

**Agenda for consultative meeting of the
Exmouth Queen's Drive Delivery Group
Tuesday, 7th September, 2021, 10.00 am**



Members of Exmouth Queen's Drive Delivery Group

Councillors P Arnott (Vice-Chair), M Armstrong, O Davey,
P Hayward, N Hookway (Chair), A Colman,
D Ledger, B Taylor, J Whibley, C Wright,
S Gazzard, Bailey, B De Saram and
J Rowland

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Venue: Online via the Zoom app

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27 August 2021

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This meeting is being recorded by EDDC for subsequent publication on the Council's website and will be streamed live to the Council's Youtube Channel at <https://www.youtube.com/channel/UCmNHQruge3LVl4hcgRnbwBw>

Public speakers are now required to register to speak – for more information please use the following link: <https://eastdevon.gov.uk/council-and-democracy/have-your-say-at-meetings/all-other-public-meetings/#article-content>

Between 27th July 2021 to 17th January 2022, the Council has delegated much of the decision making to officers. Any officer decisions arising from recommendations from a consultative meeting can be found here – [Senior Officer Decision notices - East Devon](#).

- 1 Public Speaking
- 2 Minutes of the previous meeting held on 11 March 2021 (Pages 3 - 9)
- 3 Apologies
- 4 Declarations of interest

Part A Matters for consultation in public session

- 5 Planning position update (Pages 10 - 18)
- 6 Resourcing and next steps

Part B Matters for consultation in private session

7 Temporary uses update (Pages 19 - 22)

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

EAST DEVON DISTRICT COUNCIL**Minutes of the meeting of Exmouth Queen's Drive Delivery Group held Online via the Zoom app on 11 March 2021****Attendance list at end of document**

The meeting started at 10.00 am and ended at 12.35 pm

24 Welcome from the Chair

The Chair welcomed those participating and those watching via the live stream. Councillor Arnott had been the Chair of the Group, however, Councillor Nick Hookway had recently been invited to become the Portfolio Holder for Culture, Tourism, Leisure and Sport at EDDC, and it felt fitting that he become Chair of the Group. This had been agreed at the February full Council meeting. Councillor Arnott was pleased to hand over to Councillor Hookway to chair the meeting and Group, which continued to make considerable progress for both residents and visitors. He thanked all the officers for all their work and gave particular thanks to the Service Lead – Place, Asset and Commercialisation and the Events Officer.

Councillor Hookway stated that he was delighted to become Chair of the Group, which was at the heart of changes to Exmouth and would continue to welcome views of local residents as plans in the area were progressed. He went on to welcome those participating and watching via the live stream.

25 Public speaking

There was one member of the public registered to speak. Geoff Skinner was the Chair of the Exmouth Community Association. He welcomed the new Chair of the Group, Councillor Hookway, and thanked Councillor Arnott for all he had achieved so far. He stated that he was disappointed with the Government's budget and that levelling up funding did not appear to be available. He would be lobbying to close the shared pavement as it he felt that it should be for pedestrian use only, particularly around the pinch point by the arcade. He asked for confirmation that additional car parking would be provided once the arcade had closed.

26 Minutes of the previous meeting held on 25 January 2021

The minutes of the previous meeting held on 25 January 2021 were confirmed as a true record.

It was requested that the cycle path in front of Side Shore water sports centre be added as an agenda item to a subsequent Delivery Group meeting. There was concern it was potentially dangerous as people walked directly onto the cycle path carrying hot takeaway food and drinks. It was noted that this matter would also involve Devon County Council.

27 Declarations of interest

Declarations of interest.

Councillor Aurora Bailey, Personal, Exmouth Town Councillor.

Declarations of interest.

Councillor Bruce De Saram, Personal, Exmouth Town Councillor and had met Adrian Toole in the past.

Declarations of interest.

Councillor Chris Wright, Personal, former tenant of the Queen's Drive site.

Declarations of interest.

Councillor Joe Whibley, Personal, Exmouth Town Councillor.

Declarations of interest.

Councillor Nick Hookway, Personal, He was involved with the Save Exmouth Seafront campaign prior to being elected to the district council in 2019 and he had met Adrian Toole in the past.

Declarations of interest.

Councillor Olly Davey, Personal, Exmouth Town Councillor, member of Transition Exmouth and had known Adrian Toole for a number of years.

Declarations of interest.

Councillor Steve Gazzard, Personal, Exmouth Town Councillor, trustee of Exmouth Museum and he knew Adrian Toole.

28 **Presentation by Exmouth Beach Volleyball Club**

The Chair welcomed Mark Myerson to present on behalf of Exmouth Beach Volleyball Club. Mr Myerson thanked the Chair for the invitation to attend the meeting.

He stated that he had great ambitions for the both the Exmouth Beach Volleyball Club and sport in Exmouth. Beach volleyball had been played in Exmouth since the 1980s, with tournaments starting in 1994 and permanent nets on the beach from 2007-2014. The club had about 20-30 players per session during the summer season.

Mr Myerson explained the current problems for the club. The beach levels were reducing, with low sand levels and sticks and other debris being exposed. The temporary nets that were used had to be stored and brought to the beach and set up for every session, which restricted who could use them. For a permanent court area, clean level sand was necessary. If the club had a site it would allow more regular playing opportunities and free up space on the beach. The pitch and nets could also be used for beach tennis, badminton, netball, foot-volly, beach football and beach rugby. The benefits of this would be wider than the club itself – engaging local people of all ages in sport and well-being and attracting players to the region for tournaments, who would require overnight stays and use the local hospitality. It was noted that Exmouth was one of only two beach volleyball teams in Devon.

The advantages of the site that the club wished to locate to was that the area was flat and somewhat sheltered. It was near to key facilities such as parking and toilets, it was surrounded by refreshments and was opposite the outdoor sports area. Equipment for hire could be kept at Side Shore. The space could hold 3 courts and other potential activities on the same area, for use by the public.

The Group noted that the area could be adapted for different sports. A decision had already been made to grass over the area. The vision for the area was to create a public

area for various traders to be hiring the space. If a volleyball court was fenced off this could potentially be exclusive and prevent public accessibility and availability. There was some concern that if the whole site was used for volleyball courts/sports area it could defeat the objective of the space being available for public attractions. The area also needed to provide a financial return for EDDC.

On behalf of the Group the Chair thanked Mr Myerson for his interesting presentation.

29 **Presentation from Transition Exmouth**

Adrian Toole, from Transition Exmouth was welcomed to the meeting and gave the Group a presentation on the proposal for an interpretation centre. Transition Exmouth felt that there was a clear need in Exmouth to expand on the traditional concept of a visitor centre by explaining through a 21st century experience, the place of Exmouth in the world. The proposal was being made in the context of fulfilling the Exmouth Neighbourhood Plan. Community action NEA7 in the Neighbourhood Plan stated: 'For the Neighbourhood Plan to support organisations in assessing the need, viability and most effective siting of an Interpretation Information Centre and ask the EDDC Countryside Team and relevant voluntary bodies to address the need for a more comprehensive approach to environmental education/public awareness. Responsibility: DCC, EDDC, ETC'.

An interpretation centre was defined as an institution for the dissemination of knowledge of natural or cultural heritage. Interpretation centres were a kind of new-style museum, often associated with visitor centres or eco-museums, and located in connection to cultural, historic or natural sites.

It was proposed that the operation of the interpretation centre would rely largely on information technology. It was envisaged that the physical exhibition area would be relatively modest and could be combined in location and for staffing purposes with a visitor centre. Through the use of IT the interpretation centre would have an existence outside of the walls of the building. Through the use of QR codes users could bring up a fuller story on a suitable display device outside the interpretation centre, at any time. Consoles could be installed in locations around the town and the online presence would make them more accessible anywhere in the town, or the world. This offered a contemporary way of telling Exmouth's great story. Transition Exmouth's proposal acknowledged that further research was needed and it hoped that it could be moved forward by EDDC.

Members agreed that an interpretation centre was a very interesting concept that had been put forward many years ago and should be explored further. There was a great deal of heritage in Exmouth, it was on the Exe Estuary and was the gateway to the Jurassic Coast, a World Heritage Site. A scoping study was vital. An interpretation centre must be economically viable in the long term. It was suggested that the Coastal Communities Fund be investigated.

On behalf of the Group the Chair thanked Adrian for his interesting presentation.

30 **Temporary uses update**

The Events Officer updated the Group on work with three event organisers who had expressed an interest in hiring the Queen's Drive Event Space for the forthcoming season. The three companies were proposing to operate together, sharing the space. Work would be undertaken on creating entrance and exit accesses to enable social distancing.

Initial contact had been made with the five traders (four plus bar) to provide an update. Following Cabinet, the proposed heads of term would be run through with them and details agreed for the next season, before instructing legal services to formalise. One trader did not want to renew and the opportunity would be marketed with the Estates Team. The renewal of furniture at Queens Drive Space (QDS) was underway, along with the boardwalk (within previously agreed budget). The Events Officer reported that in accordance with Government Covid guidance the earliest date QDS would be opened with seating was 12 April 2021.

Concern was expressed over the QDS opening date of 12 April. This meant that traders would miss out on the Easter holiday. It was asked whether traders could open sooner without the furniture being in place. Officers replied that there were a number of issues to consider including the replacement of the furniture/fencing off of the area, government social distancing guidelines, the licenses and legal paperwork necessary before the traders could commence operating, and how the area, which was in the Council's control could be managed to ensure covid compliance.

Once there was a clearer indication on timescales officers would work on marketing details for the QDS former car park. Advice had indicated that one operator should manage and 'sublet' the space.

31 **Car park site to rear of former lifeboat station - verbal update**

The Service Lead – Place, Asset and Commercialisation advised the Group that the temporary planning consent for the car park site to the rear of the former lifeboat station would expire in mid-June 2021. Gross income for the car park was circa £7,000 per annum, with around 4,000 transactions. The car park produced a profit of circa £3,500 per annum.

Members were asked whether or not they wished officers to seek to renew the temporary planning consent. The Group agreed that until an alternative use for the site which generated more revenue was identified, it should remain as car park site. It was suggested that the site could be used for an interpretation centre as it was in a busy area of the seafront.

RECOMMENDED: that Cabinet approve to continue with the use of the land as car parking, with delegated authority being given to the Service Lead – Place, Asset and Commercialisation in consultation with the Portfolio Holder for Economy and Assets and the Chair of the Exmouth Queens Drive Delivery Group to submit an appropriate planning application in this regard.

32 **Resourcing**

The Queen's Drive Delivery Group had previously debated for two posts to be appointed on fixed term contracts to focus on property and place interventions in Exmouth

generally. This would include Queen's Drive, which would take priority and it was envisaged that it would consume 50% of the resource which would include a Development Project Surveyor and an Engagement Officer. On 3 March 2021 Cabinet agreed the recommendation that up to £200,000 be made available from the Business Rates Pilot Reserve for a Development Surveyor and an Engagement / Project Officer for a term of 2 years, dedicated to moving forward a suite of place & prosperity based projects in Exmouth and to include Queen's Drive.

Once approvals were in place, job descriptions and person specifications would be finalised and recruitment would commence. To inform this work, the Service Lead – Place, Assets and Commercialisation sought guidance from the Queen's Drive Delivery Group on:

1. The roles are about Place & Prosperity interventions, capitalising on the breadth of Council assets and linked to supporting economic recovery through direct interventions. What are the initial identified key opportunities/ untapped potential for Place & Prosperity based interventions in Exmouth?
2. How much reliance is to be placed on previous consultation and visioning work? Thoughts on further consultation and visioning work needed.
3. The funding for resource is for a maximum of 2 years. What will success look like after 6 months, 1 year and 2 years of those posts being filled? In some instances this will be about direct delivery, but in other instances will be about identifying projects and developing into credible business cases to secure 3d party engagement and / or funding including from Government.

Subsequent discussion included:

- The outcomes the Group were looking for would guide the skill set, capacity and timing of the posts.
- The roles should be commercially viable and sustainable.
- Applicants should have a commercial background and experience of commercial lettings and uses.
- Consider using closed shops and redundant buildings for pop up shops and events.
- There should be an arts centre, to utilise the wealth of talent in Exmouth.
- There should be consultation with the public.
- There was the issue of ownership in the town centre. Most of the redundant buildings were not within the Council's control.
- Many of the issues in the town centre related to retail and it was likely that the Council had limited options.
- Two years was a short period of time – there was the need to be very clear on what was to be achieved in the limited amount, with the limited amount of resources. It was important to identify things that were achievable in two years.
- It was important to focus on Council owned assets and consider how the assets could be used through place and prosperity interventions to support economic recovery. Projects should be used to get traction on and relate to the use of Council assets, such as the leisure centre, car parks, Imperial Recreation ground and the seafront.
- Identify the opportunities to do things differently and make better use of the Council's assets.
- It would be helpful to list all the Council's assets in Exmouth.
- The emphasis should be on economic recovery.
- Exmouth was the largest town in East Devon, with the largest amount of assets and therefore huge untapped potential.

- A list of all the projects previously identified in the master plan and neighbourhood plan would be useful. Some of these had been delivered, but others had not. This could be a starting point for the new officers when appointed.
- Hemingway had raised aspects along the seafront to be considered.
- The first three months in post should be spent gathering information, considering what had already been achieved, projects which had not been delivered, and speaking to people. After three months the officers should have a full understanding and awareness of what the Group and the community wanted.
- The vision of councillors, the Queen's Drive Delivery Group and the public should be joined up.
- Queen's Drive should not be looked at in isolation to the town.
- Engage with Exmouth Town Council.
- Partnership working offered huge potential and the opportunity to draw additional funding.
- What is Exmouth? Who decided what it should be/become? There was a massive opportunity to do something positive but people needed to be asked what they wanted in order for them to accept it.
- Public consultation was essential.
- The role of the Delivery Group was to influence through the two new posts. Facilitating places and influencing how people could use the town. Encompassing people to use places and using Council assets to address behaviours and influence outside bodies.
- Often one project acted as a catalyst for others.
- Two or three things needed to be seen to be achieved over the next couple of years.

Attendance List

Councillors present:

P Arnott (Vice-Chair)
M Armstrong
A Bailey
O Davey
N Hookway (Chair)
D Ledger
B Taylor
J Whibley
C Wright
S Gazzard
B De Saram
P Hayward

Councillors also present (for some or all the meeting)

F Caygill
M Howe
G Jung
M Chapman
P Skinner
A Moulding
E Wragg

Officers in attendance:

Susan Howl, Democratic Services Manager
Alethea Thompson, Democratic Services Officer
Tim Child, Service Lead - Place, Assets & Commercialisation
Simon Davey, Strategic Lead Finance
Angela Gordon Lennox, Events Officer
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)
Lisa Bowman, Clerk to Exmouth Town Council
Peter Gilpin, Chief Executive, LED

Councillor apologies:

A Colman

Chairman

Date:



Report to: Queen's Drive Delivery Group

Date of Meeting 7th September 2021

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Planning Position Update

Report summary:

Attached is a position statement prepared by Ed Freeman, Service Lead for Planning Strategy & Development Management who will be at the Delivery Group Meeting to present and take questions.

The position statement outlines:

- a) Current position for site wide redevelopment – Outline planning permission for the redevelopment of the Queen's Drive area having now lapsed therefore there is no extant permission for the redevelopment of the area.
- b) Planning permission for temporary uses expires 15th February 2022 therefore a decision is needed on uses, if only temporary, post February.

The attached is an information document but Members views are sought particularly on what actions should be undertaken in respect of the renewal of the planning permission for temporary uses.

The debate itself then to inform the recommendation to Cabinet.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

To be determined from debate.

Reason for recommendation:

To enable Officers to progress actions for next season.

Officer: Tim Child, Service Lead – Place, Assets & Commercialisation tchild@eastdevon.gov.uk
01395 571692

Portfolio(s) (check which apply):

- Climate Action and Emergencies
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Culture, Tourism, Leisure and Sport
- Democracy and Transparency

- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low

If choosing High or Medium level outline the equality considerations here, which should include any particular adverse impact on people with protected characteristics and actions to mitigate these. Link to an equalities impact assessment form using the [equalities form template](#).

Climate change Low

Risk: Low Risk; Click here to enter text on risk considerations relating to your report.

Links to background information Click here to enter links to background information; appendices online; and previous reports. These must link to an electronic document. Do not include any confidential or exempt information.

Link to [Council Plan](#):

Priorities (check which apply)

- Outstanding Place and Environment
- Outstanding Homes and Communities
- Outstanding Economic Growth, Productivity, and Prosperity
- Outstanding Council and Council Services

Report in full

N/A

Financial implications:

To be completed by Finance.

Legal implications:

To be completed by Legal.

Queens Drive - Planning Position Statement

Current Planning Position for Site Wide Redevelopment

Outline planning permission was granted in January 2014 under application No. 13/1819/MOUT for the redevelopment of the full Queens Drive site including a water sports centre, holiday accommodation, indoor leisure activity buildings, café, restaurant and other associated car parks and other works. The site comprised the existing Harbour View Cafe and tower to the west, the land and buildings up to the boundaries of Madeira Walk and the Bowling Club to the north, the cricket ground and The Maer to the east, and to the beach including Queens Drive and the public car park to the south. The permission was in outline only with the details (referred to as reserved matters in the consent) to be submitted within 3 years of the date of the permission and development to have commenced within 2 years of the last of the reserved matters to be approved. This meant that all reserved matters applications had to be made by the 24th January 2017.

Two reserved matters applications were submitted against the outline permission within the 3 year period for such submissions. Firstly for the realignment of Queens Drive and its associated parking areas and related demolitions which was approved in March 2016. This was followed by a reserved matters application for the water sports centre, holiday accommodation and indoor leisure and retail uses which was approved in April 2017. Only the road re-alignment works were implemented under the outline permission with the water sports centre and associated units being the subject of a separate full planning application in 2018 because by that stage the period for the submission of reserved matters applications under the outline had lapsed.

With the outline planning permission for the redevelopment of the Queens Drive area having now lapsed there is no extant permission for the redevelopment of the area.

The adopted Local Plan makes reference in explanatory text on page 69 of the plan to the Exmouth Seafront Masterplan and Regeneration Proposals and the masterplan adopted in 2011. The proposals of the masterplan were not incorporated into policy in the Local Plan because they had not been fully assessed in terms of their impact on the European protected habitats of the Exe Estuary and Pebblebed Heaths. The evidence of recreational impacts on the habitats had been emerging at the time of the masterplan and has subsequently strengthened. There is not therefore direct policy in the Local Plan relating to the Queens Drive site however the site is within the built-up area boundary of the town and so subject to detailed policies of the plan in relation to design, amenity, habitat mitigation, flood risk etc the site has development potential.

Temporary Uses

Planning permission was first granted for the temporary events space in March 2018 for a 12 month period. This was then renewed in February 2019 for a further 36 months. As a result this consent expires on the 15th February 2022.

Temporary consents should by definition be temporary and are used to test whether something is acceptable through a “trial run”. Government guidance on this issue reads as follows:

When can conditions be used to grant planning permission for a use for a temporary period only?

Under [section 72 of the Town and Country Planning Act 1990](#) the local planning authority may grant planning permission for a specified temporary period only.

Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area or where it is expected that the planning circumstances will change in a particular way at the end of that period.

A temporary planning permission may also be appropriate to enable the temporary use of vacant land or buildings prior to any longer-term proposals coming forward (a ‘meanwhile use’).

It will rarely be justifiable to grant a second temporary permission (except in cases where changing circumstances provide a clear rationale, such as temporary classrooms and other school facilities). Further permissions can normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission will then be granted permanently.

A condition requiring the demolition after a stated period of a building that is clearly intended to be permanent is unlikely to pass the test of reasonableness. Conditions requiring demolition of buildings which are imposed on planning permissions for change of use are unlikely to relate fairly and reasonably to the development permitted.

The events space has been “tried” for 4 years now and so it is considered that it would be difficult to justify a further trial period in light of government guidance. There is now sufficient information to determine if this use is appropriate as a permanent use of the site or to now bring forward an alternative use for either a trial period or a permanent redevelopment of the site as was originally envisaged. Equally the current temporary uses could be established on a permanent basis at least in terms of the planning permission with the Council retaining control as land owner over whether the uses do actually continue on a permanent basis. Of course Members may wish to grant a further temporary consent despite government guidance on this issue. The risks of such an approach being challenged through a

legal challenge and any reputational harm from being seen to deviate from government guidance on this issue would need to be considered by Members.

Permanent Redevelopment

As previously mentioned there is no specific policy allocation for the Queens Drive site in the current local plan. The new Local Plan presents an opportunity to allocate the site. It was put forward in 2017 as part of the HELAA (Housing and Economic Land Availability Assessment) (see plan at the top of the next page). As it was not of a scale for consideration under GESP an assessment of its potential will only now be undertaken.

HELAA Interactive Map



Ref No: exmo_02

Map legend

-  HELAA 2021 Sites no longer available
-  HELAA 2017 GESP
-  HELAA 2021 Call for Sites
-  HELAA 2017 non GESP

The HELAA submission refers to the site as being for “Mixed use leisure – wider seafront/town/sub-region regeneration”. A high level assessment of the site will come through the HELAA process, however it will be important for officers to understand how Members wish to progress with the site, its potential uses and how it should be considered in the new Local Plan. It should however be noted that the site lies in an extremely sensitive location where the impact of any redevelopment on the Exe Estuary will need careful consideration and will require a full Environmental Impact Assessment to be carried out. Development for residential accommodation including hotel and holiday accommodation or other leisure uses that attract people to this location for recreational purposes are likely to have a significant effect on the protected habitat and would at the very least require mitigation if indeed they would be acceptable at all.

It should also be noted that the majority of the site is in an area designated as Flood Zone 3 due to the risk of fluvial/tidal flooding. In such areas only uses identified as water compatible and less vulnerable should be permitted. This would allow uses such as shops, restaurants, cafes and other business spaces but residential uses are classed as vulnerable uses that would only be permitted as an exception to policy. To achieve this whether through an allocation in the new Local Plan or through the planning application process the sequential test would first have to be satisfied to demonstrate that the development cannot be located in an area at lower risk of flooding. If the sequential test is satisfied then the exceptions test can be applied.

To pass the exceptions test it should be demonstrated that:

- (a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Local Plan

Pursuing the large scale redevelopment of the Queens Drive area and indeed other areas within the town would pose some significant challenges to production of the new Local Plan since the agreed timetable for its production does not take this work into account. The current agreed timetable for local plan production is as follows:

- Draft plan – consultation starting early summer 2022.
- Publication – consultation starts October 2022.
- Submission – March 2023.
- Inspector’s Hearings – July 2023.
- Adoption – February 2024.

This timetable would appear to make it impossible to incorporate as yet undefined regeneration projects as allocations in the new Local Plan and yet such projects should be included such that the scale of growth in the town and its impacts can be fully understood and assessed. Pursuing such projects alongside and yet separately from the Local Plan raises a number of technical challenges for local plan production. It would also be likely to raise challenges for consultation work and reputation management that would need careful consideration.

Conclusion

From a planning perspective while the site is in a prime location on the seafront in the largest town in the district and has a lot of development potential it is not without its challenges given the sensitivity of the natural environment it lies within and adjacent to. Other challenges and potential costs relate to the need for a high quality design given its prominent location and the need to have regard to issues such as the impact on resident's further in-land. A redevelopment for an appropriate range of uses and built to high quality with appropriate mitigation for its impacts could however be a real asset to the town and the district. Should Members wish to pursue this work then careful consideration would need to be given to how it fits with production of the local plan and community engagement on it.

Appendix 1 – Queens Drive Redevelopment Planning History (latest first)

20/0351/VAR Variation of Condition	Variation of condition 2 (approved plans), planning permission 18/0376/MFUL (watersports centre, cafe, restaurant and retail) to allow addition of glass canopy with retractable walls and roof over first floor terrace, fenestration changes, changes to parking arrangements and the addition of 2 no. electric car charging points.	Application Returned
20/0324/VAR Reserved Matters	Variation of condition 2 (approved plans), planning permission 18/0376/MFUL (watersports centre, cafe, restaurant and retail) to allow addition of glass canopy with retractable walls and roof over first floor terrace, fenestration changes, changes to parking arrangements and the addition of 2 no. electric car charging points.	Approval with conditions 24/07/2020
19/1191/ADV Application to Display Adverts	Double sided information board	Approval with conditions 23/07/2019
19/0836/FUL Full Application	Overflow car park of approximately 50 vehicles	Approval with conditions 15/07/2019
18/2842/FUL Full Application	Temporary use of land, buildings and structures for a thirty six month period for the purposes of entertainment, recreation and leisure.	Approval with conditions 15/02/2019
18/2496/FUL Full Application	Temporary use of land, buildings and structures for a 12 month period for the purposes of entertainment, recreation and leisure	Withdrawn 17/12/2018
18/0376/MFUL Major - Full application	Construction of new water sports centre including various facilities for water sports users, a cafe, restaurant and retail plus car parking and open space together with associated infrastructure including new stepped and ramped access to the beach and landscaping	Approval with conditions 07/06/2018
17/2944/FUL Full Application	Temporary use of land, buildings and structures for a twelve month period for the purposes of entertainment, recreation and leisure to also include the permanent infilling of existing boating ponds plus all associated infrastructure and development	Temporary Approval 16/03/2018
17/0099/MRES Major - Reserved Matters app.	Reserved matters application pursuant to outline application 13/1819/MOUT seeking approval of access, appearance, landscaping and scale for the construction of new buildings including watersports centre, holiday accommodation, indoor leisure and retail uses.	Approval with conditions 13/04/2017

15/2493/FUL Full Application	Infill of 2 no ponds with site-won material from adjacent highway works	Withdrawn 11/03/2016
15/2487/MRES Major - Reserved Matters app.	Approval of access, appearance, landscaping and scale for the highway realignment and parking areas, demolition of cafe, selected beach huts and shelter as part of the reserved matters of outline application 13/1819/MOUT.	Approval with conditions 21/03/2016
13/1819/MOUT Major - Outline application	Construction of new buildings on 3.6 hectare site for : watersports centre with storage (1450m2): holiday accommodation with parking and gardens (3000m2); indoor leisure activity buildings (1165m2) with external attractions and staff parking; new cafe, restaurant and retail use (1200m2); a minimum 250 space car park: landscaping; realignment of Queens Drive and continuation of pedestrian promenade; improved connectivity to the Maer and beach; and the selected demolition of existing buildings. Outline planning application with all matters reserved except layout.	Approval with conditions 24/01/2014

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted