

EXMOUTH TOWN COUNCIL

MINUTES OF A MEETING OF THE EXMOUTH TOWN COUNCIL REGENERATION & GENERAL PURPOSES COMMITTEE HELD IN THE COUNCIL CHAMBER, TOWN HALL, EXMOUTH ON MONDAY 1st NOVEMBER 2010 AT 7.10 pm

Present:

Councillors: P Stott (Chairman)
D Chapman M Chapman
V Duval-Steer S Gazzard
P Graham J Humphreys
J Mitchell M Mitchell (Observer)
S Sutton B Taylor
R Turner J Whipps
M Williamson E Wragg
S Wragg

Apologies: Councillors T Cope, M Hardy, D Nicholas & B Walker

Speakers: Charles Creed, Matthew Shellum, Jose Mayorga-Williams & Lisa Alexander, Representatives of Developers McCarthy & Stone

G46 Minutes

The minutes of the meeting of the Regeneration and General Purposes Committee held on 20th September 2010 were confirmed as a correct record and signed by the Chairman.

G47 Urgent Business

There was no urgent business.

G48 Exclusion of the Public and Press

There were no items to be dealt with necessitating exclusion of the Public and the Press.

G49 Presentation by McCarthy and Stone

McCarthy and Stone Planning Bureau representatives explained proposals for a new development (without prejudice) which they planned to build in Douglas Avenue opposite Rolle College Site should planning consent be granted. The development would consist of two linked 'villa like' properties of 51 wheelchair accessible units that would cater for elderly residents aged 75 years and upwards. This development would be the first of its type to have been built in Devon by McCarthy & Stone although 20 existed elsewhere in the country. Provision would be made for each unit to receive one hour a day of domiciliary care as part of the service charge plus the option to purchase extra hours dependent on need. Built into the development the facility of a restaurant and function room plus the services of a 24 hour a day house manager. The buildings would be kept in line with surrounding properties and trees would be planted to enhance the Avenues.

Councillors then asked questions covering compliance with the Avenues Design statement, car parking currently considered to be too low, 25% of plot size maximum built area, and design.

Note: Cllrs. M Chapman, V Duval-Steer, S Gazzard, M Mitchell, S Sutton, R Turner, M Williamson and S Wragg, as members of either EDDC Development Management Committee and/or members of the Town Council Planning Committee declared personal interest.

G50 Exclusion of Dogs – Withycombe Playing Fields – St John’s Road at end of Churchill Road Development Proposal

The Committee was in receipt of a letter and two emails from local residents concerning exclusion of dogs from Withycombe playing fields. The exclusion had been introduced at the request of this Council during the review of byelaws relating to dogs. The correspondence represented a number of complaints which had been received from dog owners in the area which stated that there was no provision made for dog walking in this area and could the Town Council reconsider support to reinstate permission to allow dogs.

RESOLVED that the Town Council would write to EDDC to request that consideration be given to the lifting of the dog ban on Withycombe Playing Fields in St. John’s Road and the possible provision of a dog bin.

G51 Withycombe Brook – Valley Park

Notes of the site inspection of Withycombe Brook, Valley Park that took place on 20th October 2010 (previously circulated) were discussed. Additional apologies from Cllrs. J Whipps, V Duval-Steer and M Williamson were noted.

RESOLVED that the Various Principles be accepted to encourage EDDC to negotiate with the developers which would ensure delivery of the Valley Park along Withycombe Brook :-

- **Development of part of the site would enable public gain of a reasonable area of Valley Park open to the Public;**
- **Sale of sites identified in red and owned by EDDC for access to residential development would be acceptable;**
- **S106 funding available within Exmouth should be examined for contribution to creating some facilities along the Valley Park and towards ensuring a complete link through to Dinan Way;**
- **The developers should be required to contribute to annual maintenance of the Valley Park.**

G52 Tesco Extension – S106 Agreement

Discussion took place around the usage of Section 106 funding that would be contributed as a result of the Tesco Store Expansion. £150k had been identified under Section 106 for employment land and £150k for Exmouth Town Regeneration.

RESOLVED that a letter be sent to EDDC to request that the S106 contribution of £150k from the recent Planning Permission for Tesco’s expansion of their current store, allocated towards Exmouth Town and Regeneration, be set aside for the specific delivery of a successful Business Improvement District (Bid) for the Town.

Note: Cllr. M Williamson declared a personal interest as a member of the Town Management Partnership Board.

G53 Community Organisations Liaison Panel

The Committee had before it the report (previously circulated) of the Town clerk which was being presented to Colp. This defined the proposal of a Community Plan and a proposal process for taking this forward.

RESOLVED that the recommendations contained in the report ‘Taking the Exmouth Community Plan Forward’ be endorsed as a way forward subject to the views of Colp.

G54 Government Spending Review

The report (previously circulated) on the summary of the Comprehensive Spending Review was noted and the big impact it would have on Principal Councils.

G55 Extreme Events Conference

A report from Cllr. Steve Gazzard was received (previously circulated). Speakers at the conference represented the DIT Winter Resistance Review Team, BBC South West, Devon and Cornwall Police, Highways Agency, Devon County Council, Environmental Agency and the Met Office. Cllr. S Gazzard stated that each Town and Parish could look at an emergency plan. Local Resilience Forums, mostly in rural areas, would be set up to look at community resources. New machinery had been obtained by DCC for snow clearance in response to big freeze earlier this year and DCC would also provide training for Salt Wardens as a precautionary measure. A request was made for a meeting of the Flooding and Drainage Working Party to be scheduled.

G56 Exmouth Action Group

A report from the Cllr. Steve Gazzard was received (previously circulated) and noted following his attendance at the Exmouth Action Group meeting held on 22ⁿ September 2010.

G57 NHS Devon

A report on Transforming Community Services was received (previously circulated). Decisions had been made by NHS Devon board that Eastern Devon provider services would be hosted by North Devon Healthcare NHS Trust. Members requested that a representative of NHS Devon be invited to the next Regeneration and General Purposes meeting.

RESOLVED that the Town Clerk write to NHS Devon to request that a representative from the authority attend the meeting of Regeneration and General Purposes Committee to be held on 13th December 2010.

G58 NALC Legal Briefing 21st September 2010 - Future of the Standards Framework for Members of Local Authorities in England

The report (previously reported) on Future of the Standards Framework for Members of Local Authorities in England was received and its content noted.

G59 NALC Policy Consultation 4th October 2010 – Code of Practice on Local Authority Publicity

The report (previously circulated) on the future consultation for a new code of Recommended Practice on Local Authority Publicity was received and its content noted.

G60 Rolle College Site (Min G54/11/09)

Rolle College Ltd would meet with EDDC planning officers with a view to discussions on uses of the Rolle College Site and its current planning status. A great deal of activity was taking place to keep options open for this site of Community Benefit.

Note: Cllr. Mark Williamson and John Wokersien, Town Clerk, declared a personal interest as Directors of Rolle College Ltd.

The Meeting ended at 8.46 pm

Signed Dated

Chairman