

ADDERBURY PARISH COUNCIL

Date of Parish Council Meeting	Tuesday 27 October 2020
Agenda Item Number	Item 10 (iii) Milton Road Community and Sports Project
Author	Diane Bratt
Title of Report	Milton Road Project – To receive an update on the progress of the Milton Road new community and sport facilities, following recent Planning Approval 19/02796/F and earlier Planning Consent 18/00220/F and the beginning of the Pitch preparation.
Summary Report	<p>Pitch preparation: The grass has now been sown (12th August) and has grown well. It has now been mown 4 times. (Invoice PF Walsh & Sons for the grass cutting now received). The contractor has advised this will probably be sufficient until spring. This is to encourage lateral growth and create a thicker sward.</p> <p>Rabbit guards need to be added to prevent rabbits from digging in the pitch area. APC has now received quote for this.</p> <p>The public have been asked not to enter the field as there is no public access.</p> <p>There has been some discussion with CDC as to whether a ‘drainage licence’ might be required. CDC have agreed that, provided the outflow pipe in the attenuation basin is closed off, there will be no such requirement. This will be done in next few days. CDC have confirmed that although the attenuation basin is not the size shown in Forge Engineering’s drawings, the basin is only required to be completed when the development itself is completed, as per Condition 3.</p> <p>Progress of the building: At the APC meeting on 8.9.20 Chris Wardley was appointed as Project Manager, to work with Councillors Bratt and Bailey, and Latham’s were appointed to continue as architects for this phase of the project. Following approval from APC (8.9.20) the WFAC team have worked with the Project Manager and Lathams to produce a phased approach for the building. Provisional ideas have been sent to CDC and the PC is awaiting a meeting to discuss this with Planning officers.</p> <p>Continued work with WFAC: The WFAC grants sub-group are continuing to research specific grants for different elements of the build. The WFAC AGM is due between October and mid-January. Questions have been raised if the title of ‘Trustee’ is relevant.</p>
Recommendation	To accept the above report in full.

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	<p>To agree that the Chairman and Clerk continue progressing of the pitch area and continue the management of the land.</p> <p>To accept the quotation for rabbit fencing needed to protect the pitches.</p> <p>That the Chairman and Clerk continue working with the WFAC residents group to progress the Building Phase of the project. To agree that the team continues to work on a phased approach for the Building stage of the project which will include further meetings with CDC planning officers led by the Chairman.</p> <p>That the PC Trustees discuss arrangements for the AGM with WFAC Trustees.</p> <p>That the PC considers the Terms of Reference for the WFAC Working Group, to change 'Trustee' status.</p>
<p>Reasons for the Recommendation</p>	<p>The PC is acting under the Neighbourhood Plan policy AD18 which allocates this land for this purpose and is now a 'made' plan attached to CDC's Local Plan, following support from the community at referendum.</p> <p>There have been a number of public consultations showing support from residents for this new community facility including two Parish Polls.</p> <p>There were a large number of comments in support of the Application, which has been consistent with the earlier community support shown at the two Parish Polls and for the Adderbury Neighbourhood Plan.</p> <p>The preparation of the pitches has already been agreed by APC and under the permitted Change of Use application, 18/00220/F. Mowing and rabbit protection is part of the agreed maintenance schedule.</p> <p>It is necessary to consider a phased approach for the building work as, following the Corvid 19 crisis grants which were previously available have been suspended or decreased. Phasing the project will enable it to move forward in these circumstances. It will also enable the team to explore different approaches to the build stage.</p> <p>Further discussions with CDC are necessary to move the project forward.</p>
<p>Impact on Budget</p>	<p>None for preparation of the pitches – the cost will be met by CDC from S106 funds (already agreed with Tom Darlington at CDC). Invoice received for this from Brian Coleman Contractors (£540). Mowing is £720 (4 x £180 a cut). Rabbit fencing will be £1600 – quotation received from Frogley Fencing. This is within the amount allocated from S106 funds for pitch preparation.</p>

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	<p>None for Project Manager, except acceptable expenses such as printing. Lathams fees for architect's work were accepted at APC meeting on 8.9.20 and is covered by S106 funds.</p> <p>None at this stage for the Building as this is intended to achieve progress within funding available.</p>
Risks	<p>None as the land has been designated for Sports pitches and a community facility. The grass for the pitches needs 18 months to 2 years to establish enough for play so it will be growing while the rest of the project is completed. The work has been checked by STRI as experts on behalf of the PC.</p> <p>A phased approach may be more expensive/ incur unnecessary cost but this will be brought back to APC for agreement at all stages. Also it is intended to achieve progress within the funding available.</p>
Background	<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>A scheme to prepare and plant the pitches was agreed by APC and a contractor appointed (Jan 2018 Minute: 135/17). The field drainage scheme for the area for sports pitches as under the Permission for 18/00220/F is now in place. The PC has received a key stage report on the pitch preparation from the Sports Turf Research Institution (STRI) who did the original feasibility study, confirming that the work is up to the standard required for pitches (attached previously).</p> <p>At the PC meeting on 8.9.20 it was agreed that the WFAC team investigate using a phased approach to complete the building works. This would involve further discussions with CDC, as well as further investigation into building costs and available grants in order to move to the next (Building) stage of the project forward.</p> <p>There have now been a number of consultations with residents on this project (including 2 Parish Polls, the most recent being May 13th 2019) demonstrating public support which provides a mandate for the PC to move this project forward.</p> <p>The Chairman and Clerk met on site with residents from Henge Close who had requested a meeting in order to better understand the project. (21.07.20, and 3.9.20 with Chairman).</p> <p>The PC is acting under the Adderbury Neighbourhood Plan Policy AD18 to provide new Leisure and Community Facilities for the residents of Adderbury.</p> <p>Two Planning Applications have now been approved by CDC including</p>

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	<p>for the 2nd phase – the community building, highways entrance and car parking.</p>
<p>Supporting documents; advice, reports etc should always be attached to the report and listed here</p>	<p>Email with quotation for grass cutting from PF Walsh.</p> <p>Updated record of S106 funds spent so far attached.</p> <p>Decision notices on all Pre-conditions from CDC (previously attached and available from PC website)</p> <p>The Original Application's(18/00220/F) Decision Notice has been sent to all Councillors previously and is available on both CDC planning portal and APC website.</p> <p>Decision Notice for 19/02796/F attached last PC meeting (June 2020) and also on PC website.</p> <p>STRI key stage report June 2020 (attached APC meeting 30.07.20)</p>