

ADDERBURY PARISH COUNCIL

Date of Parish Council Meeting	Tuesday 18 May 2021
Agenda Item Number	Item 11 (iii)
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.
Summary	<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 is managed under the PC's grass cutting regime as new sports pitches and it is being cut on that basis. Fertilizer will be applied in the next few days, as part of the pitch preparation regime (agreed by PC previously). The agreed deer and rabbit fencing has been installed.</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. This should be determined by CDC in the next few days</p> <p>The Project Management Team (PMT) have raised the need to appoint a QS to create a specification to send to builders for a potential 'design and build' contract. Also the PMT wish to appoint a Building Services consultant. For further details on this refer to Project Manager's Report.</p> <p>The Chairman and Lathams architects are continuing to work on the determination of planning conditions. Reports from Consultants for Landscaping and for Ecology have now been received. Reports from Consultants for dealing with archaeology and for further drainage requirements are still awaited.</p> <p>OCC Highways have included the new access from Milton Rd as part of the traffic calming project. Having OCC's support has been a great benefit to the project and to the community. The traffic calming project will begin around end June through July and there will be a road closure from 28th June – 31st July.</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. The first main event is the Community Day on 18th September.</p>

ADDERBURY PARISH COUNCIL

<p>Recommendation</p>	<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>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 accept PMT's recommendation to seek quotations from at least 3 companies for a QS and BS Consultant .</p> <p>To delegate authority to Councillors and Clerk to work with the PMT in case it is necessary to make a decision on the QS before the next PC meeting, with a limitation of £1000 or less.</p>
<p>Reasons for the Recommendation</p>	<p>The Chairman and Clerk have been authorised to continue the management of the land and the pitch area and the grass needs special preparation as a sports field.</p> <p>The Chairman and PC Architect have been given authority in previous PC meetings to progress with the determination of conditions which is the next stage of progressing the Milton Road project.</p> <p>The appointment of a QS and BS consultant are part of the next stage of moving the project forward. (See report from Project Manager)</p>
<p>Impact on Budget</p>	<p>The contractor and cost of grass mowing has been agreed under the PC's mowing regime as part of the annual budget.</p> <p>The application of fertilizer will be approximately £300. This was agreed by the PC previously.</p> <p>QS cost will be limited to £1000.</p> <p>BS cost will be considered at next PC meeting.</p>
<p>Risks</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>See Report from Project manager for risk assessment on appointment of QS and BS.</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>A scheme to prepare and plant the pitches was agreed by APC and a</p>

ADDERBURY PARISH COUNCIL

	<p>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.</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 13th 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 2nd 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>
Supporting documents; advice, reports etc should always be attached to the report and listed here	Report from Project Manager, Chris Wardley, sent separately.