

## ADDERBURY PARISH COUNCIL

<b>Date of Parish Council Meeting</b>	Tuesday 24 November 2020
<b>Agenda Item Number</b>	Item 9(iii) Milton Road Community and Sports project
<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 Report</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.</p> <p>.</p> <p>The field drainage system is working efficiently.</p> <p>Progress of the building: The PC previously agreed WFAC and the project team explore a phased approach and this has now been discussed with CDC. In order to revise the building design CDC have now advised that the PC needs to apply for a Section 73 Revision of Condition 2 which will enable minor changes to be made in the position and layout of the building. (Drawings attached) The revision includes the key elements of the larger design: the Community hall, meeting/clubroom and changing rooms.</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.</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 PC makes a S73 Application for Variation of Condition 2 for the Building stage of the project.</p> <p>To accept Lathams' quotation for Architect's work on the S73 Revision of Condition 2. (£3,400 +vat)</p> <p>To agree a statement/information will be provided by the PC working with the Project team and WFAC for the Community.</p>

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<p><b>Reasons for the Recommendation</b></p>	<p>CDC Planning officers have suggested a S73 Application to vary Condition 2.is needed to achieve the proposed revisions.</p> <p>It is necessary to consider a phased approach for the building work as, following the Covid 19 crisis grants which were previously available have been suspended or decreased. Phasing the project will enable it to move forward in these circumstances.</p> <p>It will also enable the team to explore different approaches to the build stage. The proposed revisions also cut the building size by approximately 33% and may allow changes in car parking—both requested by residents in Henge Close.</p>
<p><b>Impact on Budget</b></p>	<p>£3400+vat : Lathams fees for architect’s work on the S73 Application (see attached email)</p>
<p><b>Risks</b></p>	<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.</p> <p>The work has been checked by STRI as experts on behalf of the PC.</p> <p>A phased approach is intended to achieve progress within the funding available and to move forward with the project.</p> <p>If the PC does not continue with a revised project ,momentum will be lost and the opportunity to link with the Traffic calming scheme.</p> <p>Should grant funds improve in the future the PC can return to the original planning permission, or if the first phase has been built apply for permissions on further phases.</p>
<p><b>Background</b></p>	<p>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 were sent to CDC and the application to Revise Condition 2 is required.</p> <p>The revision is in response to the effect of the Covid crisis on grant opportunities.</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 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</p>

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	<p>referendum.</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>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.</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><b>Supporting documents; advice, reports etc should always be attached to the report and listed here</b></p>	<p>Email with quote from Latham's</p> <p>Revised designs as sent to CDC.</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 PC meeting (June 2020) and also on PC website.</p>