

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Exmouth Regeneration Board held at Committee Room, Exmouth Town Hall on 20 June 2019

Attendance list at end of document

The meeting started at 9.30 am and ended at 11.30 am

1 Welcome and introductions

The Chairman welcomed those present to the meeting and introduced himself. He then invited everyone to introduce themselves.

2 Notes from the previous meeting

The report of the meeting held on 28 March 2019 was confirmed as a true record.

3 Declarations of interest

5. Flood defence, Warren View and sea wall repairs.
Jeff Trail, Personal, He was president of Brixington Blues Football Club.

8. Queens Drive update.
Councillor Chris Wright, Pecuniary, He was a former tenant of sites on Queen's Drive and left the room whilst discussion took place on the change of leisure activities and facilities as part of Queen's Drive redevelopment.

4 Matters arising

The Chairman clarified the purpose of the commercial investment fund and explained the reasoning behind establishing it.

It was noted that transport interchange had not been included on the agenda, as requested at the previous meeting. This was due to a change in the membership of the Board, with the Chairman of the Exmouth Transport Partnership no longer sitting on the Board as a councillor. It was suggested that he be invited to attend a future meeting to provide an update.

The Board requested that the transport interchange needed more attention, with a clear position known. There was potential for increased use of public transport, with bus and train timetables co-ordinated and better links with taxis and the cycle route.

ACTION: that the Chairman of the Exmouth Transport Partnership be invited to a future meeting of the Board to provide an update on the transport interchange.

5 Flood defence, Warren View and sea wall repairs

Flood defence and sea wall repairs

The Engineering Projects Manager updated the Board on the tidal defence scheme. The Environment Agency's contractor had set up a compound in the lorry park. Work on the flood wall along the estuary was underway, with work starting on the seafront that week,

moving along the imperial recreation ground. Most of the works needed to be completed on the estuary side by the autumn due to migrating birds.

There had been two reserved matters. The Morton Crescent application had been approved by planners recently and the Alexandra Terrace application was due to be decided in August 2019.

A public exhibition was being held at Exmouth Town Hall on Friday 28 June 2019 to update local people on the plans at Alexandra Terrace.

Concern was expressed about the lack of provision of a replacement lorry park. The Engineering Projects Manager advised the Board that the lorry park was the preferred site for a compound as it was not heavily used. No complaints or issues had arisen and it was not felt to be a good use of resources to replicate a lorry park which was not used. It was noted that the current planned completion date for the works was spring 2020.

Warren View

The Engineering Projects Manager informed the Board that EDDC had advertised the opportunity to lease the Warren View site. Exeter City Community Trust had come forward with an application for 3G (astroturf) pitches, but had withdrawn this following ground investigation works. EDDC now needed to decide how to take forward sports facilities on that site.

It was noted that there was a good quality playing surface on one of the three pitches and the site was currently used by a local youth football club. Better drainage was needed on the site.

It was acknowledged that more sports pitches were needed in Exmouth. The East Devon Playing Pitches Strategy was currently being reviewed and updated. The Chairman suggested that this be considered at a future meeting.

ACTION: that the playing pitches strategy for Exmouth be considered at a future Regeneration Board meeting.

6 Update on car parking - Maer Road

The Engineering Projects Manager updated the Board on the Maer Road car park works to upgrade the entrance. The old entrance was too steep for coaches to use and there was demand for coach parking. Work on relocating the entrance was complete. Both entrances had been available, so the car park remained in use. Resurfacing work was scheduled for July and would be completed before the school holidays.

It was noted that campervans could use the Maer Road car park on an overnight basis and there was signage confirming this.

There had been a task and finish forum (TaFF) set up between DCC, EDDC car parking services and Exmouth Town Council which recommended a ban on overnight campervan parking between Orcombe Point and the new lifeboat station. Overnight campervan parking would be provided at Imperial Recreation Ground, Maer Road car park and on the chevron parking on the Maer side of Queen's Drive. This was being trialled for a two year period and the TaFF would reconvene at the end to re-evaluate the situation. It was felt that some of the signage had not been clear, leading to confusion so

the trial period may be extended. The Exmouth Town Clerk helped clarify the situation. There were signs at the three sites where overnight parking was provided, but not alternative instructions at the sites where overnight parking was banned.

7 **Exmouth Town Council update**

The Clerk to Exmouth Town Council updated the Board on regeneration issues.

The Clerk explained the history behind Exmouth's Tourist Information Centre (TIC) and its various locations. There was a strong demand for a physical TIC office in the town. The TIC helped to support visitor spend in Exmouth by encouraging visitors to the town and promoting visits to Exmouth itself. It was currently co-located with a taxi firm, in an office in the Strand, with no charge to the town council. Due to changes with the co-located business the TIC was prompted to look for alternative premises and would be moving to 45A The Strand. Grant money had been secured for renovations and it was hoped that the TIC would be moved before the start of the school holidays.

Exmouth Town Council also hosted and supported the Explore/Visit Exmouth site (<https://www.visitexmouth.org/>) which was supplemented by the Town Guide. The guide had received good feedback and was paid for by the advertising within. The Town Council were trying to create a brand and build on the Visit Exmouth guide.

The Town Council also hosted the annual Exmouth Festival.

8 **Queens Drive update**

Phase One

The Senior Manager - Regeneration and Economic Development informed the Board that phase one, road and car park, was now complete, with contractors having left the site.

Following the request by EDDC's car park team for the former phase one compound to be used as temporary additional car parking on the seafront, a temporary planning application would be considered by the Development Management Committee in July to use the former compound site as an overspill car park (temporary three year use). If approved the site would be ready to use for parking by the school summer holidays. Officers also explained the current barrier and access arrangements for maintenance of the area. Regeneration Board members were informed that if planning consent was not granted, that use of the land for temporary car parking was allowable for up to 28 days.

Concern was expressed over the use of the compound site for car parking and lengthy debate took place over alternative leisure and recreation uses of the land. A request was made to withdraw the planning application. It was reconfirmed that the land was part of phase three of the Queen's Drive redevelopment and that uses for the land would be considered in the future as part of the phase three development. In the short term it was considered by the car park team that there was an opportunity to provide an additional 50 car parking spaces on the seafront for visitors and to generate an income for the Council. It was confirmed that the new car park currently had 121 spaces (the previous car park offered 198 car parking spaces) and in the future it would have 170 car parking spaces when the amusement arcade site became available and the new car park was extended.

Phase Two

Grenadier Estates was in the process of appointing the contractor for the construction of the watersports centre, who would start on site in July, with completion for May 2020. The Senior Manager - Regeneration and Economic Development advised the Board that there would be a notice in the local paper stating that EDDC would be granting an easement over the Maer open space to enable Grenadier to connect to the existing sewer. She would email this information to all district councillors and send it to the town clerk so that Exmouth town councillors could also be informed. Information signs explaining the work would also be available at the site.

Phase Three

There was ongoing work with Hemmingway Design and Lambeth Smith Hampton (commercial property advisers). Information gathering and soft market testing was being undertaken to discover what the market interest was for delivering on the site and to provide real market information relating to developer interest, commercial land values and income potential for the local authority. It was hoped that a report would go to EDDC's Cabinet on the outcome in late September or October 2019 and that Hemingway Design would return to conclude their work of developing design proposals for the site.

A request was made for links between the town centre and seafront to be included on the Regeneration Board agenda.

9 Communication update

Communication issues had been discussed during the meeting under the relevant agenda items.

10 Dates of future meetings

Dates of future meetings were:

- 19 September 2019, 9:30am
- 12 December 2019, 9:30am

Attendance List

Present:

M Armstrong (Vice-Chairman)
K Blakey (Chairman)
S Bond
N Hookway
C Wright
Jeff Trail
A E Bailey

Councillors also present (for some or all the meeting)

T Wood

Officers in attendance:

Alison Hayward, Senior Manager Regeneration & Economic Development

Linda Perry
Alethea Thompson, Democratic Services Officer
David Turner, Engineering Projects Manager
Tom Vaughan
Clerk to Exmouth Town Council
Justin Moor, Ocean
Janette Cass, Manor Pavilion
Gary Cook

Apologies:

Peter Gilpin, LED
Jim Hill, Propellor
Steve Morton, Deaf Academy
Pauline Stott, Exmouth town Council
Leigh Rix, Clinton Devon
Julian Tagg, ECFC
Richard Cohen, EDDC

Chairman

Date: