

**Agenda for consultative meeting of the  
Exmouth Queen's Drive Delivery Group  
Thursday, 17th February, 2022, 11.00 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, A Bailey, B De Saram and  
J Rowland

East Devon District Council  
Blackdown House  
Border Road  
Heathpark Industrial Estate  
Honiton  
EX14 1EJ

DX 48808 HONITON

Tel: 01404 515616

**[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)**

**Venue:** Online via the Zoom app

**Contact:** Sarah Helman; 01395 519978; email  
shelman@eastdevon.gov.uk

(or group number 01395 517546)  
9 February 2022

**Important - this meeting will be conducted online and recorded by Zoom only.  
Please do not attend Blackdown House.  
Members are asked to follow the [Protocol for Remote Meetings](#)**

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 8<sup>th</sup> December 2021 to 11<sup>th</sup> May 2022, the Council has delegated much of the decision making to officers. Any officer decisions arising from recommendations from this consultative meeting will be published on the webpage for this meeting in due course. All meetings held can be found via the [Browse Meetings](#) webpage.

- 1 Public speaking
- 2 Minutes of the previous meeting held on 30 November 2021 (Pages 3 - 5)
- 3 Apologies
- 4 Declarations of interest
- 5 Temporary Uses Update (Pages 6 - 9)
- 6 Introduction to new Project Manager - Place & Prosperity (Exmouth)

Introduction to:

- a) Individual
- b) Role
- c) Priorities over next 6-9 months resulting in a report to Exmouth Queen's Drive Delivery Group on a suite of delivery options and then necessary recommendations through to Cabinet.

[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 consultative meeting of Exmouth Queen's Drive Delivery Group held Online via the Zoom app on 30 November 2021****Attendance list at end of document**

The meeting started at 10.00 am and ended at 11.10 am

**16 Public speaking**

Mr Mark Myerson of the Exmouth Beach Volleyball Club addressed the Group and advised that the Club is now attracting people from outside of the area. Beach Volleyball is an Olympic sport and if Exmouth had the right facility, it could become a regional centre. A beach volleyball facility would need flat, clean sand and permanent posts. The Beach Volleyball Club was of the view that the Queen's Drive fitness space has the potential to become such a facility and that it would also complement the nearby watersports centre.

The Chair thanked Mr Myerson for his contribution.

**17 Minutes of the previous meeting held on 19 October 2021**

The minutes of the previous meeting held on 19 October 2021 were received and noted.

**18 Declarations of interest**

Minute 19. Temporary Uses Update.

Councillor Aurora Bailey, Personal, Member is an Exmouth Town Councillor.

Minute 19. Temporary Uses Update.

Councillor Bruce De Saram, Personal, Member is an Exmouth Town Councillor.

Minute 19. Temporary Uses Update.

Councillor Chris Wright, Personal, Member is a former tenant of the Queen's Drive site and is not pre-determined.

Minute 19. Temporary Uses Update.

Councillor Nick Hookway, Personal, Member was Chair of Save Exmouth Seafront until May 2019 and confirmed that he is not pre-determined on any matters regarding the seafront and Queen's Drive redevelopment.

Minute 19. Temporary Uses Update.

Councillor Olly Davey, Personal, Member is an Exmouth Town Councillor.

Minute 19. Temporary Uses Update.

Councillor Steve Gazzard, Personal, Member is an Exmouth Town Councillor.

**19 Temporary Uses Update**

Tim Child, Service Lead – Place, Assets & Commercialisation, presented a report to provide Members with an understanding of the proposals for temporary uses in 2022 and the work being undertaken. The following points were highlighted:

- Members' attention was drawn to paragraph 1.3 of the report which set out the feedback received from traders at the recent meeting with Officers and other feedback received outside of the meeting.
- Members were updated on proposals for 2022 and on the existing arrangements with Torbay Development Agency who are well placed to take forward the work of commercial valuation of the pitches in December and will commence discussions with the existing traders in early January. It is anticipated that terms will be agreed by the end of January or, if agreement has not been reached, marketing of vacant pitches will commence.
- With regard to the funfair, it is proposed to tender for a more traditional funfair, with the EDDC Events Team leading on this work. Until marketing takes place it is unclear whether such an operator would be interested.
- It is proposed to discuss arrangements for the bar with LED in the first instance, with discussions led by Torbay Development Agency. If terms cannot be agreed then the bar offer will be marketed.
- The difficulties with the fitness space were outlined and it was noted that there is only one possible operator interested for 2022, with no other expressions of interest at this stage. The cost of potential groundworks required may make this space unviable going forward and, if so, alternative uses would be sought.
- Paragraph 1.10 outlined the potential investment costs due to the works needed to the seating, lighting, drainage, wifi, shelter for those in wheelchairs and a seagull scarer. A report will be provided to the Delivery Group once the scale of the works has been determined, however, early indications are that this cost is likely to be upwards of £40,000.

Discussion and questions from Members included the following:

- It was proposed that the funfair for the 2022 season should be less noisy, less bright and more in keeping with a traditional family funfair.
- A need for improved signage to car parks had been discussed previously, but still appeared to be outstanding. Tim Child would follow up on this matter with the relevant team.
- Regarding the valuation of rent for the traders' pitches, Members were referred to the Part B report to the September meeting for more detail as rents are a commercially sensitive matter.
- The interest of the Exmouth Beach Volleyball Club was noted. EDDC is currently only able to offer a one year arrangement which makes it difficult for the Club to obtain grant funding. This item could be followed up through the consultation process in 2022.
- Short term usage for 2022 could be discussed further with the Beach Volleyball Club.
- The future development of the Dinosaur play park will be picked up through the consultation process and Members will then be in a position to make a decision following public consultation as to whether this is the best use.
- An increase in ticketed events could generate income for all involved.
- Greater detail regarding Officers' operational meeting with the traders would have been welcomed.
- The working arrangements with Torbay Development Agency (TDA) do not incur a cost for the Queen's Drive re-development project and work is passed to TDA in line with existing contract arrangements to support the Estates Team.
- The operator of the railway chose to leave the site early last season, however, the EDDC Events Team is in discussion with the operator regarding 2022.
- It was suggested that cycle racks could be installed and Tim Child agreed to follow up on this with the relevant team.

**Attendance List**

**Councillors present:**

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

**Councillors also present (for some or all the meeting)**

M Chapman  
B Ingham  
E Wragg

**Officers in attendance:**

Tim Child, Service Lead - Place, Assets & Commercialisation  
Simon Davey, Strategic Lead Finance  
Ed Freeman, Service Lead Planning Strategy and Development Management  
Sarah Helman, Democratic Services Officer  
Susan Howl, Democratic Services Manager  
Sarah Jenkins, Democratic Services Officer  
Anita Williams, Principal Solicitor (and Deputy Monitoring Officer)

**Also in attendance:**

Lisa Bowman, Town Clerk, Exmouth Town Council  
Justin Moore, Ocean

**Councillor apologies:**

B Taylor

**Other apologies:**

Peter Gilpin, CEO LED

Chair .....

Date: .....

Report to: Exmouth Queens Drive Delivery Group



Date of Meeting 17<sup>th</sup> February 2022

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

## Temporary Uses Update

### Report summary:

This report provides an update on the activities being progressed by Officers following the last report to the Delivery Group on 30<sup>th</sup> November 2021. This report addresses temporary uses only.

### Is the proposed decision in accordance with:

Budget Yes  No

Policy Framework Yes  No

### Recommendation:

That the Queen's Drive Delivery Group note the content of this report.

### Reason for recommendation:

This report is to provide Members with an understanding of the proposals for 2022 and the work being undertaken.

Officer: Tim Child, Service Lead – Place, Assets & Commercialisation [tchild@eastdevon.gov.uk](mailto:tchild@eastdevon.gov.uk)  
01395 571692,  
Gerry Mills, Project Manager Place & Prosperity (Exmouth) [gmills@eastdevon.gov.uk](mailto:gmills@eastdevon.gov.uk) 01395  
519960

Portfolio(s) (check which apply):

- Climate Action and Emergency Response
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Democracy, Transparency and Communications
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities
- Tourism, Sports, Leisure and Culture

**Equalities impact** Low Impact

**Climate change** Low Impact

**Risk:** Low Risk

**Links to background information** [Temporary Uses Update – Queen's Drive Delivery Group 30<sup>th</sup> November 2021](#)

## [Link to Council Plan](#)

Priorities (check which apply)

- Better homes and communities for all
  - A greener East Devon
  - A resilient economy
- 

### Report in full

- 1.1 The report to the Queen's Drive Delivery Group on 30<sup>th</sup> November 2021 set out the proposals for the 2022 season. This report provides a general update on progress ready for the new season to commence 1<sup>st</sup> April 2022.

#### Planning permission

- 1.2 The temporary planning consent for the existing temporary uses expires 31<sup>st</sup> March 2022. At the September 2021 Delivery Group meeting a recommendation was made to Cabinet that a permanent planning consent be obtained for the temporary uses at Queen's Drive Space. The site had been "trialled" for 4 years and so it was advised that it would be difficult to justify a further trial period in light of government guidance. The advice from the Service Lead – Planning Strategy and Development Management, was that a permanent planning permission now be obtained, with the Council retaining control as landowner over whether the uses do actually continue on a permanent basis. This was considered at the consultative meeting of Cabinet on 6<sup>th</sup> October 2021 and a Senior Officer Decision then made.
- 1.3 After a delay due to staff absence, an application was submitted in January 2022. This application will be determined in March 2022 either using delegated officer powers or if necessary at 16<sup>th</sup> March Planning Committee.

#### Investment Works

- 1.4 The following works are being commissioned to be undertaken during February / March 2022 utilising an otherwise underspend in the European Regional Development Fund Welcome Back Fund, (ERDF WBF).
- Removal of existing wooden picnic benches – including 6nr from the children's play area – 13 nr.
  - Replacement with recycled material picnic benches 1.800 long – 13 nr.
  - Removal of Hammock timber posts.
  - Replacement with recycled material picnic benches 1.800 long – 2 nr.
  - Removal of existing Festival Tables – 5 nr.
  - Replacement with recycled material picnic benches 1.800 long – 10 nr.
  - Sun Shelters –works to include cleaning off of roof canopy, and treating timber with wood preservative together with strengthening the frame – 2 nr.
  - Festoon Lighting – removal & replacement of festoon lighting in the Play and Events area – 165m
  - Support posts embedded in oil drums –Metal surfaces to be treated and repainted in colours to match existing
- 1.5 In addition, the following are also being explored to determine whether deliverability is possible within the timeframe required to utilise the ERDF WBF.
- Bike rack

- New gates

### Event Space

#### 1.6 Update as follows:

- Marketing details are on website
- Marketing details issued to Showmans Guild and former interested parties
- Communications team publicising on social media and Residents update
- Closing date for expressions of interest is Sunday 13<sup>th</sup> February
- Assessment of expressions of interest are to be undertaken using a scoring matrix by Officers from the Events Team, StreetScene, Estates and by the Exmouth Place & Prosperity Project Manager and this will take place on Monday 14 February. The Portfolio Holder and QDDG Chair will be notified once an operator has been selected with a verbal update to this Delivery Group meeting

### Fitness Area

#### 1.7 Update as follows:

- Marketing details are on website
- Marketing details issued to former interested parties including LED and Exmouth Beach Volleyball Club
- Communications team publicising on social media and Residents update
- Closing date for expressions of interest is Sunday 13<sup>th</sup> February
- Assessment of expressions of interest are to be undertaken using a scoring matrix by Officers from the Events Team, StreetScene, Estates and by the Exmouth Place & Prosperity Project Manager and this will take place on Monday 14 February. The Portfolio Holder and QDDG Chair will be notified once an operator has been selected with a verbal update to this Delivery Group meeting

### Traders Area including Bar

- 1.8 The marketing of this site has been delayed. Whist frustrating for all concerned, no doubt the traders in particular, lack of in-house resource has meant this work has needed to be outsourced. Our consultant was to have made contact with the traders by mid-January but this has been delayed until mid-February. It is acknowledged that this will impact on the previous Traders ability to plan for this season but there has been no credible alternative to outsourcing. Our consultant will make contact and seek to agree a commercial rent with each trader, and bar operator from last year, by end of February (one month later than planned). At the same time, the 1 vacant / additional pitch is to be marketed during February and should any of the previous operators not wish to proceed at the new rental level, those pitches will be marketed too, but not until March.

### Big Wheel (proposed for Beach Gardens)

#### 1.9 Update as follows:

- Marketing details are on website
- Marketing details issued to former interested parties
- Communications team publicising on social media and Residents update
- Closing date for expressions of interest is Sunday 13<sup>th</sup> February
- Assessment of expressions of interest are to be undertaken using a scoring matrix by Officers from the Events Team, StreetScene, Estates and by the Exmouth Place & Prosperity Project Manager and this will take place on Monday 14 February. The



Portfolio Holder and QDDG Chair will be notified once an operator has been selected with a verbal update to this Delivery Group meeting

- Planning consent required and this has been made clear to interested parties
- 

**Financial implications:**

There are no direct financial implications from the recommendation in this report.

**Legal implications:**

The report does not raise any specific legal implication requiring comment.