

Notes of an Informal Meeting of the  
**CAPITAL PROJECTS SUB-COMMITTEE**  
held via Zoom video conference platform at **2.00 p.m.**  
on **WEDNESDAY 19<sup>th</sup> JANUARY 2022**

Present: -

Councillor C. Moreton - Chair

Councillor J. Bishop

Councillor M. Bonfield

Councillor A. Harris

Councillor C. Tomes

Also present:

Martin Ayres – Town Clerk

Culvin Milmer – Visitor Services Manager

Gail Percival – Operations Manager

Alison Spencer – Finance Manager

Emma Evans – Management Support Officer

**1. Apologies**

There were no apologies to record on this occasion.

**2. Declarations of Interest**

Members were invited to declare their interests and consider any requests for Grants of Dispensations in accordance with paragraphs 9 – 13 of the Council's Code of Conduct and regulations made under chapter 7 of the Localism Act 2011.

There were no declarations to record on this occasion.

**3. Matters arising from Minutes of the previous meeting held on 3<sup>rd</sup> November 2021**

A question was asked regarding the necessity of the works to Northbrook Cemetery wall, and it was noted that this would be discussed under agenda Item 9).

**4. Burlington Chine Public Conveniences**

Consideration was given to a briefing paper, prepared by the Operations Manager, to consider the long-term strategy for the Burlington Chine public conveniences.

The paper provided an overview of the condition of the conveniences and included the upcoming maintenance requirements alongside the associated costs.

A discussion ensued around the recent costs of maintaining the conveniences and the potential financial outlay required to avert a breakdown during the 2022 season, as had occurred during 2020 and 2021.

A specialist contractor had recommended to the Council that the pipes be lined at an estimated cost of £30,000, to mitigate pipe damage as a result of slight ground movement. In addition, it was stated that the Operations team had planned remedial works to the conveniences over the winter period.

The financial outlay for the period 2021-25, which excluded waste drainage, pumps and pipework, was estimated as £12,000 with an additional cost of pump renewal estimated at £7,500.

It was acknowledged that the unstable ground conditions in this location meant that there could be no guarantee that further drainage failures could be avoided

requiring further large-scale expenditure. In light of this, the long-term financial investment required to maintain and improve this facility was considered untenable. Various options around the timing of the possible closure of the facility and the extent of works required prior to the 2022 season were discussed. The need to communicate any proposals to relevant stakeholders was highlighted.

Further to a lengthy discussion it was AGREED: -

**TO RECOMMEND:**

That Burlington Chine public conveniences be opened for the 2022 season, following small-scale planned winter maintenance works, but that stakeholders be notified of the Council's proposal to close the facility, either following a further breakdown, or at the end of the 2022 season, due to ground instability and the likelihood of further costly drainage works in the future.

**5. Day's Park Path**

It was reported that the specifications for the path had been received and would consist of a hoggin path with sloped sides at a length of 144 metres and 1½ metres wide. The sloped edges of the path would enable the spoil to remain on site and be grassed over.

It was stated estimates to supply and install the lighting need to consider potential electrical supply issues, the length of the lighting run and tree roots under the existing path. It was reported that the style of lighting suggested had been altered to ensure increased resistance to vandalism, provide more 'down light' and reduce light pollution. It was reported that a specialist lighting consultant may be required.

The anticipated level of footfall to use the path following investment was questioned. In response, it was noted that the new Barratts development contained 90 homes with an additional 90 homes in the planning stage. It was acknowledged that this would increase use of this area.

A total budget of £60,000 had been allocated for the project from CIL funds.

Following receipt of specialist advice, further information regarding the specification and costs would be reported to a future meeting.

**6. King George's Play Area**

Further to Minute No. 4) of the Capital Projects Sub-Committee meeting held on 3<sup>rd</sup> November 2021 and Minute No. 118 of the Full Council Meeting held on 13<sup>th</sup> December 2021, it was reported that the tender assessment process had been completed.

It was noted that the original plans presented at the interview by the successful applicant had been amended following feedback from the assessment panel, and subsequently an order had been raised for the equipment. It was anticipated that works would start week commencing 21<sup>st</sup> or 28<sup>th</sup> February with completion set for 25<sup>th</sup> March 2022.

**7. Beach Gardens**

**a) Tennis Court 3**

Further to Minute No. 7) of the Capital Projects Sub-Committee meeting held on 3<sup>rd</sup> November 2021, it was reported that there had been a slight delay to the tender process with the revised deadline noted as 7<sup>th</sup> February 2022. The work is scheduled to be completed by 24<sup>th</sup> June 2022 and the Tennis Club had been notified.

**b) Pavilion & tarmac repairs**

It was reported that a start date would be established as soon as possible and scheduled prior to the tennis court works.

**8. Boat Park Jetty**

Further to Minute No. 11) of the Capital Projects Sub-Committee meeting held on 3<sup>rd</sup> November 2021, it was reported that Dorset Council Assets and Property services had arranged for a condition assessment and estimate to be provided in respect of the boat park jetty. Further information would be provided to a future meeting.

**9. Northbrook Cemetery Wall**

Further to Minute No. 6) of the Capital Projects Sub-Committee meeting held on 3<sup>rd</sup> November 2021, it was reported that the environmental assessment had determined that no rare wildlife had been detected and the relevant Environment Agency can now be applied for. It was anticipated that the site work would commence in late March or early April when the weather improved. It was reported that no objection had been raised regarding the temporary closure of the Right of Way.

**10. Cow Lane/Panorama Road adoption**

It was reported that a Dorset Council project engineer had performed a walked site inspection in November 2021, to ascertain the amount of work to be undertaken by the Town Council prior to adoption. It was anticipated that large-scale resurfacing would be required, and the estimate of cost would be provided to a future meeting.

**11. Peveril Point Road**

Further to Minute No. 8) of the Capital Projects Sub-Committee meeting held on 3<sup>rd</sup> November 2021, it was reported that there had been a machinery failure whilst undertaking core sample collection and that a date for re-commencement of the sample collection was being sought. It was stated that residents would be informed about potential disruption to the road.

**12. Stone Quay/Parish Slipway**

It was reported that the Operations Manager had contacted Dorset Council's Flood and Coastal Erosion Team engineers for advice regarding the surface of the Stone Quay, the condition of the Parish Slipway and the prevention of the edging stones falling into the sea. An update would be provided to a future meeting.

**13. Spa and Seafront Stabilisation**

A draft document entitled 'Invitation to provide a quotation for a feasibility study in respect of ground stabilisation and redevelopment of seafront locations' was shared on screen. It was proposed that the document should include an option for the ground stabilisation works required to maintain the Spa in its current layout, by way of comparison with other redevelopment/enhancement options.

**14. Seafront Catenary Lights**

The Operations Manager reported that a request had been made to leave the catenary lights on along the seafront and throughout the town all year round. A discussion ensued around the environmental impact, cost, and loss of

significance arising from the lights being kept on permanently.

It was therefore AGREED:

**TO RECOMMEND:**

To leave the catenary lights off in low season, and switch them on during the main summer season, between May and mid-September and throughout December.

**15. Date of next meeting**

The date of the next meeting was agreed as Wednesday 9<sup>th</sup> March @ 2.15 p.m.

It was further agreed that the next meeting of the General Operations Committee was noted as Wednesday 30<sup>th</sup> March 2022 @ 2.15 p.m.

The meeting concluded at 3.15 p.m.

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