

## ADDERBURY PARISH COUNCIL

<b>Date of Parish Council Meeting</b>	Tuesday 23 February 2021
<b>Agenda Item Number</b>	<i>Item 10 (iii)</i>
<b>Author</b>	Diane Bratt
<b>Title of Report</b>	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.
<b>Summary</b>	<p>Pitch area:  The grass for the pitches is growing well. The contractor has stated that as newly sown grass it should not be walked on by members of the public, and the PC reminds residents that there is no public access to the field during the ongoing construction phase.  The field drainage system is working efficiently.  The grass will be managed under the PC's grass cutting regime and will start in the next few weeks, following an application of fertiliser.</p> <p>Progress of the building:  The PC has now applied to CDC for a Section 73 Revision of Condition 2 (agreed PC meeting 24.11.2020) to enable minor changes in the position and layout of the building.</p> <p>The Chairman and Lathams architects are continuing to work on the determination of planning conditions.</p> <p>OCC Highways have included the new access from Milton Rd as part of the traffic calming project and the necessary removal of trees and hedging was agreed at PC meeting on 12<sup>th</sup> January 2021.</p> <p>The property to the north of the sportsfield has changed ownership. The new owner has offered to provide fencing alongside the northern boundary hedge, including the previously agreed rabbit fencing. The clerk has checked with the PC's solicitor and has been advised this is acceptable provided the position and type of fencing is agreed beforehand.</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 fund raising group are continuing to plan events for 2021.</p>
<b>Recommendation</b>	<p>To accept the above report in full.</p> <p>To agree that the Chairman and Clerk continue the management of the land and the pitch area including the mowing and other requirements like fertiliser.</p> <p>To agree the Chairman and the clerk progress the fencing to follow up</p>

## ADDERBURY PARISH COUNCIL

	<p>the neighbour's offer.</p> <p>That the Project Management team continues working with the WFAC residents group to progress the Building Phase of the project.</p> <p>To agree that the Chairman and Architect continue to work on the determination of planning conditions.</p> <p>To agree payment for the Drainage reports (included in confidential section later) and to go forward with the discharge of drainage conditions with CDC.</p> <p>To agree payment for the archaeology reports (included in confidential section later) and to go forward with the discharge of archaeology conditions with CDC.</p>
<p><b>Reasons for the Recommendation</b></p>	<p>The Chairman and clerk have been authorised to continue the management of the land and the pitch area. The grass needs special preparation as a sports field. The offer of payment for fencing will save the community funds which would have been spent on the rabbit fencing along the northern boundary.</p> <p>The Chairman and PC Architect have been given authority in previous PC meetings to progress with the determination of conditions.</p> <p>Determining conditions is the next stage of progressing the Milton Road project. The drainage scheme for the pitch area has not yet been completed and needs further consultation with an independent professional.</p>
<p><b>Impact on Budget</b></p>	<p>None as payment will be from S106 funds A saving of approximately £1000 for the north section of rabbit fencing.</p> <p>The contractor and cost of grass mowing has been agreed under the PC's mowing regime as part of the annual budget. Approximately £300 for the purchase and application of fertiliser.</p>
<p><b>Risks</b></p>	<p>If the Conditions are not determined the Milton Rd project will not progress.</p> <p>The grass needs to be properly prepared for sports pitches.</p> <p>If the drainage scheme is not reconsidered it will not be acceptable to CDC.</p>
<p><b>Background</b></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>A scheme to prepare and plant the pitches was agreed by APC and a contractor appointed (Jan 2018 Minute: 135/17). The field drainage</p>

## ADDERBURY PARISH COUNCIL

	<p>scheme for the area for sports pitches as under the Permission for 18/00220/F is now in place.</p> <p>The PC is acting under the Neighbourhood Plan policy AD18 which allocates this land to provide new Leisure and Community Facilities for the residents of Adderbury 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>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 13<sup>th</sup> 2019) demonstrating public support which provides a mandate for the PC to move this project forward.</p> <p>Two Planning Applications have now been approved by CDC including for the 2<sup>nd</sup> phase – the community building, highways entrance and car parking.</p> <p>Public consultation has taken place with reference to the traffic calming scheme which includes the Highways entrance.</p>
<b>Supporting documents; advice, reports etc should always be attached to the report and listed here</b>	Quotes for Drainage and Archaeology Reports sent separately to be dealt with in the confidential section of the meeting (Item 16).