

ADDERBURY PARISH COUNCIL

Date of Parish Council Meeting	Tuesday 15 February 2022
Agenda Item Number	Item 9 (ii)
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 earlier Planning Consent 18/00220/F and the recent Planning Approval 21/00104/F for a revision of 19/02796/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. The agreed deer and rabbit fencing has been installed.</p> <p>Progress of the building: The Project team and the structural engineer are currently considering different methods of building and will be contacting potential building companies. A Topographical survey has been completed by R G I Surveys, following agreement to appoint them at the last PC meeting (18.01.22). This is now with the Structural engineer.</p> <p>The Highways entrance has now been created by Oxfordshire County Council (OCC) contractors. As well as the entrance this has included a new public footpath to link with the existing one on the north side of the Milton road and also a crossing to reach the footpath on the south side. All this was designed by the Oxfordshire County Council team and built to their standards. The work so far to prepare the pitch area and create the new Highways entrance has been completed under budget.</p> <p>Now the entrance has been completed heras fencing will be obtained to ensure the site is secure.</p> <p>The Chairman and Lathams architects are continuing to work on the discharge of planning conditions. Condition 10 of 18/00220/F has been discharged , which enabled the Highways entrance to go ahead.</p> <p>Reports from Consultants for Landscaping and for Ecology are currently being revised to take account of the Revised Planning permission 21/00104/F. Reports from Consultants for dealing with archaeology and for further drainage requirements are also now moving forward following CDC's approval of the revised application.</p>

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	<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 2021/2022. The first main event was the Community Day on 18th September which was a great success. There have been regular updates of the project and WFAC in the monthly Adderbury Contact.</p>
Recommendation	<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 and spraying of weeds.</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 discharge of planning conditions.</p>
Reasons for the Recommendation	<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 discharge of conditions which is the current stage of progressing the Milton Road project.</p>
Impact on Budget	<p>£650 for the Topographical Survey. Agreed at January 18th PC meeting.</p> <p>The purchase of enough fencing will be approximately £1500. This was agreed at a previous PC meeting.</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>
Risks	<p>A Topographical Survey was necessary for the building work to go forward. Also it will enable other Conditions to be dealt with, particularly providing levels for the Archaeology requirements.</p> <p>If the Conditions are not discharged the Milton Rd project will not progress.</p> <p>The grass needs to be properly prepared for sports pitches.</p> <p>Heras fencing is necessary to ensure security of the site.</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</p>

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	<p>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.</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 has involved further discussions with CDC, as well as further investigation into building costs and available grants in order to move 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 and an amendment 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	All planning permissions including 21/00104/F are on the PC website.