

2. Replacement of Street Lighting in Swanage – Presentation from Southern Electric Contracting Lighting Services

A presentation was made by Steve Wallis, Operations Manager and Sam Angus, Customer Care Manager from Scottish and Southern Electricity, outlining a five year core investment programme and twenty-five year maintenance programme. It was reported that twenty eight thousand conduits are being replaced in Dorset with the aim being to improve light quality and reduce light pollution. Residents would not be consulted regarding the changeover. Columns would be replaced like for like although it was advised that there may be some variation in height in certain cases. Old columns would not be removed until the new column was fully operational. It was reported that a website for reporting problems regarding lighting can be accessed on www.lightsonindorset.co.uk.

It was noted that work would commence in the town during August with an anticipated completion date of December 2010. It was reported that disruption to residents would be kept to a minimum and leaflets would be sent to residents who might be affected by any scheduled works.

Members requested that events in the Town be taken into account when scheduling works, so as to minimise any disruption for event organisers. Attention was drawn to the Conservation Areas and it was noted that further discussion would take place with the Town Council regarding replacement columns.

3. Allotment Matters

Councillor Poultney declared a personal interest in this item under the Model Code of Conduct by reason of being an allotment holder.

a) Search for additional/alternative allotment land – Update.

It was reported that soil samples from the grazing fields south of the Holiday Park would be collected. Concerns were expressed that the planning department of Purbeck District Council was unsupportive of the scheme. It was RESOLVED:

That officers write to Purbeck District Council seeking support for the proposal.

It was further RESOLVED:

That a letter be sent to Savills, representatives of the Scott estate, requesting co-operation re provision of allotment land.

b) Prospect Nursery – Identification of future uses.

It was reported that Prospect Nurseries would not be used by the General Operations Department as from September 2010. It was noted that possible alternatives for the nurseries included raised beds to be used by plot holders who could no longer manage a large allotment thereby reducing the waiting list. The glasshouses would also be available for use and the possibility of allotment holders making use of this facility was also discussed. It was reported that local growers could be interested in the nurseries due to a shortage of suitable locations. It was RESOLVED:

That the working party of Councillors Audley and Poultney and a representative of the Allotment Association investigate various options for the Prospect Nursery.

c) Matters raised by Prospect Allotment Association

i) Water Supply

The Chairman of the Allotment Association reported that despite signage, a minority of plot holders were continuing to use hosepipes and using clamps and bricks on the taps resulting in the tanks being left to overflow. It was RESOLVED:

That the Operations Manager prepare budgets for the installation of a ballcock and trough system and for the Town Council's Enforcement Officers to patrol the allotments to discourage further use of hosepipes and misuse of the taps.

It was further RESOLVED:

To draft an amendment to the Council's Allotment Tenancy Agreement to incorporate a ban on hosepipe use.

ii) Eviction

Further to minute 4)v) of the General Operations Committee 15th November 2006 it was reported that termination for untidy plots should be enforced, with two letters giving twenty eight days warning and a third letter giving fourteen days to vacate the plot.

Mr Legg and Mr Aplin left the meeting at 10.50 a.m.

4. Cemetery Matters

a) Natural Burial ground at Godlingston Cemetery – Progress report.

It was reported that fencing had been installed and notice had been given to the tenant farmer of Godlingston Manor so that the proposed site of the natural burial ground could be cordoned off. It was noted that the Town Council's surveyor had been appointed to submit the planning application for the natural burial ground. After a brief discussion it was AGREED:

That the General Operations Manager request a progress report from the Town Council's surveyor on this matter.

b) Consideration of revised draft regulations for Godlingston Cemetery.

Consideration was given to a draft set of regulations for Godlingston Cemetery. It was noted that the regulations should be given to bereaved families at the time of purchasing a grave and it was agreed that further consideration be given to this matter, the outcome of which should be reported to the next Council meeting. After a brief discussion it was proposed by the Chairman and seconded by Councillor Bright:

TO RECOMMEND:

That the the new set of regulations be approved and implemented from the date of adoption.

Upon being put to the Meeting there were FOUR votes IN FAVOUR and TWO AGAINST whereupon the Proposition was declared CARRIED.

The need to consider the application of the regulations to existing graves was raised. It was AGREED:

That the regulations could not be immediately implemented retrospectively and this matter be given further consideration at the next meeting of the General Operations Committee.

c) Matters raised by James Smith Funeral Directors

Mr Fletcher of James Smith Funeral Directors praised the hard work of the staff of the General Operations team at the Cemetery.

Mr Fletcher left the meeting at 11.25 a.m.

5. Fishermen's Huts and Jetty

a) Proposed urgent repairs to jetty.

It was reported by the General Operations Manager that eight wooden fenders were in need of replacement on the jetty and three quotes had been obtained ranging from £3,120 to £10,850. It was proposed by Councillor Bright, seconded by Councillor Trite and RESOLVED UNANIMOUSLY:

TO RECOMMEND:

That a budget of up to £3,600 be agreed.

b) Matters raised by Swanage Fishermen's Association.

Mr Lander expressed his gratitude to the General Operations Department for their hard work in keeping the area by the Fishermen's Huts tidy.

6. Matters arising from the minutes of the Meeting of the General Operations Committee held on 17th March 2010

The minutes were noted as agreed.

7. Grass Cutting on Downs – Concerns regarding impact on wild flowers

Consideration was given to a letter and photographs highlighting the decline of wildflowers on the Downs due to the cutting programme. After a brief discussion during which it was noted that the grass must be cut to the cliff edge for safety reasons it was proposed by Councillor Poultney, seconded by Councillor Bright and RESOLVED UNANIMOUSLY:

That the Operations Manager maintains the Downs in line with best housekeeping standards and extend uncut areas as he sees appropriate.

8. De Moulham Estate Service Roads – Request for drainage work at rear of Worcester Court, Victoria Avenue

It was reported that two quotes had been received for the proposed works, £2,175 and £3,950. It was proposed by Councillor Bright, seconded by Councillor Poultney and RESOLVED UNANIMOUSLY:

That the lower quote be accepted for drainage work at the rear of Worcester Court, Victoria Avenue.

9. Land South of Holiday Park – Restoration of former quarry site.

Attention was drawn to the need to remove a building on the site in order to comply with the quarry restoration plan. It was proposed by Councillor Bright, seconded by Councillor Mrs Marsh and RESOLVED UNANIMOUSLY:

That the sum of £600 be agreed for the removal of the building and that negotiations be entered into with Dorset County Council with regard to future management of the site.

10. Major Projects – Progress report

a) Railway Land/Buildings

The sale/disposal of the railway land/buildings had been referred to Swanage Railway Trust, which was now taking valuation advice.

b) Review of Future use of Public Buildings (Tourist Information Centre, Town Hall and Depot)

It was noted that the future use of all local authority owned buildings and land was currently being considered through the Purbeck locality review process, led by Dorset County Council.

c) Seafront Stabilisation Scheme

It was noted that the Public Consultation had begun with meetings at various venues in the area.

d) Main Beach/ King Georges Field

A constructive meeting between officers, the Town Council's surveyor, the Vice Chairman of Swanage Football Club and a planning consultant had taken place and proposals would be put forward to the Policy and Planning meeting on 19th July 2010.

e) Beach Gardens

It was noted that discussions to improve facilities and resolve future management arrangements were ongoing with the tennis club.

f) Land South of Holiday Park

It was reported that investigations for soil sampling for use as allotment land were ongoing.

g) Godlingston Cemetery – Natural Burials

The position on this matter had been reported under minute 4)a) above.

h) Northbrook Copse

It was reported that the Woodland/Wildlife Trust would be approached with regard to options for disposal of the Copse.

i) Land at Junction of Northbrook Road/Victoria Avenue

Further to correspondence with Dorset County Council it was noted that the land is not required for traffic management purposes.

The Acting Town Clerk and Councillor Trite left the meeting at 12 noon.

11. Capital Programme and Repairs and Maintenance Schedule – Progress Report

The Operations Manager reported on the Town Council's Capital Programme. During the discussion the following points were made:

Seymer Road Wall Repairs – Unfortunately the Council had had to decline a grant award of £5,000 from the Purbeck Keystone Project, due to a revised scheme being required to avoid tree removal.

Northbrook Copse – Pathway re-surfacing to take place.

Skate Park – Phase three of the upgrade had now been completed.

12. Public Conveniences

a) Emmanuel Baptist Church, Victoria Avenue

It was reported that few complaints had been received regarding the closure of the facilities at Herston. It was proposed by Councillor Bright, seconded by Councillor Poultney and RESOLVED:

TO RECOMMEND:

That the Town Council's surveyor value the land and that negotiations be opened with the Emmanuel Baptist Church regarding the disposal of the site, with demolition costs of the existing conveniences to be met by the Church.

b) North Beach Car Park – Negotiations with MCA

It was reported that there were still several ongoing issues with the new toilets and a meeting would take place with the Maritime and Coastguard Agency to discuss outstanding issues. It was noted that signage would make the public aware Conveniences are available in North Beach Car Park.

c) Burlington Chine

It was noted that a meeting would be arranged regarding the future management of the Burlington Chine conveniences.

d) Events on Sandpit Field

The Operations Manager reported that sewerage pipes and two connection points had been installed and the Council would hire the containers for events. It was suggested that grants could no longer be given to main events organisers as the Council would be supplying the facilities.

e) Opening Hours – Current arrangements

It was reported that no complaints had been received regarding the opening hours. It was noted that the Railway be reminded of their agreed closing time of 5 p.m.

13. Operations Managers Report

The Operations Manager reported on the following issues:

a) RoSPA Play Area Report

This year's report showed a significant improvement in the condition of the play equipment currently installed. However, items have been highlighted as failing to meet the requirements and should be removed pending the supply of replacement equipment.

b) Asbestos Management Surveys

In accordance with the Control of Asbestos Regulations 2006, the Council has a duty of care to manage asbestos within its buildings. A survey had been carried out in 2005 and it is recommended that all buildings and properties are assessed every 5 years. It was noted that approval would be required for a supplementary estimate.

c) Vehicle Replacement

Councillor Poultney declared a prejudicial interest in this item under the Model Code of Conduct by reason of being the proprietor of Avenue Garage. The need to address the matter of two replacement vehicles for the Operations Department was highlighted. Difficulty in maintaining the vehicles due to age and usage was an increasing problem. It was noted that the total cost to replace

these vehicles would be in the region of £24,500. After a brief discussion it was AGREED:

That the Operations Manager investigate the costs involved and put forward a proposal for inclusion in the 2011/12 budget.

d) Carnival Car Parking

It was noted that the car park ticket machine would be unable to accept a charge of £5.00 for all day parking for the Carnival event days. It was AGREED:

That this matter be referred to the Policy and Planning Meeting on 19th July 2010.

e) Tennis Courts – Maintenance

It was reported that the quote had been received for maintenance of the tennis courts at £1000 plus VAT per inspection, five inspections being required in three years. It was AGREED:

That the Mayor and Deputy Mayor approach the Tennis Club, to investigate the possibility of the Club paying the costs arising from the maintenance agreement in respect of the courts.

14. Items of Information and Matters for Forthcoming Agendas

Attention was drawn to the north end of the Council owned beach, it was reported that the sand is not raked in line with other areas of the beach. It was noted that the Operations Manager would look into the matter.

15. Date of Next Meeting

The next meeting was scheduled for 9.30 a.m. on Wednesday 10th November 2010.

The Meeting closed at 12.50 p.m.