

# CONFIDENTIAL

## SEATON REGENERATION PROGRAMME BOARD ACTION POINTS FROM A MEETING HELD AT SEATON TOWN HALL, SEATON ON MONDAY 10 DECEMBER 2012

Present:

Councillor Graham Godbeer	GG	EDDC
Councillor Peter Burrows	PB	Seaton Town Council
Councillor Heather Sanham	HS	Seaton Town Council
Councillor Carol Rapley	CR	Axmouth Parish Council
Mike Green	MG	Jurassic Coast Steering Group
Councillor Andrew Moulding	AM	DCC
Councillor Ian Thomas	IT	EDDC
Marcus Hartnell	MH	Seaton Chamber of Commerce
Nigel Harrison	NH	Economic Development Manager, EDDC
Andy Carmichael	AC	Principal Planning Officer
Tony Le Riche	TLR	Seaton Town Clerk
Heidi Hallam	HH	Business Development Officer
Lesley Garlick	LG	DCC
Peter Jeffs	PJ	Consultant
Chris Lane	CL	EDDC
Terry Dinham	TD	Tesco
John Jeffery	JN	Seaton Tramway
Harry Barton	HB	Devon Wildlife Trust
Charlie Plowden	CP	Countryside Manager, EDDC

Apologies:

Councillor Jim Knight	JK	EDDC/DCC
Councillor Stephanie Jones	SJ	EDDC
Lisa Timberlake	LT	Estates Surveyor, EDDC
Donna Best	DB	EDDC

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Richard Cohen	RC	Deputy Chief Executive, EDDC
Nick Stephen	NS	Communication Officer

The meeting started at 9.15am and finished at 11.40am.

<b>Item</b>	<b>Notes/Decisions</b>	<b>Action</b>
<b>1.Introduction</b>	Welcome and introductions.	
<b>2.Notes of meeting held on 17 September 2012</b>	The notes of the meeting held on 17 September 2012 were agreed as a true record.	Noted
<b>3. Matters Arising</b>	<p><u>Update on the Seaton Regeneration Agenda</u></p> <p>NH reported that the transfer of Land at Sheep's Marsh from Tesco to EDDC had now been completed.</p> <p><u>Stop Line Way between Seaton and Colyford</u></p> <p>LG gave an update on progress on the Stop Line Way. It was noted that DCC were now proposing to route the cycle way on the West Side of the Underfleet road which would mean that it would go around EDDC's land in the coach park. This would have a number of road safety advantages. The Board expressed their support for this proposal. DCC engineers would start work on preparing a scheme using this revised route. LG was thanked for her update and the proposed change to the route of the Stop Line Way as this would have the advantage of bringing more traffic into town.</p>	<p>Noted</p> <p><b>LG</b></p>
<b>4. Update on Seafront Enhancement Study</b>	<p>PJ updated members on the Seafront Enhancement Study for which he was acting as Co-ordinator. The aim was to get a public view of what they wanted for the seafront, prepare a plan and a way to deliver that plan.</p> <p>The area under consideration was surrounding and including the roundabout at Fisherman's Gap, leading along part of the Esplanade road including the Moridunum area to Beach Road.</p> <p>The idea for enhancing the seafront had been presented to a town meeting to which 200 people had attended and the majority had supported the proposal</p> <p>PJ confirmed that possible landscape designers had been identified and interviews would be held on 18</p>	Noted

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	<p>December to appoint a suitable firm. It was noted that 110 responses had been made by members of the public to consultation on the proposal. Public suggestions included:</p> <ul style="list-style-type: none"> <li>❖ The pedestrianisation of the area;</li> <li>❖ the difficulty visitors found in moving from the seafront to the town centre;</li> <li>❖ Uses for the Moridunum, including the possibility of reinstating toilets;</li> <li>❖ the need for more sheltered seating space on the seafront;</li> <li>❖ making the seawall less oppressive, including having deck chairs;</li> <li>❖ need for improvements to signage;</li> <li>❖ improving the buildings on the seafront;</li> <li>❖ the possibility of a suspended walkway to Seaton Hole ;</li> <li>❖ having more boats/marine use of the seafront.</li> </ul> <p>Once a sketch plan was available for the area then further consultation would be carried out.</p> <p>HS asked at what point EDDC would want to become involved It was considered that an appropriate point would be when there were more specific plans for the area. An important issue was the need to seek finance for implementing any designs.</p> <p>The Chairman requested that if possible, PJ update the Board at the next meeting.</p>	<b>PJ</b>
<p><b>5. Town Management Update</b></p>	<p>HH reported that she had been overwhelmed with support for the Seaton Business Awards, with over 500 forms submitted. The public had voted for over 100 businesses, with a total of 700 votes cast. The award ceremony would be held on Friday 14 December.</p> <p>Other updates were:</p> <ul style="list-style-type: none"> <li>❖ Four new shops had opened in the town since the last meeting of the Board;</li> <li>❖ A therapists business charter had been developed for the town;</li> <li>❖ A visitor map in the public realm was ready;</li> <li>❖ Working with the tramway for a Classic Car show in June;</li> <li>❖ A successful Christmas Festival had been held on Friday 7 December;</li> <li>❖ Vacant leasehold shops were generally quickly let;</li> <li>❖ Confidence amongst traders was in the main</li> </ul>	Noted

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	<p>good;</p> <ul style="list-style-type: none"> <li>❖ The retail offer had changed within the town to one that did not compete directly with Tesco;</li> <li>❖ The best decorated shop window competition had been held recently with 30+ windows judged.</li> </ul>	
<p><b>6. Jurassic Coast discovery Centre Update</b></p>	<p>The Chairman welcomed HB from DWT who gave an update on the Jurassic Coast Discovery Centre. The aims of the Centre would be:</p> <ul style="list-style-type: none"> <li>❖ Provide a must see experience in East Devon;</li> <li>❖ Improve awareness of the World Heritage Coast and its wildlife;</li> <li>❖ Create a financial success story;</li> <li>❖ Actively involve the local community and recruit members.</li> </ul> <p>HB provided the Board with illustration of the proposed plans for the Discovery Centre via a power point display.</p> <p>He reported that the cafe/retail element of the development needed to be an essential part of the experience and was expected to provide the main funding for the project.</p> <p>HB emphasised the importance of linking the project to other parts of Seaton. The cost of the construction and build would be £2.2m with a total budget of £3.35m. Local Authority funding was expected to provide £2.53m, a bid had been made for Heritage Lottery funding of £500,000 and other application funding of £250,000.</p> <p>Phase 1 (development) of the project would run until June 2014, the build would start in Summer 2014 to Spring 2015 with the Centre opening from Spring 2015 onwards.</p> <p>Members noted that EDDC were close to agreeing Heads of Terms with DWT to manage the Centre on its behalf.</p> <p>IT asked what were the expected revenue and visitor numbers? HB replied that the Business Plan was based around 45,000 annual visitors. There was the need to make the commercial elements successful to pay for the other parts. The Business Plan showed the financial viability of the Centre would be tight. Discussions were ongoing about incorporating the TIC into the Centre.</p>	<p>Noted</p>

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	<p>HB reported that he anticipated that cycle hire would be part of the Centre offer and DWT were seeking sources of funding to provide this facility.</p>	
<p><b>6. Housing on Regeneration site</b></p>	<p>Terry Dinham reported that he anticipated that Tesco and Taylor Wimpey would be exchanging contracts on land for housing on the Regeneration site very shortly. The Masterplan for the site had been agreed by both Tesco and Taylor Wimpey for the development of 213 houses. Consultation would be held with Seaton Town Council and other relevant agencies.</p> <p>The housing would be built in three phases, the first phase in November 2013, with a reserved matters planning application in Summer 2013. The hotel site had been advertised, but no expressions of interest had been made yet. GG expressed a view that it would be useful to have a workshop to develop a design code for the site. The need for a formal consultation exercise with the public and bodies such as the Town Council was noted.</p> <p>The Board welcomed the prospect on progress being made on the development of housing on the Regeneration Site.</p>	<p>Noted</p>
<p><b>7. Coastal Communities Fund</b></p>	<p>LG reported on progress on the Jurassic Coast Marine Links project. The project had been submitted to the Coastal Communities Fund in September. But the length of time taken to achieve planning permission had been underestimated and the application had been withdrawn in mid October.</p> <p>Work was still going ahead on this project, but it had been reassessed and there were other difficulties that needed to be overcome. It was hoped that the application would be resubmitted for Coastal Communities funding in 2014, with planning permission being in place. Other possible sources of funding were also being investigated.</p> <p><b>RESOLVED</b> that the Jurassic Coast Team make a presentation to the next meeting of the Board on 27 February 2013.</p>	<p>N</p> <p><b>LG</b></p>
<p><b>9. LSE2/Business Park Matters</b></p>	<p>NH reported that the planning application for LSE2 was valid and under consideration. It was not felt appropriate that the applicant be allowed to make a presentation to the Board as his planning application had not yet been determined.</p> <p>HS reported that Seaton Town Council was looking</p>	<p>Noted</p>

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	at the revised plan for the area and that there was a level of public concern over this proposal.	
<b>9. Any other business</b>	<u>Update on Wetland Project</u>  <b>RESOLVED</b> that CP be invited to make a presentation on progress with the Wetlands project at the next meeting.	<b>CP</b>
<b>10. Date and time of next meeting</b>	It was noted that the next meeting would be held on Wednesday 27 February, 22 May 11 September and 4 December 2013 at 9.15am in the Enterprise Suite at Seaton Town Hall.	<b>All</b>