

ADDERBURY PARISH COUNCIL

Date of Parish Council Meeting	Tuesday 30 April 2019
Agenda Item Number	Item 8 (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 officer.</p> <p>Latham Architects (appointed following agreement Jan 2019 APC) are working with a sub-group of WFAC on the initial concept plans for the Community building. Initial ideas from this sub group were included in a report from WFAC to provide an update at the Annual Parish meeting. (See attached report) This was favourably received by the audience present.</p> <p>Following agreement at APC 26.03.2019 to allow a Quantity Surveyor to be appointed for this initial stage the Chairman has been following up companies but none has yet been appointed as the designs are not yet finalised.</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> <p>The Chairman followed up a query about a previous application raised at the last PC meeting. The CDC officer confirmed that this had no effect on the status of the APC's recent Planning permission.</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 Pre-app discussions with CDC.</p>
Reasons for the Recommendation	<p>To keep Councillors informed on the Discharge of CDC's Pre-commencement conditions and to maintain the land. To answer questions raised by councillors.</p> <p>To provide information of the initial concept ideas at an early stage.</p> <p>Pre- app discussions will enable all parties to consider the designs etc at an</p>

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	<p>early stage and provide as detailed information as possible to the WFAC team. This is part of the concept stage which APC has already agreed to progress.</p>
Impact on Budget	<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>
Risks	<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 Pre-app discussions the PC will not have full information to make their decisions.</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>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>
Supporting documents; advice, reports etc should always be attached to the report and listed here	<p>Updated record of S106 funds allocated so far from CDC previously provided to Councillors by the Clerk</p> <p>All the professional reports are publically available on the Cherwell planning portal.</p> <p>The Original Application’s Decision Notice has been sent to all Councillors and is available on both CDC planning portal and APC website.</p> <p>The WFAC presentation of the initial concept designs is attached.</p>