

Economy Scrutiny Committee

Minutes of the meeting held on 18 July 2018

Present:

Councillor H Priest– in the Chair

Councillors Connolly, Davies, Douglas, Green, Johns, Newman, Shilton-Godwin, Raikes, and K Simcock

Councillor Leese, Leader

Councillor Richards, Executive Member Housing and Regeneration

Apologies – Councillors Hacking, Noor and Razaq.

ESC/18/28 Minutes

The minutes of the Economy Scrutiny Committee meeting held on 20 June were submitted for Approval.

In relation to Minute ESC/18/26 (Delivering the Our Manchester Strategy), Councillor Newman advised that the following point he had raised was inaccurate:-

- Whilst the expansion and development at Manchester Airport was welcome and in the main supported, the consequence of this and the recent introduction of charging for dropping off passengers, was resulting in anti-social parking within residential areas of Woodhouse Park ward and this needed to be addressed by the Council and the Airport.

He requested that it be amended as follows:-

- Whilst the expansion and development at Manchester Airport was welcome and in the main supported, the consequence of this and the recent increased activities of rogue meet and greet companies, was resulting in anti-social parking within residential areas of Woodhouse Park ward and this needed to be addressed by the Council and the Airport.

Councillor Douglas also requested that her attendance at the meeting be recorded.

Decision

To approve as a correct record the minutes of the meeting held on 20 June 2018 subject to the above amendments.

ESC/18/29 Manchester Piccadilly Strategic Regeneration Framework update 2018

The Committee considered a report of the Strategic Director (Development), which informed Members of the outcome of a public consultation exercise with local residents, businesses and key stakeholders on the draft Strategic Regeneration Framework (SRF) for the Manchester Piccadilly area.

The Strategic Director (Development) referred to the main points and themes within the report which included:-

- Consultation letters had been sent out to 3,276 local residents, businesses, and stakeholders;
- In total 15 responses were received to the consultation letters;
- The majority of the responses received to the consultation were generally supportive of regenerating the Manchester Piccadilly area, and of the SRF proposals;
- The issues raised following the consultation and responses given to these issues, which fell into the following major categories
 - Land and Property Impact;
 - Land Use;
 - Density and Height;
 - Heritage;
 - Public Realm;
 - Phasing;
 - Rail Services and Configuration;
 - Statutory Agency Responses; and
- HS2's configuration for Piccadilly station, at its current stage of design, did not mirror the configuration proposed within the SRF, which included a provision for Northern Powerhouse Rail (NPR).

Some of the key points that arose from the Committees discussions were:-

- There was strong support for the Piccadilly Station proposals within the SRF;
- There was concern in relation to the low response rate to the consultation and an assurance was sought as to whether this was a usual level of response to such important proposals;
- Consideration needed to be given to suitable walking and cycling routes to and from Piccadilly Station as well as suitable parking for bicycles;
- What was the Council intending to do to ensure the protection of historic buildings within the SRF;
- What potential impact would the difference in the design proposals for Piccadilly Station between HS2 and the Council have on the deliverability of the SRF;
- How would public space be delivered within the SRF in terms of land assembly;
- The SRF indicated that a residential tower block would be removed, was this accurate and if so had residents been informed;
- There was concern in relation to the provision of affordable housing within the SRF; and
- What further opportunity would there be to scrutinise the proposals.

The Leader welcomed the support for the proposals for Piccadilly Station from the Scrutiny Committee and advised that although a higher level of response to the consultation would have been welcomed, as the proposals were not contentious, the response rate that had been received was common. He acknowledged the point made around walking and cycling routes.

In terms of ensuring the protection of the historic buildings, it was reported that Heritage England had not raised any concerns. Both buildings within the SRF were protected and it was intended that these would be retained and returned back into active life as appropriate.

The Leader advised that there would be a variety of ways to deliver public spaces within the SRF. The key aspect of this would be the need to deliver this in the first phase of development with the cost covered between all land owners. He advised that the SRF would not be delivered quickly, and although progress would be made with HS2 and NPR over the next 12 months, if there was a different footprint for the station, this would need to be re-visited.

Officers advised that there was one residential block that, at the present moment, could be affected by the plans within the SRF. Work was ongoing to determine whether the land occupied by the residential tower block was required by HS2 and if not, how the road layout might be altered to mitigate the need to remove it.

The Leader commented that as the Council received more clarity on HS2 and NPR proposals further reports would be submitted to Scrutiny for consideration.

Decision

The Committee:-

- (1) Notes the report; and
- (2) Supports the decision taken by the Executive to approve the Manchester Piccadilly Strategic Regeneration Framework with the intention that it will become a material consideration in the Council's decision making as the Local Planning Authority.

ESC/18/30 Northern Gateway – Draft Strategic Regeneration Framework

The Committee considered a report of the Strategic Director (Development), which provided details on the draft Strategic Regeneration Framework (SRF) that had been prepared for the Northern Gateway area, which had the capacity to deliver up to 15,000 new homes over a 15 to 20 year period.

The Strategic Director (Development) referred to the main points and themes within the report which included:-

- The background and context as to why the Northern Gateway was seen as a key development opportunity for the City;
- The vision and objectives of the draft SRF;
- The geographic neighbourhoods that would form the Northern Gateway, each with their own individual character and identity, but which were integrated into one functioning whole;
- The scale and density of the proposed development;
- The proposed mix of housing, which included 20% of all new homes delivered being affordable; and

- How public consultation on the SRF would be undertaken and the time frame for adoption of the SRF.

The Committee had been invited to comment on the report prior to its submission to the Executive on 25 July 2018.

Some of the key points that arose from the Committees discussions were:-

- Reassurance was sought that as part of the consultation, local businesses would be included as well as residents;
- Could an assurance be given that as part of the proposed housing, these would not be marketed as buy to let properties and would in fact be housing for Manchester residents at affordable prices;
- Would the City Centre Transport Plan be taken into consideration as part of the SRF to address the issue of parking on residential streets on the periphery of the city centre;
- It was enquired as to whether the homes that were to be built would have provision for the parking of bicycles and how many car parking spaces would be allocated to each property;
- It was pleasing to see that the provision of secondary school places was already being taken into consideration as part of the draft SRF;
- How could the Council ensure that the correct mixture of housing, including type and tenure would be delivered;
- What guarantee could be given that the required infrastructure for the proposals would be delivered and appropriately funded;
- What would be the implications for the areas just outside of the SRF boundary, with specific reference to the Queens Road area.

The Executive Member for Housing and Regeneration advised that the consultation exercise would take place over the months of August and September with opportunities for comment being provided on-line, in writing and in-person via a number of locally based drop-in events. Given the forthcoming school holidays, it was intended that two sets of consultation drop in events would be held – the first within a two week window in August, and the second in a one week window in September. These would be hosted at a number of accessible venues in and around the Northern Gateway, with the views of local Ward Members sought in terms of the most suitable locations. She agreed that it would be important that local businesses were also included in the consultation. Officers advised that it was also proposed to hold a number of business drop in events to gain the views on the proposals from local businesses.

The Committee was advised that the draft SRF was clear that 20% of all the proposed housing would be affordable and a mixture of tenure. There was also plans to deliver some social housing. One of the aims of the SRF was to create a new neighbourhood for local people and as such, it was not within the vision of the SRF that the proposed housing would be buy to let properties. In terms of the issue of parking for bicycles and the allocation of parking spaces, this would be part of future planning and design submissions, however, it was acknowledged that the SRF would need to address the issues that currently existed around parking on residential streets.

The Leader advised that the Council was not able to provide any form of guarantees that all the proposals within the draft SRF could and would be delivered, however, the Council was confident that a number of sites within the SRF would be developed. Some of the proposals would be dependent on obtaining the necessary support from government. He also advised the Committee that the SRF was a 20 year plan, and as such, it was not possible to predict at this stage what the exact mixture of housing would comprise of.

The Executive Member for Housing and Regeneration advised that it was not the intention of the SRF to establish a 'hard' border with the areas that it neighboured and it was hoped that as the redevelopment of the area took place, this would have a positive ripple effect on neighbouring areas.

Decision

The Committee endorses the recommendations to the Executive as follows:-

The Executive is recommended to:

- (1) Endorse the draft Northern Gateway Strategic Regeneration Framework as a basis for public consultation;
- (2) Note that the outcomes of the consultation exercise will inform a final version of the SRF to be brought back to a future meeting of the Executive for approval and adoption;
- (3) Note that proposals for a first phase development area in Collyhurst will be consulted upon as part of the SRF consultation exercise with a formal planning application expected to be submitted within the next 12 months

[Councillor Johns declared a personal and prejudicial interest in this item as his employer has worked on the economic vision for the Northern Gateway and left the meeting during consideration of this item]

ESC/18/31 Overview Report

The Committee considered a report of the Governance and Scrutiny Support Unit which contained key decisions within the Committee's remit and responses to previous recommendations was submitted for comment. Members were also invited to agree the Committee's future work programme.

Decision

The Committee notes the report.

ESC/18/32 The Eastlands Regeneration Framework update (Part A)

The Committee considered a report of the Strategic Director (Development), which provided an update on the developments associated with the Sports and Innovation Zone at Eastlands. The report also sought approval to a Masterplan for the Sports and Innovation Zone and progress on acquiring land interests within the Edwin Road Industrial Estate which were required to deliver the Zone.

The Strategic Director (Development) referred to the main points and themes within the report which included:-

- The overall vision was to establish the Etihad Campus as the key driver of the development of a globally competitive sport, leisure and recreation economic cluster;
- A key component of securing the overall vision was the development of the Sports and Innovation Zone on the western side of the Etihad Stadium;
- The focus of this Zone would be to accommodate new academic facilities, student accommodation, offices for sports organisations and managed workspace for new business start-ups;
- Central to the successful delivery of the Etihad Campus Sport and Innovation Zone was the acquisition of all of the interests within the Edwin Road Industrial Estate on the western side of the Etihad Campus;
- The draft framework masterplan set out the preferred location for the Manchester Metropolitan Institute of Sport, together with options for the location of the House of Sport to accommodate existing and future National Governing Bodies; and
- The draft framework masterplan also set out a number of options for the future redevelopment of the Edwin Road Industrial Estate area to provide up to 1,000 student accommodation bed spaces;

The Committee had been invited to comment on the report prior to its submission to the Executive on 25 July 2018.

Some of the key points that arose from the Committees discussions were:-

- What public realm provision would be included within the Framework and would there be any spaces for people to congregate;
- The options proposed to change the road layout to improve pedestrian and cycle access was welcomed;
- What consideration had been given in regards to student integration with existing businesses and residents and student safety within the area; and
- Could the Framework make reference to the minimum room size standards for student accommodation.

The Strategic Director (Development) advised that the Council would be the principal land owner for the area that would be developed for student accommodation. Discussions had taken place with the University which had flagged up concerns around issues of affordability and the size of accommodation as well as the safety, security and wellbeing of students. The Council would be endeavouring to use its land interest to ensure these outcomes were delivered on behalf of the University and the city. The integration of students was very important to the University and these proposals were seen as being part of the University's long term trajectory in being a successful good neighbour within an area of the city it had previously not had a presence in. In terms of public realm, he advised that it was clear that in terms of delivering the quality of outcomes the Council wanted to achieve, it was important that a good and accessible piece of public realm existed across the whole campus and discussions were taking place around this with Manchester City Football Club and its owners.

The Leader commented that in terms of student accommodation, the Council had endeavoured to increase the amount of purpose built student accommodation in the appropriate areas of the city, and in doing so, there were particular requirements for purpose built accommodation which would not be replicated in individual housing units. This helped the Council maintain control over what could be built and where. He also advised that to apply the same standards to student accommodation as what was applied to multi-purpose accommodation would potentially lead to the loss of the limited control the Council currently had.

The Strategic Director (Development) reminded the Committee that the area identified for student accommodation was the only part of the wider Eastlands Regeneration Framework area where the Council supported proposed building of student accommodation.

Decision

The Committee endorses the recommendations to the Executive as follows:-

The Executive is recommended to:

- (1) Welcome the decision of Rugby Football League, Rugby League's governing body, to relocate their Headquarters onto the Etihad Campus helping to deepen and broaden the range of international and national sports organisations based there;
- (2) Note the progress being made to assemble land within the Sports and Innovation Zone as set out in Section 3 of this report;
- (3) Endorse the draft Masterplan for the Etihad Campus Sport and Innovation Zone as a basis for consultation with residents, organisations and businesses, landowners and other statutory stakeholders who would be affected by these proposals.

ESC/18/33 Exclusion of Press and Public

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

Decision

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

ESC/18/34 The Eastlands Regeneration Framework update (Part B)

The Committee considered a report of the Strategic Director (Development), which provided details on the progress to date regarding its land assembly initiatives in and around the Edwin Road Industrial Estate and set out the financial consequences to

the Council of concluding this programme, including setting out the implication to the Council's revenue budget.

Officers referred to the main points and themes within the report and answered questions of the Committee.

Decision

The Committee endorses the recommendations to the Executive as set out in the report.