



Town Hall  
East Street  
Wareham  
Dorset  
BH20 4NS

6 August 2025

To: All Members of the Amenities Committee

**YOU ARE HEREBY SUMMONED TO ATTEND** a meeting of the **AMENITIES COMMITTEE** to be held on **Tuesday 12 August 2025** in the Council Chamber, Town Hall, East Street, Wareham at **7.30pm** (or on the rising of the Planning and Transport Committee if later) for the purpose of transacting the business set out in the agenda below.

All members of the public are welcome to attend.

Nicola Gray  
Town Clerk

***Please contact the Town Council office on 01929 553006 if you need any further information on this Agenda.***

**Members of the Amenities Committee**

Councillor V Green (Chair)  
Councillor S Wheatley (Deputy Chair)  
Councillor M Cotton  
Councillor K Critchley

Councillor I Davey  
Councillor M Hill  
Councillor L Kirk  
Councillor D Robinson

**12 AUGUST 2025**

**1. Apologies for absence**

To receive, and consider for acceptance, apologies for absence. (LGA1972 s85)

**2. Declarations of interest**

To declare any interests relating to the business of the meeting and receive any dispensation requests from the Clerk. (Localism Act 2011 s29-34)

**3. Public participation time**

An opportunity for members of the public to raise issues of concern or interest, ask a question or make a statement or present a petition or be part of a deputation. Public participation time will be conducted in accordance with the Council's 'Protocol for Public Participation Time' which is limited to 15 minutes, with no individual speaker exceeding a maximum of three minutes each. (LGA1972 s100)

**4. Confirmation of minutes of previous meeting held on 11 June 2025**

To confirm, as a correct record, the minutes of the previous meeting of the Committee (LGA1972 sch12).

**5. Matters arising from the minutes of the last meeting held on 11 June 2025**

To consider any matters arising from the previous minutes of the Committee.

**6. Hauses Field Facilities – TO FOLLOW**

To consider the findings of the investigation in respect of proposals to enhance facilities in Hauses Field.

**7. War Memorial Repair – TO FOLLOW**

To consider the repair of the damaged stone of the war memorial at St Martin's-on-The-Walls.

**8. Carey Hall Play Area Fencing – TO FOLLOW**

To consider the installation of replacement fencing at the Carey Hall play area.

**9. Any other items the Chairman deems urgent**

For report, information or for the agenda at the next meeting of the Amenities Committee. Councils cannot lawfully decide items of business which are not specified in the summons/agenda (LGA1972 sch 12, paras 10(2)(b) and Longfield Parish Council v Wright (1918) 88 LJ Ch 119).

**10. Date of next meeting**

To note the date of the next meeting, which is scheduled for **14 October 2025 at 7:30pm.**



**Minutes of a meeting of the Amenities Committee held  
on TUESDAY 10 June 2025 in the Council Chamber,  
Town Hall, East Street, Wareham at 7.30pm.**

**Committee Members present:** Councillors V Green (Chairman), S Wheatley (Vice Chairman), M Cotton, K Critchley, I Davey, M Hill, L Kirk and D Robinson.

**Also in Attendance:** Cllr Z Gover (Mayor)

**Officers present:** N Gray, Town Clerk & RFO, S Dickins, Deputy Town Clerk

**A 001/25-26 Election of Chairman**

Cllr Green was proposed by Cllr Wheatley and seconded by Cllr Robinson. Cllr Green accepted the proposal.

Cllr Cotton was proposed by Cllr Hill and seconded by Cllr Davey. Cllr Cotton accepted the proposal.

It was **RESOLVED** that Cllr Green be elected as Chairman for the 2025/26 municipal year.

**A 002/25-26 Election of Deputy Chairman**

Cllr Wheatley was proposed by Cllr Critchley and seconded by Cllr Kirk. Cllr Wheatley accepted the proposal.

Cllr Cotton was proposed by Cllr Hill and seconded by Cllr Davey. Cllr Cotton accepted the proposal.

It was **RESOLVED** that Cllr Wheatley be elected as Deputy Chairman for the 2025/26 municipal year.

**A 003/25-26 Apologies for absence**

There were no apologies for absence.

**A 004/25-26 Declarations of interest**

There were no declarations of interest.

**A 005/25-26 Public participation time**

There were three members of the public present, all of whom spoke in respect of Hauses Field and the potential facilities which may be considered by the Committee.

**A 006/25-26 Confirmation of the minutes of the previous meeting**

The minutes of the previous meeting of the Amenities Committee held on 15 April 2025 were **APPROVED** and signed by the Chairman.

**A 007/25-26 Matters arising from the minutes of the previous meeting**

Cllr Critchley requested updates on the installation of the artificial cricket wicket and replacement of the Town Hall's flag poles. The Deputy Town Clerk noted that the cricket wicket installation had been booked for after the current cricket season and flagpole installations were booked for 1 July 2025.

The Chair moved agenda item 9 to be dealt with before agenda item 8, enabling members of the public present to hear the discussion.

**A 009/25-26      Hauses Field Facilities**

The committee considered the report regarding potential additional facilities for Hauses Field.

The Mayor noted that she had been approached by several members of the public regarding the existing facilities at Hauses Field as being insufficient and poor, and that action needed to be taken to address the needs of the community.

Cllr Critchley noted that previous health and safety concerns had stifled facilities at Hauses field but emphasised the importance of the Council overcoming these to deliver facilities.

The suggestions of MUGA facilities or similar, as well as enhancement of the pump track area was highlighted, and the benefits of these facilities to members of the community was stressed.

Cllr Davey noted the sporting activity such as basketball which had positive benefits for family members and spoke in support of the Council providing better facilities at Hauses Field.

It was agreed that the Chairman and Vice Chairman would visit Hauses Field with the Deputy Town Clerk to consider and investigate the issues highlighted from public participation and the report.

It was **RESOLVED** that further investigation of enhancing facilities at Hauses Field be carried out for report and consideration as to what facilities would be feasible for the Council to provide both spatially and financially at the next meeting, after which public engagement would take place.

**A 008/25-26      Council Chamber Chairs**

The committee considered the report in respect to the purchase of additional chairs for the Council Chamber and discussed the various options.

It was **RESOLVED** to purchase 27 Tahara Wooden Frame Stacking Chairs from Office Boffins at a cost of £2,212.65 +VAT using the Town Hall, Equipment and Buildings budget.

**A 010/25-26      Any other items the Chairman deems urgent**

There were no items deemed urgent.

**A 011/25-26      Date of next meeting**

It was noted that the next meeting of the Amenities Committee was scheduled to be held at 7.30pm on Tuesday 12 August 2025.

Chairman..... Date.....



## AMENITIES COMMITTEE REPORT

Meeting Date: 12 August 2025

### Agenda Item: 6

<b>Subject:</b>	Hauses Field Facilities
<b>Prepared by:</b>	Sam Dickins, Deputy Town Clerk
<b>Purpose of Report:</b>	To consider the findings of the investigation in respect of proposals to enhance facilities in Hauses Field.
<b>Background:</b>	<p>Hauses Field used to house the skate park before it was removed, but it still has football and basketball facilities, both of which are very poor. Members of the public approached the Council to try and get improved facilities, and there had been some youngsters who had been trying to create a more meaningful dirt/dirt/pump track for BMX bikes from the left-over skate park site. This has not been ideal and creates a health and safety risk to the Council.</p> <p>It was agreed at the previous meeting that officers would investigate options available to the Council for improving the site and facilities for the public.</p>
<b>Key Points:</b>	<p>Both projects are feasible in Hauses Field subject to planning permission (MUGA).</p> <p><b>Multi-Use Games Area (MUGA):</b></p> <p><b>Brief:</b> A MUGA capable of accommodating basketball/netball and other sports was investigated. MUGAs often accommodate small scale football as standard and typically contain enough markings for 3 sports, giving scope for the MUGA to be tailored to accommodate an additional sport. Wheelchair user friendliness was a key consideration in prospective MUGAs. A 12m x 24m MUGA would be the most suitable size court to balance site size constraints and accommodate the types of sports raised to the Council.</p> <p><b>Location:</b> <i>Appendix 1</i> contains two viable locations on Hauses Field, where a MUGA could be located. The most southernly location with annotations to neighbouring properties is the recommended site from MUGA-installers and officers. This location appears to have naturally sufficient natural drainage, requires minimal earth work and is sited within other built features in the park, reducing loss of open green space.</p> <p><b>Distance to neighbours, guidance and compliance:</b> MUGAs should normally be located no closer than 30 metres from the façades of residential properties. Both suggested sites would comply with this guidance.</p> <p>MUGAs can often require planning permission. It is likely planning permission would need to be sought in this instance, though public play facilities exist near the possible location strengthening the likelihood of acceptance, and potential suppliers could support the Council through this process.</p> <p>Concerns regarding noise generation have been raised by a small number of residents. Modern MUGA facilities are designed with features to avoid fence rattle, which has historically been a substantial noise factor in MUGA facilities. The noise likely to be generated by play and users is highly likely to fall within acceptable noise levels for the hours the MUGA is susceptible to use. It would be recommended not to install artificial lighting to avoid facilitating any sporting activity in dark hours, where residents are likely to be more noise sensitive. There is some existing segregation of the possible location by trees and</p>



bushes, which would further dampen noise. Additional trees or bushes could be located here in future to further shield residents from noise. In Dorset Council's view, as the local authority responsible for noise and statutory nuisances, the noise of children playing is not recognised as a nuisance and their guidance may be found at <https://www.dorsetcouncil.gov.uk/w/noise-nuisance>.

**Costs:** The cost of installing a MUGA at Hauses Field can be estimated to be between £50,000 - £65,000. (excl. VAT) This project is likely to require a formal tender process, in line with the Council's Financial regulations and current legislation.

Funding through grants may be available to support the Council in raising the required funds. Resident supporters of the project have expressed an interest in grass roots fundraising for the project. It is highly likely that the Town Council will be able to secure the purchase through grant funding and fundraising alone.

#### **Dirt/Dirt/pump Track Facilities:**

**Brief:** A dirt/dirt/pump track within Hauses Field utilising the current ex-skate park site was investigated. Key considerations were to tailor its use ensuring younger children did not lose use of the park or its jumps but to allow for older users of the park to gain more utility from the facilities, for whom the current jumps are too small. Key considerations were proximity to residential properties and avoiding undue disturbance and managing the type of user within the park. Council has resolved not to return a skatepark to Hauses Field and a non-dirt dirt/pump track could inadvertently facilitate skateboard use in a residential area where it would not be suitable.

**Location:** *Appendix 2* contains the footage of the existing bike jump area where the skate park was formerly located. Parts of this site would be the most viable location to enhance dirt/pump track style facilities, given similar previous use and the avoidance of consuming open green space. The identified site in its entirety is likely not practicable to transform into dirt/pump track facilities due to budgetary or other constraints.

**Distance to neighbours, guidance and compliance:** Dirt/pump tracks are recommended to be no closer than 20 metres. The possible location in *appendix 2* would comply with this guidance.

Dirt/pump tracks of this type often do not require planning permission, though seeking guidance from Dorset Council via a Lawful Development Certificate may be advantageous.

Concerns regarding noise generation have been raised by a small number of residents. Dirt/pump tracks are available in a variety of materials, vastly changing the noise generated by users. Materials also impact the type of user and noise each user might generate, for example a bicycle / BMX bike is much quieter than a skateboard. A dirt/pump track facility made of a non-concrete material which is not used by skateboard would be notably quieter than the previously existing skatepark. Similar sites have had noise assessments carried out, using louder materials than proposed in Hauses Field, which have still fallen well within applicable guidance in the UK. To follow guidance and



	<p>good practice, Council may wish to commission its own noise assessment of the proposed site.</p> <p><b>Costs:</b> Dirt/pump tracks are specialist build in unique sites making exact costings challenging to forecast.</p> <p>Given the currently proposed materials and size of possible working area, Wareham Town Council might estimate a dirt/pump track to cost between £45,000 - £80,000. (excl. VAT) This project is likely to require a formal tender process, in line with the Council's Financial regulations and current legislation.</p> <p>These figures are designed to be indicative only. Consultation with service users to identify a final specification would establish more accurate figures.</p> <p>Funding through grants may be available to support the Council in raising the required funds. Resident supporters of the project have expressed an interest in grass roots fundraising for the project. It is highly that Council will be able to secure the purchase through grant funding and fundraising alone.</p> <p><b>Engagement with residents:</b> Engagement with residents surrounding the proposals is highly recommended. This engagement will allow Council to gain a more in-depth picture of resident opinion of both facilities and identify both additional challenges the Council may need to overcome to realise these, as well as opportunities for residents to support the projects' ongoing development.</p> <p><b>Funding:</b> Council will need to decide how it wishes to long-term financially plan for any selected proposals. Officers have identified several potential grant funding streams, but these are highly unlikely to completely fund the projects.</p> <p>Landscaping of the surrounding area would need separate consideration and funding.</p>
<b>Implications</b>	<p><b>Financial:</b> Wareham Town Council does not have budget set aside for either proposal. Securing, raising or allocating funding will require considerable time and resource.</p> <p><b>Public objection:</b> Residents may object to the facilities being installed due to noise, antisocial behaviour, green space loss or cost / need concerns. Strong public objection may lead to the project becoming unpalatable if public objection markedly outweighs projected public benefit. There have already been concerns regarding possible antisocial behaviour have been raised. It is difficult to foresee whether this would materialise to a critical extent and guidance and partnership working community policing and other stakeholders may help overcome any potential issues.</p> <p><b>Officer capacity:</b> Planning, quote sourcing and facility specific engagement exercises and implementation each respectively require considerable officer capacity. Seeking to deliver all elements at once alongside other Council priorities will make it difficult for projects to be delivered in a timely and high-quality manner.</p>
<b>Recommendation</b>	<p>To consider the findings of the investigation in respect of proposals to enhance facilities in Hauses Field.</p>



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## AMENTIES COMMITTEE REPORT

Meeting Date: 12 August 2025

### Agenda Item: 7

<b>Subject:</b>	St Martin's-on-The-Walls War Memorial Stone Repair												
<b>Prepared by:</b>	Sam Dickins, Deputy Town Clerk												
<b>Purpose of Report:</b>	To consider the repair of the damaged stones of the St Martin's-on-The-Walls war memorial.												
<b>Background:</b>	Fractures in the St Martin's-on-The-Walls war memorial have emerged. Given the war memorial's important civic role in Wareham's Remembrance Parade and as a public war memorial, officers have investigated options for the memorial's repair.												
<b>Key Points:</b>	<p><b>Aesthetic and material damage:</b> The fractures on the St Martin's-on-The-Walls war memorial (<i>Appendix 1</i>) pose both moderate health and safety and aesthetic concerns. The location of <i>fracture 2</i>, which poses both aesthetic and health and safety considerations, is towards the back area of the war memorial. This means the fracture is away from the highest footfall but still poses a risk as the fractured stone is not suitably weight bearing should it be mounted. <i>Fracture 1</i> is located towards the front of the monument, which requires resealing to avoid deterioration.</p> <p>Minor aesthetic damage (<i>damage 3</i>) has also been noted to the top of the inscribed stone, which companies have also been asked to factor into their quotes as additional works if possible and appropriate, which the committee may choose to include within the scope of the work.</p> <p><b>Available repair approaches:</b> There are two approaches available to The Council to repair the memorial.</p> <p><b>1)</b> The stones can be repointed and sealed back into place, ensuring that both pieces are materially sound and fixed in place. This would not wholly remove the fractures visually but would resolve structural issues. A similar type of repair has historically been carried out on the war memorial for <i>fracture 1</i>.</p> <p><b>2)</b> The stones can be removed and replaced with a new piece of stone.</p> <p>Officers contacted 11 companies receiving six quotes for respective approaches. Companies have been asked to include within their quotations viable solutions to resolve the aesthetic damage in "<i>Damage 3</i>" as an optional extra, should this work be billable.</p> <table><tr><td>Companies</td><td>Quote for repointing / adhesive repair</td><td>Quote for stone replacement</td></tr><tr><td>Company 1</td><td><i>Delayed Site Visit - Quote to be received before meeting</i></td><td><i>Delayed Site Visit - Quote to be received before meeting</i></td></tr><tr><td>Company 2**</td><td>£300 (excl. VAT)</td><td><i>Not quoted for</i></td></tr><tr><td>Company 3</td><td>£559 (excl. VAT)</td><td><i>Not quoted for</i></td></tr></table>	Companies	Quote for repointing / adhesive repair	Quote for stone replacement	Company 1	<i>Delayed Site Visit - Quote to be received before meeting</i>	<i>Delayed Site Visit - Quote to be received before meeting</i>	Company 2**	£300 (excl. VAT)	<i>Not quoted for</i>	Company 3	£559 (excl. VAT)	<i>Not quoted for</i>
Companies	Quote for repointing / adhesive repair	Quote for stone replacement											
Company 1	<i>Delayed Site Visit - Quote to be received before meeting</i>	<i>Delayed Site Visit - Quote to be received before meeting</i>											
Company 2**	£300 (excl. VAT)	<i>Not quoted for</i>											
Company 3	£559 (excl. VAT)	<i>Not quoted for</i>											



	Company 4	£600 (excl. VAT)	£1000 (excl. VAT)
	Company 5	<i>Delayed Site Visit - Quote to be received before meeting</i>	<i>Delayed Site Visit - Quote to be received before meeting</i>
	Company 6	<i>Delayed Site Visit - Quote to be received before meeting</i>	<i>Delayed Site Visit - Quote to be received before meeting</i>
	<p><b>Potential Grant Funding:</b> Funding for war memorial maintenance is available through the <a href="#">War Memorials Trust</a>. If Wareham Town Council applies for funding and is awarded a grant, it might expect 50% of the eligible costs towards the repairs but this can be as high as 75% of the total cost in exceptional cases.</p> <p><b>Limitations of War Memorial Trust Funding:</b> Funding is available in funding rounds. The next available round of funding closes on 31 October 2025 with a funding outcome by early January 2026. <u>This means funding cannot support a repair in time for Remembrance 2025.</u></p> <p>War Memorial Trust funding requires repairs to follow conservation principles. This means Wareham Town Council could <u>only</u> explore resin / adhesive repairs to avoid removing the original stones in line with <a href="#">its conservation principles</a>.</p> <p><b>Financials:</b> A “War Memorial Maintenance” budget line exists holding £250. And a reserve for the war memorial currently holds £1000, given a total of £1,250 to cover the repair costs.</p>		
<b>Implications</b>	<p><b>Health &amp; Safety:</b> The location of <i>fracture 2</i> presents a minor health and safety risk should someone unknowingly exert weight on it. This could lead to a fall on Council property.</p> <p><b>Reputational:</b> The aesthetic of a damaged war memorial may lead members of the public to criticise why the war memorial is not being repaired or maintained.</p> <p><b>Timing:</b> Identified grant funding to support the repairs will not be available before this year’s Remembrance Parade. Alternate, timely grant funding is extremely unlikely.</p>		
<b>Recommendation</b>	To consider the repair of the damaged stones of the St Martin’s-on-The-Walls war memorial.		



## Appendix 1 - War Memorial



Fracture 1



Fracture 2



Fracture 2



Damage 3



Damage 3



Damage 3





## AMENITIES COMMITTEE REPORT

Meeting Date: 12 August 2025

### Agenda Item: 8

<b>Subject:</b>	Carey Hall Play Area Fencing
<b>Prepared by:</b>	Sam Dickins, Deputy Town Clerk
<b>Purpose of Report:</b>	To consider the installation of replacement fencing at the Carey Hall play area.
<b>Background:</b>	<p>Adjoining fencing in the Carey Play Area has deteriorated and poses a potential risk to play area users. The fencing in question does not belong to Wareham Town Council but the neighbouring property. As Wareham Town Council does not have enforcement powers to compel the fence owner to remedy this and informal, polite requests have not brought about the required action, officers have investigated installing fencing to segregate play area users from adjoining current risks and further areas which may pose risks in the future.</p>
<b>Key Points:</b>	<p>The separating fence, which has fallen into a state of disrepair, now has exposed sections of corrugated sheet presenting sharp edge protruding into the play area and presenting egress points for children to get into a member of the public's garden.</p> <p>Following good practice, fencing within play areas should be designed and installed with BS EN 1176 compliance in mind. Specifically, it should minimise or eliminate where possible, sharp or dangerous edges. This evidences the Council taking its duty of care seriously.</p> <p>To eliminate the existing risk and mitigate against future potential risks, officers have investigated fencing the area marked in <i>Appendix 1</i>.</p> <p>As marked in <i>appendix 1</i>, not all perimeters of the Carey play area would require new fencing. Two of the enclosing sides require no attention and another only requires partial fencing to connect to a safe hedge segregating another property from the play area.</p> <p>Officers contacted nine suitable companies' and have received limited information in respect of quotes which are difficult to compare like for like. The quotes received up to the date of the meeting will be tabled for full consideration as explanations for each will need to be given to provide clarity, which cannot be achieved within this report.</p> <p>The most suitable budget line to support this work is Cost Centre "Town Furniture and Features" and Cost Code "General Maintenance" which currently has £1,400 available.</p>
<b>Implications:</b>	<b>Health and Safety:</b> The currently exposed fence area poses the risk of harming a playground user. Uncontrolled egress points which may arise from the neighbouring fence also poses risks to user safety and should be avoided in playground design.
<b>Recommendation</b>	To consider the tabled quotes and either agree to appoint one contractor or delegate authority to the Chair of Amenities and Deputy Clerk to select an appropriate contractor.

# APPENDIX 1



 = Proposed Fencing Location