

Minutes of the Meeting of the **CAPITAL PROJECTS**  
**SUB-COMMITTEE** held at the Town Hall, Swanage at 2.30 p.m.  
on **WEDNESDAY 30<sup>th</sup> OCTOBER 2019**

Present: -

Councillor M. Bonfield - Chairman

Councillor J. Page

Councillor C. Tomes

Also present:

Councillor M. Whitwam

Martin Ayres – Town Clerk

Vivienne Berry – Dorset Property

Cara Johnston – Operations Administration Officer

Culvin Milmer – Visitor Services Manager

**Public Participation Time**

There were no members of the public present at the meeting.

**1. Apologies**

Apologies for her inability to attend the Meeting were received from Councillor Harris.

**2. Declarations of Interest**

No declarations of interest were made in respect of items on the agenda.

**3. To approve, as a correct record, the Minutes of the Meeting of the Capital Projects Sub-Committee held on 25<sup>th</sup> September 2019**

It was Proposed by Councillor Bonfield, seconded by Councillor Page, and  
RESOLVED UNANIMOUSLY: -

That the Minutes of the Meeting of the Capital  
Projects Sub-Committee held on 25<sup>th</sup> September 2019  
be approved as a correct record.

**4. To receive update report from Dorset Property, including schedule of priority projects**

**Pevevil Point Stabilisation** - It was reported that Wessex Water's scheduled works will not extend beyond the Haven and consequently there is no need for the Council's proposals to be co-ordinated with this work. A topographical survey has been completed for Pevevil Point, but works cannot go ahead until a geotechnical survey is completed. This will be commissioned in the near future.

**North Beach Public Conveniences** – It was reported that Dorset Property had met with the contractor under the framework agreement. They made the proposal to reconfigure the existing toilets, create one unisex disabled toilet and leave the remaining space as a store. Options included refurbishment of one pod or to remove it completely and then build a traditional toilet. The Dorset Property surveyor agreed to establish the best solution for door locks and the type of alarm. It had been noted that residents had been disturbed by the alarm. It was also mentioned that the existing side doors in the premises will be bricked up. The final budget for

these works has not been approved but the existing cost is likely to exceed the budget of £9,000. A report will be made to a future council meeting.

**Shore Road beach huts** – After four years since the huts were installed and the deterioration of the condition of the hut doors a decision needs to be made whether to make investment to repair and repaint or invest to make changes. It has been established that the doors need to be repaired or replaced and works involve kick plates being installed to the hut doors and also the possibility of coating them with a more weather resistant paint. Also, as an alternative, installing stable type doors. Contractors have advised that a port hole made of stainless steel can be installed but the stable door suggestions were felt to be more beneficial. The Visitor Services Manager reported that there have been a lot more bookings for next winter and less complaints received overall for not having a window in the hut doors. The Dorset Property Surveyor gave details on options being explored including a GRP (glass reinforced plastic) option as a possibility for the doors, source new timber doors as the current doors are unable to be split into the stable doors and the type of locks for the huts. The Dorset Property Surveyor also agreed to assess what types of locks and types of keys are available and to quote for repainting and installing the kick plate and for stable doors with GRP. The current estimate for all beach huts is £30,000.

**Cemetery chapel** – this will be referred to the General Operations Committee meeting to be held on the 13<sup>th</sup> November 2019.

**Cemetery extension** – it was reported by the Dorset Property Surveyor that this project cannot be progressed in the current financial year given existing resources.

**Town Hall Annexe** – it was reported that the damp in the annexe will be rectified and the stone cracks will be repaired.

**Dry stone wall Seymer Road/The Downs** – information was provided on the condition of the wall stating that there are bulges, collapses and cracks that need to be repaired and a section at the top of the wall which is mortar-jointed. A preference was expressed for re-instating dry stone walling. It was advised that quite a lot of the trees need to be removed, this will then relieve some of the pressure on the wall. A Tree Officer is completing a report on the state of the trees in Seymer Road/The Downs and the advice is that the sycamore seedlings and suckers are to be removed then the dry stone wall can then be repaired. The Dorset Property surveyor confirmed that the information from the survey will be provided to the committee at a later date. Members supported proposals for a re-planting scheme to compensate for any trees that need to be removed.

**Recreation Ground Play Areas** – this matter has been deferred because of other projects being prioritised.

**Bandstand** – the matter of the bandstand seating was discussed and it was reported that quotes are being obtained from companies that specialise in plastic seating. Concerns have been raised regarding one of the gullies that had been blocked which has caused water to surround the electric box.

## **5. Capital programme and extraordinary revenue expenditure - to consider progress reports, including the following projects**

**Spa & Sandpit** – consideration was given to a briefing note prepared by the Visitor Services Manager. The note explained the need to establish which area needs stabilising and to gain ideas and suggestions for the use of this area. It was suggested that the whole site is to be renovated including the underused land between the Spa and Cliff Cottage. Solar energy is a possible consideration for the new beach huts and also a new set of toilets to enable the closure of Battlegate public conveniences. Changing places style toilets were considered but the cost was high.

It was agreed that the next step would be for a visit to be arranged to Bournemouth, Christchurch & Poole Council (BCP) for advice and to meet their beach hut manager.

**Car Park Resurfacing** – an estimate for the installation of electric boxes to be incorporated in the Main Beach resurfacing works was given as £5,000 - £6,000. A firmer quote to be given in due course. The tarmac procurement is currently being discussed with Dorset Council.

**6. Items of information and matters for forthcoming agendas.**

**Station Approach** – The Operations Manager is to provide the old plans of the station area. A meeting is to be arranged with Dorset Highways which will include discussions to prevent the three-car entrance to Station Road.

**Festive lights** – the dressing of the Christmas tree will be taking place on the 25<sup>th</sup> November 2019.

**7. Date of next meeting**

Wednesday 20<sup>th</sup> November for a site visit to BCP regarding Beach Hut matters.

The Meeting concluded at 4.00 p.m.

---