

# CONFIDENTIAL

## SEATON REGENERATION PROGRAMME BOARD ACTION POINTS FROM A MEETING HELD AT SEATON TOWN HALL, SEATON ON THURSDAY 29 MAY 2014

Present:

Councillor Ian Thomas	IT	EDDC
Anya Oliver	AO	DWT
Councillor Heather Sanham	HS	Seaton Town Council
Councillor Keith Lawes	KL	Axmouth Parish Council
Councillor Andrew Moulding	ATM	DCC
Councillor Peter Burrows	PB	EDDC
Councillor Graham Godbeer	GG	EDDC
Terry Dinham	TD	TDP Property Development Ltd
David Duigan	DD	Bovis Homes
Alison Hayward	AH	Principal Regeneration Project Manager, EDDC
Jenny Nunn	JN	Seaton Tramway
Lesley Garlick	LG	DCC
Chris Lane	CL	EDDC
Richard Cohen	RC	Deputy Chief Executive, EDDC
Carol Austin	CA	PR & Communications Officer, EDDC
Edward Willis Fleming	EWf	The Sidmouth Design Company
Doug Smith	DS	Seaton Visitors Centre Trust
Chris Drake	CD	Seaton Town Clerk

Apologies:

Gavin Spiller	GS	Principal Planning Officer
Nigel Harrison	NH	Economic Development Manager, EDDC
Harry Barton	HB	Devon Wildlife Trust
Charlie Plowden	CP	Countryside Manager

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Councillor Stephanie Jones	SJ	EDDC
Karin Frewin	KF	Marketing & Events Coordinator

The meeting started at 9.15am and finished at 11.35am.

<b>Item</b>	<b>Notes/Decisions</b>	<b>Action</b>
<b>1.Introduction</b>	Welcome and introductions.	
<b>2.Notes of meeting held on 27 February 2014</b>	The notes of the meeting held on 27 February 2014 were agreed as a true record. It was agreed to send out copies of the notes to members as quickly as possible.	Noted <b>CL</b>
<b>3. Presentation by Bovis Homes</b>	<p>The Chairman of the Board Councillor Ian Thomas welcomed DD representing Bovis Homes. DD circulated copies of the brochure advertising the new housing called "Pebble Beach". Work was about to start on the houses next week, the first stage would involve surcharging of the site which would compact the ground and make it suitable for the provision of foundations for the properties. All the material to be used for surcharging was now on site and would be moved around as required.</p> <p>The first part of the site to be built on would be opposite the petrol station and would be the development of 13 homes and building would start in 4 – 5 weeks. A local estate agent, Frank Properties, was being used to assist with the marketing.</p> <p>IT raised the issue of abnormal loads passing through Axmouth. IT and KL would meet with the TD and DD after the meeting to discuss this issue.</p> <p>DD reported that it was anticipated that the show home would be open by September 2014 and 10 – 12 homes built by the first quarter of 2015. He was confident that the utilities would cope with the additional housing in Seaton.</p> <p><b>ACTION</b> DD to provide contact details of the site manager to be sent out with the notes.</p> <p>During discussions the following points were raised:</p> <ul style="list-style-type: none"> <li>❖ The properties were being sold "off plan";</li> <li>❖ Importance of a good range of resident occupation;</li> <li>❖ The brochure referred to Sidmouth College being the nearest secondary school, which was</li> </ul>	<b>DD</b>

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	<p>actually Axe Valley Community College;</p> <ul style="list-style-type: none"> <li>❖ 'Help to buy' was a very important tool in helping sell the properties, particularly to first or second time buyers;</li> <li>❖ The possibility of planting the new areas in a Jurassic themed style of planting;</li> <li>❖ That it would take 2 – 3 years before the full 222 houses would be built on the site;</li> <li>❖ The importance of maintenance of drainage and surface water issues on site.</li> </ul> <p><b>ACTION</b> a guide on the average occupational age of Bovis Homes new properties to be reported at the next meeting.</p> <p><b>ACTION</b> that the Board support a Jurassic type of planting for the area.</p> <p><b>ACTION</b> that the issue of the Environmental quality of the houses and use of local labour and supply chains be discussed at the next meeting of the Board</p> <p><b>RESOLVED</b> that a representative of Bovis Homes be invited to become a member of the Regeneration Board.</p>	<p><b>DD</b></p> <p><b>EFW</b></p> <p><b>DD/RC</b></p>
<p><b>4. Seaton Jurassic Update</b></p>	<p>AO reported on progress made on the Jurassic Coast Centre, Seaton. All the funding for building the Centre was now in place and It was anticipated that the build would start in August 2014 and opening towards the end of 2015. There was a preferred contractor in place to start the build. It was expected to hear next week if funds were available for the remainder of the interpretation centre works.</p> <p>A request was made that reference be made in Bovis Homes advertising brochure for the new housing. CA circulated a useful flyer advertising the Seaton Jurassic Centre and JN offered to distribute it through the Tramway.</p> <p>AH confirmed that the car park would not be closed off until the entrance to the new car park had been created. HS reported on the importance of working closely with Seaton Town Council on provision of space for the TIC when work started on Seaton Jurassic and the existing accommodation was no longer available.</p> <p>AH reported that planning permission for overspill parking was being pursued by the Property Services Section, who had prepared a feasibility study. It was</p>	<p><b>Noted</b></p>

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	<p>hoped that additional parking could be arranged for early in 2015.</p>	
<p><b>5. Work of Town Development Team</b></p>	<p>Members noted KF's report on the work of the Town Development Team. It was noted that there had been good feedback from social media sites on the events mentioned in KF's report. HS reported that she and KF were looking to move forward with the branding and logos for Seaton. It was still hoped to be able to run the Great Outdoors Festival in Seaton in 2015</p> <p>IT raised the importance of making Marketing &amp; Events for Seaton an ongoing publication with new events to report upon. CA would liaise with KF on this.</p>	<p><b>Noted</b></p>
<p><b>6. Seaton Workshops project</b></p>	<p>AH reported that the planning permission had been given for the Seaton Workshop sites by DMC in May 2014. It was hoped to submit a planning application for the 14 workshops on the Colyford Road site in the next couple of months. Once permission had been secured then it was hoped to move forward with this project in 2015.</p> <p>It was accepted that EDDC should do what it could to offer space in the new units to existing tenants at the Riverside Workshops. RC confirmed that EDDC was currently in the process of reviewing its workshop provision in East Devon as a whole. Seaton would be factored into this report as the Riverside Workshop site would be in the middle of substantial residential development. The importance of retaining existing tenants to EDDC was emphasised.</p>	<p><b>Noted</b></p>
<p><b>7. Seaton Seafront Enhancement and Consultation</b></p>	<p>HS distributed a progress reported she had recently received from [REDACTED] including the completion of the public consultation exercise.</p> <p>JM raised the issue of signage and street furniture in Seaton and it was agreed that this was an issue for Seaton Town Council to pursue.</p> <p><b>ACTION</b> JM to discuss signage and street furniture issues with DCC.</p> <p><b>ACTION</b> that the Seaton Design Statement be an issue for the agenda for the next meeting of the Board.</p>	<p><b>Noted</b></p> <p><b>JM</b></p> <p><b>HS/CL</b></p>

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<p><b>8. Communications</b></p>	<p>CA reported that the following would be amongst the items to communicate to the press: Bovis Homes start on site, access and plant movements in relation to Axmouth, Seaton Jurassic progress, seafront enhancement and marketing &amp; events familiarisation event report 2014. It was hoped to circulate a press release as soon after the meeting as possible.</p>	
<p><b>9. Any other business</b></p>	<p><u>Cycle Route</u></p> <p>LG reported that the project was still being delayed by land agreements with solicitors. EWF emphasised the importance of this project to the town.</p> <p><b>ACTION</b> LG to provide a timetable for progress on the Stop Line Way cycle route in East Devon and circulate to Board members.</p> <p><b>ACTION</b> LG to invite ██████ to the next meeting to report on progress on the Stop Line Way cycle route.</p> <p><u>Hotel Site</u></p> <p>PB reported on the consultation exercise carried out by McCarthy &amp; Stone for replacing the site for the hotel on regeneration land with 43 retirement flats. TD confirmed that Tesco had entered in to a contract with McCarthy &amp; Stone for the retirement flats which would be subject to the granting of planning permission.</p> <p><u>Parking</u></p> <p>JN reported her continuing concerns over possible parking issues in Seaton over the summer, when work on Seaton Jurassic reduced the available parking in the town. She requested that Tesco be approached to see if they would provide assistance with this shortfall, allowing 4 hours free parking for visitors. It was suggested that the Tesco Store Manager be approached regarding the provision of 4 hours free car parking for visitors to Seaton during the Jurassic Centre build.</p> <p><b>ACTION</b> IT to email TD on this issue to ascertain the best way to contact Tesco on this issue.</p>	<p>Noted</p> <p><b>LG</b></p> <p><b>LG</b></p> <p><b>IT</b></p>
<p><b>10. Date and time of next meetings</b></p>	<p>It was noted that the next meetings would be held on, Wednesday 17 September and 4 December 2014 at 9.15am in the Enterprise Suite at Seaton Town Hall.</p>	<p><b>All</b></p>