

Audit Committee

Minutes of the meeting held on 10 December 2018

Present:

Councillor Ahmed Ali - In the Chair
Councillors Connolly, Lanchbury, Russell, A. Simcock and Watson
Mr S Downs (Co-opted member) and Dr D Barker (Co-opted member)

Apologies: Councillor Connolly

AC/18/61 Minutes

The minutes of the Audit Committee held on 5 November 2018 were submitted for approval.

Decision

To approve the minutes of the meeting held on 5 November 2018 as a correct record.

AC/18/62 External Audit Progress Report and Update 2018/19

Members considered the report of Mazars, the Councils appointed external auditor, that provided the Committee with the second update on progress in delivering their responsibilities for the 2018/19 audit as the external auditor.

The Chair invited questions from the committee.

A member referred to updates and observations from National Publications and asked what observations had been made regarding Brexit. Reference was also made on concerns relating to councils funding commercial investment through borrowing and officers were asked if there was any relevance to the Council decisions made to fund commercial investments.

It was reported that due to the ongoing uncertainty regarding Brexit, no observations had been released on the potential risks on local authorities. It was expected that this would change as the government's position on Brexit becomes more clear.

The Committee was informed that the statement on council funding commercial investment through borrowing relates to a number of smaller borough councils that have borrowed to invest in commercial schemes to raise revenue to fund council services. The concerns expressed by CIPFA relate to the potential risks that are attached to such investments in the event that a commercial scheme did not succeed or did not produce the expected financial returns. It was recognised that Manchester City Council has a well-developed risk assessment model in place for the consideration of possible commercial opportunities.

Decision

To note the report submitted.

AC/18/63 Draft Code of Corporate Governance

Members considered the report of the Deputy Chief Executive which presented a revised draft Code of Corporate Governance, produced in accordance with the Accounts and Audit Regulations 2015. The Council is required to conduct an annual review of the effectiveness of its governance framework and document this in the Annual Governance Statement and publish it as part of the Council's Annual Accounts.

The Chair invited questions and comments from the committee on the draft Code of Corporate Governance.

A member made reference to the comparisons on functions, expenditure and performance with similar organisations (Section E of the draft Code of Governance) and requested that officers provide examples for members on the information used to benchmark work on functions, expenditure and performance.

A member referred to Managing Data (Section F of the document) and made the point that handling personal data is a responsibility for both officers and members. Officers were asked if they considered additional help was required for members on the use of Council held data.

It was reported that the wording used to set out responsibilities on Managing Data would be strengthened and included in the programme of implementation for the Annual Governance Statement.

Reference was made to the protocol governing member/ senior officer relations and the Committee discussed the importance and means of raising member awareness of the protocol. It was agreed that the matter be referred to the Member Development Working Group.

Decisions

1. To note the report submitted.
2. To note the comments raised on the draft governance standards as set out within the draft Code of Corporate Governance.
3. To request officers to circulate to Audit Committee members, information and examples of benchmarking work used to assess functions, expenditure and performance.
4. To request officers to strengthen the wording used to set out responsibilities on Managing Data and that this be included in the programme of implementation for the Annual Governance Statement.

5. To request the Member Development Working Group to include within its Annual Work Programme for members training 'understanding of the Council Constitution - the protocol governing officer member relations'.

AC/18/64 Risk and Resilience Strategy and Corporate Risk Register

The Committee considered the annual report of the City Treasurer and the Head of Internal Audit and Risk Management which presented progress made in relation to the delivery of Risk and Resilience strategic priorities. It was reported that the Corporate Risk Register (CRR) is usually included within the report, however, the CRR was under revision as part of the process of 2019/20 business planning refresh and would be included within the business planning reports for consideration by Scrutiny Committees in February 2019 and Audit Committee on 11 February 2019.

The report provided a summary on the following issues:

- Progress in delivery of objectives set out in the Corporate Risk Management and Business Continuity Strategies 2018-2020.
- Refresh of governance arrangements to provide scrutiny, oversight and leadership of the risk management programme.
- Next steps in review of the CRR in the context of links to the Business Planning Framework.

The Chair invited questions from the committee.

A member stated that the report did not refer to Brexit and potential risks to business continuity, maintenance of council systems, workforce, shortages and procurement. Officers were asked to include reference within the Corporate Risk Register on the uncertainty presented by Brexit and how this had been considered.

A member commented that the current version of the Corporate Risk Register should have been provided to members to allow members to consider and make comment for inclusion in the updated version.

It was reported that preparations for potential risks to Council services that are presented by Brexit are being considered by the Council's Brexit Preparedness Group. The GM Combined Authority also has a Brexit Preparedness Group to consider the risks presented on a Greater Manchester wide basis. The risks presented by Brexit would be included in the CRR, under the assumption the it is formally raised as a risk through determination at a Senior Management level.

The Committee was assured over the Council's corporate governance and risk management arrangements, the control environment and associated anti-fraud and anti-corruption arrangements.

Decisions

1. To note the current governance framework and timetable for refresh of the Corporate Risk Register.

2. To request that a further report is submitted on the refreshed Corporate Risk Register to the meeting of the Committee on 11 February 2018.
3. To note the comments made regarding potential risks to the Council presented by Brexit.
4. To request that the Corporate Risk Register include reference to the potential risks of Brexit on Council services.

AC/18/65 Work Programme and Audit Committee Recommendations Monitor

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

The Committee noted that the business scheduled for the meeting on 11 February 2019 was excessive and requested officers to reschedule non-priority items to the meeting on 11 March 2019.

Decisions

1. To note that the Work Programme and Recommendations Monitor will be updated for the next meeting of the Audit Committee.
2. To agree the meeting of the Committee scheduled for 14 January 2019 is cancelled.

Licensing and Appeals Committee

Minutes of the meeting held on Monday, 3 December 2018

Present: Councillor Grimshaw – in the Chair

Councillors: Barrett, Chohan, Hassan, J Hughes, Jeavons, T Judge, S Lynch, C Paul, J Reid and Stone

Apologies Councillor Ludford, Evans, McHale and Madeleine Monaghan

Also present: Councillors: Akbar

LAP/18/29. Minutes

To approve as a correct record the minutes of the meeting held on 22 October 2018.

Decision

To approve as a correct record the minutes of the meeting held on 22 October 2018.

LAP/18/30. Report on Equalities Act 2010 – Implementation of Sections 165 & 167

The report informed the Committee of the recent implementation of part of the Equalities Act 2010, allowing Councils to designate vehicles as being wheelchair accessible so that new protections under the Act can apply, by publishing a list of such vehicles. The report also outlined a draft Policy and procedures for consideration of exemptions to all relevant parts of the Act.

The Committee requested that it is made very clear to drivers the size of the wheelchair to be accommodated in accessible vehicles, and officers agreed that this would be appropriate.

Decision

1. That the committee agrees to the provision and maintenance of a list of designated vehicles under section under 167 of the equalities act 2010.
2. That the committee agrees to the related policy - with or without amendment (attached at appendix 1 of the report)
3. That the Committee agrees that exemption applications can be determined by a Senior Licensing Officer, with the driver having the option to either:
 - a. Appeal the Officer decision to the next available Licensing and Appeals Sub-Committee (retain right of appeal to Magistrates' Court within 28 days of Sub-Committee decision)
 - b. Appeal directly to the Magistrates' Court (within 28 days of the date of refusal)

Planning and Highways Committee

Minutes of the meeting held on Thursday, 13 December 2018

Present: Councillor Ellison (Chair)

Councillors: Nasrin Ali, Shaukat Ali, Clay, Curley, Dar, Kamal, Kirkpatrick, J Lovecy, J C Lyons, Watson, White and J Wilson

Apologies: Councillor Madeleine Monaghan

PH/19/99. Urgent Business

The Committee were asked to receive and note the Late Representations that had been produced and circulated earlier in the day.

Decision

To receive and note the Late Representations.

PH/19/100. Minutes

To approve the minutes of the meeting held on 15 November 2018 as a correct record.

Decision

To approve the minutes of the meeting held on 15 November 2018 as a correct record after noting that the Committee had expressed serious concern at the lack of affordable housing regarding item number PH/18/97, 19 Elm Road, Manchester.

PH/19/101. 121270/00/2018 - Land To The North-east And South-west Of Enterprise Way; Bounded By Ringway Road West To The South; And Thaxted Walk, Roxholme Walk, The Rear Of 27-67 Lincombe Road And 2-8 Dentdale Walk To The North

The application proposals have been submitted as a phased proposal with full details submitted for consideration of: the erection of an office building and multi-storey car park, landscaping and public realm, access arrangements onto Enterprise Way and associated works (Phase 1); and part of the proposals submitted in outline (with all matters reserved for future consideration) for further office space and associated car parking (maximum 832 spaces) (Phases 2 and 3).

The applicant's agent spoke to the Committee in support and explained that this application related to the first phase of the implementation of the Airport City Enterprise Zone (EZ), an Enterprise Zone Framework Plan which was adopted to provide a clear vision for development across the EZ. This Framework was approved

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PH/19/101. 121270/OO/2018 - Land To The North-east And South-west Of Enterprise Way; Bounded By Ringway Road West To The South; And Thaxted Walk, Roxholme Walk, The Rear Of 27-67 Lincombe Road And 2-8 Dentdale Walk To The North

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The applicant's agent spoke to the Committee in support and explained that this application related to the first phase of the implementation of the Airport City Enterprise Zone (EZ), an Enterprise Zone Framework Plan which was adopted to provide a clear vision for development across the EZ. This Framework was approved

by the Council's Executive on 24th October 2012 and forms a material consideration in decisions the Council makes as local planning authority within the EZ.

She also explained that the EZ is intentionally restricted to employment areas. However, all of the sites are located within a broader residential and mixed-use area that contains much of the potential workforce for EZ businesses. The framework therefore anticipated the effect of these sites would be the revitalisation of Wythenshawe with the accompanying broad socio-economic regeneration benefits.

The first phase would be fully occupied from day 1 with up to 3000 staff, and it is anticipated that this would grow to over 10000 staff as each phase was completed and occupied. It was also confirmed that both at the construction stage and the operational stage there was a clear commitment to providing local employment, training and development opportunities.

The Committee requested that the phrase "the ambulant disabled" be changed to "ambulant disabled people" in any future report, but also welcomed the robust waste management proposals.

The Committee also requested that officers explore the possibility of a more robust condition regarding landscaping, to ensure that the current amenity benefit of the woodland area is retained as far as is possible. In addition, the Committee asked for clarification as to the distance between the proposed buildings and the current residential properties.

Officers confirmed that this was a hybrid application, with phase 2 and 3 being covered by specific reserved matters. This would mean that the detail of the landscaping at each phase would be assessed and determined on a case by case basis as the phases progressed.

In phase 1, there would be a significant level of tree planting and a mature hedge already in existence between the site and the existing residential properties, to mitigate against any noise and disturbance.

The Committee also welcomed the fact that a condition of any permission to be granted would include a local labour agreement to provide employment and development opportunities for local residents.

The Committee concluded that the proposal will deliver substantial new jobs and will provide a catalyst for other developments in this strategic location. They also noted that necessary infrastructure to support the development in the form of Enterprise Way is already in place and a new 'green bridge' to link this and the wider site to the airport and transport interchange has been approved.

Decision

To grant the application subject to the conditions and reasons in the report and the late representation, and an additional more detailed condition regarding landscaping.

PH/19/102. 121323/FO/2018 - Land Bounded By Enterprise Way To The North And West And The M56 To The South Manchester

Background information relating to the strategic context and designations of the application site within the Airport City Enterprise Zone are contained within the report relating to planning application reference 121270/OO/2018.

The site is currently predominately vacant brownfield land (having been cleared of trees, poor quality vegetation remains) and partially existing surface level airport car parking. The site does not include or immediately adjoin any designated areas afforded special protection, such as areas of ecological or biodiversity value, historic or Listed Buildings or Conservation Areas.

The application proposals relate to the erection of two office buildings and a multi-storey car park arranged to form a strong built form towards the M56 spur and Ringway Road West to the South. In addition to the proposed building the application seeks temporary planning permission for the use of the north-western part of the site for surface level car parking.

The applicants agent spoke in support of the proposals. She explained that there is no surplus office space on the Airport Campus. As with the previous application, there is a clear commitment to a local labour agreement at both the construction and operational stages of the development, to maximise employment, training and development opportunities for local residents.

She accepted that local residents do have concerns, but told the Committee that this plot had always been a part of the Masterplan and the intention had always been that this should be developed.

The Committee asked for clarification of the impact on wildlife of the proposed culvert over the existing brook, and whether the dispersal of surface water would be affected. Officers confirmed that the MCC Flood Risk Management Team had recommended the imposition of conditions for the submission and agreement of surface water drainage scheme for the site and the ongoing maintenance and management of the proposed scheme, and that there were conditions in the report to fully address this issue. In addition, officers confirmed that they will continue to work closely with the applicant to address any issues that might arise as the development progresses.

Officer also confirmed that as with the previous application, there would be a significant level of tree planting, to mitigate against any noise and disturbance and to create increased green public realm.

The Committee noted that there had been an objection based on overlooking from the 6 story building, and asked how this would be addressed. Officers confirmed that the nearest residential building was approximately 300 metres away from the proposed office building, which would mitigate any possibility of overlooking.

The Committee asked for clarification as to whether there had been any discussions as to increasing the use of public transport in the area, rather than private vehicles

and the head of Planning, Building Control and Licensing confirmed that there was regular dialogue with both the Airport and all other involved agencies about this issue among others, and that necessary infrastructure to support the development in the form of Enterprise Way is already in place and a new 'green bridge' to link this and the wider site to the airport and transport interchange has been approved. In addition, the intention is that the car park would serve not just this development but the wider enterprise area.

The Committee concluded that the proposal would provide alongside the adjacent site a catalyst for other developments in this strategic location.

Decision

To approve the application subject to the conditions and reasons in the report and the late representation.

PH/19/103. 121695/FO/2018 - 21 Didsbury Park Manchester M20 5LH

This item was withdrawn prior to the hearing.

PH/19/104. 120314/FU/2018 - 456 Wilbraham Road Manchester M21 0AG

This application relates to the ground floor of a three storey mid parade property with residential on the upper floors. There is a small yard to the rear leading on to an alley which in turn adjoins Keppel Road

The property is located within Chorlton District Centre close to Chorlton Cross. There are commercial properties to either side and facing the site on Wilbraham Road. To the rear, separated by a narrow alley is the side elevation of a bank on Barlow Moor Road/Wilbraham Road. Excluding the bank there are nine other commercial properties in the parade of which one is a sandwich shop class A1, one a restaurant Class A3 and one a take away class A5.

Permission is sought to use the property as a café within class A3 of the Use classes Order. The premises would operate between 11.00am and 11.30pm Monday to Saturday and 11.30am to 11.30 pm Sundays and bank holidays. A flue would be provided at the rear of the property. Refuse would be stored in the rear yard. The submitted scheme includes fume extraction details and an acoustic insulation scheme.

When the application was first submitted permission was sought for a café together with a hot food take away, class A3 and A5. However, following negotiations the application has been revised and approval is now only sought for the use as a café class A3.

Officers confirmed that there were some minor changes to report to conditions 2, 3 and 11.

The applicant's agent spoke to the Committee and said that the Client will provide a National Franchise option which currently was not provided in the vicinity. They confirmed that they had addressed concerns that had been raised by officers.

The Committee expressed concerns about the concentration of A3 premises in the vicinity of this property, and asked if the concentration of the District Centre as a whole was assessed. Officers confirmed that the comparison in the report was based across the District Centre as a whole. In addition, the parade also includes an off license, opticians, butchers, cash converter, bank, Vaping shop, a sandwich shop, a hair dressing salon as well as a hot food take away and restaurant. On balance it is considered that this represents a range of services that would not be significantly affected by the opening of a further café/restaurant.

With regard to the usage, when the application was first submitted permission was sought for a café together with a hot food take away, class A3 and A5. However, following negotiations the application has been revised and approval is now only sought for the use as a café class A3. Officers confirmed that should the operator wish to extend the use to A5, a further application would be required.

The Committee noted that on previous occasions, a condition had been included to specifically restrict the use of a premises to A3 use only, and asked if such a condition could be included for this application. Officers confirmed that such a condition could be included as part of any permission granted if this was the wish of the Committee.

Decision

To approve the application subject to the conditions and reasons in the report and late representation and an additional condition restricting the use of the premises to A3 use only.

PH/19/105. 121487/FO/2018 - Land To The Rear Of The Students Union Including The Car Park And Higher Chatham Street Manchester

The site is located on Higher Chatham Street within the All Saints Campus of Manchester Metropolitan University (MMU). Boundary Street West and Rosamund Street West run to the north and south of the site respectively. It is adjacent to MMU's School of Art in the Benzie Building, the new Students Union and the Salutation public house. The Royal Northern College of Music is on the opposite side of Rosamund Street West. There are MMU halls of residence nearby at Cavendish, Cambridge and Sir Charles Groves Halls.

The site is 0.2 hectares and comprises highway land (Higher Chatham Street) and a surface level car park. It is used by University staff and also contains a waste storage area and cycle parking shelter. There are trees along the southern boundary. The area forms part of 'Corridor Manchester' which is a knowledge innovation district that runs along Oxford Road. The Salutation public house is not listed but is a non-designated heritage asset. The nearest listed building is the Grade II listed Righton Building which is 80m away on Lower Ormond Street. The site is not within a

conservation area. The Northern half of the site is currently adopted Highway and would require a Stopping Up Order.

The applicant's agent spoke to the Committee in support of the development, and said that this development is an integral part of the ongoing development of the University Estate, explaining the scope and concept of the proposed development. She confirmed that there would be a local labour agreement in place, secured by way of a condition.

The Committee expressed some concerns about the lack of detail about the overall masterplan, while having no objection to the building itself, but requested some more information about accessibility and replacement tree planting. The Committee asked that condition 16 be strengthened, so that the requirements were clearer with regard to the final details of the landscape and public realm works. Officers confirmed that as part of the wider Masterplan, wide ranging public realm was included with a significant level of tree planting that would mitigate the loss of trees on this site. Officers also confirmed that they would provide further details of the wider Masterplan to the Committee outside of the meeting.

The Committee also asked if an impact assessment had been carried out on the proposed road closure, and officers confirmed that an impact assessment had been carried out and that the effect had been considered acceptable. Officer also confirmed that Highways Services welcomed the stopping up of Higher Chatham Street.

The Committee queried whether the development would be overbearing on the Salutation pub, and officers confirmed that while this was not a listed building and was not in a conservation area, it had been dealt with as a non-designated heritage asset. However, the public house already sits within the context of a heavily built up area and is surrounded by buildings of varying heights. The overhang from the front of the building would allow views of the Salutation pub to be retained from the east along Boundary Street West. The relationship of the proposal to the pub is therefore considered to be acceptable.

The Committee asked whether the development would include cycle parking, and officers confirmed that although an existing cycle shelter would be lost, there are several other cycle parking facilities within the campus that could be used as an alternative. Additional cycle parking would be provided as part of ongoing masterplan works. In addition, there are 36 cycle loops provided as part of the public realm development.

Decision

To approve the application subject to the conditions and reasons in the report.

PH/19/106. 121462/FO/2018 - Plot 9A First Street Medlock Street Manchester

This vacant site is bounded by River Street, Medlock Street and future development sites in First Street known as Plot 9B and 10A. The site is 0.56 hectares and comprises of hardstanding with a small amount of vegetation. It was most recently used as a surface car park has been used for a number of years as a site compound for the construction of No.8 First Street. It is surrounded by a construction hoarding and access is taken from River Street.

The proposal involves the erection of a mixed use block comprising 22,165 sq. m of office space on the part ground, part first, second to tenth and part twelfth floors and 205 hotel bedrooms on the upper floors with ancillary, flexible commercial uses on the ground and first floors. The hotel operator is not named in the application, but would be a nationally recognised 3 star brand operating a significant network of hotels across Greater Manchester, the UK and internationally.

A standalone, flexible, commercial space would be located on part of the ground and first floor including Use Classes A1 (shop), A2 (financial and professional services), A3 (restaurants and cafes), A4 (Drinking Establishments), B1 (office), and D2 (gymnasium). The building would also include winter gardens and a rooftop garden on level 12.

There would be 21 Car parking spaces and 164 cycle parking spaces within the basement. 24 cycle parking spaces would be allocated to the hotel use and 140 to the office use. 15 car parking spaces would be allocated to the hotel use and 6 to the office use. There would be three disabled parking bays.

The applicant's agent spoke to the Committee and explained the scope and concept of the application. He said that this hotel and office development would be consistent with national and local planning policy, and would promote a quality neighbourhood, economic development and sustainable travel patterns. The site is appropriate for a tall building and the development would be well designed and of a high quality. It would fulfil an important role in providing hotel and office accommodation within the City Centre.

Hotel and office development would be consistent with GM Strategy's key growth priorities to meet the demands of a growing economy and population, in a well-connected location within a major employment centre. There is an identified need for these uses within the City Centre Strategic Plan and the First Street SRF. It would therefore assist in the promotion of sustained economic growth within the City.

The Committee welcomed the full access and inclusive design aspect of the application.

The Committee asked if the gas main is accessible in an emergency, and officers confirmed that the main is fully accessible at all times under the proposals.

The Committee also welcomed the suggestion of a Health Care Centre at the site, and commented that such facilities are often left out of substantial schemes.

Decision

To approve the application subject to the conditions and reasons in the report and the late representations.

PH/19/107. 120635/FO/2018 - Hotspur Press 2 Gloucester Street Manchester M1 5QR

The site comprises a vacant, former mill complex known as Hotspur Press that is bounded by the River Medlock, Gloucester Street and the Grade II Listed Altrincham Railway Viaduct. It contains Medlock Mill and comprises of the following buildings:

- An 1801 four storey mill with basement
- An 1880 four storey warehouse with basement
- An 1882 single storey shed
- An 1880 single storey shed
- A 1950 staircase extension

The buildings are constructed in red brick. The 1801 mill has a double pitched roof with gable ends and a parapet wall that is covered by modern corrugated sheeting. The 1880 warehouse and the 1880 shed have a series of narrow double pitched roofs with modern felt covering. The 1882 shed has a modern roof structure. The windows are timber framed and a mix of original and historic.

The complex was originally used for textile manufacturing and was purchased by Messers Wilson & Fairweather in 1821 and John Rylands and Sons in 1864. It was converted to a printing press by Percy Brothers Ltd. in 1903 and remained in use as such until 2011.

None of the buildings are listed or within or adjacent to a conservation area. However, some of the buildings on the site are non-designated heritage assets. The single storey shed adjoins the Grade II Listed Altrincham Railway Viaduct, however, it is not within its curtilage and the only work involves the removal of the shed from the listed structure and the repair of the listed fabric which does not require listed building consent. However, the specification of repair works will need to be agreed with the local planning authority.

Officers told the Committee that there were some minor changes to the conditions, and that these were set out in the printed late representations.

The applicant's agent spoke to the Committee in support of the proposals, and explained the scope and concept of the application. The development will retain as much of the original building as possible, but given the very poor state of the building the retention will be minimal. The 1880 mill can be retained but the 1801 mill has significant issues which makes it unviable to retain more than the façade.

The applicant acknowledged the interest in the site from both the local community and as a wider historical feature, considered that a residential led mixed use development incorporating a tall building would be consistent with national and local planning policy, and would promote a quality neighbourhood, economic development

and sustainable travel patterns. The site is appropriate for a tall building and the development would be well designed and of a high quality. It would fulfil an important role in providing residential accommodation within the City Centre.

Residential development would be consistent with a number of the GM Strategy's key growth priorities delivering housing to meet the demands of a growing economy and population, in a well-connected location within a major employment centre. It would therefore assist in the promotion of sustained economic growth within the City.

It is considered that the development would not have a significant detrimental impact on the settings of nearby listed buildings or on the character and appearance of the nearby listed buildings. The development would have an acceptable impact on residential amenity and would regenerate a site that is in need of investment, including retaining and refurbishing significant elements of the non-designated heritage asset, providing additional public realm and increasing permeability within the area.

The proposals would also make a contribution towards the off-site provision of affordable housing via a commuted sum with a reconciliation later in the process.

It is considered that the Environmental Statement has given sufficient information to assess the environmental impacts of the development and that, with the mitigation measures proposed and those already designed into the development, those impacts would not be significant or would be balanced out by the public benefits that the scheme would bring.

The Committee commented that it would help them to have some of the more detailed drawings and pictures when determining such high profile and important applications. In addition the Committee noted the comments of the Manchester Conservation Areas and Historic Buildings Panel and Greater Manchester Archaeological Advisory Service as summarised in the report, and requested that as much of the fabric of the building be retained either for other uses, or offered to heritage organisations for preservation.

Officers confirmed that they had carefully analysed how much of the original buildings could be retained, and were satisfied that even the limited retentions was the maximum amount that could be kept and still make the scheme viable. Officers also confirmed that architectural specialists will be fully consulted on this aspect of the proposals, and that as much building fabric will be retained and reused as is possible.

The Committee asked for clarification as to how assets of historical significance are not overlooked during the consultation process, given that for example, and organisation such as Historic England is not a statutory consultee. Officers confirmed that a specialist archaeological service would be used, and that the requirements of recording anything of significance is very carefully conditioned.

The Committee also welcomed the inclusion of information about S106 contributions, and asked for clarification as to the total contribution seemed low for a development of this size. Officers confirmed that this was a very difficult building to develop, and that the S106 assessment had been undertaken very carefully. However, the figure

given in the report is the minimum that will be received, and there will be a further reconciliation as the development progressed.

The Committee asked for more information about the connection to Whitworth Street West, and officers confirmed that there will be a link but not from this site. The Railway viaduct is not within the control of the applicant.

The Committee also asked if the condition regarding the River Medlock, could be enhanced to clean up the river and make it a visual asset to the scheme, and officers confirmed that as much is being done to progress this improvement, but also reminded the Committee that the applicant can only manage the part of the river that is within this site.

Decision

To approve the application subject to the conditions and reasons in the report and late representation, the finalisation of the S106 negotiations and the strengthened conditions as discussed.

PH/19/108. 121511/FO/2018 - Land Bounded By Water Street And The Victoria And Albert Marriott Hotel To The West, The Grade II Listed Bonded Warehouse & Railway Viaducts To The South, Atherton Street & Old Granada Studios To The East And Quay Street To The North

The site relates to land previously occupied by ITV at Quay Street and is within St. Johns area, which has been identified as a regeneration priority by the City Council. It is bounded by Quay Street, Granada House and Studios, the Bonded Warehouse, the Grade II Listed Colonnaded Railway Viaduct and Water Street. It includes ITV buildings and workshops which would be demolished to allow the conversion and extension of the Old Granada Studios (OGS) to progress. It also provides surface parking which would be used on a temporary basis for OGS in advance of the other proposals coming forward.

This current application proposes to increase the height of the 8 storey component of the scheme by two floors in order to increase the amount of office space and to accommodate the requirements of a major, confirmed occupier, Booking.Inc. It would not amend the 36 storey tower and the revised office building could be implemented in conjunction with the approved tower.

The proposal maintains the approved concept with the same general building footprint with four interconnected components. However, it has been modified in response to the end users needs. The number of cores have been reduced and internal bridge links have been replaced with usable floorspace which has created a more efficient building. The atria has been replaced by external terraces to improve amenity.

The two storey Live/Work element that was proposed above the office space would be replaced by studio workspaces. This would be above the MGY workspace creating an 11 storey building. This would increase the height of both MGY and No.1 Grape Street by 2-3 storeys or 9m.

The applicants agent spoke to the Committee and said that this would deliver a global digital transport hub, and much needed employment.

The Committee asked how the site would be landscaped, and officers confirmed that this would be dealt with as part of the wider public realm improvements in the vicinity.

Decision

To grant the application subject to the conditions and reasons in the report and the late representations.

PH/19/109. 121014/FO/2018 & 121015/LO/2018 - 12 - 16 Piccadilly Manchester M1 3AN

This item was deferred to allow for a further period of consultation.

PH/19/110. 121647/FO/2018 - 1 - 4 Sagar Street Manchester M8 8EU

The Committee considered that the report did not provide them with sufficient information regarding the location and logistics at the site, and the impact on existing businesses, so deferred the matter to allow for a site visit.

Decision

To defer the matter to allow a site visit.

PH/19/111. 121085/FO/2018 - Land To The Rear Of Crumpsall Constitutional Club Linn Street Manchester M8 5SN

The application site measures approximately 0.24 ha in size, is fairly uniform regular in shape and is located with a street frontage onto Linn Street in the Crumpsall ward of the City. The site is comprised of a former private bowling green that forms part of the wider Crumpsall Constitutional Club site. The Club itself is located on Landsdowne Road, however the club house does not form part of the application site and would remain as a separate entity.

The bowling green itself has not been used for some time and has fallen into disrepair. The site has become overgrown and is now a mixture of grass and self seeded shrubs and plants. The trees that were previously planted across the site have all been felled recently, but before the submission of this planning application.

The applicant's agent spoke in support of the proposals and said that these would be affordable apartments which would help to meet local residential needs. He said that the scheme is no more dense than the surrounding area, and that they had sought to work positively with officers without any feedback. He said that officers had advised that they not complete a consultation process, but that they were then criticised by Ward Councillors for not doing so.

He also told the Committee that this development was the only viable option for the site, otherwise it would be abandoned.

Councillor Nasrin Ali spoke in objection to the proposals and said that prior to the application all mature trees had been felled. She pointed out that the shared ownership proposals would not be affordable as it was based on being offered for private rent or sale.

Councillor Ali also pointed out that the area was heavily congested and that this scheme and the traffic it would generate would only make the matter much worse. She said that local residents acknowledge that they need more housing, but did not support this development in this location. She asked the Committee to support the officers recommendation for refusal.

Officers confirmed that there was no guarantee that the apartments would be affordable, as this would require a S106 agreement to be agreed to be enforceable.

Officers advised the Committee that they had not yet reached the point of being able to interrogate a viability assessment, and they were still not satisfied that all the other concerns they raised had been satisfied. There is no alternative scheme on the table to be assessed. Officers also confirmed that all policies are applied on a case by case basis, which officers do not think that the circumstances of this proposal are appropriate for the scheme on offer.

The Committee concluded that the demand in the north of the City is for the provision of family housing, and that the proposed development for a high density apartment scheme is unacceptable in principle. The applicant has not made a case for high density development and the accommodation does not follow the principles of traditional family dwellinghouses suitable for supporting families and sustainable communities. Therefore, the proposed development is considered to be contrary to policies SP1, H1 and H3 of the Core Strategy.

The Committee further concluded that the proposed development is an inappropriate form of development which represents overdevelopment of the site and does not take into account the context of the site and is not informed by its surroundings, having a poor relationship with adjoining residential properties.

The impact of this high density, overdeveloped site would be seriously detrimental to the character, context and visual amenity of the neighbourhood and surrounding area, and would not result in the positive and successful regeneration of the area. It is considered that the development would have an adverse impact upon the amenity of surrounding residents, due to its height, scale, and close location to the site boundaries, which would result in problems of overlooking and loss of outlook from adjoining properties and their garden areas. In addition the creation of 28 apartments would lead to a significant intensification in general activity at the site, compared to the previous use, with the resulting increase in noise, all of which would have a detrimental impact upon the amenities of surrounding residents, contrary to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the UDP.

Decision

To refuse to grant the application for the reasons given in the report and the late representation.

Personnel Committee

Minutes of the meeting held on Wednesday, 12 December 2018

Present: Councillor Ollerhead (Chair) – in the Chair

Councillors: Akbar, Bridges, Craig, Leech, Rahman, Sheikh and Stogia

Apologies: Councillor Leese, N Murphy, S Murphy, Richards

PE/18/27. Minutes

Decision

To approve the minutes of the meeting held on 14 November 2018.

PE/18/29 Proposed New Pay Structure

The Committee considered a report of the Director of Human Resources / Organisational Development (HROD) which sought approval for changes to the Authority's existing pay structure for staff employed on Grades 1 – 12. Subject to approval through the established channels those changes would be implemented in 2019-20.

It was explained that the changes had been developed in consultation with the City Treasurer, the Executive Member for Finance and Human Resources and the Trade Unions at national level. The Committee noted that formal endorsement of the proposed changes by local trade unions would also be sought prior to implementation.

A summary of the changes were described in the report; the Committee noted that they had been developed with aim of:

- Maintaining the integrity of the Council's agreed pay and grading structure and focusing proposals and discussions on the practical implementation of the pay award and not broader issues of pay and grading
- Ensuring the award implementation reflects national guidance issued by the NJC
- Assuring implementation pays due regard to equality (a full Equality Impact Assessment has been conducted).
- Implementing the award within the parameters of affordability.
- Continuing to ensure the Council's lowest paid employees are paid at least the UK Living Wage. It is worth noting that subsequent to the pay award being agreed, in November the Living Wage Foundation recommended an increase to the Living Wage to £9.00 per hour for 2019 - the Council operates on a standard working week of 35 hours, therefore the minimum hourly rate for the Council will equate to £9.51 per hour following the Award's implementation.

With regard to how the award would be implemented, the committee noted that a straight line transition from the current pay structure was proposed with three variations in order to accommodate the new pay spine. The rationale for each of

those variations was explained in full in the report. This also included arrangements for new starters.

Comments from the Trade Unions were submitted for consideration: in essence these amounted to broad support for the new pay structure, particularly concerning the positive impact on the organisation's lowest paid workers.

The Committee noted that opportunities for career progression within the new pay spine remained aligned with established corporate standards and would therefore remain unchanged.

The Committee agreed the proposals.

Decisions

1. To agree the adoption of the new grade structure and spinal column points, as set out in Appendix 2 (attached), to be applied across staff employed by the Council on Grades 1 – 12 with effect from 1 April 2019.
2. To agree the sequence of implementation for existing staff and the arrangements for new starters as set out in sections 4 and 5 of the report
3. To agree that the bar for enhanced overtime payments will remain at the top of Grade 6, which will now be (new) SCP 25.
4. To note that whilst the National Joint Council pay award covers staff up to (new) SCP 43 in Grade 10, the Council's grade structure will continue to extend up to Grade 12 (new) SCP 51.
5. To recommend that Council approves the new pay line, with the intention that the new grade structure be formally endorsed as part of the Pay Policy Statement.

PE/18/30 Employment Policy – Employer Supported Volunteering

The Committee considered a report of the Director of Human Resources / Organisational Development (HROD) which sought endorsement of an amendment to the employer supported volunteering policy. In summary, the policy had been updated to include amendments which had arisen from feedback and a review of policy provisions that had been undertaken following the first year of operation.

The changes had been proposed to allow greater flexibility for employees and the organisation to maximise take up and the impact, particularly for opportunities targeted at Manchester's social value priority groups.

The proposed policy revisions included enable the ability to undertake volunteering in hours as opposed to full or half days. Additionally, there would be a provision to enable Time Off in Lieu for volunteering opportunities for corporate priority event (on a case by case basis).

No Trade Union comments were submitted for consideration for this item.

The Committee welcomed the amendments and endorsed the changes to the policy noting that they would be implemented with immediate effect.

Decisions

1. To approve the implementation of the revised Employer Supported Volunteering policy.
2. To note that that the amended policy will come into force immediately, allowing the City to benefit from staff volunteer leave in hours and in support of corporate priority events outside of normal working time.

APPENDIX 1: Comparison of Pay Spine – 2018/19 VS 2019/20

	Existing Pay and Grading Structure			Assimilation to New Pay Spine in 2019/20 as per Pay Agreement			
	SCP	Basic Pay	FTE	2019/20			
				"Old" SCPs	New SCP	Basic Pay	Notes
Grade 1	6	16,394	79.75	6/7	1	£17,364	"Old" SCPs 6 and 7 are "paired off" to create a new SCP 1 from 2019/20
	7	16,495	354.27				
Grade 2	8	16,626	1.26	8/9	2	£17,711	"Old" SCPs 8 and 9 are "paired off" to create a new SCP 2 from 2019/20
	9	16,755	21.29				
	10	16,863	42.33	10/11	3	£18,065	"Old" SCPs 10 and 11 are "paired off" to create a new SCP 3 from 2019/20
	11*	17,007	114.30				
Grade 3	12	17,173	16.69	12/13	4	£18,426	"Old" SCPs 12 and 13 are "paired off" to create a new SCP 4 from 2019/20
	13	17,391	25.21				
	14	17,681	48.52	14/15	5	£18,795	"Old" SCPs 14 and 15 are "paired off" to create a new SCP 5 from 2019/20
	15	17,972	19.95				
	16*	18,319	284.69	16/17	6	£19,171	"Old" SCPs 16 and 17 are "paired off" to create a new SCP 7 from 2019/20
Grade 4	17	18,672	64.42				
	18	18,870	65.82	18	7	£19,554	
	19	19,446	56.26	19	8	£19,945	
	20	19,819	72.65	20	9	£20,344	
					10	£20,751	New SCP to which no "old" SCPs would assimilate
	21*	20,541	660.22	21	11	£21,166	
Grade 5	22	£21,074	91.30	22	12	£21,589	
					13	£22,021	New SCP to which no "old" SCPs would assimilate
	23	£21,693	94.17	23	14	£22,462	
	24	£22,401	68.30	24	15	£22,911	
					16	£23,369	New SCP to which no "old" SCPs would assimilate
	25	£23,111	68.77	25	17	£23,836	
					18	£24,313	New SCP to which no "old" SCPs would assimilate
	26*	£23,866	593.41	26	19	£24,799	
Grade 6	27	£24,657	78.46	27	20	£25,295	
					21	£25,801	New SCP to which no "old" SCPs would assimilate
	28	£25,463	68.85	28	22	£26,317	
	29	£26,470	71.66	29	23	£26,999	
	30	£27,358	76.17	30	24	£27,905	
	31*	£28,221	624.93	31*	25	£28,785	
Grade 7	32	£29,055	59.21	32	26	£29,636	
	33	£29,909	64.76	33	27	£30,507	
	34	£30,756	62.51	34	28	£31,371	
	35	£31,401	86.73	35	29	£32,029	
	36*	£32,233	682.51	36*	30	£32,878	
Grade 8	37	£33,136	50.17	37	31	£33,799	
	38	£34,106	65.36	38	32	£34,788	
	39	£35,229	71.21	39	33	£35,934	
	40	£36,153	88.10	40	34	£36,876	
	41*	£37,107	249.26	41*	35	£37,849	
Grade 9	42	£38,052	23.01	42	36	£38,813	
	43	£39,002	58.50	43	37	£39,782	
	44	£39,961	30.10	44	38	£40,760	
	45	£40,858	73.55	45	39	£41,675	
	46*	£41,846	188.51	46*	40	£42,683	
Grade 10	47	£42,806	17.00	47	41	£43,662	
	48	£43,757	24.90	48	42	£44,632	
	49	£44,697	127.29	49	43	£45,591	
Grade 11	50	£45,932	1.00	Not part of the National Pay Spine (2.0% pay award applied)		£46,850	
	51	£46,920	12.00			£47,858	
	52	£48,115	11.00			£49,078	
	53	£49,153	40.90			£50,136	
Grade 12	54	£50,299	4.00			£51,305	
	55	£51,383	10.00			£52,410	
	56	£52,484	10.00			£53,534	
	57	£53,602	37.80			£54,674	

APPENDIX 2: MCC's Proposed Pay and Grading Structure from 2019/20

MCC's Proposed Pay and Grading Structure					
2019/20					
Grade	New SCP	Basic Pay	Monthly	Weekly	Hourly
Grade 1	1	£17,364	1,447.00	333.01	9.51
	1A*	£17,520	1,460.00	336.00	9.60
Grade 2	2	£17,711	1,475.92	339.66	9.70
	3*	£18,065	1,505.42	346.45	9.90
Grade 3	4	£18,426	1,535.50	353.37	10.10
	5	£18,795	1,566.25	360.45	10.30
	6*	£19,171	1,597.58	367.66	10.50
Grade 4	7	£19,554	1,629.50	375.01	10.71
	8	£19,945	1,662.08	382.51	10.93
	9	£20,344	1,695.33	390.16	11.15
	10	£20,751	1,729.25	397.96	11.37
	11*	£21,166	1,763.83	405.92	11.60
Grade 5	13	£22,021	1,835.08	422.32	12.07
	14	£22,462	1,871.83	430.78	12.31
	15	£22,911	1,909.25	439.39	12.55
	17	£23,836	1,986.33	457.13	13.06
	19*	£24,799	2,066.58	475.60	13.59
Grade 6	21	£25,801	2,150.08	494.81	14.14
	22	£26,317	2,193.08	504.71	14.42
	23	£26,999	2,249.92	517.79	14.79
	24	£27,905	2,325.42	535.16	15.29
	25*	£28,785	2,398.75	552.04	15.77
Grade 7	26	£29,636	2,469.67	568.36	16.24
	27	£30,507	2,542.25	585.06	16.72
	28	£31,371	2,614.25	601.63	17.19
	29	£32,029	2,669.08	614.25	17.55
	30*	£32,878	2,739.83	630.54	18.02
Grade 8	31	£33,799	2,816.58	648.20	18.52

	32	£34,788	2,899.00	667.17	19.06
	33	£35,934	2,994.50	689.14	19.69
	34	£36,876	3,073.00	707.21	20.21
	35*	£37,849	3,154.08	725.87	20.74
Grade 9	36	£38,813	3,234.42	744.36	21.27
	37	£39,782	3,315.17	762.94	21.80
	38	£40,760	3,396.67	781.70	22.33
	39	£41,675	3,472.92	799.24	22.84
	40*	£42,683	3,556.92	818.58	23.39
Grade 10	41	£43,662	3,638.50	837.35	23.92
	42	£44,632	3,719.33	855.95	24.46
	43*	£45,591	3,799.25	874.35	24.98
Grade 11	44	£46,851	3,904.25	898.51	25.67
	45	£47,858	3,988.17	917.82	26.22
	46	£49,078	4,089.83	941.22	26.89
	47*	£50,136	4,178.00	961.51	27.47
Grade 12	48	£51,305	4,275.42	983.93	28.11
	49	£52,410	4,367.50	1,005.12	28.72
	50	£53,535	4,461.25	1,026.70	29.33
	51*	£54,674	4,556.17	1,048.54	29.96

* Progression subject to competency review