



**Agenda for Placemaking in Exmouth Town and  
Seafront Group  
Tuesday, 30th May, 2023, 10.00 am**

**Members of Placemaking in Exmouth Town and Seafront Group**

Councillors: P Arnott (Vice-Chair), B Bailey, M Chapman, O Davey, G Deasy, A Hall, M Hall, P Hayward, N Hookway (Chair), J Whibley, D Wilson.

**Venue:** Online via Zoom app

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(or group number 01395 517546)

Friday, 19 May 2023; reissued 25 May 2023

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- 1 Public speaking
- 2 Minutes of the previous meeting held on 14 March 2023 (Pages 2 - 5)
- 3 Apologies
- 4 Declarations of interest
- 5 Progress update on Placemaking in Exmouth (Pages 6 - 9)

Members of the public exercising their right to speak during Public Speaking will be recorded.

[Decision making and equalities](#)

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**EAST DEVON DISTRICT COUNCIL****Minutes of the meeting of Placemaking in Exmouth Town and Seafront Group (formerly Exmouth Queen's Drive Delivery Group) held at Online via Zoom app on 14 March 2023****Attendance list at end of document**

The meeting started at 10.00 am and ended at 11.01 am

**15 Public speaking**

One member of the public had registered to speak at the meeting.

Mr Graham Deasy spoke in his capacity as vice-chair of Exmouth Community Association, concerning the provision of public toilets on Exmouth seafront. He stated that toilet provision is a key factor on which visitor destinations are judged and he was of the view that the provision in Exmouth is inadequate. Mr Deasy added that the 2021 EDDC Public Toilets Review did not identify what provision might be needed five to ten years down the line. He implored the Council and the Placemaking Consultants to identify how best to finance investment in toilets and shower facilities for beach users and visitors.

The Portfolio Holder Coast, Country & Environment responded that the Public Toilet Review is about putting the right toilets in the right place, and is not a cost-cutting exercise; the Council is preparing to spend £3 million on modifying or rebuilding most toilets and ensuring toilets are suitable for disabled people.

The Assistant Director Place, Assets & Commercialisation added that subject to conclusion of contracts, new tenants would be providing public toilet provision at Orcombe Point and The Maer, with repurposing of the remainder of the buildings. It is unlikely that the new tenants will be in a position to open the sites for the 2023 summer season but the Council have agreed to keep these toilets open for the season, funded from an existing budget, together with other sites that have been open during winter.

**16 Minutes of the previous meetings held on 10 October 2022 and 13 December 2022**

The minutes of the previous meetings held on 10 October and 13 December 2022 were noted as a true and accurate record.

**17 Declarations of interest**

Cllr B De Saram – Minute 18; Affects Non-Registerable Interest: Exmouth Town Councillor.

**18 Progress update on Placemaking in Exmouth**

The Project Manager Place & Prosperity (Exmouth) introduced the progress update report, highlighting the following points:

- Leases are being progressed for the pitches at Queen's Drive; three have been returned and the Estates and Legal Services teams are chasing the remaining two.

- The planning consent for the fitness area at Queen's Drive (which expires in July 2023) has now been submitted. Legal Services are progressing the lease with LED.
- There has been little interest in the Events Space at Queen's Drive despite extensive marketing to attract a reliable operator for the whole season or for the summer holidays.
- The planning application for The Strand's tables and chairs has been submitted (the current permission expires in September 2023). Legal Services forwarded the leases to the stakeholders on 30<sup>th</sup> January; two are now completed.
- The mural on the rear wall of the Pavilion will now not commence until April 2023.
- The Levelling up Fund Bid, led by DCC, was successful and has secured £15,765,899 for the road at Dinan Way and the Destination Exmouth/Gateway project. For Dinan Way, DCC are commencing the land assembly, and have instructed their land agents. For Exmouth Gateway, the initial task will be to confirm the designs before commencing a public consultation.
- Following a desktop exercise using the Crown Commercial Framework, supported by colleagues in Devon County Council (DCC), it is intended to appoint WSP to take forward the placemaking plan for Exmouth Town and Seafront, subject to contract and a pre-commencement meeting.
- The Project Manager Place & Prosperity (Exmouth) introduced WSP's Ashley Dunseath to the PETS Group members; Ashley was pleased to meet the Members, albeit virtually, and looked forward to meeting them all in due course.

Discussion and clarification included the following points:

- If all leases are returned, all five pitches at the Queen's Drive Space will be let, as well as the fitness space. Both the Project Manager Place & Prosperity (Exmouth) and the Chair expressed confidence that LED will make a success of the fitness space. The Project Manager Place & Prosperity (Exmouth) will provide further information from the Streetscene Events Officer concerning efforts to find an operator for the events space.
- The Placemaking in Exmouth Town & Seafront (PETS) Group had a pitch some time ago from the beach volleyball team who were keen to have provision on the seafront for their sport. For a number of reasons it had not been appropriate to take discussions forward; the volleyball group were looking for a long-term solution in order to access funding opportunities through various sports bodies, but the Council could not offer anything more than an interim provision because to do so would be pre-emptive of the work of the Placemaking consultants.
- One of the storage huts in the Queen's Park Space currently has tarpaulin over it; a roof repair is scheduled for this month. The Project Manager Place & Prosperity (Exmouth) will liaise with Streetscene about the site inspection programme for the dinosaur park and forward this information to PETS Group members.
- The Levelling Up Fund Bid was three-way with match funding from Exmouth Town Council, EDDC and DCC, but in this instance DCC were the lead body; the lead has to make submissions and go to consultation, so there is ample opportunity for engagement.
- A Member commented on the need to be very clear on where we are with the two separate Levelling Up Fund projects; planning permission is in place for Dinan Way, whereas the gateway area in front of the train station has got to have planning permission, and there will be a consultation on that.
- The RAG rated key milestones information will be updated to make clear that feedback on consultation was delayed but is now completed.
- The budget for Placemaking consultancy work is just under £150k, within a wider budget of £160k to allow for any unforeseen expenditure. The purpose of appointing the consultants is to get to an aligned position where the PETS Group and the aims of the Council coalesce to become common goals, where previously there was not an agreed position.
- The Placemaking consultants, WSP, have been provided with all relevant Council-commissioned reports dating back to the 2011 master plan. Cllr Armstrong was disappointed that the results of a survey which she carried out in 2015 had not been provided to WSP; Cllr Armstrong was of the view that some of the content is still relevant,

and stated that members of the public had contributed to it. The survey was neither commissioned nor adopted by the Council and the Project Manager Place & Prosperity (Exmouth) explained that for this reason, as a Council Officer, he could not provide the survey documentation to the consultants. The Chair commented that the focus is on how to help the town move forward, post-pandemic; a consultation has taken place which was completely open and transparent, and this Council is acting upon what the people have said.

- Some Members were keen to see the dinosaur park retained, recognising that it might be appropriate to move it to another part of the Queen's Drive site. One Member remarked that when the equipment was put in, it had been agreed at that time that if a better permanent use for that area was identified, the equipment would be used at other locations in Exmouth.
- Members also commented on the importance for beach and coastal safety of keeping a coastwatch tower on the seafront; it was recognised that the current tower has been outgrown and there is need to provide something that is better.

Members noted the progress since the last meeting.

## 19 **Placemaking Consultants appointment**

The Project Manager Place & Prosperity (Exmouth) outlined next steps following appointment of the Placemaking Consultants. It is hoped to be in contract with WSP in the next week.

The Chair was pleased to welcome WSP's Ashley Dunseath to the PETS Group, and to Exmouth.

### **Attendance List**

#### **Councillors present:**

M Armstrong  
O Davey  
N Hookway (Chair)  
A Colman  
C Wright  
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  
G Jung  
E Rylance

#### **Officers in attendance:**

Nicola Cooper, Solicitor  
Sarah James, Democratic Services Officer  
Sarah Jenkins, Democratic Services Officer  
Tim Child, Assistant Director Place, Assets & Commercialisation  
Simon Davey, Director of Finance  
Gerry Mills, Project Manager Place & Prosperity (Exmouth)

**Also in attendance:**

Lisa Bowman, Town Clerk, Exmouth Town Council  
Ashley Dunseath, WSP

**Councillor apologies:**

P Arnott  
D Ledger  
B Taylor

Chair: .....

Date: .....

Report to: Placemaking in Exmouth Town and Seafront Group

Date of Meeting 30<sup>th</sup> May 2023

Document classification: Part A Public Document

Exemption applied: None

Review date for release NA

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## Progress Update on Placemaking in Exmouth Town and Seafront

### Report summary:

This report summarises progress since the Group's previous meeting of the 14<sup>th</sup> March 2023.

### Is the proposed decision in accordance with:

Budget Yes  No

Policy Framework Yes  No

### Recommendation:

- a) That members of the Group note the progress since our previous meeting of 14<sup>th</sup> March 2023.

### Reason for recommendation:

To keep members advised on progress

Officer: Gerry Mills Project Manager Place and Prosperity (Exmouth) [g mills@eastdevon.gov.uk](mailto:g mills@eastdevon.gov.uk)

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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

**Risk:** Low Risk; The report is just to note an update on progress since our last meeting

**Climate change** Low Impact

**Risk:** Low Risk; The report is just to note an update on progress since our last meeting.

## Links to background information

Link to [Council Plan](#)

Priorities (check which apply)

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

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## Report in full

- 1.1 The planning consent for the fitness area at Queen's Drive (which expires in July 2023) has now been granted for its temporary use for a further 2 years.
- 1.2 The Events Space was marketed as agreed to see if we could attract a reliable operator either for the whole season or for the summer holidays, we had no interest by the closing date (6<sup>th</sup> of December 22). Some further marketing has been carried out on social media but again there has been little or no interest (bearing in mind it must be compliant with the planning consent conditions).
- 1.3 Carpark signage – we have identified the locations and have received confirmation from DCC on the 30.03.23 of these. In addition DCC have put together a schedule for the signing works which they have sent over to their contractors for a quote. They have looked at and identified a number of places that require signs to adequately direct drivers and link in with the current signage.
- 1.4 The planning application for the Strand's tables and was submitted via the planning portal chairs in February (The current permission expires in September 2023). However there has been a slight delay with the determination report which is now due to be issued in May/June of 2023. Given that the current consent is still live this isn't an issue of concern.
- 1.5 We have been advised that the mural on the rear wall of the Pavilion will not now commence until July of 2023 – we approved this in August of 2022.
- 1.6 Placemaking in Exmouth Town and Seafront Plan
  - Following a desktop exercise using the Crown Commercial Framework, supported by colleagues in Devon County Council we are pleased to advise that we plan to appoint WSP to take forward the placemaking plan for Exmouth Town and Seafront (subject to contract and a pre commencement meeting).
  - WSP appointment progressing with JCT contract issued and first meeting set up for the 24th of April.
  - At 9th of May 2023 we were still finalising the details of the contract with WSP.

Placemaking Task	RAG Status: Red = not delivered Amber = Delayed Green = on Target
Getting Consensus April 22 (date TBC)	
Consultation with Delivery Group May 22	
Cabinet approval to consult June 22	
Feedback on consultation has slipped due to staff member being off ill – analysis to be completed by 30.09.22	This was completed by the revised date of 30.09.22.
PETS group 18.10.22	
Cabinet 02.11.22	
Full Council (budget request) 07.12.22	
Next Tasks Provisionally	
Approval of ToR for place making Autumn 22	
Procurement for ToR Dec 22 (we may progress this subject to final approval to get it moving post cabinet)	
Draft options to Delivery group Spring/Summer 2023	
<ul style="list-style-type: none"> <li>Cabinet approval to move to feasibility, detailed design and costing</li> </ul>	
<ul style="list-style-type: none"> <li>Implementation phase</li> </ul>	

#### 1.7 Levelling up Fund Bid – Destination Exmouth

- The bid, led by colleagues in Devon County Council, was successful and has secured £15,765,899 for the road at Dinan Way and the Destination Exmouth/Gateway project. We await a letter of offer and will work in support of our colleagues in Devon County Council.

Destination Exmouth = Dinan Way Extension + Exmouth Gateway

£15.69m LUF sought (£13.19m + £2.5m match funding)

- DCC are still waiting for their DfT payments to come through so there has been limited progress to date. However, DCC have land agents appointed for Dinan Way and are starting negotiations. DCC also have a design team at WSP appointed for the Gateway. We need to do a public consultation for those proposals and we are keen to try to get that delivered before the summer holidays.
- DCC's Project Manager for the Exmouth Gateway will be doing a site visit shortly.

#### **Financial implications:**

There are no new financial implications identified.



**Legal implications:**

There are no legal implications requiring comment at this time.