce this budget as part of the proposals outlined in this report. The Committee was invited to comment on the proposal prior to its submission to the Executive on 16 March 2022.

The main points and themes within the report included:

- The national and local context;
- Options considered for the future governance of the Sensory Support Service;
- Factors that needed to be considered in the specification for a new managing organisation;
- Performance indicators and reporting requirements; and
- The proposal.

In response to a question from the Chair, the Director of Education advised that having the service based within an education setting had worked well but that it had put a high demand on Lancasterian School's governing body so new governance arrangements were needed; however, she emphasised that there were no plans to reduce the budget for the service nor to significantly change the service. In response to a further question about feedback from within the Sensory Support Service, the Assistant Director of Education advised that the service had submitted a number of questions, which had been responded to, and that, if the proposal was approved, there would be a formal consultation period. She drew Members' attention to the timeline set out in the report.

Decisions

1. To receive an update report at a future meeting.
2. To endorse the recommendations that the Executive:
 - (i) Approves progressing option 3 within a budget envelope of £2.83m per annum.

(ii) Delegate authority to the Strategic Director for Children and Education to do all things necessary to conduct the procurement exercise and award the contract for the service in consultation with the Deputy Chief Executive, City Treasurer.

(iii) Authorises the City Solicitor to enter all necessary documentation to give effect to the recommendations and details set out in the report.

CYP/22/18 COVID-19 Update

The Committee received a verbal update from the Education Business Partner which outlined new developments and significant changes to the current situation, particularly in relation to schools.

The main points and themes within the verbal update included:

- The number of positive cases in schools, noting that these were reducing;
- That schools were still being asked to report positive cases to the Manchester Test and Trace team and that the team was continuing to support schools;
- Changes to restrictions including the removal of the requirement for face coverings and regular testing;
- That, while the legal requirement to self-isolate had been removed, government guidance still advised self-isolation for those who tested positive and self-isolation and testing for those with symptoms;
- School leaders' concerns that some parents would want to send children with symptoms or who had tested positive to school; and
- Ongoing communication and support for schools and communication with parents, emphasising the importance of keeping children at home in the above circumstances.

A Member commented that some children could be badly affected by COVID-19, including Long Covid, and that it was important to communicate to parents that COVID-19 had not gone away and that people needed to continue to be careful. The Education Business Partner advised that the task group meetings on COVID-19, at a Manchester and Greater Manchester level, were continuing and that Long Covid would be a focus. She reported that the Frequently Asked Questions (FAQs) to schools included advice on staff with Long Covid.

The Chair advised that the standing item on COVID-19 should remain on the agenda and that vaccinations should be looked at again under this item at a future meeting. She highlighted the forthcoming examinations and the impact of the pandemic on children and young people's mental health.

Decision

That this will continue to be a standing item on the agenda and that the vaccination of children and young people will be looked at under this item at a future meeting.

CYP/22/19 Children and Young People Participation and Engagement Plan

The Committee received a report of the Strategic Director of Children and Education Services which provided an update on the current plans for children and young people's engagement and participation. This report included updates from targeted and universal services, aligned to the ambitions set out in the Our City, Our Say Strategy. The report also outlined the plans for a refresh of the participation and engagement strategy, in response to the global pandemic, new investment from the City Council and national funds and the declaration of the Climate Change Emergency.

The main points and themes within the report included:

- Targeted offer;
- Universal offer; and
- Next steps.

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

- To recognise the importance of the voices of children and young people being heard and to thank all the officers working to ensure that this happened;
- To congratulate Manchester Youth Council on winning a Youth Focus North West award for their commitment to saving the planet;
- To request an update on the Youth Violence research and strategy;
- To request an update on work on climate change in relation to young people and schools; and
- Capturing the voices of young people in the Youth Justice System, noting that the Committee would be carrying out visits to Wetherby Young Offenders Institute and Barton Moss Secure Children's Home;

A Co-opted Member who was a Teacher at Abraham Moss Community School highlighted the role that schools could play in this work, including through School Councils and working in partnership with other schools, and stated that she would welcome the Council's involvement in facilitating this. A Member shared her positive experience of meeting pupils from Abraham Moss and their enthusiasm for the engagement work that was taking place. The Head of Youth, Play and Participation agreed that more should be done with schools and advised that this was a priority area and that he would contact the Co-opted Member outside of the meeting in relation to this.

The Executive Member for Children's Services informed Members that briefings would be held for Elected Members in advance of the drafting of the serious violence strategy. The Head of Youth, Play and Participation reported that his service was committed to being actively involved in the work on the strategy on youth violence. He advised that an update on the work on climate change could be provided at a future meeting. The Director of Education reported that the climate change conference planned for June was being co-produced with young people with workshops co-delivered by them.

The Head of Service for Youth Justice advised that his service used a range of methods to capture the views, ideas and experiences of young people, including topical research and narrative interviewing techniques. He informed the Committee about work with Manchester Metropolitan University researching the criminal justice system during lockdown, work which young people were actively involved in. The Strategic Director of Children and Education Services highlighted examples of how young people were involved in shaping services and influencing decision-making. The Chair advised that visits undertaken by the Committee should focus on the voice of children and young people.

Decision

To note the report.

CYP/22/20 Overview Report

A report of the Governance and Scrutiny Support Unit was submitted. The overview report contained key decisions within the Committee's remit, responses to previous recommendations and the Committee's work programme, which the Committee was asked to approve.

Decision

To note the report and agree the work programme.

Personnel Committee

Minutes of the meeting held on Wednesday, 16 March 2022

Present: Councillor Rahman – in the Chair

Councillors: Akbar, Bridges, Midgley, Leech, Rawlins and White

Also present: Councillor Butt

Apologies: Councillor Craig

PE/22/04 Minutes

Decision

To approve the minutes of the meeting held on 16 February 2022 as a correct record.

PE/22/05 New Human Resources and Organisational Development Policy - Menopause Policy

The Committee considered the report of the Director of Human Resources and Organisational Development which presented the new Menopause Policy for approval. The policy had been developed to fill a policy gap where there is no existing policy on the menopause and dealing with the symptoms that may have a detrimental impact on work.

The report described the context to the development of the policy; describing the engagement activity that had taken place to ensure that the policy and the accompanying guidance and training met the needs of staff, managers, and services; describing the policy content; the approach to implementation and policy guidance.

The Committee welcomed the policy and discussed the importance of raising awareness and reducing the stigma around the topic of menopause as well as appropriate guidance for managers in terms of how best to support affected employees.

Decision

To approve the new Menopause Policy.

PE/22/06 Draft Pay Policy Statement 2022/23

The Committee considered the report of the Director of Human Resources and Organisational Development, which introduced the draft Manchester City Council Pay Policy Statement for 2022/23 and sought approval of the Statement by the Committee prior to its submission to the upcoming meeting of Full Council.

The report provided information in respect of the organisational context, the impact of the 2022/23 budget and the relevant legislative requirements. Information was also

provided on the Council's 'Gender Pay Gap' and proactive measures to promote workforce equality.

There was a discussion about the Authority's salary multiple and the use of the median rate for all officers in that comparison instead of the lowest paid officers. The Workforce Finance Coordinator described the factors and complexities that had influenced the reported increase in the gap. It was explained that the use of the median had been a direct recommendation from the Hutton Review, however an analysis using the lowest salary in the calculation demonstrated a reduction in the gap in comparison to previous years, due to increased pay awards at the lower end of the salary scale. There was also a discussion about the reasons for the Authority's decision not to establish a target for the ratio between the pay of the highest earners and other employees, in line with the Hutton Review. The Workforce Finance Coordinator referred to challenges associated with the development of meaningful targets, in the context of diversity in senior role responsibilities across Local Government bodies.

Decision

1. To note the content of the draft Pay Policy Statement and commend it for approval by the Council at its meeting on 30 March 2022.
2. To note the organisation's Pay and Grading Structure for the financial year 2022/23 appended to the Pay Policy Statement and commend it for approval by the Council at its meeting on 30 March 2022.

Planning and Highways Committee

Minutes of the meeting held on Thursday, 17 March 2022

Present: Councillor Curley (Chair)

Councillors: Andrews, S Ali, Baker-Smith, Y Dar, Davies, Flanagan, Kamal, Leech, J Lovecy, Riasat and Richards

Apologies: Councillors Kirkpatrick, Lyons and Stogia

Also present:
Councillor Midgley

PH/22/12 Supplementary Information on Applications Being Considered

A copy of the late representations received had been circulated in advance of the meeting regarding applications 132513/VO/2021, 132199/FO/2021 and 132214/FO/2021.

Decision

To receive and note the late representations.

PH/22/13 Minutes

Decision

To approve the minutes of the meeting held on 17 February 2022 as a correct record.

PH/22/14 Application for 132513/VO/2021 - Hough End Leisure Centre And Playing Fields, 480 Princess Road, Manchester, M20 1NA - Chorlton Park Ward

This City Council development related to the erection of a two-storey extension to form changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing gym space following the demolition of the existing changing block building; together with the creation of two 3G artificial football turf pitches, associated floodlighting and fencing; a 67no. space car park and an additional 60 space overflow car park; and associated landscaping

The Hough End Leisure Centre, granted planning permission in 2014 and opened in 2015, provides a leisure centre comprising swimming pools, fitness suite and other indoor sports and recreational facilities. The Leisure Centre was developed as a standalone facility but within the context of the wider sports facilities at Hough End. The longer-term vision was to further develop Hough End as a sport and leisure destination to grow and sustain sport and physical activity participation particularly in south Manchester. As part of this it has been long recognised that facilities to support the external sport pitches at Hough End including changing facilities are

deficient. The existing changing pavilion at Hough End playing fields have been condemned and were closed in 2016.

The proposals were subject to notification by way of 592 letters to nearby addresses, site notice posted at the site and advertisement in the Manchester Evening News. In response 1040 comments have been received 1017 of these are objecting to the proposals. Chorlton Park Councillors Midgley, Rawson, and Shilton-Godwin have submitted comments in support of the proposals.

The Planning Officer informed the Committee that there had been 2 further letters received since the publication of the late representations, 1 objecting and the other in support of the development, confirming that neither of these raised any new points. The Planning Officer then stated that Condition 7 would require minor re-wording, should the Committee approve the scheme and it was requested that this is delegated to the Director of the Service.

An objector, representing a local opposition group to the application, attended the meeting and addressed the Committee on the application. The objector first requested that the Committee consider a site visit and subsequent deferral of the matter at this hearing, expressing that he felt there had not been enough time to consider the late representation documents and check for/consider any errors. In stating that there was a case for refusal, the objector referred to some 3000 refusal requests from residents. The objector stated that the open space and visual impact of the scheme would impair the site with fencing and floodlights, adding that the open area should be free for anyone to use and noting the effect on wildlife. Further mention was given to the removal of trees, vehicle emissions and public safety issues linked to further cars using the site. The objector questioned the additional car parking spaces, stating that Princess Road was already congested and adding to emissions issues. Mention was given to the floodrisk and water quality at Hough End being impaired by the development and affordability of the new pitches for local residents. In their final comments, the objector raised that Hough End had been given to the people of Manchester and expected that the City Council would honour this.

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

A Local Ward Councillor addressed the Committee and stated that all 3 Ward Councillors were in support of the development. The Ward Councillor noted that the area was well loved and well used but felt that there was space to accommodate this scheme. The amount of local and community interest was noted and appreciated by the 3 Ward Councillors, but they were satisfied with regard to environmental concerns. The Ward Councillor stated that pioneering work had been done in securing one of the first cork in-fill pitches in England and stated that there would be a drive for more active travel to the site. There had been a high membership at Hough End and an increase was much needed with a drive towards increasing Women's Football. The new build would give space for local group meetings and the new pitches were designed for annual and all-weather use. Local high schools would have access too to engage young people with sporting activities. All improved facilities would be handled by a not-for-profit organisation with funding going towards the maintenance of grass pitches. The Ward Councillor acknowledged the concerns

around extra parking but stated that this was needed to deter an increase in on-street parking which would adversely affect local neighbourhoods, adding that the car park plans had been scaled down with bicycles and electric cars being provided for.

The Planning Officer stated that the Council's Open Space Assessment for Hough End noted that it was an area of outdoor sports facilities. Outdoor sports facilities include both natural and artificial surfaces for sport and recreational purposes. Hough End had been assessed as having poor changing facilities, poor grass pitches and no 3G/artificial pitches. Sport England had raised no objections to the loss of grass pitches, subject to conditions listed in the report. The officer further stated that neither the scale or nature of the application proposals have been amended or changed since originally submitted. The applicant has submitted amended supporting documents and drawings to clarify certain points and to assist the Local Planning Authority to consider the impacts, and these have been fully assessed and there is no reason why a decision cannot be made on the application. Visual impact had been considered, 61 new trees would be planted alongside hedges, wildflower planting and the overspill car parking had been designed to allow grass to grow through it. The Ecological Unit had assessed the proposals and requirements for biodiversity gain were included. There were also extra measures for a travel plan, regarding improved pedestrian crossing, cycle provision and electric car charging in order to make a move away from using cars.

The Chair invited the Committee to make comments or ask questions.

A member sought clarification on the issue of whether an environmental impact assessment (EIA) was required.

The Director of Planning stated that screening opinion had been carried out in order to establish that an EIA was not required..

A member raised the issue of oil and petrol run-off on the proposed and current, tarmac covered car parks at times of flood and that this was not addressed within the conditions. It was requested by the Member that the conditions should include reference to this issue.

The Planning Officer stated that petrol and oil interceptors would be placed in agreement with the Environmental Agency, adding that the Director of Planning would cover any re-wording necessary for making this explicit within the conditions within the application.

A member questioned if there was any Community use agreement within the scheme.

The Planning Officer stated that this was a requirement of Sport England and this included pricing.

A member raised several issues, requesting the size of the affected area, where current sports pitches were placed, whether trees will be replaced and associated

timelines and whether there was a strategy to ensure a diverse use of the new facilities.

The Planning Officer referred to the diagram edged in red for the size of the area, stated that over 22 full-sized grass pitches would remain with other smaller pitches, that 61 trees would be replaced in the first possible planting season..

The same member questioned if the whole site was green space or just sports pitches.

The Director of Planning stated that the area was primarily for sport with some elements of green space, adding that current facilities were poor.

A member enquired as to whether the overflow car park would be monitored for use and whether it could be returned to a natural state if no longer required.

The Planning Officer stated that there were ways to monitor the overflow car park through the suggested conditions relating to car park management and the travel plan and appropriate words would be added.

A member asked about the possibility of semi-mature trees being planted and also on a like-for-like basis.

The Planning Officer responded to say that trees are well valued overall and that different varieties would be planted for varying reasons and the landscaping condition would be revised to ensure that the species and age of tree planting would require further agreement.

Councillor Andrews moved the recommendation of Approved for the application. Councillor Richards seconded the proposal.

Decision

The Committee agreed the recommendation of Approved for the reasons outlined within the report.

(Councillor Leech declared an interest in this item, left the meeting during the hearing and took no part in the discussion or decision making process).

PH/22/15 Application for 132199/FO/2021 - Plot F, Great Jackson Street, Manchester, M15 4AX - Deansgate Ward

This application was proposing full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) creating 988 homes across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.

This 0.88 ha site is bounded by Great Jackson Street, Pond Street and Owen Street. It is adjacent to Deansgate Square, with the 64 storey South Tower and 50 storey

East Tower being closest to the site. Much of the area has been redeveloped with the four towers of Deansgate Square (37 to 64 storeys) to the north and Crown Street (21 to 52 storeys) to the west. Two further towers are being constructed at Crown Street phase two which include a school and park.

The Planning officer had no further information or additional comments to make.

No objectors to the application attended the meeting or addressed the Committee on the application.

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

The Chair invited the Committee to make comments or ask questions.

A member stated their concern regarding the development of almost 1000 homes, none of which would be affordable, concern that the profit appeared to be £4million and £90,000 was being offered towards affordable housing which was expressed as being a poor amount to put back into the community.

The Planning Officer stated that the figures had been independently assessed and added that the scheme would contribute 0.6 hectares of public space that would link up with other spaces and parks around Great Jackson Street, creating a tapestry of public spaces linking Hulme with the City Centre. Additionally, the scheme would contribute £0.5million towards a new school fit-out and there was a clawback mechanism for affordable housing, which was in line with many other previously approved applications put before the Committee.

A member stated that they understood the point around consistency, but it appeared to be that Manchester had less affordable housing proposals than Salford. The member then stated that they could not support this application with the associated level of profit.

The Planning Officer referred back to his previous statement and stated they could not add anything further.

A member stated that they felt £90,000 contribution to affordable housing was small but understood the Planning Officer's explanation. The member felt that there were complex issues but welcomed the contribution towards the school and public realm, stating that it would benefit property owners and the city as a whole, adding that maintenance costs to inhabitants saves the Council the costly task of keeping areas clean and desirable. Whilst noting that £90,000 wouldn't buy a house in Manchester, the member expressed her support overall.

The Planning Officer acknowledged that affordable housing is a big issue but stated that the viability had been well scrutinised, adding that there could be a further contribution, additional to the £90,000.

A member stated that £90,000 was a poor amount but that other factors made the scheme favourable on the whole. The member felt that there were allegations that

Manchester City Council did not take affordable housing seriously but wanted to send a clear message that it is an important issue.

A member expressed that they trust the Officers but asked what profit margins are being considered viable.

The Planning Officer stated that the general figure was 20% but can be as low as 10% or 15% and have to be risk assessed for profitability.

The previous member asked for the figure for this scheme.

The Planning Officer confirmed that this scheme was set at 11% for profitability.

A member requested information on Class C3 in the report and also whether play areas, age friendly seating and social infrastructure, such as doctors and dentists, to serve the new tenants.

The Planning Officer confirmed that the Class C3 information was covered in condition 37 of the report and confirmed that there were conditions covering the outdoor public realm, but that wording could be altered with regard to age friendly seating and a play area could be explored here or across other Great Jackson Street sites. The Planning Officer confirmed that the developers were already contributing to the creation of a new school in the area and that they were working with medical providers at other sites.

A member noted the use of glass walls and questioned if any thought had been given to glare from these onto other nearby dwellings or could be considered in future.

The Planning Officer stated that they will pick up this point for future similar schemes.

Councillor Andrews moved the officer's recommendation of Minded to Approve subject to a legal agreement for a financial contribution towards off site affordable housing. Councillor Richards seconded the proposal.

Decision

The Committee agreed the recommendation of Minded to Approve subject to a legal agreement for a financial contribution towards off site affordable housing.

PH/22/16 Application for 132214/FO/2021 - Land South Of Chapeltown Street, Manchester, M1 2WH - Piccadilly Ward

This application was proposing the erection of a 15 storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.

2 letters of objection had been received.

The Planning Officer stated that there had been one further representation from a Local Ward Councillor, raising concerns about the lack of any affordable housing and lack of preliminary discussions with local members to address this. The Ward Councillor noted that the profit level was 12%, considerably lower than usual, that demonstrated the ability to raise capital at this level.

No objector attended the meeting or addressed the Committee on the application.

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

The Chair invited the Committee to make comments or ask questions.

A member stated they were in favour of the parks and pavilion and asked when this aspect would be open to non-residents, whether this was tied into a condition. The member noted that the scheme was smaller than previously considered and raised a concern about maintenance fees for residents and asked how this would be managed. In their final comments, the member noted that there was no affordable housing linked to this development and no contribution being offered either and requested information on accessible toilet for those with impaired mobility.

The Planning Officer stated that the accessible public space may need rewording and confirmed that the cost of this space is borne by the developer. The pavilion and ground floor unit would create some funding towards the upkeep of public space and affordable housing had been assessed for viability. The Planning Officer concluded by stating that 12% forward funding represented a low figure.

A member stated that they felt that this was a good application and, with regard to its location, felt that this would not be an area best suited for affordable housing.

Another member stated that the Planning Committee deal with each application on its own merit and welcomed this scheme and the public realm attached to it. The member stated that the public realm area should be cleared at night to protect residents' amenity and should be child friendly.

The Planning Officer stated that they would look into the concern regarding the space being child friendly.

A member noted the addition of a roof terrace and stated that they can create a nuisance for residents within hearing distance and enquired into whether this terrace would be facing other properties. The member asked if the positioning of roof terraces could be a future consideration and asked what the closing times would be.

The Planning Officer stated that roof terrace concerns could be added to condition 23, relating to the management strategy.

Councillor Flanagan moved the recommendation of Minded to Approve for the application. Councillor Andrews seconded the proposal.

Decision

The Committee agreed the recommendation of Minded to Approve subject to a legal agreement in respect of reconciliation payment of a financial contribution towards off site affordable housing.

PH/22/17 Application for 132416/FO/2021 - Land Bounded By The Travelodge And Surface Level Carparking To The North, Further Surface Level Carparking To The East, Manchester College To The South And Bury New Road To The West Manchester - Cheetham Ward

This application related to the erection of two buildings part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718 sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works.

The proposal would create 461 homes, of which up to 60% would be affordable (shared ownership and affordable rent), and 718 sqm of commercial space in two buildings ranging in height from 27, 20, 17 storeys and 11 and 10 storeys. There would be public realm and parking for disabled residents only.

One neutral comment has been received.

The Planning Officer had no further comment to add to the report.

No objector attended the meeting or addressed the Committee on the application.

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

The Chair invited the Committee to make comments or ask questions.

A member requested clarity on how much social housing for rental was included in the 60% figure. A concern was raised in regard to the lack of car parking, noting that this was a busy area for traffic, expressing that residents without car parks could create further problems in the area. The member then asked about priority for the 5 disable parking bays.

The Planning Officer stated that the developer had secured funding from Homes England to fund the additional 55% affordable housing and stated that 121 homes would be available under social affordable rent and 132 as shared ownership. This area had been awaiting development for a long time and that a multi-storey car park has been proposed which may be able to secure parking for residents of the proposed development. The Planning Officer stated that the developer would be responsible for meeting any needs if there was a greater demand for disable parking spaces.

The previous member welcomed the 121 social rental properties but noted that it was rare to have a development which did not provide any parking.

A members welcomed this application in the Cheetham Ward but noted that the provision for disabled parking was lacking and requested a condition to be added to improve this number.

The Planning Officer confirmed that they would include a condition relating to further disable parking.

A member enquired into whether the financial support for the additional affordable housing had been confirmed and, if so, asked whether there could be additional social rental properties.

The Planning Officer stated that the scheme was based on 5% affordable contribution but was assured that the funding was in place, with the work to begin on the development in May 2022.

The previous member asked if the condition could be amended to state that further affordable rental properties would be added if the funding did not materialise, changing the split from 15 social rentals & 8 shared ownership to all 23 being secured as social rental properties.

The Planning Officer stated that the initial 5% affordable housing included social rental properties on the basis of the 15 social rentals & 8 shared ownership split.

Councillor Flanagan moved the recommendation of Minded to Approve for the application. Councillor Andrews seconded the proposal.

Decision

The Committee agreed the recommendation of Minded to Approve subject to the signing of a Section 106 Agreement in respect on securing an initial affordable housing contribution and an affordable housing statement.

(Councillor Baker-Smith left during the meeting and took no part in the discussion or decision making process).

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