

Draft Minutes for the Parish Council meeting held on Monday 7th March 2022, 18:30 -19:30hrs Location: Carrington Business Park and via Google Meet



The following Councillors are summoned to attend the Parish Council meeting above, as described :

Jean Booth (JB) | John Harper (JH) | Elizabeth. Harvey (LH) (**Chair**) | Sara Land (SL) | O.Shorinwa (DS) | Samuel Stevens (SS)

Others Invited: Paul Nolan (PN) Clerk | James Wright, Ward Councillor (JW) | Adele New, Ward Councillor (AN) | Aidan Williams, Ward Councillor (AW) | Steve Barton (SB) RTB development | Amanda Barr (AB) RTB development

1. Welcome (JB)

- 1.1. Meeting started at 18:33
- 1.2. 3 Members of the public in attendance.
- 1.3. The meeting was chair by JB, in LH's absence.

2. Apologies, Quorum and Declarations of Interest (JB)

- 2.1. Apologies: LH and JH
- 2.2. A full quorum was present
- 2.3. No declarations of interest since the last meeting

3. Chair report (JB)

3.1. [Questions and Problems](#)

- 3.1.1. **Road condition on Manchester Road.** Pot holes outside 112 Manchester Road were reported to Trafford Council, who's response was that the damage to the surface doesn't warrant any repairs at this time. *[Note: these repairs will be mitigated once the junction improvements start]*

3.2. [Community engagement](#)

- 3.2.1. This is going to be changed in the future with the introduction of a scorecard to report on all activities of the Parish Council that is currently being developed by the Clerk, who will explain more later in the meeting.

3.3. [Queen's Jubilee](#)

- 3.3.1. Lots of planning is on the way, a number of activities will be dependent on a successful application through Forever Manchester for an Arts Council grants for up to £10,000, the grant application was submitted on 28th February.

4. Public Participation

- 4.1. Questions about what is happening with the roadworks near Air Products and the poor road condition in that area.
 - 4.1.1. Air products roadworks is due to a collapsed drain
 - 4.1.2. **Action** PN to report road conditions on 'Trafford Report it'

**Draft Minutes for the Parish Council meeting held on Monday 7th
March 2022, 18:30 -19:30hrs Location: Carrington Business Park and via
Google Meet**



5. Ward Update (JW)

- 5.1. JW unable to attend

6. RTB Development Presentation (JB)

- 6.1. A presentation was given by SB from RTB Developments about possible development of the recreation field to be used for a Girls Football academy.
- 6.2. PN advised that we are waiting for a land surveyor before the parish council can set the amount chargeable for the annual lease.
- 6.3. PN advised that the disposal of land owned by a Parish council will need to be a community decision [[Local Government Act 1972 c.70, Part V11, Section 127 Land transactions—parish and community councils](#)] and not solely of the parish council. This decision can only be made in May 2022 at the meeting of the Parish.
- 6.4. PN advised the parish council that they are only able to offer a short term lease with a maximum of seven years. [This could be extended with permission from the Secretary of State]
- 6.5. DS asked a question about community use of the facility.
 - 6.5.1. SB advised RTB would be happy to work with the community to use the facilities.
 - 6.5.2. SL added that this would be a great facility for the community to use.
- 6.6. DS asked PN who would be responsible for the maintenance of the facilities.
 - 6.6.1. PN responded this would depend on the type of lease granted. Noting a general lease is the most common, that would require RTB to maintain the site.
- 6.7. JB asked what the process would be to get the project started
 - 6.7.1. SB advised that a land lease agreement would need to be signed which would reinforce their funding applications; then the planning process will need to begin.
- 6.8. JB thanked SB for the presentation and SB left the meeting.
- 6.9. [The presentation is available on the parish council website](#)

**Draft Minutes for the Parish Council meeting held on Monday 7th
March 2022, 18:30 -19:30hrs Location: Carrington Business Park and via
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7. Finance and risk management (PN)

7.1. Finance report: The income and expenditure was presented and reviewed by the Parish Council. [CPC 2021-22 Accounts](#)

7.1.1. The Parish Council agreed the accuracy of the Parish Council cash book accounts below.

7.1.2. **Moved by JB, seconded by DS**

7.1.3. RESOLVED to agreed the accuracy of the parish cashbook

Business Account		In	Out	Balance
24 Jan 2022				4465.63
04 Jan 2022	Parish Online		54.00	
24 Jan 2022	Chalc		30.00	
27 Jan 2022	DocuSign		240.00	
07 Feb 2022	Google Domains		10	
	Closing balance			4131.63

Reserves Account		In	Out	Balance
24 Jan 2022	Opening balance from last meeting			3430.50
31 Jan 2022	Jan Interest	0.03		
31 Feb 2022	Feb Interest	0.03		
	Closing balance			3430.56

Petty Cash		In	Out	Balance
	Opening balance from last meeting			2.83
	Cash sales from insulation and window	280		
	Closing balance			282.83

Draft Minutes for the Parish Council meeting held on Monday 7th March 2022, 18:30 -19:30hrs Location: Carrington Business Park and via Google Meet



- 7.2. [Risk Register](#) update (PN)
 - 7.2.1. No updates since last meeting
- 7.3. HMRC (PN)
 - 7.3.1. We now have access to the online account, but need to update the NI estimated contributions, it's not obvious who to do this. Have tried several times to contact the HMRC customer service, but have been in a queue over 40 minutes each time and had to terminate the call.
- 7.4. [AGAR](#) (PN)
 - 7.4.1. The Internal audit will be completed on 26th April 2022 by Town Parish Audit, all documentation has been prepared. The Annual Governance and Accountability Returns (AGAR) form will be completed at the End of Year (31st March).
 - 7.4.2. PKF Littlejohn who oversee the AGAR process on behalf of the UK Government are late this year sending out the AGAR forms.

8. Governance

- 8.1. To agree with the accuracy of the Minutes of [Previous meeting](#) approval by council. (JB)
 - 8.1.1. **Moved by JB, seconded by SL.**
 - 8.1.2. **RESOLVED** to agree the accuracy of the previous meeting minutes
- 8.2. [Actions log](#) reviewed and updated (PN)

Outstanding items

 - 8.2.1. To arrange initial meeting of all Parish councils with regard to developments in each Parish
 - 8.2.2. PN to invite the SHE Manager from Basel to present the community safety procedures - Contacted H&S director via LinkedIn
 - 8.2.3. PN to contact JW regards the grid and drainage issues in Carrington
- 8.3. Scorecard
 - 8.3.1. PN presented the scorecard, which will be able to measure all the activities of the parish council against any performance measures. The scorecard is being developed that will highlight area of:
 - 1. Engagement
 - 2. Finance
 - 3. Attendance
 - 4. Governance
 - 5. Risk Management
 - 8.3.2. The metric being measured will be discussed at a late parish council meeting
 - 8.3.3. [A sample of the scorecard is available on the parish council website.](#)

**Draft Minutes for the Parish Council meeting held on Monday 7th
March 2022, 18:30 -19:30hrs Location: Carrington Business Park and via
Google Meet**



9. Planning (PN)

9.1. Validated in January

- 9.1.1. Application for approval of details reserved by conditions of grant of planning permission 88439/HYB/16. Condition number: 22 (Contaminated Land).
Awaiting decision
- 9.1.2. Application for approval of details reserved by conditions of grant of planning permission 105276/FUL/21. Condition number: 4 (Construction and Pre-Construction Environmental Management Plan) **Withdrawn**
- 9.1.3. **Partial discharge of conditions** number 22, investigation and risk assessment of contamination for phase R1 only. It requires additional investigation, risk assessment and a remediation strategy for Phase R1 of planning permission 88439/HYB/16.

9.2. Decision in January

- 9.2.1. 105877/CND/21 | Application for approval of details reserved by conditions of grant of planning permission 88439/HYB/16. Condition 22 (verification report) | Land Known As Carrington Village On Land Off Manchester Road, Carrington | Geotechnical report on ground contamination (documents not available on planning portal) | Partial discharge of conditions
- 9.2.2. 105157/VAR/21 | Variation of condition 2 on planning permission 102956/FUL/20 (Installation of sprinkler tank and plant). To update approved plans list in order to reflect amendments including repositioning of plant room and sprinkler tank and perimeter fencing. | Unit 1 Carrington Gateway Manchester Road Carrington Approve with conditions
- 9.2.3. 102552/CND/20 | Application for approval of details reserved by conditions of grant of planning permission 88439/HYB/16. Condition no: 36 (CEMP). | Land Known As Carrington Village On Land Off Manchester Road, Carrington | Withdrawn

9.3. Validated in February

- 9.3.1. 107237/CND/22 | Application for approval of details reserved by conditions of grant of planning permission 105276/FUL/21. Condition number: 4 (Construction and Pre-Construction Environmental Management Plan | SHB Hire Services Ltd Flixton Road Carrington Manchester M41 6JE | Full discharge with conditions
- 9.3.2. 107141/CND/22 | Application for approval of details reserved by conditions of grant of planning permission 99245/OUT/19. Condition number: 33 (i) and (ii) (Drainage). | Land Known As Carrington Village On Land Off Manchester Road, Carrington | Awaiting decision

**Draft Minutes for the Parish Council meeting held on Monday 7th
March 2022, 18:30 -19:30hrs Location: Carrington Business Park and via
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- 9.3.3. 107109/CND/22 | Application for approval of details reserved by conditions of grant of planning permission 94670/RES/18. Condition number: 8 (Detailed layout for parking courts). | Land Known As Carrington Village On Land Off Manchester Road, Carrington | Awaiting decision
- 9.3.4. 107107/CND/22 | Application for approval of details reserved by conditions of grant of planning permission 94670/RES/18. Condition number: 6 (landscaping implementation). | Land Known As Carrington Village On Land Off Manchester Road, Carrington | Awaiting decision
- 9.3.5. 107110/NMA/22 | Application for non-material amendment to planning permission 94949/HYB/18 for a revised alignment of the link road between Phases 2 and 3 of the approved development and amended apartment entrance on Phase 1. | Land At Heath Farm Lane Partington Manchester M31 4EH | Approve
- 9.3.6. 107106/CND/22 | Application for approval of details reserved by conditions of grant of planning permission 94670/RES/18. Condition number: 5 (Additional tree planting) | Land Known As Carrington Village On Land Off Manchester Road, Carrington | Awaiting decision

Draft Minutes for the Parish Council meeting held on Monday 7th March 2022, 18:30 -19:30hrs Location: Carrington Business Park and via Google Meet



9.4. [Hydrogen Pipeline consultation](#)

- 9.4.1. Last date for consultation is 11th March 2022
- 9.4.2. Impact within the Parish during construction:
 - 1. Additional traffic
 - 2. Farm land temporarily out of use
 - 3. Two way traffic signals whilst crossing the A6144 to Saica
- 9.4.3. Benefits to local industry will be to reduce the carbon emission with the introduction on hydrogen
- 9.4.4. The proposed Hydrogen plant would potentially feed into the pipeline, which would mean additional construction phases for the future
- 9.4.5. As there is a minimal impact within the parish boundaries, the parish council felt there was no need to submit any comments for the consultation.

9.5. [Wain Estates Employment zone development E4, E6 and E7 \(Reserved Matters Consultation on 99245/OUT/19\)](#)

- 9.5.1. Business leases have all been given notice to leave on 1st September
- 9.5.2. Demolition is expect to begin in October
- 9.5.3. New warehouses created (there is a grampian condition about final occupancy on condition the Carrington Relief Road is open) | Maximum height is 13 Metres (smaller than some of the existing built environment)
- 9.5.4. Construction is expected to take two years to complete
- 9.5.5. Junction improvements to access the business park will be completed during construction

Public Participation closes 20:05

10. Any other business (ALL)

- 10.1. Air Quality Monitoring (AQM) station
 - 10.1.1. PN [presented to options to purchase an AQM](#). This purchase is aligned with the plan council strategic plan (Item 2.d.2) to measure the air quality in Carrington.
 - 10.1.2. SL asked what would the data be used for. PN explained the results would be used to help identify any threats to public health and to take action where needed to improve the air quality.
 - 10.1.3. When the presentation and decisions were concluded the parish council decision was to purchase the Zephyr Air Quality Sensor - Standard

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Cartridge With Solar Panel from ET Enviro technology service. Purchase price of £4050+VAT, with an annual service charge of £2025+VAT

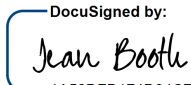
10.1.4. Moved by JB, seconded by SL

10.1.5. RESOLVED to purchase the Zephyr Air Quality Sensor

- 10.2. SL raised concerns about the public health in Carrington, with so many cluster cases of cancer and other serious illnesses, both past and present, within the village and asked if soil sampling could be undertaken to see what is being deposited by the surrounding industries. **(ACTION: PN to get quotes for soil sampling)**
- 10.3. SL also asked if a sensitive health survey could be done, to better understand the effects on public health **(ACTION: PN to research, publish and analysis results)**
- 10.4. DS asked if we know of any Ukrainian families in Carrington and what support we could offer them. **(ACTION: PN to ask on Facebook if there is anyone affected by the war in Ukraine)**

11. Next meeting: Monday 18th April 2022 at 18:30

Meeting closed at: 20:29

DocuSigned by:

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08/03/2022