

Installation of a path and lighting at Day's Park, Swanage

Background

Minute No. 6 of the Meeting of the Capital Projects Sub-Committee held on 18th March 2020 noted that further to recent meetings with representatives of St Mary's Primary School and Dorset Council, consideration should be given to potential footpath improvements through Day's Park in order to provide a safe route to school between Ulwell Road and Northbrook Road.

Minute No. 5 of the Meeting of the Capital Projects Sub-Committee held on 8th June 2022 provided a recommendation that works to Day's Park Path proceed as per the indicative drawings and information supplied with a budget of £120,000 to be funded from the Community Infrastructure Levy (CIL) reserve.

The proposed works comprise the following aspects:

1. Installation of a new path from North Beach car park to link with the existing path that runs east-west from Ulwell Road to Northbrook Road. This is shown in red on the enclosed plan LA1.
2. Lighting to be installed to both the existing path marked in yellow and the new path marked in red on the attached plan LA1.

New pathway

The currently proposed composition of the new pathway is shown on the attached plan WD1. In summary this is a 1.5metre wide path of a hoggin composition. It is slightly raised from the existing surface due to the known wet ground conditions that can be experienced in this location. It goes around the marked football pitch on the indicative route marked on plan LA1 and links to the existing pathway.

Lighting

Fourteen 4-metre tubular post-top columns are proposed, four along the new pathway and ten along the existing pathway. To achieve Dark Sky standard, the fittings have no upward light and 100% downlight with a strong cut off to the rear of fittings to enable low back spill. All fittings are low wattage LED. Lighting can be controlled either via a photocell or a timeclock. The lighting has been designed to deliver pools of light which can be seen on the attached document along with the angles of light delivered by the fittings.

Care has been taken to ensure the installation of new lamp columns are sensitive to the location of existing trees on the area of existing pathway.

The Council has been advised by Dorset Council Planning that under General Permitted Development Order (GDPO) Part 12, Development By Local Authorities, the installation of lamp standards is permitted development under class A and so a planning application is not required.

Budget costs are £53,000 for the works to create the new path, structural engineering costs associated with the stabilisation of the lamp columns £750, lighting costs, which include lighting design costs £50,000 and Dorset Council Surveyor fees £2,000. Given the scale of

the works and the current market conditions with regard to labour, materials and transportation costs, it is prudent to allow for a contingency sum and therefore a budget of £120,000 is considered to be reasonable.

Dorset Council safe route to school proposals

The Council have been in liaison with Dorset Council regarding their proposals for a safe route to school improvement in Ulwell. This is shown in Appendix 1 and involves the installation of 2 x dropped crossings for pedestrians and the creation of a new footway. Officers have noted the synergies between this scheme and the improvements to Day's Park contained within this paper.

Decision required:

To determine whether or not to proceed with the works to install a new path and lighting at Days' Park, Swanage as per the indicative drawings and information supplied with a budget of £120,00 to be funded from the Council's CIL reserve.

Gail Percival
Operations Manager

June 2022

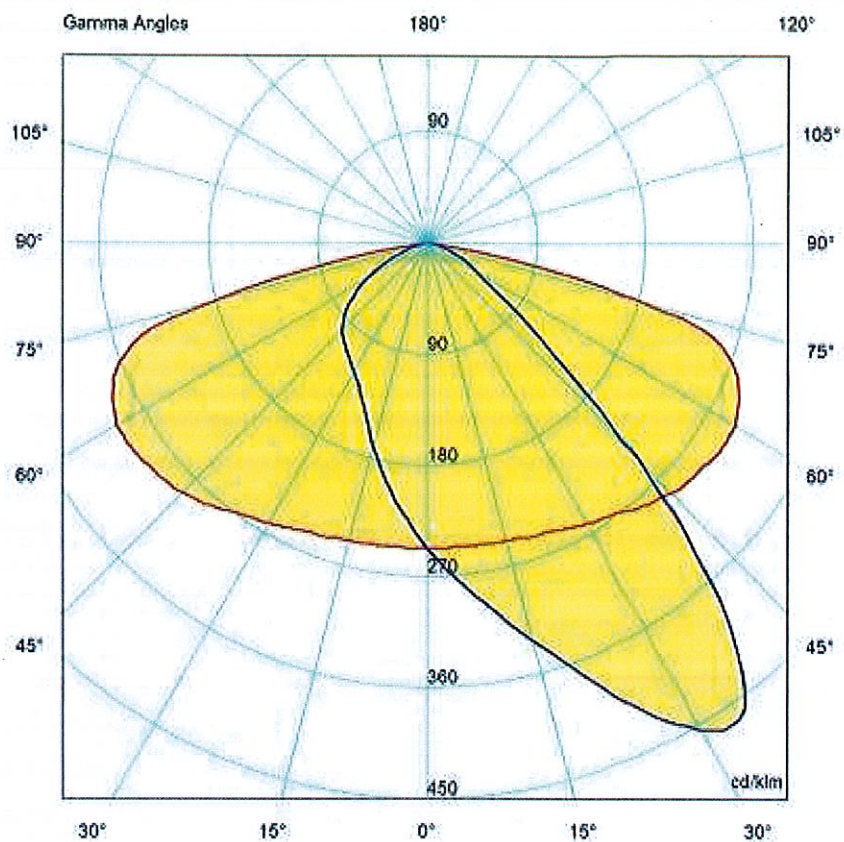
Appendix 1

Plan for illustrative purposes only of Dorset Council proposals for a safe route to school improvement - Junction of Redcliffe Road and Ulwell Road

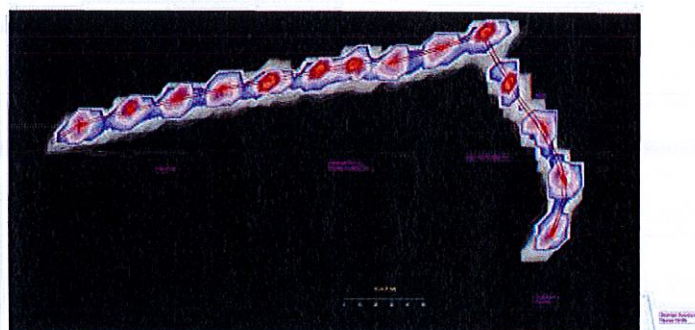
To note:

- A 2m footway with dropped crossing for pedestrians (not a cycleway as connecting footways are too narrow);
- Traffic management/construction timescales to be determined.

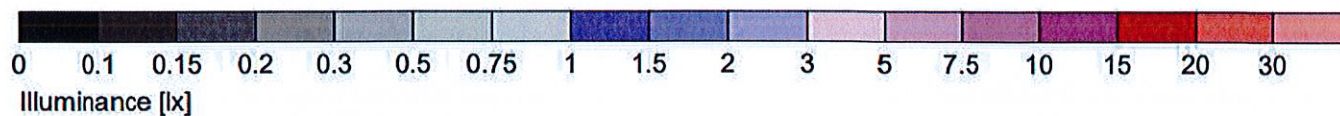


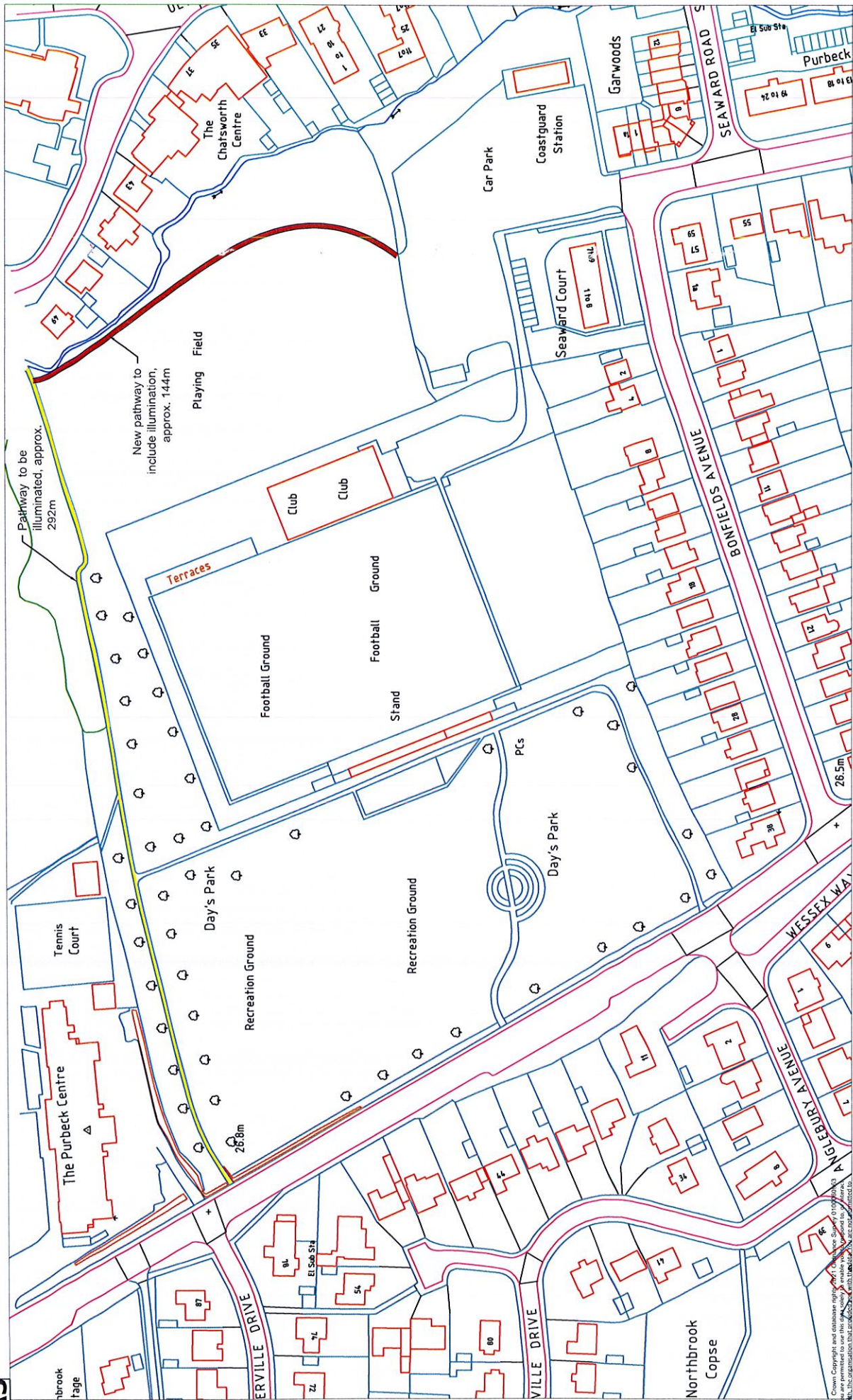


SITE SPACED



0 50 100 150 200 250 300 350 400 x [m]





DAYS PARK

SITE PLAN

11/2020	Quantity Number	LA1
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1:1250	DATE	DEC 2021	BY	VAB
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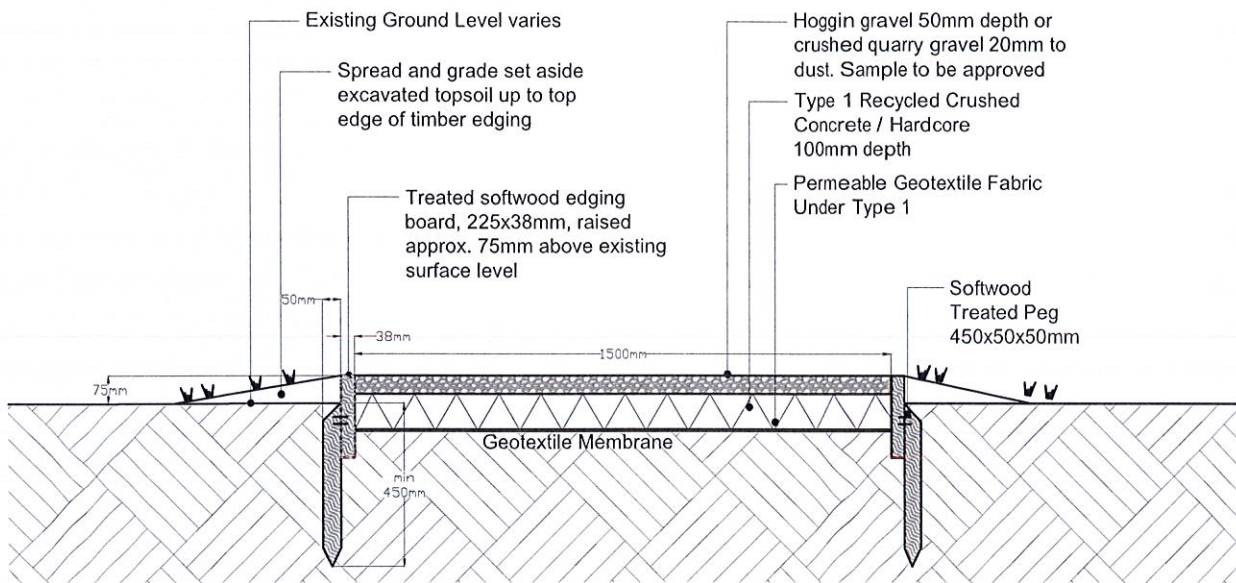
County Hall, Colliton Park, Dorchester, Dorset DT1 1XJ
Telephone: 01305 225200 Facsimile: 01305 224835

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Dorset Council

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P1 - XXXXXXXX - XX (XX.XX.XX)

Client SWANAGE TOWN COUNCIL		Drawing Title PATH DETAIL	
Job Title DAYS PARK		Scale 1:20	Date DEC 2021
		Drawn By VAB	Filename
		Property Ref.	Revision
		Pins No.	Drawing No. WD1

Adoption of Cow Lane and Panorama Road by Dorset Council

For some years the Town Council has been exploring the potential adoption of Cow Lane and Panorama Road by Dorset Council as highway maintainable at public expense. The benefit of taking this step is that it would relieve the Council from any future repairing liability, remove any insurance risk in relation to any future accident and ensure that traffic management measures can be implemented and enforced.

Minute No. 88. of the Council Meeting held on 1st November 2021 agreed that the Town Council proceeds with the adoption of Panorama Road and Cow Lane by Dorset Council and that submission of the Section 38 notices be retrospectively approved. This was further to Minute No. 8)f) of the Roads and Transport Committee Meeting held on 22nd September 2021. On this basis a budget figure for 2021/22, carried forward to 2022/23 for the Capital Programme was agreed as Cow Lane – upgrade/improvement £15,000, Panorama Road – upgrade/improvement £50,000.

Following the receipt of additional information from Dorset Council this matter was further discussed at the Capital Projects Sub Committee held on 8th June 2022. Under Minute No. 8 a recommendation was made to full Council to consider the adoption of Cow Lane and Panorama Road by Dorset Council.

The area of Cow Lane considered for adoption by Dorset Council is shown on the attached title plan.

The area of Panorama Road considered for adoption by Dorset Council is shown on the attached map. In summary this is the stretch of highway from the junction of Priests Road to No. 2 Panorama Road. It should be noted that at this stage Dorset Council is not prepared to adopt the east-west stretch of Panorama Road towards Quarry Close due to the lack of a turning head.

In order to proceed with the adoption by Dorset Council, Swanage Town Council have undertaken the following actions:

- confirmed that the drainage assets within the areas shown on the plans are adopted by Wessex Water;
- provided core samples at a number of locations within the areas shown on the plans to identify the composition of the highway;
- provided Land Registry information relating to title details and extent.

An inspection of the locations was undertaken by Highway Project Engineers and the Operations Manager. Based on this, the extent of works to bring the area to an adoptable standard was agreed.

An estimate for costs for Cow Lane works has been received based upon the Dorset Council Highways Term Service schedule of rates at £20,695.

An estimate for costs for Panorama Road has been received based upon the Dorset Council Highways Term Service schedule of rates at £54,520. This sum includes the installation of a pedestrian crossing point.

It should be noted that these works are re measurable and include all traffic management and road lining costs. It should also be noted that prices are based upon clear and unrestricted access and no allowance has been made for the excavation or alteration of any buried services.

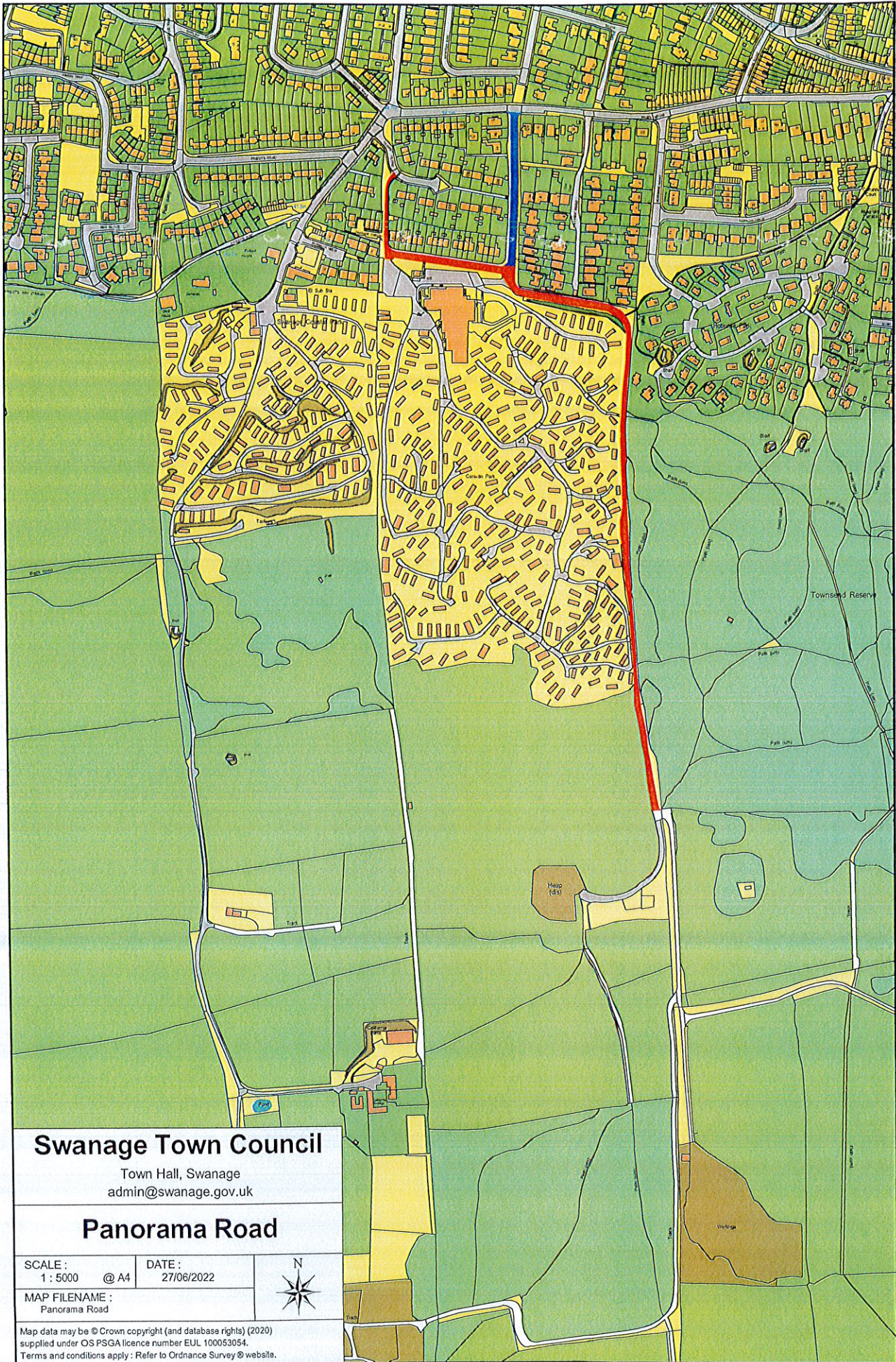
In addition to these sums, a fee of 8.5% of total costs would be charged by Dorset Council to cover administration and project management fees. Other costs are legal fees, payable to Dorset Council for the undertaking estimated at £250 and a small, commuted sum for the future management of a grass verge. This equates to a total cost estimate of £82,000, with some additional minor legal fees being incurred by the Town Council.

Decision required:

For Council to proceed with the adoption by Dorset Council of areas of highway at Cow Lane and Panorama Road as shown on the attached plans for the sum of £82,000.

Gail Percival
Operations Manager

June 2022



Swanage Town Council

Town Hall, Swanage
admin@swanage.gov.uk

Panorama Road

SCALE :
1 : 5000 @ A4

DATE :
27/06/2022

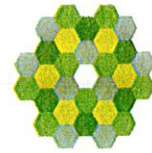
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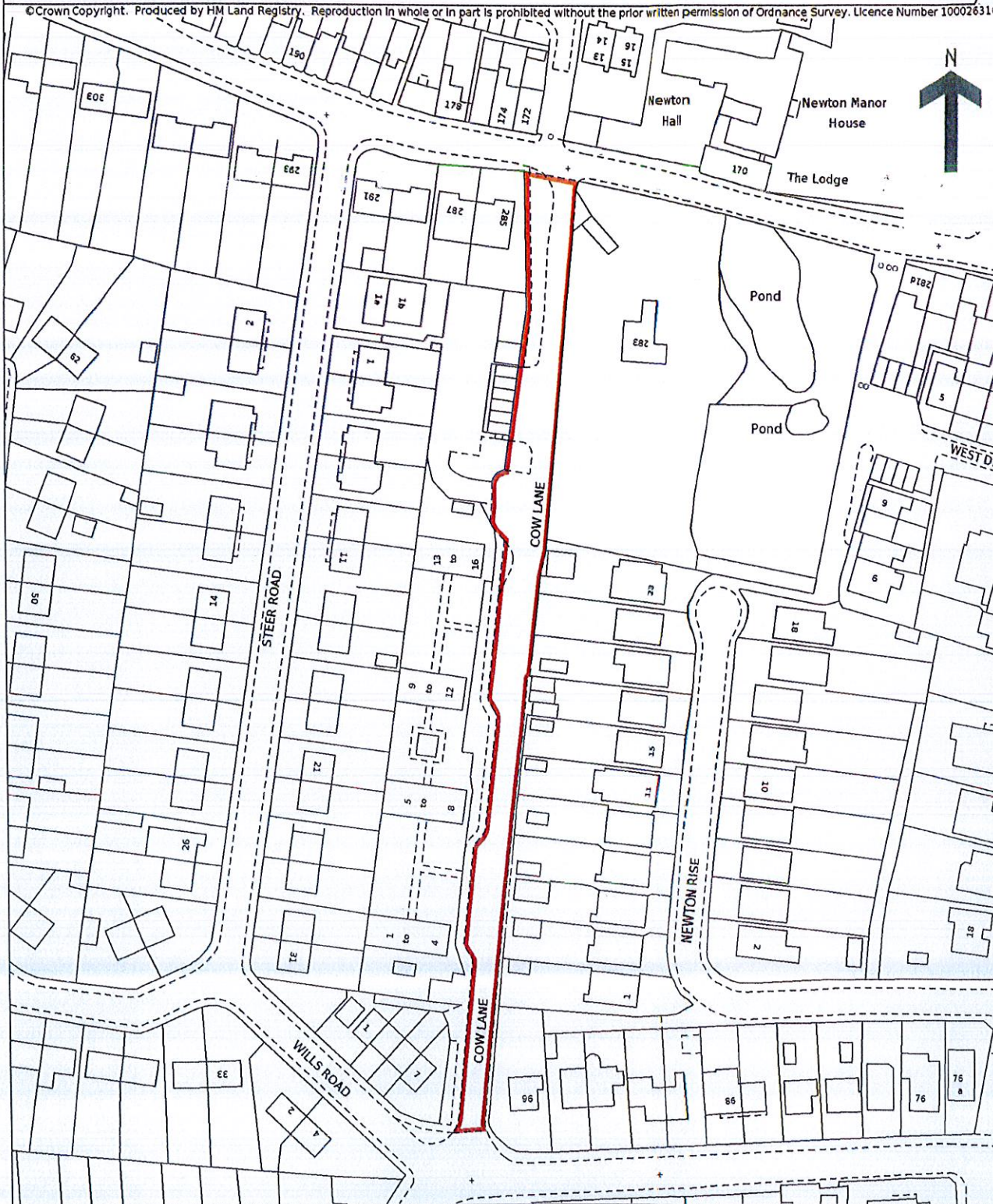
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HM Land Registry Current title plan

Title number **DT337876**
Ordnance Survey map reference **SZ0278NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Dorset**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 20 September 2021 at 09:57:16. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Weymouth Office.

Swanage & Herston Football Club - To consider request for drawdown of funds for youth football

For many years the Town Council has held a reserve containing the sum of £6,957.80 for youth related facilities, either at Forres Field/King George's or Day's Park. This money was donated to the Town Council in memory of a young local footballer, Lee Crooks, the late grandson of former Town Mayor, Bill Bradford.

In agreement with Lee's mother and family, the Football Club have submitted a request to drawdown the funds for the following purposes:

1. Youth Training Pitch – now that there is no future for the Sports Hall, we have plans to create a small all-weather training area for the youth teams to use when pitches are not fit for use.
2. Mini Bus – the youth teams participate in many local tournaments and some are unable to travel to away games. The coach would like a minibus (like we had before) that would alleviate that situation and help all of the children participate.

An assurance has been provided that any payment made would be ringfenced in the Club's youth accounts.

Decision required:

To determine whether or not to agree to the request from Swanage & Herston Football Club to drawdown the sum of £6,957.80 towards the support of youth football projects.

Martin Ayres
Town Clerk

July 2022

Works to Swanage and Herston FC Access Road and Car Park

In late January 2022 the Council and Football Club became aware of an upsurge in badger activity under and around the access road to Swanage and Herston FC and the Journey's End side of the club car park. There were concerns that this activity was undermining the integrity of the road access and car park edge and was identified as a safety issue.

The Council engaged a specialist ecologist who inspected the site and set out the requirements of Natural England for the issuing of licences to enable remediation work to be undertaken. In summary, Natural England will not grant a licence to interfere with a badger sett outside of the licensing period (1st July - 30th November) other than in exceptional circumstances. It was therefore recommended that in the short term, road plates could be used using short road bolts no longer than 150mm long to cover the access road. These were fitted by the Football Club and safety barriers were provided to warn the public of the visible signs of deterioration of the car park edge.

The Council subsequently engaged the ecologist to apply for a Natural England Wildlife Licence for a 'live dig' to be undertaken within the licensing period. A method statement for the remedial works was provided and the license has been subsequently granted.

The method statement for the works on which the licence has been granted are as follows:

- To carefully remove the road surface using a mechanical digger to expose the tunnels, removing only as much as is necessary to enable us to see to the end of each badger tunnel as it is exposed.
- This is classed as a live dig because we know the tunnels are an extension of the active main sett.
- Where the tunnels are empty and there is no risk of harm to badgers and the end can be clearly seen it should be filled with concrete and then resurfaced with tarmac.
- A trench should be constructed alongside the edge of the road and car park, the length of which will be determined once the road surface has been removed, which runs alongside the woodland. This must be of a sufficient depth, possibly up to 1.5m to enable a concrete mix to be poured to form a barrier to prevent further tunnelling beneath the road. Shuttering will be used to prevent tunnels alongside the road/car park property becoming filled with concrete to avoid harm to badgers in the retained main and annexe setts whilst allowing badgers to leave and re-enter the retained entrances.
- Entrances to tunnels which are being retained either side of the access road or alongside the car park edge may be dug back by up to 1 metre to reduce the risk of concrete entering the retained setts and reduce the area where spoil may be thrown out in future by badgers onto the road/car park.
- Because this is a live dig the work will be carried out under the supervision of a licensed badger ecologist. The method used to remove tarmac will include cutting sections with a cutting disc and lifting these out carefully with an excavator. As each badger tunnel beneath the road is opened it may be necessary to place a sand filled hessian sack down into the tunnel to prevent badgers from coming into contact with the digger bucket. This is required where the end of a tunnel cannot be seen.

- It will be important to allow any badgers found beneath the road to safely exit into their main/annexe setts. Measures will be in place to cover the unlikely event of having to catch badgers and remove them from site to return them to the main sett with the necessary handling equipment, humane dog grasper and cage. This is to ensure that badgers will be relocated back to the main sett without risk of harm.

It is proposed that these works commence on 18th July 2022. This will avoid any football matches and other events scheduled at the Football Club.

A large tree (Acer Platanoides Crimson King) adjacent to the access road that has recently been subject to damage due to the movement of heavy plant will also be required to be removed prior to these works commencing.

Ecologist, surveyor and tree surgeon fees are estimated at £3,250.

Having measured out the proposals on site, the contractor, engaged via Dorset Council RMMSCW Lot 11 Framework Agreement has provisionally advised a budget figure of £25-30k to undertake the ecologists' advised scope of works. This is a live dig situation, and as such the resident ecologist will inform the extent of works required as excavations progress. Items such as volume of excavation, spoil emanating from excavations and volume of concrete required to infill burrows and trenches formed, as well as time taken to liaise on site and complete to the ecologist's satisfaction, are currently unknown. On completion of works, the final extent can be remeasured in accordance with the BCIS 2017 Price Book, in line with the Dorset Council RMMSCW Lot 11 Framework Agreement to inform an accurate final account figure.

This expenditure is outside of any allocated budget.

Due to the impact and nature of these works and the timescale restrictions around access to the Football Club and the licensing agreement, this matter has been discussed in advance with the Mayor, Deputy Mayor and Councillor Members of the Football Club Forum and orders have been placed for commencement of works on 18th July 2022.

Decision required:

That approval be given to works to be undertaken to the access road and car park of Swanage and Herston Football Club to commence on July 18th 2022 with a budget of up to £33,250.

Gail Percival
Operations Manager

June 2022

North Beach Public Toilets – To confirm agreement to Dorset Council installing Changing Places Disabled Toilet Facilities

Minute 87 (a) of the Council Meeting held on November 2021 stated that Dorset Council had identified the existing public conveniences at North Beach car park as a potential location for the installation of a Changing Places toilet facility. Changing Places toilets are larger accessible toilets for people with significant disabilities, with equipment such as hoists, curtains, adult-sized changing benches and space for carers.

The construction and installation of this facility would be grant funded with the Council responsible for ongoing cleaning and maintenance costs.

In May 2022 the Council were advised that the funding bid had been successful. Currently the specifics of the receipt and timing of the grant are awaited from the Department for Levelling Up, Housing and Communities however Dorset Council have advised they have currently scheduled works to be undertaken within this financial year with a start date of no earlier than 1st September 2022. Works to install the new facility would be arranged and project managed by Dorset Council. The amount of funding which has been agreed is £51,000, although at this stage the process and timing for the release of payments as to advance or retrospective claims has not been advised.

The footprint of the new facility is greater than the existing WC and will require use of the rear storage area of the premises. This is currently occupied by Swanage Arts Club on a licence agreement. The club have been notified they will be required to move and the Council are currently seeking an alternative location for storage of their equipment.

Decision required:

To agree to the installation of a Changing Places toilet facility at North Beach car park and enter into a licence agreement with Dorset Council to facilitate the works.

Gail Percival
Operations Manager

June 2022