EXMOUTH TOWN COUNCIL
Section 106 & CIL Working Party

Notes of the meeting held at 10.00am on Tuesday 12th Augustl 2025 in the Chamber, Town Hall, Exmouth.

Present

Councillor Pauline Stott	PS	Exmouth Town Council
Councillor Mark Williamson	MW	Exmouth Town Council
Councillor Steve Gazzard	SG	Exmouth Town Council
Councillor Nick Hookway	NH	Exmouth Town Council
Councillor Brian Bailey	BB	Exmouth Town Council
Councillor Aurora Bailey	AB	Exmouth Town Council
Councillor Graham Deasy	GD	Exmouth Town Council (ex officio)
Melissa Wall	MWA	East Devon District Council
Dave Cook	DC	East Devon District Council
Lisa Bowman	LB	Town Clerk

Apologies

Councillor Cherry Nicholas	CN	Exmouth Town Council
Mollie Carey	MC	Executive Assistant

Election of Chairman

PS was proposed as Chairman by MW and seconded by BB. All members were in favour, and PS was duly elected as Chair of the Working Party.

Welcome and apologies for absence

PS welcomed all present to the meeting. Apologies were noted as above.

To note the minutes of the last meeting held on 15th April 2025

Members agreed that the minutes of the previous meeting were a true and accurate record. This was proposed by SG, seconded by NH and agreed by all.

To note that the Town Council's Community Infrastructure Levy (CIL) Annual Financial Report for 2024/25 has been published in accordance with Regulation 62A of the CIL Regulations.

The report was noted by members.

To receive an update on the progress of the delivery of allotments and a community orchard at Plumb Park.

Members received an update on discussions between East Devon District Council (EDDC), Exmouth Town Council (ETC) and Taylor Wimpey (TW) regarding the completion and transfer of the allotments and community orchard at Plumb Park.

It was noted that EDDC and TW are liaising over final inspections and confirmation that works have been completed in accordance with the approved plans. Options being considered include a joint site visit to review the works and agree any final actions required prior to transfer.

To receive an update on the S106 balances held by EDDC for play from EDDC's Section 106 Officer, and the status of associated play park projects overseen by DC.

MWA provided an update on the pool hoist project at the LED-operated swimming pool, to which the Town Council had previously allocated £15,000 of S106 monies. It was confirmed that a contribution of only £7,500 was needed due to the project securing alternative funding sources and the final costings being lower than anticipated.

DC confirmed that EDDC has funding in place to upgrade Phear Park play area next year. His ambition is to deliver an 'above and beyond' scheme by bringing in additional S106 funding. As part of the same tender, he suggested including a pump track alongside the skate park at Phear Park, located near the graffiti wall.

There is currently £68,439 allocated towards a pump track; however, the estimated total cost could be up to £100,000. Members discussed the possibility of using £29,253 currently allocated to Thomas Close (from the 2020/21 financial year) to the pump track, as there are no immediate plans to upgrade Thomas Close. It was noted that Thomas Close will be included in the next round of procurement and may be able to attract capital funding from EDDC through the capital funding allocation process.

It was further noted that the Phear Park play area upgrade would benefit from an additional allocation of approximately £100,000 from the general S106 fund. Current funding balances were reported as follows:

- General S106 pot (unallocated): £210,867
- Queens Drive allocation (2020/21): £93,503

Councillor Steve Gazzard proposed, Councillor Brian Bailey seconded and it was agreed to vire the Thomas Close funds over @ £29,253 to boost funds for the pump track and allocate £100,000 from S106 funds to the Phear Park play scheme.

NH reported that he had been working alongside Emma Stamp, Devon County Council (DCC) Highways Officer, following numerous complaints from residents regarding safety concerns on in Bidmead Close where the cycle path converges with the footpath.

NH and Emma Stamp had identified that installing an additional gate would impose a physical obstruction and improve safety along the route. NH sought members' agreement to allocate up to £2000 from the Town Council's CIL funds to enable the works to be carried out. Members agreed that, in the interest of pathway user safety and the residential amenity of Bidmead Close, a recommendation should go to Full Council that the funding should be allocated. This was proposed by NH, seconded by AB and agreed by all.

Recommendation to Full Council: that the Town Council contributes £2000 from its accrued CIL funds to pay for a gate to be installed at the junction with the John Hudson Way.

To receive an update on the proposed community garden and wild space initiative in Littleham.
No further update had been received from the Wave Project regarding the community garden proposal. It was noted that progress on the due diligence for the required footpath and access arrangements is delayed due to capacity constraints and current workloads within EDDC.

To consider the scope to use the Council's accrued CIL funds to help finance a feasibility/scoping report to further the delivery of a 3G football training pitch in Exmouth.
LB provided an update on a new project which has been initiated by the Devon Football Association and RFU to progress plans for a new 3G football training pitch in Exmouth. This was supported by a revised playing pitch strategy being drawn up by EDDC. Three possible sites had been identified: The Maer, the Rugby Club, and the Football Club, but further scoping and investigatory works are needed to understand deliverability and cost. The Town Council is being asked if it willing to pay for the associated scoping report.

Following discussion, members agreed that this is in line with the strategic infrastructure priorities of the Neighbourhood Plan and agreed to allocate up to £10,000 of CIL funding towards the cost of the report. It was proposed by NH, seconded by MW and agreed by all that an associated recommendation should go to Full Council for approval.

Recommendation to Full Council: that the Town Council contributes up to £10,000 from its accrued CIL funds to pay for a scoping/ feasibility study for a new 3G pitch in Exmouth.

Date of next meeting.
To be confirmed.