EXMOUTH TOWN COUNCIL
Section 106 & CIL Working Party

Notes of the meeting held at 10.00am on Tuesday 7th July 2026 in the Committee Room, Town Hall, Exmouth.

Present

Councillor Pauline Stott	PS	Exmouth Town Council
Councillor Mark Williamson	MW	Exmouth Town Council
Councillor Cherry Nicholas	CN	Exmouth Town Council
Councillor Steve Gazzard	SG	Exmouth Town Council
Councillor Graham Deasy	GD	Exmouth Town Council (ex officio)
Lisa Bowman	LB	Town Clerk
Mark Devin	MD	Deputy Town Clerk
Melissa Wall	MWA	East Devon District Council
Mollie Carey	MC	Administrator

Apologies

Councillor Nicky Nicholls	NN	Exmouth Town Council
Councillor Aurora Bailey	AB	Exmouth Town Council
Councillor Brian Bailey	BB	Exmouth Town Council
Councillor Mike Rosser	MR	Exmouth Town Council
Councillor Dianne Conduit	DCo	Exmouth Town Council (ex officio)
Dave Cook	DC	East Devon District Council

To Elect the Chair

LB invited nominations for Chair of the Section 106 & CIL Working Party.
PS was proposed by SG and seconded by MW. There being no further nominations, Members unanimously agreed that PS be elected Chair.

Welcome and apologies for absence

PS welcomed everyone to the meeting and apologies were noted.

To note the notes of the last meeting held on 7th April 2026

The notes of the previous meeting were noted.

Status update on the 3G football pitch feasibility / scoping study

LB advised Members that progress had been made with the feasibility study and that geophysical ground surveys had now commenced at Exmouth Rugby Club and Exmouth Community College.
LB advised that, whilst the Football Foundation may provide between 70% and 80% of the overall project costs should the scheme progress, significant match funding would still be required. It was noted that sports pitch provision remains one of the priority infrastructure projects identified within the Exmouth Neighbourhood Plan and

could therefore be considered for future Community Infrastructure Levy funding if appropriate.

Members discussed the relative merits of the Rugby Club and Community College sites together with other locations previously considered during the feasibility work. It was noted that Warren View and Maer Road had previously been discounted due to planning constraints, floodlighting restrictions and environmental considerations.

LB advised Members of emerging discussions with the Commando Training Centre Royal Marines regarding the future use of their sports facilities. It was noted that there may be opportunities to improve community access to these facilities as part of wider expansion proposals currently being explored.

Members welcomed the update and agreed that this should continue to be monitored as a potential opportunity for future sports provision and also discussed the importance of ensuring that any future 3G facility could support a wide range of community users, including walking football and other sporting organisations.

To receive an update on the Section 106 balances held by East Devon District Council for play and open space from East Devon District Council's Section 106 Officer, Melissa Wall, and the status of associated play park projects being overseen by Dave Cook

MWA advised that approximately £118,000 remained available within the unallocated Open Space fund. It was noted that existing allocations for Phear Park remained committed and Members discussed opportunities to allocate remaining funds towards priority projects ahead of Local Government Reorganisation.

Warren View Football Club

The working party considered a request from Exmouth Youth Football Club for financial assistance towards improvements to the Warren View clubhouse.
It was noted that the building requires significant improvements to meet current building regulations, including fire safety works and general refurbishment.
Members discussed the importance of ensuring that the facilities continue to benefit the wider community and not solely one football club. MWA advised that this could be achieved through an updated Community Use Agreement, similar to that already in place at Maer Road, requiring annual evidence of community use.
Members supported allocating £10,500 towards the project, subject to an appropriate Community Use Agreement being completed.

Future 3G Pitch Funding

Members discussed the potential for the remaining unallocated Open Space funding to contribute towards the future delivery of a new 3G football pitch once the feasibility study has concluded.

It was noted that an existing Section 106 allocation of approximately £76,000 had already been identified towards future 3G pitch provision and that further Community Infrastructure Levy funding could be considered if required.

Cranford Sports Club
MWA provided an update regarding Cranford Sports Club. Members noted that proposals are progressing to improve the sports facilities through developer funding and that Exmouth Town Council had been asked whether it would be willing to hold the funding on behalf of the project to ensure it is spent solely on the agreed improvements.
LB confirmed that the Town Council would, in principle, be willing to undertake this role subject to the appropriate legal agreement being completed.

Phear Park Play Area
LB read an update provided by Dave Cook regarding the Phear Park improvements. Members noted that the contract had now been awarded and works are anticipated to commence during September 2026, taking approximately two months to complete. The scheme will include:

- A new themed play area incorporating natural play features.
- A fully refurbished Multi Use Games Area (MUGA).
- A wheeled sports training area.
- A new pump track.
- Improvements around the existing skate park.

Members welcomed the progress being made and recognised the successful partnership working between East Devon District Council and Exmouth Town Council. It was noted that the project remains subject to a coordinated press release before details are made public.

To consider an application for funding under the Community Sports Initiatives Grant Scheme to assist a local sports club or organisation with feasibility studies and architectural fees (up to a maximum of £10,000 per project)
LB introduced the first application received under the Community Sports Initiatives Grant Scheme from Exmouth Gig Club. Members noted that the application sought £10,000 towards professional fees associated with the proposed construction of a new clubhouse adjacent to Camperdown Terrace. Eligible expenditure included environmental surveys, flood risk assessments, legal fees, architectural services and planning application costs.

Members agreed that the application met the objectives of the Community Sports Initiatives Grant Scheme by supporting pre-development costs required to enable the club to progress the project and access larger external funding opportunities.
As the Working Party does not have delegated authority to approve grant funding, Members agreed to make the following recommendation to Full Council. The

recommendation was proposed by Councillor Steve Gazzard and seconded by Councillor Mark Williamson.

Recommendation to Full Council
It is recommended that Full Council:

- approves a grant award of £10,000 to Exmouth Gig Club under the Community Sports Initiatives Grant Scheme to contribute towards the professional fees associated with the proposed clubhouse development, including environmental surveys, flood risk assessments, legal fees, architectural services and planning application costs; and
- agrees that the grant shall be paid upon receipt of appropriate invoices or evidence of expenditure relating to the approved project costs, in accordance with the Community Sports Initiatives Grant Scheme.

Any other business

Exmouth 20 Development
LB advised Members that Three West had requested a meeting to discuss the potential provision of sports pitches as part of the proposed Exmouth 20 development.
Members agreed that the meeting should be attended by LB, PS and MWA to ensure all parties received the same information from the outset.
It was acknowledged that the Exmouth 20 development remains a sensitive proposal and members agreed that any discussions should be approached as an initial fact-finding exercise only and that early engagement would enable the Working Party to remain informed should any future Section 106 contributions relating to sports infrastructure arise from the development.

Date of next meeting
The date of the next meeting will be confirmed and circulated to Members in due course.
The meeting closed at 10.50am.