

ADDERBURY PARISH COUNCIL

Date of Parish Council Meeting	Tuesday 12 January 2021
Agenda Item Number	<i>Item 9 (iii)</i>
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.</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 at a much reduced cost. This will require the removal of trees and hedging.</p> <p>The costs for this work will be discussed later in the meeting during the confidential section.</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>
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.</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><i>To agree payment from Section 106 funds for the Landscape report from Landarb solutions and to go forward with the discharge of Landscape</i></p>

ADDERBURY PARISH COUNCIL

	<p><i>conditions with CDC.</i></p> <p><i>To agree payment from Section 106 funds for the Ecology report from Turnstone Ecology and to go forward with the discharge of Ecology conditions with CDC.</i></p> <p><i>To agree payment from Section 106 funds for the Highways entrance work to OCC and to Tony Hopper for tree removal.</i></p> <p><i>(Recommendations in italics to be agreed during the confidential session)</i></p>
Reasons for the Recommendation	<p>There is considerable financial benefit of OCC doing the access as estimates from the QS report were at least double this amount. Also this will facilitate a Section 278 agreement with OCC on the entrance. Once Landscape conditions are determined the PC will be able to plant hedging, which will be of benefit to neighbours in Henge Close and follows their request for this.</p>
Impact on Budget	<p>None as payment will be from S106 funds</p>
Risks	<p>If the entrance is not progressed at this stage it will be considerably more expensive.</p> <p>Planting hedging at an early stage in the project will be of benefit to Henge Close neighbours during the building phase as well as later.</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>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 for this purpose 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>

ADDERBURY PARISH COUNCIL

	<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>The PC is acting under the Adderbury Neighbourhood Plan Policy AD18 to provide new Leisure and Community Facilities for the residents of Adderbury.</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	<i>Three quotes for Landscape report and one for Ecology work sent separately to be dealt with in confidential section of the meeting.</i>