

ADDERBURY PARISH COUNCIL

Date of Parish Council Meeting	Tuesday 28 th May 2019
Agenda Item Number	Item 10 (iii)
Author	Diane Bratt
Title of Report	Planning Application 18/00220/F update on the progress of application to Cherwell District Council for the change of use of the land from agriculture to leisure and sport/recreation.
Summary Report	<p>The archaeological report following the excavations has been forwarded to CDC to request determination of the last of the pre-commencement conditions, no 5. CDC are discussing with OCC's archaeology department.</p> <p>Latham Architects (appointed following agreement Jan 2019 APC) have completed the initial concept plans for the Community building which were favourably received by the audience at the Annual Parish Meeting (16.04.19) and at the public meeting on Sat 11th May prior to the Parish Poll. These will form the basis of the Pre-App meetings with CDC and the specification for appointment of an architect for the Planning application for the building.</p> <p>Following agreement at APC (26.03.2019) to allow a Quantity Surveyor to be appointed for this initial stage a specification for this work has been produced to obtain more detailed costs.</p> <p>Following agreement at APC (26.02.19) the Chairman has begun discussions with D W Clark to commence preparations for the pitch area once pre-condition 5 has been determined. DW Clark was appointed for this by APC in Jan 2018 Minute: 135/17.</p>
Recommendation	<p>To accept the above report in full.</p> <p>To agree that the Chairman and Clerk continue to progress the discharging of conditions 5, progressing of the pitch area and continue the management of the land.</p> <p>To agree that the Chairman and Clerk, with the architect, begin full Pre-App discussions with CDC based on the concept designs shown at the APM and at the public meeting before the Parish Poll (attached) in preparation for the full Planning Application for Phase 2 (community building, highway entrance).</p> <p>To agree the specifications to obtain quotations for the Quantity Surveyor's Initial Budget Cost Plan and agree the specifications to obtain quotations for the next stage of the Architect's work.</p>
Reasons for the Recommendation	<p>To keep Councillors informed on the Discharge of CDC's Pre-commencement conditions and to maintain the land and progress with the project.</p> <p>To obtain quotations (at least 3) for the Quantity Surveyor's work and for the next stage of Architect's work for APC to consider and appoint at their June</p>

ADDERBURY PARISH COUNCIL

	<p>meeting.</p> <p>Pre- App discussions will enable all parties to consider the designs and enable any changes required by CDC to be made. This is the final part of the concept stage which APC has already agreed to progress.</p> <p>The Quantity Surveyor will provide more detailed costs and enable full grant applications to be made and provide detail for the business plan.</p>
<p>Impact on Budget</p>	<p>None for pre-commencement conditions or for preparation of the pitches– the cost will be met by CDC from S106 funds (already agreed with Tom Darlington at CDC).</p> <p>None for Pre-app discussions as this is included in agreed cost of architect for this concept stage, £6000 (already agreed by Tom Darlington from S106 funds). CDC does not charge PCs for Pre-app discussions.</p> <p>There will be costs for the next stage of Architect’s work and for the Quantity Surveyor (possibly above £1000 already agreed on this). These costs will be discussed in full by APC at June meeting when the quotes are considered and appointments made. It is hoped that all such costs will be met from S106 funds.</p>
<p>Risks</p>	<p>The pre-commencement conditions are part of the Planning process so APC needs to deal with this in order to move the project forward.</p> <p>Without the Pre-App discussions the PC will not have full information to make their decisions and allows the risk of an application which may be unacceptable to CDC .</p> <p>Without detailed costs from a Quantity Surveyor the grant applications and business plan cannot move forward.</p>
<p>Background</p>	<p>Parish Council agreed at the January 2018 meeting (minute 128/17) to apply for change of use of the land from agriculture to leisure and sport/recreation.</p> <p>Planning permission was granted and the discharging of the pre-commencement conditions is the next stage.</p> <p>A scheme to prepare and plant the pitches has been agreed by APC and a contractor appointed (Jan 2018).</p> <p>APC has already agreed to progressing with initial concept stage for the building planning application, including architect and QS.</p> <p>There have now been a number of consultations with residents on this project (including the most recent Parish Poll May 13th 2019) demonstrating public support which provides a mandate for the PC to move this project forward.</p>

ADDERBURY PARISH COUNCIL

Supporting documents; advice, reports etc should always be attached to the report and listed here

Updated record of S106 funds allocated so far from CDC previously provided to Councillors by the Clerk

All the professional reports are publically available on the Cherwell planning portal.

The Original Application's Decision Notice has been sent to all Councillors and is available on both CDC planning portal and APC website.

Brief for Quantity Surveyor services (attached)

Schedule of work for QS brief (attached)

Brief for Architect's services on next stage (attached)

Pre-Application Documents (attached)