

TUNBRIDGE WELLS COMMONS CONSERVATORS

6th January, 1976   PRESENT:   Councillor Glanfield (Chairman)  
                                  Councillors Mrs. Bowles, Mrs. Streeten  
                                  and Wolvey.  
                                  Mrs. Kentner.  
                                  Messrs. H.T. Clarke, B.H. Fountain, C.R. Harler,  
                                  N.J. Lurcook and D.I. Lloyd-Roberts.

1.     MINUTES - The Minutes of the last meeting were read and confirmed.
2.     ACCOUNTS - Accounts amounting to £2,639.72 were passed for payment.
3.     ESTIMATES - Estimates for the amount required for the purposes of the Commons Conservators for the next financial year were approved in the sum of £15,210.

RESOLVED - That the Recreation and Leisure Committee of the Tunbridge Wells Borough Council be requested to make provision in its estimates for the next financial year of an amount of £15,210 under the provisions of the Tunbridge Wells Improvement Act 1890, the Public Health Act 1875, and all its other statutory powers.

4.     INSURANCE

- (1)    FIRE DAMAGE - Further to Minute 10 of the meeting held on the 7th October, 1975, the Treasurer reported that he had discussed this matter with the Conservators' insurers who had indicated that it would appear that the Conservators would not be liable for fire damage to buildings on the Common in the absence of negligence. In that event, the existing Third Party Policy would provide the necessary cover.

RESOLVED - That the report be noted.

- (2)    CLAIM - The Treasurer reported on a possible claim against the Conservators arising out of an accident on 24th June, 1975. This was being dealt with by the insurers.

5.     SURVEYOR'S REPORT - The Surveyor's report for the quarter ended 31st December, 1975, was received.

The Surveyor also reported an offer of four trees by Mr. and Mrs. Charles for planting on the Common.

RESOLVED - That the offer be accepted with grateful thanks.

6.     STAFF - The Surveyor reported that three members of the Staff were already on extended service beyond the retiring age and

sought instructions regarding further extensions in view of the present unemployment situation.

RESOLVED - That the Chairman be authorised to discuss this matter with the Personnel/Management Services Officer of the Borough Council.

7. DATES FOR FUTURE MEETINGS

RESOLVED -

- (1) The future meetings be held on Tuesday 30th March, 1976, and Thursday 1st July, 1976.
- (2) That the dates for the remaining meetings in 1976/77 be considered at the March meeting.

8. NOTICE BOARD - Attention was drawn to a notice board affixed to a tree at the junction of Major York's Road/Hungershall Park and the Surveyor was instructed to either have the board repainted or, if no longer required, removed.

*W. L. L. L.*

*Chairman*

*30th March 1976*

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## TUNBRIDGE WELLS COMMONS CONSERVATORS

30th March, 1976 - Present: Councillor Glanfield (Chairman)  
Councillors Mrs. Bowles, Mrs. Streeten and  
Wolvey.

Mrs. Kentner.

Mrs. H.T. Clarke, C.R. Harler, N.J. Lurcook  
and D.I. Lloyd-Roberts.

1. MINUTES - The Minutes of the last meeting were read and confirmed.
2. ACCOUNTS - Accounts amounting to £2,928.88 were passed for payment.
3. SURVEYOR'S REPORT - The Surveyor's Report for the period ended 9th March, 1976, was received.

RESOLVED - That the report be noted.

4. STAFF - Further to Minute 6 of the last meeting, the Surveyor reported that the Chairman and himself had discussed with the Personnel/Management Services Officer of the Borough Council the question of further extending the service of the three members of the staff.

Following these discussions, the Chairman had agreed that the service of the full time employee could be extended for one year and that the services of the two part-time members of the staff concerned could also be extended for the same period, if necessary, but that arrangements should be made during the year to find suitable replacements who would be willing to work similar hours etc. with a view to these two men retiring in due course.

RESOLVED - That the Chairman's actions be confirmed.

5. GRASS CUTTING MACHINES - The Surveyor submitted five tenders received for the supply of grass cutting machines.

RESOLVED - That the tender of Pace and Sons, in the sum of £487.30 inclusive of V.A.T., (the lowest), be accepted.

6. DINGLEY DELL, RUSTHALL ROAD - The Surveyor reported that the occupier of this property had requested that the two seats adjacent thereto should be re-sited.

RESOLVED - That no action be taken in this matter.

7. 26 ERIDGE ROAD - The Surveyor reported that the attention of the architects acting for the owner of this property had been called to the fact that debris from building works had been dumped on part of the Waste of the Manor. The agents were arranging for the rubbish to be removed.

8. BAXTERLEY FLATS, RUSTHALL ROAD - The Surveyor reported that one of the residents of these flats had requested that the area to the front of the property should be tidied up.

He also reported that Councillor Wolvey and himself had recently inspected the area which appeared to be tidy and that no further action appeared to be necessary.

9. LINDEN PARK CRICKET CLUB - The Clerk reported that this Club sought permission to erect a notice board approximately 3 ft. x 2 ft. by the railings at the upper corner of the ground adjoining Fir Tree Road which would indicate the name of the visiting team of the day and details of the next home match.

RESOLVED - That no objection be raised to the proposed notice board provided it is exhibited only on the day of the match in question and stored away when not in use and subject to the construction, design and siting of the board being to the satisfaction of the Surveyor.

10. DATES OF FUTURE MEETINGS - Further to Minute 7 of the last meeting the Conservators agreed that the remaining meetings for the current year should be held on 7th October, 1976 and 6th January, 1977.

11. CHAIRMAN - The Chairman indicated that he would not be seeking re-election at the District Council elections on 6th May, 1976. In order that a new Chairman should be elected to cover the period until the next meeting in July, he now formally resigned as Chairman of the Conservators.

RESOLVED - That the Chairman's resignation be received with regret and that Mr. D.I. Lloyd-Roberts be elected Chairman of the Conservators until the annual meeting in July, 1977.

Mr. D.I. Lloyd-Roberts in the Chair

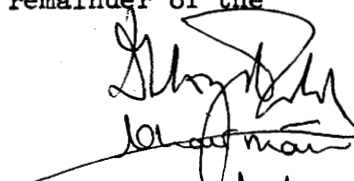
12. Councillor N.L. Glanfield J.P. - The Chairman paid tribute to the services which Councillor Glanfield had rendered during his period of membership of the Conservators.

RESOLVED - That the Conservators do place on record their sincere and grateful thanks to Councillor N.L. Glanfield, J.P., for his services to the Conservators and special interest in the Tunbridge Wells Commons during the past 23 years.

13. COUNCILLOR WOLVEY - The Chairman thanked Councillor Wolvey, who was also not standing for re-election at the forthcoming District Council elections, for his services to the Conservators during his period of membership.

14. AUDITORS -

RESOLVED - That Mr. N.J. Lurcook be appointed as an Auditor in place of Councillor N.L. Glanfield for the remainder of the current year.

  
1st July, 1976

## TUNBRIDGE WELLS COMMONS CONSERVATORS

### SURVEYORS REPORT - QUARTER ENDING 7th JUNE 1976

#### General

The usual grass cutting programme started at the beginning of April and most of the prominent areas have had at least two cuts.

#### Grass Cutting Machines & Grass Cutting

The new rotary grass cutting machine has produced excellent results and has greatly assisted in speeding up the work. It is to be hoped that the programme of replacements may be continued over the next two years, so as to keep labour costs to a minimum. The combination of the dry weather and the new machine has reduced the period over which part time student labour will be required this summer, and none was employed during the spring vacation.

#### Trees

Arrangements have been made with the Parks Department to fell a number of elm trees killed by disease.

The hornbeam tree in a group of trees at the western end of the Lower Cricket Ground about which the previous Surveyor reported at your meeting on the 8th April 1975, is being watched carefully, as there are indications that the rot at the base is increasing slightly.

#### Seats

Repairs are continuing to be made to seats damaged by vandalism.

#### Litter

This continues to be an increasing problem in spite of the provision of additional litter bins as previously authorised. Large quantities of broken glass have also been collected following a special clearing effort from the areas near the Wellington Rocks and the Toad Rock.

#### Post Office Trench Work

The Post Office are in the process of completing their multi duct pipe line between Church Road and Mt. Ephraim Road, which was approved before my appointment and following discussions with the Engineers concerned, the work is being carried out in a satisfactory manner, although the dry weather is not helping with the re-settling of the turves.

#### Trial Holes For New Sewage Rising Main

The Borough Council have advised that it wishes to dig three trial holes on the Common between Manor Park and Nevill Park in connection with investigations prior to preparing a scheme for laying a new pumping main from Hurstwood Pumping Station to the Southern outfall sewer.

#### Brighton Lake

A further clearance of rubbish from this Lake has been made and two lorry loads carried away, but more debris has been thrown in and a further effort will be made as soon as possible.

Linden Park Cricket Club

Further to Minute 9 dated 30th March 1976 no approach has been received from this Club for their proposed new board.

Byelaw and Other Notice Boards

A number of these have been broken, damaged or just deteriorated and a programme of repair and renewal is in progress as far as funds permit.

Excavations

In April the Police reported that some large excavations had been discovered near Hungershall Park and have now been filled in. It appeared that they had been dug and used for shelter.

E.S. COUCHMAN

Surveyor to the Commons Conservators.

ESC/SRC/TS.1260/A

7th June 1976

TUNBRIDGE WELLS COMMONS CONSERVATORS

Revenue Account for the year ended 31st March, 1976.

<u>1974/75</u> £				<u>1975/76</u> £	£
	<u>EXPENDITURE</u>				
	<u>Salaries etc.</u>				
160.25	Clerk	...	...	191.00	
150.25	Surveyor	...	...	171.75	
85.50	Treasurer	...	...	101.75	
97.25	Allowances for expenses	...	...	167.87	
200.00	Retirement gratuity	...	...	-	632.37
	<u>Establishment and Miscellaneous Expenses</u>				
25.00	Printing and other office expenses	...		5.00	
12.87	Public Liability and Fire Insurance	...		10.88	
17.39	Rates	...	...	22.09	37.97
	<u>Other Expenditure</u>				
	( General Maintenance by Tunbridge Wells Borough )				
	( Council employees ... .. )				
	( Repairs etc. - Notice Boards and Signs )				
	( - Fences and posts ... .. )				
7772.40	( - Depot and toolshed ... .. )			10489.09	
	( - Seats ... .. )				
	( Repairs and cleaning - Brighton Lake ... .. )				
200.00	Clearing undergrowth	...	...	200.00	
327.60	Removing diseased trees	...	...	77.94	10767.03
<u>£ 9048.51</u>					<u>£ 11437.37</u>
	<u>INCOME</u>				
3.15	Sundry income	...	...	-	
9045.36	Tunbridge Wells Borough Council -				
	Contribution for year	...	...	11437.37	
<u>£ 9048.51</u>					<u>£ 11437.37</u>

Balance Sheet as at 31st March, 1976.

<u>1975</u> £				<u>1976</u> £
	<u>LIABILITIES</u>			
	Sundry Creditors			
4657.62	Tunbridge Wells Borough Council	...		3038.10
473.25	Others	...	...	-
<u>£ 5130.87</u>				<u>£ 3038.10</u>
	<u>ASSETS</u>			
4930.41	Debtor - Tunbridge Wells Borough Council			3017.78
200.46	Cash at Bank	...	...	20.32
<u>£ 5130.87</u>				<u>£ 3038.10</u>

S. H. MARTIN, I.P.F.A.

Treasurer

TUNBRIDGE WELLS COMMONS CONSERVATORS

1st July, 1976 - Present: Mr. D.I. Lloyd-Roberts (Chairman)  
Councillors Blakeway, Mrs. Bowles and Shepherd.  
Messrs. H.T. Clarke, Fountain, and Lurcook.

1. MINUTES:

The Minutes of the last meeting were read and confirmed.

2. ACCOUNTS:

Accounts amounting to £3,060.83 were passed for payment.

3. APPOINTMENT OF CONSERVATORS:

The following appointment of Conservators was reported:

Tunbridge Wells Borough Council : Councillors Blakeway, Mrs. Bowles,  
Shepherd and Mrs. Streeten.

The Freehold Tenants : Miss P.E.F. Thesiger.

4. ACCOUNTS FOR THE YEAR ENDED 31ST MARCH, 1976:

The Treasurer submitted the accounts for the year ended 31st March, 1976,

RESOLVED - That the accounts be approved.

5. APPOINTMENT OF AUDITORS:

RESOLVED - That Messrs. Fountain and Lurcook be appointed as Auditors for the ensuing year.

6. APPOINTMENT OF COMMITTEE:

RESOLVED - That a Committee consisting of the Chairman, Councillor Blakeway, Messrs. Clarke, Fountain and Lurcook (three to form a quorum) be appointed to deal with matters of urgency arising during the ensuing year.

7. COMMON VIEW:

The Clerk reported proposals of the Tunbridge Wells Borough Council for the making up of Common View which is situate within the Rusthall General Improvement Area.

RESOLVED -

- (1) That no objection be raised to the Council's proposals provided that no expense in connection therewith falls to be met either by the Manorial Authority or the Commons Conservators; and
- (2) That, when carrying out the works, the Council be asked to incorporate an earth embankment on the Common side to prevent parking and to make adequate provision to deal with existing and future surface water drainage of the adjacent Common lands.

8. SURVEYORS REPORT:

The Surveyors Report for the period ended 7th June, 1976, was received.

RESOLVED -

- (1) That the report be noted; and
- (2) That the Surveyor be instructed to arrange for the felling of the Wych Elm at the Western end of the lower cricket ground which is now in a dangerous condition and for a suitable replacement tree to be planted at the appropriate time.

9. ST. LO HOTEL:

The Clerk submitted a request from the owner of the St. Lo Hotel for permission to erect a direction sign to his premises on the Common at the junction of Bishops Down with Mount Ephraim.

RESOLVED - That, provided planning consent and the permission of the Manorial Authority is obtained, permission be granted for the erection of a small wooden sign post of a type and in a position to be approved by the Surveyor for an initial period of three years and, that thereafter, the matter be reviewed.

10. RELAY RACE:

The Clerk reported that the Tunbridge Wells District Sports Advisory Council wished to hold a Relay Race on the Common on the morning of Sunday, 19th September, 1976. The event would be organised by the Tunbridge Wells Lions Club and would take a similar form to the race arranged last year.

RESOLVED - That no objection be raised to the Relay Race taking place on the Common subject to no liability falling upon the Conservators and to the Sports Advisory Council indemnifying the Conservators against any claims howsoever the same might arise from the holding of the race.

11. ST. HELENA:

It was reported that the wooden posts adjacent to this property were rotting and that the owner had offered to provide replacement white painted posts and chains.

RESOLVED - That the offer be not accepted and that the Surveyor be instructed to replace the rotting wooden posts with the normal type concrete posts as and when necessary.

12. LONDON ROAD:

The Surveyor reported that a branch had recently broken off a tree in London Road, falling on a van parked beneath. The matter is being investigated.

13. RUSTHALL COMMON - MOTOR CYCLES:

The Surveyor reported that the attention of the Police had been drawn to the illegal riding of motor cycles on parts of Rusthall Common.

RESOLVED - That the report be noted.

*John Mans*  
7th October 1976

TUNBRIDGE WELLS COMMONS CONSERVATORS

7th October 1976

Present: Mr D I Lloyd-Roberts (Chairman)  
Councillors Mrs Bowles and Shepherd  
Mrs G Kentner  
Miss P E F Thesiger  
Mrs H T Clarke and Fountain

MINUTES:

1. The Minutes of the last meeting were read and confirmed.

ACCOUNTS:

2. Accounts amounting to £3,488.43 were passed for payment.

LOWER CRICKET GROUND:

3. (1) Use for Football:

The Clerk reported that the agent to the Lord of the Manor had given permission for the Lower Cricket Ground to be used during the coming Winter Season by the Bedford Football Club, Tunbridge Wells, on Sunday mornings between 11 a.m. and 1 p.m.

RESOLVED - That no objection be raised to this user.

- (2) Evangelic Tent Crusade:

The Clerk reported that the agent to the Lord of the Manor had agreed that, subject to certain terms and conditions, the Tunbridge Wells and District Council of Christian Churches should be permitted to hold an evangelic campaign on the Lower Cricket Ground during the period 19 May - 15 June 1977.

RESOLVED - That no objection be raised to the proposal subject always to the provisions of Section 170 of the Tunbridge Wells Improvement Act, 1890 and to the other terms and conditions imposed by the agent to the Lord of the Manor being observed.

RUSTHALL GRANGE:

4. The Clerk reported that the Tunbridge Wells Borough Council proposed to redevelop the site of Rusthall Grange and in connection therewith it would be necessary to widen the existing access to Apsley Street.

RESOLVED - That no objection be raised to the proposal to widen the entrance to Apsley Street from the site it being understood that the public will have free access to this part of the Common land at all times which will be maintained otherwise free of all encroachments pursuant to Sections 167 and 168 of the Tunbridge Wells Improvement Act 1890.

SURVEYOR'S REPORT:

5. The Surveyor's Report for the period ending 14 September, 1976, was received.

RESOLVED -

- (1) That the report be noted; and
- (2) That, arising therefrom, the Surveyor be authorised to purchase a new mower during the current financial year from the sum provided within the estimates for contingencies, and that the Chairman be authorised to accept the most suitable tender.

ST. HELENA, MOUNT EPHRAIM:

6. Attention was drawn to the fact that a crossing had been made from the public highway to this property resulting in a possible encroachment on Common land.

RESOLVED - That the Chairman and Clerk be instructed to investigate this matter and to take such action as may be considered necessary.

TREES:

7. The Surveyor drew attention to the fact that many trees had died during the recent Summer and that arrangements were being made to replace them with young saplings which were growing on various parts of the Common.

PARKING ON THE COMMON:

8. Attention was drawn to the growing practice by motorists of parking their vehicles on various verges on the Common and the Surveyor was instructed to continue the Committee's policy of erecting posts or constructing banks as and when possible to prevent such parking.

*[Handwritten signature]*

*Chairman*

*6<sup>th</sup> January 1977*

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 6th January, 1977

Present: Mr D.I. Lloyd-Roberts (Chairman  
The Mayor (Councillor Mrs. Streeten)  
Councillors Blakeway, Shepherd  
Mrs G. Kentner  
Miss P.E.F. Thesiger  
Messrs Fountain and Lurcock

MINUTES:

1. The Minutes of the last meeting were read and confirmed.

ACCOUNTS:

2. Accounts amounting to £3,000.87 were passed for payment.

DATES FOR FUTURE MEETINGS:

3. RESOLVED - That future meetings be held on 31st March, 30th June, 6th October, 1977 and 5th January, 1978, all commencing at 2.30 p.m.

ESTIMATES:

4. Estimates for the amount required for the purposes of the Commons Conservators for the next financial year were approved in the sum of £16,220.

RESOLVED - That the Tunbridge Wells Borough Council be requested to make provision in its estimates for the next financial year of an amount of £16,220 under the provisions of the Tunbridge Wells Improvement Act 1890, the Public Health Act 1875 and all its other statutory powers.

SURVEYOR'S REPORT:

5. The Surveyor's report for the period ended 9th December, 1976 was received.

RESOLVED -

- (1) That the report be noted;
- (2) That the attention of the Police be drawn to the practice of cyclists riding their machines on footpaths on the Common and that they be requested to give whatever assistance possible to prevent such use;
- (3) That no objection be raised to the construction of a proposed gravity sewer which will stretch from the Hurstwood Pumping Station to High Rocks Lane subject to reinstatement of the Common Land to the reasonable satisfaction of the Surveyor and to the Tunbridge Wells Borough Council indemnifying the Conservators against all claims howsoever they may arise.

CASTLE ROAD:

6. The Surveyor drew attention to the increasing damage to the Common along parts of Castle Road, particularly near its junction with Church Road. Members also expressed concern at the danger caused by vehicles parking too close to this junction.

RESOLVED -

- (1) That the Borough Council's attention be drawn to the need to prevent parking in Castle Road immediately adjacent to its junction with Church Road; and
- (2) That the Surveyor be instructed to construct earth banks and ditches to prevent this encroachment.

STAFF:

7. The Surveyor reminded the Conservators that one full-time charge hand and two part-time labourers were over sixty-five years of age and reported that in accordance with Minute 4 of 30th March, 1976 the two part-time employees had been advised that it will be necessary to terminate their service as soon as replacements could be obtained and in any case by 31st March, 1977.

The situation regarding the charge hand was also discussed.

RESOLVED -

- (1) That the Tunbridge Wells Borough Council be asked to consider extending the services of the charge hand for not more than one year (i.e. until 31st March, 1978); and
- (2) That the action in respect of the two part-time employees be confirmed and the Surveyor instructed to discuss with the Personnel Officer of the Borough Council the possibility of continuing the employment of one of these employees on a casual basis in view of his interest and physical capabilities in carrying out his work.

ST. HELENA, MOUNT EPHRAIM:

8. Further to Minute 6 of the last meeting, the Clerk reported upon correspondence regarding a possible encroachment on commonland at St. Helena. A further report would be submitted to a later meeting.

SILVER JUBILEE OF HER MAJESTY THE QUEEN:

9. RESOLVED:

- (1) That, to mark the Silver Jubilee of H.M. The Queen, arrangements be made for the Mayor of Tunbridge Wells and Mrs. G. Kentner to plant a lime tree near to the higher cricket ground; and
- (2) That the planting take place at 2.30 p.m. on 31st March, 1977 and that the meeting of the Conservators schedule to be held that day be held following the ceremony.

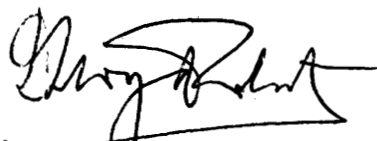
COMMON VIEW:

10. Members expressed concern regarding the encroachment upon the Common by vehicles parking in Common View and the Surveyor was asked to keep this matter under review.

VALE AVENUE:

11. The Clerk reported that certain frontagers of properties in Vale Avenue were preparing plans to submit to the Borough Council for the making up and adoption of that road. The proposals would affect one small area of "common" land containing 14.91 square metres in front of the Tunbridge Wells and Counties Club.

RESOLVED - That no objection be raised in principle to the proposal and that, assuming that the matter proceeds, the frontagers be asked to submit a set of plans and a specification showing in detail the works to be undertaken on the commonland together with a fee of £25.00 to cover the Conservators administrative and supervisory charges.

  
Chairman

31st March 1977.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 31st March, 1977

Present: Mr. D.I. Lloyd-Roberts (Chairman)  
The Mayor (Councillor Mrs. Streeten)  
Councillors Blakeway and Mrs. Bowles  
Mrs. G. Kentner  
Miss P.E.F. Thesiger  
Messrs. Clarke, Fountain and Lurcook

SILVER JUBILEE OF HER MAJESTY THE QUEEN:

1. The Mayor of Tunbridge Wells and Mrs. G. Kentner in the presence of the Conservators planted a lime tree near the Higher Cricket Ground to commemorate the Silver Jubilee of Her Majesty The Queen.

(The Conservators then adjourned to the Town Hall for the usual business of the quarterly meeting).

RESOLVED - That the Surveyor report to the next meeting on the possibility of providing a suitable commemorative plaque.

MINUTES:

2. The Minutes of the last meeting were read and confirmed.

DR. C. HARLER:

3. The Clerk reported that Dr. C.R. Harler had resigned as a representative of the Freehold Tenants.

RESOLVED - That the Conservators do place on record their very sincere appreciation of the services rendered by Dr. Harler over a number of years.

ACCOUNTS:

4. Accounts amounting to £3,893.35 were passed for payment.

UPPER STREET - PARKING:

5. The Clerk submitted correspondence received from a number of residents in Upper Street regarding difficulties caused by vehicles parking partially on The Common. This matter had also been raised with the Police and it seems that the situation has now improved.

RESOLVED - That the report be noted.

EVANGELICAL TENT CAMPAIGN:

6. Further to Minute No.3 (2) of the meeting held on 7th October, 1976, the Clerk reported upon correspondence received from the organisers of the Evangelic Tent Campaign, in which they asked that reconsideration should be given to their request to park six caravans for living accommodation on The Common during the period of this Campaign.

RESOLVED - That, in the exceptional circumstances, permission be given during the period of the Campaign for the parking of not more than six caravans for living accommodation on The Common together with a portaloo which must be connected to the main drainage system via a suitable inspection chamber provided the siting is agreed and approved by the Surveyor and that the organisers make good any damage or disturbance to the Common and indemnify the Conservators against any claims arising from the use of the Common howsoever the same shall arise.

RUSTHALL - SILVER JUBILEE COMMITTEE:

7. It was reported that the Rusthall Silver Jubilee Committee wished to hold a Fete and Bonfire on Rusthall Common on 18th June, 1977.

The Bonfire will be sited near to Common View.

RESOLVED - That no objection be raised to the proposal, subject to any terms and conditions imposed by the Lord of the Manor being observed and to the organisers indemnifying the Conservators against any claims arising from the use of the Common howsoever the same shall arise.

MR. RANKIN:

8. It was reported that Mrs N. Rankin of York Cottage, Major Yorks Road, wished to place a commemorative seat to her late husband on The Common near York Cottage and also sought permission to plant two Ginkgo trees near to the seat.

RESOLVED - That permission be granted.

SURVEYOR'S REPORT:

9. The Surveyor's report for the period ended 8th March, 1977 was received.

Arising from the report the Surveyor reported that the two part-time staff had now terminated their employment and one full-time employee had been appointed in their stead.

RESOLVED -

- (1) That the report be noted; and
- (2) That instructions be given for the felling of a lime tree adjacent to the Mount Edgecombe Hotel and that without prejudice to the strict position the cost of work be shared jointly by the Conservators and the Lord of the Manor.

COMMON VIEW:

10. Further to Minute 10 of the last meeting, the Clerk reported that the Borough Council had now approached the Lord of the Manor to open negotiations for the purchase of land required for the improvement and making up of Common View. It appeared that the works would include an embankment on The Common side of the road to prevent parking.

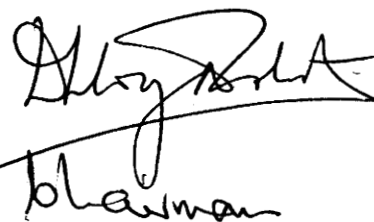
RESOLVED - That the report be noted.

MERRIVALE HOUSE, LONDON ROAD:

11. Attention was drawn to the parking outside this property and the Surveyor was asked to investigate and report to a later meeting.

REGENCY NURSING HOME:

12. The Surveyor was authorised to discuss with the owner of the Regency Nursing Home problems which had arisen regarding the parking of vehicles across the access road to this Home and, if necessary, provide a 'no parking' sign at her expense.

  
Blawman

30th June, 1971

TUNBRIDGE WELLS COMMONS CONSERVATORS.

SURVEYOR'S REPORT - QUARTER ENDING 11th JUNE 1977.

General The grass cutting programme started at the beginning of April and most of the regularly cut areas have been treated three times. The new cutting machines have proved a great improvement. It is suggested that consideration should be given to including a sum in next year's estimates to replace the last of the old machines.

During the past two weeks the combination of the Jubilee holiday (litter collections etc) and the wet weather has put the next round of cutting behind schedule. This round includes for some of the extra areas which are dealt with only once or twice per season.

Trees I regret to report that a large elm tree at the eastern end of Queens Grove and a nearby silver birch have died, and should be felled as soon as possible. Quotations have been obtained and it is recommended the lowest, being that of Westguard & Sons (£37.80) be accepted.

Following previous discussions at the last meeting, the Lime tree adjacent to the Mt. Edgecumbe Hotel has been felled.

Jubilee Tree As instructed a quotation has been obtained from Messrs. Butler Jones for a suitable plaque in the sum of £19.75 plus VAT and delivery.

It is proposed that this shall be mounted on a stone or concrete block set firmly in the ground.

Vandalism Unfortunately I have to report a further bout of damage to seats and young trees. Over the Bank Holiday period seven seats have been broken requiring approximately 20 new slats to be fitted and a number of young trees have been cut down - particularly oaks.

Way to Life Crusade The arrangements made in respect of the above have worked satisfactorily and no problems have so far been brought to my attention. An inspection will be made next week after the site has been cleared.

Jubilee Parties etc No problems have been reported to me as a result of the parties held on Rusthall Common.

Merevale House, London Road - Car Parking As a result of the recent works carried out by the Borough Council this problem has disappeared up to the present.

Regency Nursing Home Following the discussion at the last meeting, arrangements were made with the owner of the above for the provision and erection of a "No Parking" sign, and the works have been completed.

Litter Clearance Campaign Where litter clearing campaign groups are being properly organised, encouragement and assistance is being offered. So far two such organisers have written in, one from the Headmistress of St. Pauls Church of England Junior School to operate on 8th July near the Toad Rock, and one from Mr. Plant of Skinners School, to operate in the vicinity of the Brighton Lake on 15th July.

E.S. COUCHMAN

Surveyor to the Commons Conservators.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Telephone 26121  
Ext. 213

Town Hall  
Tunbridge Wells

Ref: AJOK/WAB

Date: 16th June, 1977

Dear Sir/Madam

The next meeting of the Commons Conservators will be held on Thursday, 30th June, 1977, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

Yours faithfully

  
Clerk

A G E N D A

1. Minutes of the last meeting, (copy attached).
2. Accounts for Payment.
3. Tunbridge Wells Borough Council - Appointment of Representatives.
4. Lower Cricket Ground - Fancy Dress Football Match.
5. Silver Jubilee Tree - Commemorative Plaque.
6. Mount Ephraim - Invalid Carriage Ramp.
7. Evangelical Tent Campaign.
8. Surveyor's Report (copy overleaf)
9. Any other business.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 30th June, 1977

Present: Mr D.I. Lloyd-Roberts (Chairman)  
Councillor Mrs Streeten  
Mrs G. Kentner  
Miss P.E. Thesiger  
Messrs Clarke, Fountain and Lurcook

MINUTES:

1. The Minutes of the last meeting were read and confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £2,928.52 were passed for payment.

APPOINTMENT OF CONSERVATORS:

3. The Clerk reported that the Tunbridge Wells Borough Council had appointed Councillors Blakeway, Mrs Bowles, Shepherd and Mrs Streeten as its representatives on the Conservators for the ensuing year.

ELECTION OF CHAIRMAN:

4. RESOLVED - That Mr B. Fountain be elected Chairman of the Conservators until the Annual Meeting in June, 1978.

Mr B. Fountain in the Chair

MR D I LLOYD-ROBERTS (RETIRING CHAIRMAN):

5. RESOLVED - That the Conservators do place on record their sincere appreciation of the services rendered during the past year by Mr D.I. Lloyd-Roberts.

APPOINTMENT OF AUDITORS:

6. RESOLVED - That Messrs Fountain and Lurcook be appointed as auditors for the ensuing year.

APPOINTMENT OF COMMITTEE:

7. RESOLVED - That a Committee consisting of the Chairman, Councillor Blakeway, Miss Thesiger, Messrs Clarke and Lurcook (three to form a quorum) be appointed to deal with matters of urgency arising during the ensuing year.

LOWER CRICKET GROUND:

8. (a) Fancy Dress Football Match:

The Clerk reported that, after consultation with members of the Committee, permission had been given to the Tunbridge Wells Carnival Committee to hold a Fancy Dress Football Match on the Lower Cricket Ground on the 26th June, 1977.

RESOLVED - That the action be approved.

(b) Evangelical Tent Campaign:

Further to Minute 6 of the last meeting, the Clerk submitted a letter from the organisers of this campaign expressing their thanks for the help received in connection therewith.

SILVER JUBILEE OF HER MAJESTY THE QUEEN:

9. Further to Minute 1 of the last meeting, the Surveyor submitted the suggested wording of a commemorative plaque to mark the planting of a lime tree near the Higher Cricket Ground on 31st March, 1977.

RESOLVED - That the suggested wording be approved and that the Surveyor make the necessary arrangements for the erection of the plaque.

ACCOUNTS FOR 1976/77:

10. The Treasurer submitted the accounts for the year ended 31st March, 1977.

RESOLVED - That the accounts be approved.

SURVEYOR'S REPORT:

11. The Surveyor's Report for the period ended 11th June, 1977, was received.

RESOLVED -

- (1) That the Report be noted;
- (2) That, arising from the Report, the Surveyor arrange for the felling of an elm tree at the eastern end of Queen's Grove and a nearby silver birch which are both dead and that arrangements be made to replace the elm tree by a lime tree at the appropriate time; and
- (3) That the tender of Westguard and Sons for work as required to trees during the ensuing year be accepted.

LONDON ROAD/CHURCH ROAD JUNCTION:

12. The Surveyor reported that the Borough Council wished to carry out modifications to the traffic signals at the London Road/Church Road junction and that, to do so, would necessitate the acquisition of a very small area of common land.

RESOLVED - That, subject to the consent of the manorial authorities being obtained, no objection be raised to the proposal and that the highway authority be asked to make a contribution of £10 towards the Conservators administrative and supervisory charges.

NATURAL HISTORY SURVEY:

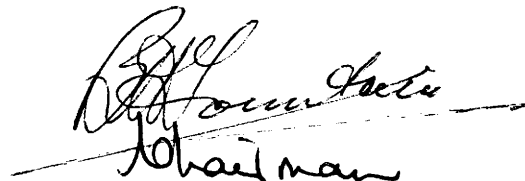
13. The Clerk reported that the Curator of Tunbridge Wells Museum had asked permission to collect representative samples of insects from the Common. This would entail hand netting of flying insects and pitfall traps (comprising a small plastic cup set into the soil surface) for ground living insects.

RESOLVED - That no objection be raised to the foregoing proposal subject to the Borough Council indemnifying the Conservators and to any plastic cups set in the ground being flush with and not protruding above the surface and to re-instatement upon their removal.

85 MOUNT EPHRAIM - RAMP FOR INVALID CARRIAGE:

14. The Clerk reported that the owner of this property had recently had a pavement crossover constructed for her invalid carriage but that she was experiencing difficulties in using the ramp due to parked vehicles.

RESOLVED - That, subject to the approval of the Surveyor to the size, wording and siting, permission is given to place a small 'no parking' sign on the adjacent common land.

  
Chairman

6th October, 1977.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Revenue Account for the year ended 31st March, 1977.

<u>1975/76</u> £			<u>1976/77</u> £	£
	<u>EXPENDITURE</u>			
	<u>Salaries etc.</u>			
191.00	Clerk ... ..		205.75	
171.75	Surveyor ... ..		185.00	
101.75	Treasurer ... ..		109.75	
167.87	Allowances for expenses ... ..		181.00	681.50
	<u>Establishment and Miscellaneous Expenses</u>			
5.00	Printing and other office expenses ...		10.00	
10.88	Public Liability and Fire Insurance ...		18.75	
22.09	Rates ... ..		22.73	51.48
	<u>Other Expenditure</u>			
	( General Maintenance by Tunbridge Wells Borough			
	( Council employees ... ..		10544.06	
	( Repairs etc. - Notice Board and Signs ...		8.37	
	( - Fences and posts ... ..		19.56	
10689.09	( - Depot and toolshed ... ..		57.03	
	( - Seats ... ..		114.31	
	( Repairs and cleaning - Brighton Lake ...		64.03	
77.94	Removing diseased trees and replanting		783.84	
-	Purchase of grass cutting equipment ...		980.20	12571.40
£ 11437.37				£ 13304.38
	<u>INCOME</u>			
-	Sundry income ... ..		2.00	
	Tunbridge Wells Borough Council -			
11437.37	Contribution for year ... ..		13302.38	
£ 11437.37				£ 13304.38

Balance Sheet as at 31st March, 1977.

<u>1976</u> £		<u>1977</u> £
	<u>LIABILITIES</u>	
	Sundry Creditors	
3038.10	Tunbridge Wells Borough Council ...	2903.75
£ 3038.10		£ 2903.75
	<u>ASSETS</u>	
3017.78	Debtor - Tunbridge Wells Borough Council	2860.16
20.32	Cash at Bank ... ..	43.59
£ 3038.10		£ 2903.75

S. H. MARTIN, I.P.F.A.

Treasurer

9th May, 1977.

COMMONS CONSERVATORS

Thursday, 6th October 1977

Present: Mr B Fountain (Chairman)  
Councillors Blakeway, Shepherd and Mrs Streeten  
Mrs G Kentner  
Messrs Clarke, Lloyd-Roberts & Lurcook

MINUTES:

1. The Minutes of the last meeting were read and confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £3,494.29 were passed for payment.

COMMON VIEW:

3. The Clerk reported upon correspondence between several owners/occupiers of dwellings in Common View and the agent to the Lord of the Manor protesting at the proposed making up of that road.

The Conservators re-affirmed their previous decision that no objection should be raised to the proposed making up of Common View.

MAMMOTH RELAY RACE:

4. The Clerk reported that, after consultation with the Members of the Committee, permission had been granted to the Tunbridge Wells District Sports Advisory Council to hold a mammoth relay race on the Tunbridge Wells Common on 18th September, 1977, subject to the same terms as in previous years.

RESOLVED - That the Committee's action be confirmed.

RUSTHALL BONFIRE ENTERTAINMENTS COMMITTEE:

5. The Clerk reported that, after consultation with Members of the Committee, permission had been granted to the Rusthall Bonfire Entertainments Committee to hold a bonfire and fireworks display on Rusthall Common near to Common View on 29th October, 1977, subject to suitable conditions.

RESOLVED - That the Committee's action be confirmed.

SURVEYOR'S REPORT:

6. The Surveyor's report for the period ended 16th September, 1977, was received.

RESOLVED -

- (1) That the report be noted;
- (2) That, arising from the report, provided the cost can be met from savings in the current year's estimates, the Surveyor be authorised to obtain quotations for the purchase of a new mowing machine and that the Chairman be authorised to accept a suitable tender.

- (3) That the lime tree on the Lower Cricket Ground recently vandalised be not replaced but that the Surveyor be instructed to replace the Cherry trees in Mount Edgumbe Road at a suitable time;
- (4) That the Surveyor investigate a possible encroachment upon the Common near to Bulls Hollow; and
- (5) That permission be not granted to the owner of Bulls Hollow to open up the path or track running from that property northwards to Rusthall Road.

ESTIMATES 1978/79:

7. The Treasurer reported that it would be necessary to submit details of the Conservators requirements for the financial year 1978/79 to the Tunbridge Wells Borough Council prior to the next meeting.

RESOLVED - That the Treasurer be instructed to submit estimates on a similar basis to the estimates for the current financial year, suitable provision being made therein for inflation and for the replacement of a mowing machine if this cannot be met from savings in the current year's estimates (see Minute 6(2) above).

TOILETS NEAR TO MOUNT EPHRAIM:

8. RESOLVED - That the Surveyor be instructed to provide a gravel path from Mount Ephraim to the adjacent toilets.

*R. J. C. C. C.*  
*Chairman*

5th January 1978

TUNBRIDGE WELLS COMMONS CONSERVATORS

EXPENDITURE	ESTIMATE 1977/78		REVISED EST. 1977/78		ESTIMATE 1978/79	
	£	£	£	£	£	£
<u>Salaries and Allowances for Expenses</u>		690		720		730
<u>Establishment and Miscellaneous Expenses</u>		90		90		90
<u>Maintenance etc. of Commons</u>						
Employees' wages, etc. ...		12560		12650		13930
Supplies and Services ...		1280		1280		1370
Removing diseased trees and replanting ...		400		400		500
Replacement of grass cutting machines ...		-		650		-
		14240		14980		15800
<u>Total Expenditure excluding contingencies</u>		15020		15790		16620
<u>Provision for contingencies</u>		1200		-		1000
 TOTAL EXPENDITURE ... £		16220		15790		17620

COMMONS CONSERVATORS

Thursday, 5th January, 1978

Present: Mr B Fountain (Chairman)  
Councillors Blakeway, Mrs Bowles, Shepherd and Mrs Streeten  
Mrs G Kentner and Miss Thesiger  
Messrs Lloyd-Roberts and Lurcook

MINUTES:

1. The Minutes of the last meeting were read and confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £3,067.81 were passed for payment.

DATES OF MEETINGS 1978/79:

3. RESOLVED - That meetings be held on the following dates during 1978/79:

30th March  
6th July  
5th October  
4th January

ESTIMATES FOR 1978/79:

4. Estimates for the amount required for the purposes of the Commons Conservators for the next financial year were approved in the sum of £17,620.

RESOLVED - That the Tunbridge Wells Borough Council be requested to make provision in its estimates for the next financial year of an amount of £17,620 under the provisions of the Tunbridge Wells Improvement Act, 1890, the Public Health Act, 1875 and all its other statutory powers.

SURVEYOR'S REPORT:

5. The Surveyor submitted his report for the period ended 12 December, 1977 and stated that since his last report, 46 dead elm trees on Rusthall Common had been felled.

RESOLVED -

- (1) That the report be noted;
- (2) That a suitable quotation not exceeding £638.58 for the provision of a new mowing machine be accepted after allowing part exchange allowance in respect of an old machine.
- (3) That the Surveyor arrange for the lateral branch of a chestnut tree overhanging Major Yorks Road to be lopped, together with three branches on the opposite side of the tree.

SEATS:

6. The Surveyor reported receipt of the gift of seats for siting on the Common from Messrs Hill and Harrison.

RESOLVED - That thanks be expressed for these gifts.

HORSE RIDING ON THE COMMON:

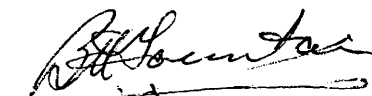
7. Comments were made regarding the growing practice of riding horses on the Common during the period November - March, when riding is prohibited by the Byelaws, particularly on the race course and path leading from Hungershall Park. Attention was also drawn to the damage being caused to the Common by this practice.

RESOLVED - That the Surveyor be instructed to provide up to six notices drawing attention to the ban on horse riding on the Common during the period November - March for erection during that period each year at points to be determined in consultation with the Chairman.

RUSTHALL CRICKET CLUB:

8. The agents to the Lord of the Manor reported that the Rusthall Cricket Club wished to extend the playing area of their pitch on the northern side of the ground. Some site works would be necessary.

RESOLVED - That, provided the work is carried out to the satisfaction of the Surveyor, no objection be raised to the proposal.

  
Chairman

30th March 1978

TUNBRIDGE WELLS COMMONS CONSERVATORS

SURVEYOR'S REPORT - QUARTER ENDING 12th DECEMBER 1977

General        The grass cutting programme has been completed for the year and the staff have since been concentrating on road and path side verges, areas which only receive periodic attention, and have also started on cleaning out ditches.

Trees        Arrangements are in hand to fell the dead elms on both Rusthall and Tunbridge Wells Commons, and it is anticipated a number of these will have been felled before the meeting on the 5th January 1978. A further Silver Birch was blown down at the rear of No. 4 Onslow House during recent storms. It is not recommended that this be replanted due to the proximity of the properties and the number of other young trees in the area.

Matters arising from previous meeting

- (1)        A quotation from the Kent County Supplies Dept is awaited for the new mowing machine, and if received in time will be submitted to the Committee at the meeting.
- (2)        The owners of Bulls Hollow have been advised regarding the encroachment and that the access from Rusthall Road be not opened up. A recent visit to the site does not show any additional encroachment from that reported some years ago, except for the planting of 3-4 young fruit trees and recent work to the drainage system.
- (3)        Arrangements have been made to replace the Cherry trees on Mt. Edgecumbe Road in the new year.

Encroachments

- (1)        The attention of the owners of the Mt. Edgecumbe Hotel has been drawn to apparent encroachments on to Common Land by car parking and I have discussed this with the Manager, who was entirely co-operative. There are certain improvements which are proposed to be carried out and none discussed amounted to further encroachment, apart from cutting grass beyond the edge of the drive.
- (2)        There has been continued parking on Common Land adjacent to the Toad Rock Tavern and the tenant has been advised as the car concerned is registered in his name. No reply has been received to my letter to date.

Vandalism        There has been further damage to the shelter on Tunbridge Wells Common and which has again been repaired.

Other Works

- (1)        The footpath from Mt. Ephraim to the toilets has been constructed and the appropriate sign has been erected.
- (2)        Considerable damage to part of the Common on a bend in Apsley Street has been caused by a lorry delivering materials to Rusthall Grange development. A claim has been made on the firm concerned.
- (3)        Damage by continued horse riding is again taking place, particularly to some paths and the race-course.

E.S. COUCHMAN

Surveyor to the Commons Conservators.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Town Hall  
Tunbridge Wells

Telephone 26121  
Ext. 213

Ref: AJOK/WAB

Date: 21st December, 1977

Dear Sir/Madam

The next meeting of the Commons Conservators will be held on Thursday 5th January 1978, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

Yours faithfully,



Clerk

A G E N D A

1. Minutes of the last meeting, (copy attached)
2. Accounts for Payments.
3. Dates of meetings in 1978/79 - the following are suggested:  
30th March, 29th June,  
5th October, 1978 and  
4th January 1979
4. Estimates for 1978/79 (copy attached).
5. Surveyor's Report (copy herewith).
6. Any other business.

## COMMONS CONSERVATORS

Thursday, 30th March, 1978

Present: Mr. B. Fountain (Chairman)  
Councillors Blakeway, Shepherd and Mrs. Streeten  
Mrs. Kentner, Messrs Lurcock, Clarke, and Lloyd-Roberts

### MINUTES:

1. The Minutes of the last meeting were confirmed.

### ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £3,360.78 were passed for payment.

### HORSE RIDING ON THE COMMON:

3. Further to Minute 7 of the meeting held on the 5th January, 1978, the Surveyor reported that the "no riding" notices had had a marked effect in reducing the practice of horse riding on the Commons during the winter period. The Clerk also submitted correspondence from a local resident suggesting the erection of barriers to prevent riding.

### RESOLVED -

- (1) That, for next winter, the Surveyor arrange for the notices relating to "no riding" to be erected in mid-October to give adequate advance warning to persons in the habit of riding on the Commons and that three additional notices be provided, 1 near Romanoff Lodge and 2 on Rusthall Common;
- (2) That, prior to November, 1978, the Clerk again write to all known riding schools in the area drawing attention to the ban on riding on the Commons during the winter months;
- (3) That no action be taken regarding the suggestion to erect barriers; and
- (4) That the matter be further considered at the meeting of the Conservators in October, 1978.

### CASTLE ROAD - TRAFFIC RESTRICTIONS:

4. Further to Minute 6 of the meeting held on 6th January, 1977, the Clerk reported that the Borough Council had felt unable to take any action regarding the Conservators suggestion to prohibit parking in Castle Road adjacent to its junction with Church Road.

RESOLVED - That the position be noted and no further action taken in this matter at the present time.

### SPONSORED WALK:

5. The Clerk reported that the Friends of the Church of King Charles the Martyr wished to hold a sponsored walk on the Common opposite the King Charles Church on Saturday, 6th May, 1978, to raise funds in aid of their Tercentenary appeal. The route would be along defined footpaths.

RESOLVED - That, provided the route is approved by the Agent to the Lord of the Manor, no objection be raised subject to the organisers indemnifying the Conservators against any claim howsoever arising, ensuring that no damage is occasioned to the Common and that no litter is deposited.

ROYAL TUNBRIDGE WELLS CARNIVAL:

6. The Clerk reported that the Royal Tunbridge Wells Carnival Committee wished to hold a fancy dress football match on the Lower Cricket Ground on Sunday, 25th June, 1978, from 11 a.m. to 12.30 p.m.

RESOLVED - That no objection be raised subject to the organisers indemnifying the Conservators against all claims howsoever arising, to no music and/or amplification equipment being used, and to all litter being removed from the site at the conclusion of the event.

SURVEYORS REPORT:

7. The Surveyor submitted his report for the period ending 4th March, 1978.

RESOLVED -

- (1) That the Clerk send a letter of thanks to Mr. G. Robson for his work in connection with the block for the plaque provided for the Jubilee tree;
- (2) That Mr. C. Cox be appointed charge-hand following the retirement of Mr. Burch;
- (3) That the Commons employees be re-graded from Group B to Group C with effect from 1st April, 1978; and
- (4) That the Council's Personnel/Management Services Officer be requested to investigate the possibility of introducing a bonus scheme for Commons employees.

JUNCTION OF MAJOR YORKS ROAD WITH LANGTON ROAD - HIGHWAY IMPROVEMENT:

8. The Clerk reported that the Tunbridge Wells Borough Council wish to carry out a highway improvement at this junction. The work would involve the acquisition of approximately 200 sq. metres of Common land and the re-siting of the fountain. A small piece of land, which at present forms part of the highway, would be surrendered for inclusion in the Common. There have been 12 accidents at this junction in the past three years.

RESOLVED - That in principle no objection be raised to the proposed works subject to the small area of land no longer required for highway purposes being surrendered for inclusion in the Common; to the satisfactory reinstatement of Common land to the entire satisfaction of the Surveyor and to the Council meeting the Conservators' costs in this matter.

PRIVATE ROAD TO MOUNT EDGCOMBE HOTEL AND OTHER PROPERTIES, MOUNT EPHRAIM:

9. Questions relating to a sign recently erected in the private roadway leading to Mount Edgecombe Hotel and other properties from Mount Ephraim ~~was~~ discussed and the Surveyor was asked to investigate and report to a later meeting.

26 ERIDGE ROAD, TUNBRIDGE WELLS:

10. It was reported that this property was being converted into four flats and that the owner wished to provide a pedestrian access on the side of the building across a strip of the Waste of the Manor.

RESOLVED - That, provided planning consent is forthcoming, no objection be raised to the proposed pedestrian access subject to the works being carried out to the satisfaction of the Surveyor and to the developer meeting the Conservators' costs in this matter.

C.R.F. 28 LEADING TO HIGH ROCKS LANE:

11. The Surveyor reported on a request for repair work to be carried out to this track. It seemed, however, that the track was mainly the responsibility of the persons having user rights and, in the circumstances, the complainant had been informed that the Conservators were unable to assist. The Surveyor stated that he would draw the attention of the Highway Authority to the complaint.

RESOLVED - That the report be noted.

*Ray Mountain*  
*Chairman*

*6th July 1978*

COMMONS CONSERVATORS MEETING 30th MARCH 1978

SURVEYOR'S REPORT FOR QUARTER ENDING 4th MARCH 1978

General

During the past quarter work has been concentrated on clearing debris resulting from wind and rain damage to trees, and in keeping ditches and waterways cleared.

Most paths on both Commons have been edged and those not yet completed will be treated shortly.

Trees

(1) The surgery to the horse chestnut tree off Major York's Road has been carried out satisfactorily and the potential danger removed.

(2) Difficulty is being experienced in arranging for the removal of the roots of the three cherry trees in Mount Edgecumbe Road to allow for re-planting. It is proposed to do this work in conjunction with the Parks Department to reduce costs. Early action has been promised and it is hoped to report to the Committee that all has been completed.

(3) The plaque for the Jubilee Tree has been set in a granite block and has been erected on site. The skill and care exhibited by Mr. G. Robson in carrying out this work, and also his generosity in doing so voluntarily has been most helpful.

(4) The occupier of the north part of Gibraltar Cottage has expressed concern at the possibility of the trees growing on the rock adjacent to his premises causing the rock to split by the action of their roots with the consequent dangers. The site has been inspected and there was no indication of recent movement.

Staff

(1) Mr. W. Burch is due to retire on 31st March after his employment had been extended for 3 years beyond the normal retirement age of 65 years. I would wish to record my appreciation of the willing and helpful manner in which he has carried out his work during my period of service as Surveyor, and I am certain my predecessor would echo these views.

(2) A replacement for Mr. Burch is being sought.

(3) In view of the disparity in wages received between employees on the Common and the majority of other similarly employed staff of the Council who receive bonus payments, it is suggested that the Personnel and Management Services Officer be requested to investigate the possibility of introducing a bonus scheme for these employees.

(4) It is recommended that on the retirement of Mr. Burch, Mr. G. Cox be appointed Charge-hand.

(5) From an investigation into rates of pay it would appear that the Commons employees are entitled to a slightly higher basic rate than they are now receiving and it is recommended that they be regraded accordingly from 1st April 1978. The total cost for 1978/79 will amount to approximately £100.

Seats (1) The seats presented by Mr. Hill and Mr. Harrison (on behalf of Culverden Estate Residents Association) have been erected.

Vandalism (1) It is pleasing to report that since the last meeting there has been an apparent reduction in vandalism, but weather conditions etc have undoubtedly helped in this.

Horse Riding The six notices prohibiting horse riding have been erected and do seem to have had a considerable effect in reducing the nuisance.

Mowers The new mower has been received at a nett price of £622 after an allowance of £28 for the old machine.

E.S. COUCHMAN.

Surveyor to the Commons Conservators.

COMMONS CONSERVATORS

Thursday, 6th July, 1978

Present: Mr. B. Fountain (Chairman)  
Councillors Mrs. Bowles, Shepherd and Mrs. Streeten  
Mrs. Kentner, Miss Thesiger, Messrs. Clarke, Lloyd-Roberts and  
Lurcook.

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £3,828.61 were passed for payment.

APPOINTMENT OF CONSERVATORS:

3. The Clerk reported that the Tunbridge Wells Borough Council had re-appointed Councillors Blakeway, Mrs. Bowles, Shepherd and Mrs. Streeten as its representatives on the Commons Conservators for the ensuing year.

ELECTION OF CHAIRMAN FOR ENSUING YEAR:

4. RESOLVED - That Councillor Mrs. Streeten be elected Chairman of the Conservators for the ensuing year.

Councillor Mrs. Streeten in the Chair

MR. B. FOUNTAIN:

5. RESOLVED - That the Conservators do place on record their sincere appreciation of the services rendered by Mr. Fountain as Chairman during the past year.

APPOINTMENT OF AUDITORS FOR ENSUING YEAR:

6. RESOLVED - That Messrs. Fountain and Lurcook be appointed as Auditors for the ensuing year.

APPOINTMENT OF COMMITTEE FOR ENSUING YEAR:

7. RESOLVED - That the Chairman, Councillor Blakeway, Miss Thesiger, Messrs. Clarke, Fountain and Lurcook, (three to form a quorum), be appointed as a Committee to deal with matters of urgency arising during the ensuing year.

ACCOUNTS FOR YEAR ENDED 31ST MARCH, 1978:

8. The Treasurer submitted the accounts for the year ended 31st March, 1978.

RESOLVED -

- (1) That the accounts be approved; and
- (2) That the Treasurer investigate the possibility of presenting the accounts in a revised form for future years.

JUNCTION OF MAJOR YORKS ROAD WITH LANGTON ROAD - HIGHWAY IMPROVEMENT:

9. Further to Minute 8 of the meeting held on 30th March, 1978, the Clerk submitted a letter from a resident of Tunbridge Wells suggesting that no monetary consideration should be accepted for the land which is to be sold to the Borough Council for a highway improvement near to the junction of Major Yorks Road with Langton Road but that, instead, the land should be exchanged for part of one of the roads running across the Common, such roadway reverting to Common land.

RESOLVED - That no action be taken on the suggestion.

CODIFICATION OF LOCAL LEGISLATION IN KENT:

10. The Clerk reported correspondence with the Borough Solicitor regarding Section 262 of the Local Government Act, 1972, whereby most local Acts of Parliament would automatically cease to have effect in 1984 and stated that the Kent County Council, together with the District Councils in Kent, were proposing to promote a Bill to ensure that those parts of such legislation which are still relevant or useful were re-enacted, together with any new clauses which may appear useful.

One of the most important parts of local legislation was the Tunbridge Wells Improvement Act, 1890, which controlled and regulated the Commons. The Council had agreed, therefore, to consult the Conservators regarding existing legislation which should be retained and any suggested new clauses which appeared desirable.

In view of the timetable imposed by the County Council it had been necessary to reply to the Borough Council by the middle of May and he had, therefore, indicated that the Conservators would wish to retain the whole of Part XIV of the Tunbridge Wells Improvement Act, 1890.

RESOLVED -

- (1) That the action of the Clerk be confirmed; and
- (2) That the Borough Council be further informed that both the Conservators and the Manorial Authorities would wish to be consulted and involved in the drafting of any replacement legislation.

SURVEYOR'S REPORT:

11. The Surveyor submitted his report for the period ending 20th June, 1978.

RESOLVED -

- (1) That the tender of English Woodlands in the sum of £62 for felling a beech tree adjacent to Major Yorks Road be accepted;
- (2) That the Surveyor investigate the condition of an oak tree near to Hungershall Park and the Committee empowered to authorise any necessary action; and
- (3) That the Surveyor convey to the staff the staff the Conservators' appreciation of their efforts in carrying out the grass cutting programme during the current year.

TREES:

12. The Surveyor reported that the owner of Romanoff Lodge had requested that an oak tree at the rear of his property should be lopped.

The Conservators also considered a suggestion by the Surveyor that, in order to protect good specimens, it was desirable to carry out a thinning programme over the next few years where trees were growing in congested groups.

RESOLVED -

- (1) That the Committee be asked to inspect the oak tree near Romanoff Lodge and authorise any action if considered to be necessary; and
- (2) That the Committee be asked to inspect the groups of trees in this area and submit their recommendations to the next meeting.

WATER SUPPLY, 83 LONDON ROAD, TUNBRIDGE WELLS:

13. The Clerk reported that the Agent to the Lord of the Manor had authorised a replacement water supply pipe servicing 83 London Road which crossed Common land, the new supply pipe being laid in a slightly different position to the existing pipe.

HORSE RIDING ON THE COMMON:

14. Further to Minute 3 of the meeting held on 30th March, 1978, the Conservators further considered questions relating to horse riding on the Common.

RESOLVED - That the Surveyor investigate the question of horse riding on the Common to ascertain the main areas where riding takes place and report to the next meeting and that, thereafter, the matter be further considered.

GRASS CUTTING:

15. The Surveyor referred to the difficulties which had been experienced in cutting grass on the Common during the current year, problems being caused by the shortage of staff and the inclement weather. It would greatly assist the grass cutting programme if two mechanical hand machines could be purchased for cutting grass in difficult areas, sloping banks, etc. Sufficient funds were available within the estimates.

RESOLVED - That the Surveyor be authorised to purchase two rotary mowers at a total cost of approximately £254.

*W. H. Steeten*  
Chairman

5<sup>th</sup> October, 1978

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COMMONS CONSERVATORS

Friday, 14th July, 1978

At a meeting of the Committee held on the Common

Present: Mrs Streeten (Chairman)  
Messrs Fountain, Lurcock and Miss Thesiger

In Attendance:

R Coombs (Council Arboricultural Asst)  
W Godwin (Forward Planning Officer)  
M J H Girling (Clerk)  
E S Couchman (Surveyor)

ROMANOFF LODGE:

1. The members inspected the Oak Tree which the owner of Romanoff Lodge had requested be lopped, and reduced in size to prevent over-shadowing of his property. A note by Councillor Shepherd who had inspected the tree but was unable to be present at the meeting was considered.

RESOLVED - That no action be taken.

TREES:

2. RESOLVED - It was agreed that the following be approved

- (1) The Council's Arboricultural Assistant together with the Surveyor select and arrange to carry out a limited amount of thinning where necessary to allow the proper development of selected finest trees.
- (2) To transfer to the Parks Department for onward growth suitable young saplings and that these be used for future planting both in the Common and on other sites in the Borough.
- (3) To give special attention to allow the proper growth of 3 No Red Chestnuts in the wooded area approximately midway between Romanoff Lodge and the Wellington Rocks.
- (4) To remove young shrubs and saplings from the open area between the Queens Grove and the Wellington Rocks.
- (5) To continue the felling of dead and dangerous trees.
- (6) To carry out essential tree surgery when necessary.
- (7) The above works to be contained, if possible, within the present financial limits.
- (8) The Surveyor to note and check possible encroachments by the owner of Romanoff Lodge.

COMMONS CONSERVATORS MEETING

5th October 1978

Surveyor's Report for quarter ending 21st September 1978

General Normal maintenance and refuse clearing has continued.

Trees (1) Further to Minute 11 dated 6th July the following work in connection with trees has taken place:

- (a) The large Beech tree north-west of Hungershall Park/Major York's Road junction has been felled.
  - (b) The branch of the Oak tree near Hungershall Park has been cleaned and treated.
  - (c) A Sycamore adjacent to No. 1 Hungershall Park, which was badly diseased has been felled after consultation with the Chairman; as well as two dead Elms on the north side of Hungershall Park and two more on the bank opposite Union House have been felled.
  - (d) Again after consultation with the Chairman, a dangerous branch of a Horse Chestnut tree near Church Road has also been lopped and the wound properly treated.
- (2) (a) It is apparent that the individual Sycamore between Rusthall Cricket Ground and Langton Road is diseased and should be felled. It is recommended that a replacement be planted.

Horse Riding Further to Min. 14 it is difficult to establish clear patterns of the routes used as they vary greatly, but the main areas affected seem to be:

- (1) Happy Valley from Tea Garden Lane;
- (2) Between Hungershall Park and Eridge Road;
- (3) Parts of the Racecourse.

Arrangements have been made to erect the necessary signs during October including the two additional ones requested.

Staff No permanent replacement for Mr. Burch has been found and he is continuing to work part-time.

Encroachments The owner of Romanoff Lodge has expressed regret at the placing of stepping stones etc at the rear of his property.

Damage & Vandalism Problems have arisen in respect to damage to young Sycamores and brambles etc by a resident and action was immediately taken to stop this.

Glamorgan Army Cadet Force A number of members of the above Force, together with some of their Officers and N.C.O's, carried out a litter clearance campaign on 24th August and collected large quantities of rubbish.

The Chairman met a number of the personnel concerned and a letter of appreciation was sent to the Commanding Officer.

E.S. COUCHMAN.

Surveyor

TUNBRIDGE WELLS COMMONS CONSERVATORS

Telephone 26121  
Ext. 213

Town Hall  
Tunbridge Wells

Ref: AJOK/PMM

Date: 25th September, 1978

Dear Sir/Madam,

The next Meeting of the Commons Conservators will be held on Thursday 5th October, 1978, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

Yours faithfully,

  
Clerk

A G E N D A

1. MINUTES OF THE LAST MEETING (Copy attached).
2. ACCOUNTS FOR PAYMENT
3. HORSE RIDING ON THE COMMONS
4. ROAD IMPROVEMENTS - LONDON ROAD/CHURCH ROAD JUNCTION
5. MINUTES OF MEETING OF COMMITTEE HELD ON 14th JULY 1978
6. METAL DETECTORS
7. MAMMOTH RELAY RACE
8. SURVEYOR'S REPORT (Copy attached).
9. ANY OTHER BUSINESS
10. The next meeting of the Conservators will be held on 4th January, 1979.

COMMONS CONSERVATORS

Thursday, 5th October, 1978

Present: Councillor Mrs Streeten (Chairman)  
Councillor Shepherd  
Mrs Kentner, Miss Thesiger  
Messrs Clarke, Fountain, Lurcock & Lloyd-Roberts

MINUTES:

- 1 The Minutes of the last meeting were confirmed.

ACCOUNTS:

- 2 Accounts amounting to £2,958.81 were passed for payment.

HORSE RIDING ON THE COMMON:

- 3 Further to Minute 14 of the last meeting, the Conservators considered further the question of horse riding on the Common and the Surveyor reported with regard to the main areas on which riding appeared to take place.

The Clerk reported that, under the bye-laws, it would be possible to set aside an area for horse riding if the Conservators so wished, but that it might be preferable to leave the matter in abeyance for the time being and re-examine the situation in connection with the forthcoming review of local legislation.

RESOLVED -

- (1) That the question of horse riding on the Common be further considered in connection with the review of local legislation;
- (2) That the Surveyor arrange for the immediate erection of the notices drawing attention to the ban on horse riding on the Common during the winter months; and
- (3) That the Clerk write to local riding establishments drawing attention to the bye-laws.

HIGHWAY IMPROVEMENTS:

- 4 (a) Junction of Mayor Yorks Road/Langton Road:

Further to Minute 8 of the meeting held on the 30th March, 1978, the Clerk reported that Borough Council would be proceeding with the acquisition of the land in question by means of a Compulsory Purchase Order.

RESOLVED - That the report be noted.

(b) Church Road/London Road Junction:

The Clerk reminded the Conservators of their approval to a scheme for road improvements at this junction and submitted details of a revised scheme which would necessitate taking a slightly larger area of common land. This land would also be acquired by means of Compulsory Purchase Order.

RESOLVED - That in principle no objection be raised to the revised scheme for road improvements at this junction.

MINUTES OF MEETING OF THE COMMITTEE HELD ON 14 JULY 1978:

- 5 The Clerk submitted the Minutes of a meeting of the Committee held on the 14th July, 1978.

In connection with the encroachment referred to in Resolution (8) of Minute 2, the Surveyor reported on correspondence with the owner of Romanoff Lodge regarding the stepping stones which he had placed on the Common.

RESOLVED - That, in the circumstances, no objection be raised to the temporary encroachment which has taken place but that the right be reserved to require the owner of Romanoff Lodge or his successors in title to remove the stepping stones at any time in the future upon request from the Conservators.

METAL DETECTORS:

- 6 The Clerk submitted two requests for permission to use metal detectors on the Common.

RESOLVED - That, having regard to Bye-law 17, permission be not granted.

MAMMOTH RELAY RACE:

- 7 The Clerk reported that a request had been received from the Tunbridge Wells District Sports Advisory Council for permission to hold its annual Mammoth Relay Race on the Common on the 17th September, 1978, and that, after consultation with the Chairman, permission had been granted subject to the usual conditions.

RESOLVED - That the Chairman's action be confirmed.

SURVEYOR'S REPORT:

- 8 The Surveyor submitted his Report for the period ended 5th October, 1978.

RESOLVED -

- (1) That the Sycamore tree between Rusthall Cricket Ground and Langton Road be felled and replaced by a Hornbeam tree;
- (2) That arrangements be made for the chargehand to attend a K.C.C. organised training course in the use of chain saws;

- (3) That the seats in Happy Valley and opposite the main Post Office which had been damaged by vandals be replaced in the Spring;
- (4) That the Surveyor be authorised to obtain a suitable preparation for dealing with growths of Japanese Dog Weed near Dingley Dell and Font Hill; and
- (5) That the Surveyor be authorised to purchase a suitable chain saw for use by the chargehand after the satisfactory completion of the course mentioned in (2) above, the cost estimated to be in the region of £250.

ESTIMATES 1979/80:

- 9 The Treasurer reported that it would be necessary to submit details of the Conservators' requirements for the financial year 1979/80 to the Tunbridge Wells Borough Council prior to the next meeting.

RESOLVED. - That the Treasurer be instructed to submit estimates on a similar basis to the current financial year, suitable provision being made therein for inflation, the clearance of dead trees and the proposed bonus scheme for staff.

RUSTHALL CHURCH - DAMAGE TO WALL:

- 10 The Conservators consider correspondence regarding damage to the wall at Rusthall Church.

RESOLVED - That the Committee be requested to inspect the wall and authorise any action considered to be appropriate.

IRISH CRICKET:

- 11 The Clerk reported that the Agent to the Lord of the Manor had given consent to Speldhurst Round Table to hold a game of Irish cricket on the lower Cricket Ground on the 17th September, 1978, subject to the usual conditions and that, after consultation with the Chairman, no objection had been raised on behalf of the Conservators.

RESOLVED - That the Chairman's action be confirmed.

RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE:

- 12 The Clerk reported that the Rusthall Bonfire and Entertainments Committee wish to hold a bonfire and fireworks display on the Common near Common View on the 28th October, 1978.

RESOLVED - That permission be granted subject to the organisers indemnifying the Conservators against any claims arising from the event, to the removal of all litter and making good the Common at the conclusion of the event.

CODIFICATION OF LOCAL LEGISLATION IN KENT:

- 13 Further to Minute 10 of the last meeting, the Clerk submitted a further letter from the Borough Solicitor indicating that he had been informed by the County Council that Parliamentary Agents now advised that the Rusthall Manor Acts were not affected by Section 262 of the Local Government Act 1972, as they were not promoted by a local authority. They would not, therefore, come within the scope of the proposed County Council's Bill.

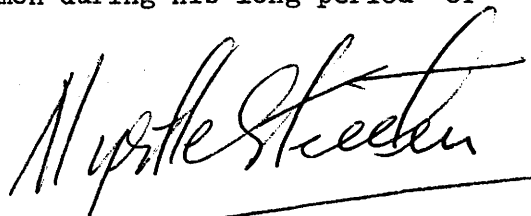
The County Council had also indicated that they felt that the onus was upon the Borough Council to indicate the provisions of existing local legislation which it would like to see re-enacted and to produce evidence in support thereof. As part of this exercise it would obviously be necessary to consider to what extent the matters dealt with in local legislation were now covered by other provisions of the general law. In view of the likely volume of work involved it seemed unlikely that the Borough Council would have the necessary staff resources to deal with the matter and it was assumed that the Conservators would not wish to undertake the task themselves but would prefer the Borough Council to make suitable arrangements.

RESOLVED - That the Borough Council be informed that the Conservators wish the Council to arrange for the necessary detailed work in connection with the review to be undertaken on their behalf subject to appropriate consultation with the Conservators on all matters of policy as the work proceeds.

MR B FOUNTAIN:

- 14 Mr Fountain informed the Conservators that he would shortly be leaving his house on the Tunbridge Wells Common and would, therefore, vacate his office as Conservator representing the Freehold Tenants.

RESOLVED - That the Conservators do place on record their very sincere and grateful appreciation to Mr Fountain for his untiring interest and enthusiasm in connection with the Common during his long period of membership of the Conservators.

  
Chairman  
4th January 1979

## COMMONS CONSERVATORS

Thursday, 4th January, 1979

Present: Councillor Mrs. Streeten (Chairman)  
Councillor Shepherd  
Mrs. Kentner, Messrs. Clarke, Lloyd-Roberts and Lurcock.

### MINUTES:

1. The Minutes of the last meeting were confirmed.

### ACCOUNTS:

2. Accounts amounting to £3,424.80, were passed for payment.

### ESTIMATES 1979/80:

3. Estimates of the amount required for the purpose of the Commons Conservators for the next financial year were approved in the sum of £24,120.

RESOLVED - That the Recreation and Leisure Committee of the Tunbridge Wells Borough Council be requested to make provision in its estimates for the next financial year of an amount of £24,120, under the provisions of the Tunbridge Wells Improvement Act, 1890, and all its other statutory powers.

### RUSTHALL CHURCH - DAMAGE TO WALL:

4. Further to Minute 10 of the meeting held on 5th October, 1978, the Conservators received a report of a site meeting held on 13th December, 1978, to inspect the wall at Rusthall Church which was repeatedly being damaged by turning vehicles.

Two solutions had been discussed. The first, to lift up a length of kerbing near the Church entrance to discourage vehicles from mounting the pavement area and, the second, to extend the existing turning circle.

It was agreed that there was no liability on the part of the Conservators to carry out this work.

RESOLVED - That the Surveyor write to the Parochial Church Council and the occupiers of Baden Powell House drawing attention to the two alternative schemes (either of which would be acceptable to the Conservators) for improving the position for vehicles turning near the Church entrance.

### LOWER CRICKET GROUND:

5. The Clerk submitted a letter from the Linden Park Cricket Club requesting permission to use the Lower Cricket Ground as a cricket pitch.

RESOLVED - That the Club be informed that the Conservators are prepared to give the suggestion further consideration and that, in the meanwhile, the Surveyor and agent to the Lord of the Manor be asked to discuss the proposal further with Club representatives.

DATES OF FUTURE MEETINGS:

6. RESOLVED - That meetings be held on the following dates:-

29th March, 1979  
5th July, 1979  
4th October, 1979  
3rd January, 1980

SURVEYOR'S REPORT:

7. The Surveyor submitted his report for the period ended 8th December, 1978. He also submitted a report on the trees in Queen's Grove, which showed that considerable attention was necessary.

RESOLVED -

- (1) That the Surveyor take all necessary action, as a matter of urgency, to arrange for the removal of two dead trees in Queen's Grove and the dead branches on other trees referred to in the report;
- (2) That the Surveyor report to the next meeting on the cost of carrying out the other recommendations contained in the report; and
- (3) That the sum of £500 be included within the estimates for 1979/80, to enable a start to be made on the work required during the coming financial year.

COMMON REGISTRATIONS ACT 1965:

8. The Clerk reported that the case relating to land at Lower Green, Rusthall (VG146), was to be heard at Maidstone on 8 February, 1979.

RESOLVED - That the Clerk be authorised to take all necessary action to protect the Conservators' interest in this matter.

AUDITOR:

9. RESOLVED - That Councillor Mrs M B Streeten be appointed as an Auditor in place of Mr B Fountain who has resigned as a Member of the Conservators.

*Mystle Streeten*

*Chairman*

*29th January 1979*

COMMONS CONSERVATORS

SURVEYOR'S REPORT FOR QUARTER ENDING  
8th December 1978

General The normal grass cutting was carried on until the end of October. Since that time the staff have been employed on clearing various small dead elm trees, path trimming, clearing sight lines at road junctions, clearing ditches and general maintenance.

The chain saw authorised, has been ordered and delivery is awaited.

Trees The Sycamore and the Elm adjacent to Rusthall Cricket Ground and the junction of Langton Road and Tea Garden Lane respectively, have been felled.

A replacement Hornbeam is on order for the Cricket Ground site.

One large lime and an adjacent small one at the northern end of the Queens Grove have been examined and found dangerous. With the consent of the Chairman arrangements have been made to fell these.

The Council's Arboriculturist is making a survey of the rest of the Avenue and his report will be given to the Conservators as soon as it is received.

Staff My attention has been drawn to the sub-standard accommodation available for staff working on the Common, and in order to meet the requirements of the Health & Safety at Work Act and other legislation, a sum of £2,500 has been included as a special item in next year's estimates. This sum will be used mainly to provide water, heating and sanitary accommodation to the shelter near the Higher Cricket Ground.

The Chargehand, Mr. G. Cox, has attended a K.C.C. run course on the use and maintenance of chain saws and was given a good report thereon.

St. Pauls Church At the time of writing this report the Committee had not met on site, but arrangements had been made for this.

Horse Riding As instructed the notices have been erected.

Lower Cricket Ground An application has been received from Linden Park Cricket Club to bring this Ground back into use as a second pitch, including the erection of a small pavilion, subject of course, to planning requirements.

Brighton Lake During this quarter some 15/18 lorry loads of rubbish, weed etc, has been taken out and carted away from the Brighton Lake. There are of course, still very considerable further quantities to be cleared as and when labour is available.

E.S. COUCHMAN.

Surveyor to the Commons Conservators.

COMMONS CONSERVATORS

Thursday, 29th March, 1979

Present: Councillor Mrs Streeten (Chairman)  
Councillors Blakeway, Mrs Bowles & Shepherd  
Mrs Kentner  
Messrs. Clarke, Lurcook & Lloyd-Roberts

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS:

2. Accounts amounting to £3,909.66 were passed for payment.

COMMONS REGISTRATION ACT, 1965:

3. Further to Minute 8 of the last meeting, the Clerk reported that the Commissioner had heard this case on 8 February, 1979 when it transpired that only the ownership of a very small piece of land at Lower Green, Rusthall was affected and that the right of free access to the Common land was not in dispute.

MAMMOTH RELAY RACE:

4. The Clerk reported that the Tunbridge Wells District Sports Advisory Council had requested permission to hold its Annual Mammoth Relay Race on the Common on 16 September, 1979.

RESOLVED - That permission be granted subject to the making good of any damage caused, to the removal of all litter occasioned by the event and to the Sports Advisory Council indemnifying the Conservators against any claims howsoever arising from the holding of the Race.

LOWER CRICKET GROUND:

5. Further to Minute 5 of the last meeting, the Surveyor reported upon a meeting which Mr Lurcook and himself had had with representatives of Linden Park Cricket Club to discuss the Club's request for permission to use the Lower Cricket Ground as a cricket pitch.

A letter was submitted from a local resident pointing out that the Lower Cricket Ground was the only area on the Common available for informal games and requesting that the area should be retained for that purpose.

RESOLVED - That the Linden Park Cricket Club be informed that, having regard to the need to preserve an area on the Common for informal recreation, the Conservators are unable to agree to the establishment of a permanent pitch on the lower cricket ground.

THE TOAD ROCK, RUSTHALL:

6. The Clerk submitted a letter from the Rusthall Village Council regarding:
- (i) the condition of Toad Rock; and
  - (ii) the condition of the fence surrounding the Rock and the growth of the brambles etc.

The letter also referred to a number of informal footpaths on the Common in the adjoining area which were becoming overgrown with brambles.

As a matter of policy, the Conservators have left the brambles and other vegetation around the base of Toad Rock as a deterrent against climbing over the Rock and, whilst the main footpaths are kept clear, no such action is taken in respect of the "short-cut" footpaths which are created from time to time by public use.

RESOLVED -

- (1) That the Surveyor take immediate action to repair the fence around Toad Rock and to submit to the next meeting a report upon the condition of the Rock; and
- (2) That Rusthall Village Council be informed of the Conservators' policy regarding the other matters raised.

ROYAL AIR FORCE TOWN SHOW:

7. The Clerk reported that the Royal Air Force wished to hold a display on the Lower Cricket Ground from 8 - 10 June, 1979. This would consist of a Gnat Aircraft, Bloodhound Missiles, two transportable display units and a recruiting van. It was also desired to hold helicopter demonstrations.

RESOLVED -

- (1) That permission be granted to the Royal Air Force to hold a display on the Lower Cricket Ground from 8 - 10 June, 1979 subject to a suitable indemnity being given, to any damage to the site being made good and to all equipment being sited in positions approved by the Surveyor;
- (2) That whilst no objection be raised to a helicopter being included in the display (including landing before and taking off after the display) permission be not granted for demonstrations during the period of the display; and
- (3) That the Surveyor, in consultation with the Agent to the Lord of the Manor, settle any other outstanding details.

SURVEYOR'S REPORT:

8. The Surveyor submitted his report for the period ended 10 March, 1979.

RESOLVED -

- (1) The report be noted;
- (2) That Rusthall Cricket Club be granted permission to clear undergrowth to the north side of the Cricket Ground provided the work is carried out to the Surveyor's satisfaction;
- (3) That West Kent College of Further Education be granted permission to hold a Sawdust Chase over the Common on a date to be agreed, provided that an indemnity is given to the Conservators against any claims in connection with this event howsoever the same may arise; and
- (4) That any offers of properly organised arrangements for the collection and clearance of litter from the Commons by voluntary bodies be accepted with thanks.

MR H T CLARKE:

9. The Clerk submitted a letter from Mr H T Clarke indicating his wish to retire as a representative of the Freehold Tenants following the conclusion of the meeting.

RESOLVED - That the Conservators do place on record their very sincere and grateful appreciation to Mr Clarke for his untiring interest and enthusiasm in connection with the Commons during his long period of membership of the Conservators.

*W. Maynard*  
*Chairman*

*5th July 1979*

COMMONS CONSERVATORS

SURVEYOR'S REPORT QUARTER ENDING

10th MARCH 1979

General Due to the bad weather since the last report, work has been largely restricted to clearing debris, edging paths and clearing dead trees and timber.

Staff Progress is being made with regard to the payment of bonuses and application has been made to Local Authorities Conditions of Service Advisory Board in connection therewith. In the meantime the part-time employment of Mr. W. Burch is being extended.

Tools The purchase of a power saw has been completed and is already proving most useful.

Trees There are still many dead Elm trees and these are being cleared when possible. Due to the weather work on the Queens Grove trees has been delayed but an order has been placed with a recommended Contractor to carry out the necessary tree surgery. Due to the backlog of work the provisional starting date is the week beginning 23rd April. Arrangements have been made for the costs to be made against the 1978/79 funds.

Other Items (1) Lower Cricket Ground

A site meeting with representatives of Linden Park Cricket Club was held and subsequently a formal application for its use has been made. (Copies of this application have been forwarded to Mr. Lurcook and to the Clerk).

(2) Rusthall Cricket Ground

A request has been received from the Rusthall Cricket Club regarding clearance of an area on the north side of the Ground (copies also forwarded as above).

(3) St. Pauls Church Turning Area

As instructed this matter has been discussed with the other parties and it would appear that no further action is proposed at present pending the resolution of insurance claims.

(4) Inner London Road - Parking

A complaint has been received regarding damage to the grassed area adjacent to Inner London Road by vehicles parking.

The attention of the Traffic Wardens has been drawn to this and it would appear that the situation has since improved.

(5) Saw-dust Chase

An application for permission to have a saw-dust chase has been received and further details are awaited.

E.S. COUCHMAN  
SURVEYOR

TUNBRIDGE WELLS COMMONS CONSERVATORS

Telephone 26121  
Ext: 213

Town Hall  
Tunbridge Wells

Ref: AJOK/BS t

Date: 19th March, 1979

Dear Sir/Madam

The next Meeting of the Commons Conservators will be held on Thursday, 29th March, 1979, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

Yours faithfully

Clerk

A G E N D A

1. MINUTES OF THE LAST MEETING (Copy attached).
2. ACCOUNTS FOR PAYMENT
3. COMMONS REGISTRATION ACT, 1965
4. MAMMOTH RELAY RACE
5. LOWER CRICKET GROUND
6. SURVEYOR'S REPORT (Copy attached).
7. ANY OTHER BUSINESS
8. The date for the next meeting is 5th July, 1979.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 5th July, 1979

Present: Councillor Mrs. Bowles,  
Mrs. Kentner, Miss Thesiger,  
Messrs. Lloyd-Roberts and Lurcook.

CHAIRMAN:

1. RESOLVED - That Mr. N. Lurcook be elected Chairman of the Conservators for the ensuing year.

Mr. N. Lurcook in the Chair

COUNCILLOR MRS. M. B. STREETEN:

2. RESOLVED - That the Conservators do place on record their sincere appreciation of the services rendered by Councillor Mrs. M. B. Streeten as Chairman during the past year.

MINUTES:

3. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

4. Accounts amounting to £8,015.05 were passed for payment.

APPOINTMENT OF CONSERVATORS:

5. The Clerk reported that the Tunbridge Wells Borough Council had re-appointed Councillors Blakeway, Mrs. Bowles, Shepherd and Mrs. Streeten as its representatives on the Commons Conservators for the ensuing year.

APPOINTMENT OF AUDITORS FOR ENSUING YEAR:

6. RESOLVED - That Councillor Mrs. Streeten and Mr. Lurcook be appointed as Auditors for the ensuing year.

APPOINTMENT OF COMMITTEE FOR ENSUING YEAR:

7. RESOLVED - That the Chairman, Councillors Blakeway and Mrs. Streeten, Miss Thesiger and Mr. Lloyd-Roberts (three to form a quorum) be appointed as a Committee to deal with matters of urgency arising during the ensuing year.

ACCOUNTS FOR YEAR ENDED 31ST MARCH, 1979:

8. The Treasurer submitted the accounts for the year ended 31st March, 1979.

RESOLVED - That the accounts be approved.

#### METAL DETECTORS:

9. Further to Minute 6 of the meeting held on 5th October, 1978, the Clerk submitted a request from the local branch of the British Treasure Hunting Association to meet representatives of the Conservators to discuss the possibility of treasure hunting with metal detectors on the Commons.

Any permission given for digging on the Commons would be contrary to the provisions of Byelaw 17 and, even in the event of the Conservators granting permission, it appeared that the formal consent of the Manorial Authorities would not be forthcoming.

RESOLVED - That, in the circumstances, the Association be informed that there would be no purpose in holding a meeting on the lines suggested.

#### LOWER CRICKET GROUND:

10. Further to Minute 5, the Clerk submitted a request from the Linden Park Cricket Club for the Conservators to reconsider their decision not to permit the establishment of a permanent cricket pitch on the Lower Cricket Ground.

RESOLVED - That consideration of the matter be deferred until the next meeting and that, in the meanwhile, the Committee be asked to inspect the site and also discuss the proposal further with representatives of the Club.

#### RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE:

11. The Clerk reported that the Rusthall Bonfire and Entertainments Committee wished to hold a bonfire and firework display on the Common near Common View on 27th October, 1979.

RESOLVED - That permission be granted subject to the organisers indemnifying the Conservators against any claims arising from the event, to the removal of all litter, and making good the Common at the conclusion of the event.

#### PARK VIEW HOUSE, HUNGERSHALL PARK:

12. The Surveyor reported upon correspondence with the owner of Park View House, Hungershall Park, regarding the adjacent trees on the Common which overshadowed his property.

RESOLVED - That the Surveyor be authorised to deal with any trees which may be dead and that the Chairman and Surveyor be authorised to inspect the other trees with a view to giving the owner of Park View House permission to carry out very limited lopping at his own expense.

#### LANGTON GREEN - VILLAGE SIGN:

13. RESOLVED - That no objection be raised to the erection of a "Langton Green" name sign on Common land near to the boundary of the Common with "Rust Hall".

SURVEYOR'S REPORT:

14. The Surveyor submitted his report for the period ended 5th June, 1979.

RESOLVED - That the report be noted.

COUNTY OF KENT BILL:

15. Further to Minute 13 of the meeting held on 5th October, 1978, the Clerk reported upon correspondence with the Borough Solicitor regarding the proposed County of Kent Bill.

The Conservators considered the draft of Part XV relating to the Commons.

RESOLVED -

- (1) That, at this stage, the following comments be made on the draft provisions:-

<u>Clause</u>	<u>Comments</u>
2	The nominations from the Borough Council should be restricted to representatives from Wards within the Town of Royal Tunbridge Wells.
8	Substitute the word "may" for the word "shall" in the first line.
10	The wording be amended to read - "all questions shall be decided by a majority of the Conservators present and voting thereon at a meeting and, in the case of equality of votes, the Chairman of the meeting having a second or casting vote."
11(i)	Delete the final sentence in view of the suggested amendment to Clause 10.
(iii)	Preference was indicated for the present arrangements for the election of the Chairman of the Conservators, whereby the office is held in alternative years by a representative of the Borough Council, the Lord of the Manor and the Freehold Tenants.
14	The possible need for the words "if approved by a majority of Conservators present and voting" to be inserted after the word "and" in the second line.
16(2) (b)	Add the words at the end of this sub-clause - "and to fell and carry out necessary tree surgery in the interests of good maintenance of the Commons."
17	In line 9, insert after "football" "or other."
21(8)	After "being" in line 2, insert "parked or."
21(12)	Delete "except on Christmas Day, Good Friday and Sundays" and add at the end of the sentence "or otherwise." The period of six days in this clause seems unduly restrictive.

- (2) That the Clerk and Treasurer ensure that adequate provision is incorporated within the Bill to enable the Conservators to precept upon the Borough Council; and
- (3) That the Clerk in consultation with Miss Thesiger and Mr. Lloyd-Roberts, be authorised to settle any further minor matters which may arise in connection with this Bill.

*homas j. m. coed.*

*Chairman*

*2<sup>nd</sup> October 1953*

## COMMONS CONSERVATORS

### SURVEYOR'S REPORT - QUARTER ENDING 5th JUNE, 1979

1. General (a) The early part of the quarter was spent on clearing further dead trees, mainly elms, both on Rusthall and Tunbridge Wells Commons.

(b) Additionally a number of seats have been repaired following damage by vandals.

2. Grass Cutting (a) Grass cutting started on 8th May and is now on its routine programme, although the absence sick of one of the 3 full-time members of staff is delaying progress.

(b) The machines have been overhauled and it has been necessary to replace the engine of the older but heavier machine. Some of the spares required are still to be delivered.

3. Staff. (a) Some progress is at last being made towards the payment of bonus to the staff, and it is anticipated that introductory payments will commence very shortly.

The Management Services Officer is being pressed to complete arrangements as the delay is causing unnecessary discontent.

(b) Further investigation has indicated that the old underground shelter near Fir Tree Road, and the Car Park area opposite the Higher Cricket Ground, will provide better accommodation for the staff, and that the problems of satisfactory drainage therefrom does not arise as a cesspool in a satisfactory condition already exists.

The Chairman has inspected this shelter and work is being put in hand to bring it to a satisfactory standard; with the necessary lighting, washing and other facilities provided.

4. Toad Rock (a) The gorse and undergrowth has been trimmed.

(b) The repairs and repainting of the fencing are in hand.

(c) Inspections have been made in respect of the stability of the rock and although no signs of movement or likelihood of movement were seen, it is not practical to state categorically that it will never move sometime or other - for example heavy vibrations in the area caused by an explosion, aeroplane crash etc could initiate such movement.

5. Trees etc. (a) The clearing of dead and dangerous branches from the trees in the Queens Grove and the three large lime trees at the north side of the Higher Cricket Ground has been completed.

(b) The clearance of the area between the Queens Grove and the Wellington Rocks of self sown shrubs has also been completed.

6. Plant & Tools The machines previously authorised for purchase have been received and are in use.

7. Rusthall Cricket Club. A meeting with representatives of the Rusthall Cricket Club has taken place and details regarding the clearing of undergrowth on the north side of the Ground have been agreed.

E.S. COUCHMAN

Surveyor

TUNBRIDGE WELLS COMMONS CONSERVATORS

Revenue Account for the year ended 31st March, 1979.

<u>1977/78</u> £		<u>1978/79</u> £	£
<u>EXPENDITURE</u>			
715.25	Salaries and allowances for expenses		778.00
58.27	Establishment and miscellaneous expenses		59.91
	Maintenance, etc. of Commons -		
10970.72	Employees' wages, etc.	11305.03	
969.65	Supplies and services	1330.85	
413.96	Removing diseased trees and replanting	863.24	
622.00	Chain saw and mowers	<u>581.80</u>	
			<u>14080.92</u>
£ 13749.85			£ <u>14918.83</u>
<u>INCOME</u>			
6.75	Sundry Income		3.25
13743.10	Tunbridge Wells Borough Council - Contribution for year	14915.58	
£ 13749.85			£ <u>14918.83</u>

Balance Sheet as at 31st March, 1979.

<u>1978</u> £		<u>1979</u> £
<u>LIABILITIES</u>		
3802.20	Sundry Creditors - Tunbridge Wells Borough Council	4617.54
£ 3802.20		£ <u>4617.54</u>
<u>ASSETS</u>		
3713.26	Debtor - Tunbridge Wells Borough Council	<sup>5</sup> <del>46</del> 28.84
88.94	Cash at Bank	88.70
£ 3802.20		£ <u>4617.54</u>

S. H. MARTIN, I.P.F.A.,  
Treasurer

May, 1979.

## COMMONS CONSERVATORS

### SURVEYOR'S REPORT - QUARTER ENDING 11th SEPTEMBER 1979

- (1) General During the past quarter the programme of general grass cutting, scavenging of litter and maintenance of seats has been carried out.
- (2) Staff (a) An interim bonus payment is being made to the full-time staff of £5 per week and further discussions are proceeding with the Chief Personnel Officer with a view to this being increased in line with the Parks employees.
- (b) Work has started on improving the staff shelter near the Car Park on Tunbridge Wells Common, but staff shortages in the Council's building department is slowing up progress.
- (3) Trees (a) The large dead silver birch tree near the drive to Park View, Hungershall Park has been felled and cleared away.
- (b) It should be noted that there are still a considerable number of dead elm trees to be cleared this winter, particularly on the Rusthall Common.
- (4) Parking & Camping (a) There has been some unauthorised overnight parking and camping occurring recently and arrangements have been made for the erection of a suitable notice board.
- (b) There has also been a "tea" stall set up on at least one occasion.
- (5) Vandalism & Litter (a) The wood shelter between Fir Tree Road and Major York's Road has again been vandalised and Members are asked to consider whether repairs should continue to be made, as this has had to be done on at least 3 occasions this year already.
- (b) The state of the Brighton Lake is giving concern and members are asked to consider what future action should be taken.
- (6) Wellington Rocks An enquiry has been received whether the "sand-pit" area adjacent to the above be fenced off to prevent it being fouled by dogs.

E.S. COUCHMAN

SURVEYOR

TUNBRIDGE WELLS COMMONS CONSERVATORS

Telephone 26121  
Ext: 213

Town Hall  
Tunbridge Wells

Ref: AJOK/SMB

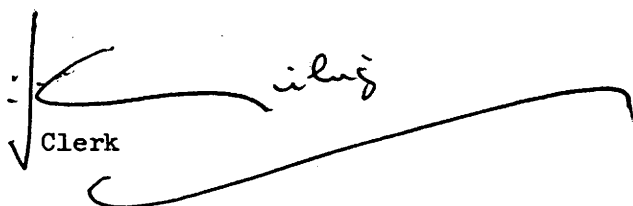
Date: 1st OCTOBER 1979

Dear Sir/Madam

The next meeting of the Commons Conservators will be held on Thursday, 25th October 1979, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

I very much regret that it has again been necessary to alter the date of the meeting and hope that the revised date will be convenient to you.

Yours faithfully

  
Clerk

A G E N D A

1. MINUTES OF THE LAST MEETING (Copy attached).
2. ACCOUNTS FOR PAYMENT
3. LOWER CRICKET GROUND - REPORT ON MEETING WITH REPRESENTATIVES OF LINDEN PARK CRICKET CLUB
4. SURVEYOR'S REPORT (Printed overleaf).
5. KENT COUNTY BILL
6. RUSTHALL CHURCH
7. ANY OTHER BUSINESS
8. The date for the next meeting is 3rd January, 1980.

TUNBRIDGE WELLS COMMON CONSERVATORS

Thursday, 25th October, 1979

Present: Mr N Lurcook (Chairman)  
Mrs Kentner, Miss Thesiger  
Councillors Blakeway, Mrs Bowles, Shepherd and  
Mrs Streeten  
Mr Lloyd-Roberts

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £5,057.50 were passed for payment.

LOWER CRICKET GROUND:

3. Further to Minute 10 of the last meeting, the Clerk
  - (a) reported upon a Committee meeting held on the Lower Cricket Ground during the afternoon of 1st October, 1979, when representatives of the Linden Park Cricket Club had explained in some detail the ever increasing need for a pitch for junior cricket matches. An area approaching 30 yds x 25 yds had been marked out as a prospective cricket square with a proposed boundary about 45 yds on its northern side.
  - (b) referred to the previous decision of the Conservators recorded at Minute 5 of the meeting held on 29th March, 1979, and to a letter from a local resident dated 5th February, 1979, asking that the Lower Cricket Ground should be preserved for informal recreation.

After careful consideration, the Conservators, being satisfied that a sufficient area of common land in the vicinity is available for informal recreation,

RESOLVED -

- (1) That the small area of the Tunbridge Wells Common referred to in the preamble to this Minute and more particularly delineated on the plan now before the Conservators marked LPCC 1 be set apart for the playing of junior cricket matches by the Linden Park Cricket Club for an initial period of 7 years from 25th October, 1979, to be reviewed thereafter but, subject always, to the following terms and conditions
  - (a) only the cricket square 30 yds x 25 yds to be roped off;
  - (b) unorganised games to be permitted on the remainder of the Lower Cricket Ground;

- (c) the Club being entirely responsible for the preparation and maintenance of the square - no objection being raised to the Club carrying out additional mowing at its own expense;
  - (d) the Club indemnifying the Conservators and the Manorial Authorities against all claims whatsoever, arising as a result of or in connection with its use of the ground;
  - (e) to a clear understanding that neither the Conservators nor the Manorial Authorities accept any responsibility for the protection of the pitch, no warranty having been given as to the use or misuse of the Ground as a whole;
  - (f) no structure or building of a permanent nature being placed on the Lower Cricket Ground. This condition shall not preclude a tent or small caravan being placed on the Ground during the approximate duration of any game provided its position is approved by the Surveyor;
  - (g) no interference or obstruction with the well established Boxing Day Meet; and
- (2) That the Surveyor investigate the possibility of providing an additional informal kick about area between Queen's Grove and the Wellington Rocks.

SURVEYOR'S REPORT:

4. The Surveyor submitted his report for the period ended 11th September, 1979

RESOLVED - That the report be noted and, arising therefrom:

- (1) That the wooden shelter between Major York's Road and Fir Tree Road be dismantled to leave the seat section of the building only;
- (2) That the Surveyor investigate and report to a future meeting on alternative ways and means of clearing the Brighton Lake;
- (3) That, as it would be contrary to the Byelaws, no action be taken on a suggestion to fence off the sand pit adjacent to Wellington Rocks; and
- (4) That the offer of the 31st Royal Tunbridge Wells St Andrews Cub/ Scout Group to clear litter from the Common be accepted with thanks, provided it is clearly understood that the Conservators cannot accept any responsibility for any accident or injury caused to any person taking part, howsoever the same may be caused.

KENT COUNTY BILL:

5. Further to Minute 15 of the last meeting, the Clerk reported upon the present position regarding the Kent Bill. Subject to seeing the final draft, it appeared that the majority of points raised by the Conservators had been settled in a reasonably satisfactory way.

RUSTHALL CHURCH:

6. The Clerk submitted a letter from the Vicar of Rusthall Church regarding problems caused by vehicles parking on the turning area immediately opposite to the entrance to St Paul's Church and enquiring whether it would be possible for part of the turning area to be asphalted and for a 'No Parking' Notice to be erected.

RESOLVED - That permission be not given for the asphaltting to be carried out but that no objection be raised to a moveable 'No Parking' sign being displayed when services are being held in the Church provided it is removed at all other times.

1980/81 ESTIMATES:

7. The Treasurer reported that it would be necessary to submit details of the Conservators requirements for the financial year 1980/81 to the Tunbridge Wells Borough Council prior to the next meeting.

RESOLVED - That the Treasurer submit estimates on a similar basis to the current year, except that provision be made for three full time and one part time employees.

BUS STOP, LANGTON ROAD:

8. RESOLVED - That no objection be raised to the resiting of the existing bus stop in Langton Road near its junction with Rusthall Road to a point approximately 40 feet north-eastwards.

*Hammond.*  
*Chairman*  
*3rd January 1980*

COMMONS CONSERVATORS

SURVEYOR'S REPORT - QUARTER ENDING 11th SEPTEMBER 1979

- (1) General During the past quarter the programme of general grass cutting, scavenging of litter and maintenance of seats has been carried out.
- (2) Staff (a) An interim bonus payment is being made to the full-time staff of £5 per week and further discussions are proceeding with the Chief Personnel Officer with a view to this being increased in line with the Parks employees.
- (b) Work has started on improving the staff shelter near the Car Park on Tunbridge Wells Common, but staff shortages in the Council's building department is slowing up progress.
- (3) Trees (a) The large dead silver birch tree near the drive to Park View, Hungershall Park has been felled and cleared away.
- (b) It should be noted that there are still a considerable number of dead elm trees to be cleared this winter, particularly on the Rusthall Common.
- (4) Parking & Camping (a) There has been some unauthorised overnight parking and camping occurring recently and arrangements have been made for the erection of a suitable notice board.
- (b) There has also been a "tea" stall set up on at least one occasion.
- (5) Vandalism & Litter (a) The wood shelter between Fir Tree Road and Major York's Road has again been vandalised and Members are asked to consider whether repairs should continue to be made, as this has had to be done on at least 3 occasions this year already.
- (b) The state of the Brighton Lake is giving concern and members are asked to consider what future action should be taken.
- (6) Wellington Rocks An enquiry has been received whether the "sand-pit" area adjacent to the above be fenced off to prevent it being fouled by dogs.

E.S. COUCHMAN  
SURVEYOR

TUNBRIDGE WELLS COMMONS CONSERVATORS

Telephone 26121  
Ext: 213

Town Hall  
Tunbridge Wells

Ref: AJOK/SMB

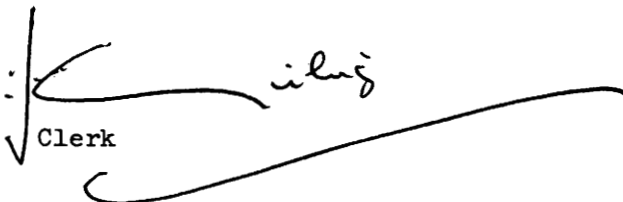
Date: 1st OCTOBER 1979

Dear Sir/Madam

The next meeting of the Commons Conservators will be held on Thursday, 25th October 1979, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

I very much regret that it has again been necessary to alter the date of the meeting and hope that the revised date will be convenient to you.

Yours faithfully

  
✓ Clerk

A G E N D A

1. MINUTES OF THE LAST MEETING (Copy attached).
2. ACCOUNTS FOR PAYMENT
3. LOWER CRICKET GROUND - REPORT ON MEETING WITH REPRESENTATIVES OF LINDEN PARK CRICKET CLUB
4. SURVEYOR'S REPORT (Printed overleaf).
5. KENT COUNTY BILL
6. RUSTHALL CHURCH
7. ANY OTHER BUSINESS
8. The date for the next meeting is 3rd January, 1980.

TUNBRIDGE WELLS COMMONS CONSERVATORS

EXPENDITURE	ESTIMATE 1979/80		REVISED EST. 1979/80		ESTIMATE 1980/81	
	£	£	£	£	£	£
<u>Salaries and Allowances for Expenses</u>		300		350		380
<u>Establishment and Miscellaneous Expenses</u>		100		100		120
<u>Maintenance etc. of Commons</u>						
Employees' wages etc. ... ..	16300		15500		17600	
Supplies and services ... ..	1470		2100		1900	
Removing diseased trees and replanting ...	1200		750		1000	
Improvements to accommodation (Health and Safety at Work) ... ..	2300		2500		-	
Grass cutting equipment - 'Flymo' ... ..	-		-		250	
	21470		20350		20750	
<u>Total expenditure excluding contingencies</u>	22370		21800		21750	
<u>Provision for contingencies</u>	1750		-		2250	
TOTAL EXPENDITURE ... .. £	24120		21800		24000	

COMMONS CONSERVATORS

Thursday, 3rd January, 1980

Present: Mr N Lurcook (Chairman)  
Mrs Kentner  
Councillors Blakeway, Mrs Bowles, Shepherd & Mrs Streeten  
Mr Lloyd-Roberts

MINUTES:

1. The Minutes of the last meeting were confirmed.

ESTIMATES 1980/81:

2. Estimates of the amount required for the purpose of the Commons Conservators for the next financial year were approved in the sum of £24,000.

RESOLVED - That the Recreation and Leisure Committee of the Tunbridge Wells Borough Council be requested to make provision in its estimates for the financial year 1980/81 of an amount of £24,000 under the provisions of the Tunbridge Wells Improvement Act 1890, and all its other statutory powers.

SURVEYOR'S REPORT:

3. The Surveyor submitted his report for the period ended 6th December, 1979.

RESOLVED - That the report be noted and that, arising therefrom, the quotation of Dolwin and Gray, for carrying out tree surgery on the Tunbridge Wells Common, be accepted.

KENT COUNTY BILL:

4. Further to Minute 5 of the last meeting, the Clerk reported that the Kent County Bill had now been published and that, by and large, it seemed that the points raised by the Conservators had been settled in a reasonably satisfactory way. When the Bill was considered by a Standing Committee of the House of Commons, it would probably be necessary for a representative of the Conservators to attend before the Committee to justify certain provisions in the Bill.

RESOLVED - That the Clerk be appointed to appear on behalf of the Conservators before the Select Committee of the House of Commons as may be required and as advised by Parliamentary Agents.

DATES FOR FUTURE MEETINGS:

5. RESOLVED - That meetings be held on the following dates:

1980 - 27th March  
26th June  
2nd October

1981 - 8th January

LOWER CRICKET GROUND:

6. Further to Minute 3 of the last meeting, the Clerk read a letter from a local resident asking the Conservators to reconsider its decision to allow a part of the Lower Cricket Ground to be set aside for the playing of junior cricket matches by the Linden Park Cricket Club.

RESOLVED - That the Conservators adhere to its decision as recorded in the resolution to Minute 3 of the last meeting.

*Hammy James*  
*Chairman*

27th March 1980

TUNBRIDGE WELLS COMMONS CONSERVATORS

SURVEYOR'S REPORT - QUARTER ENDING 6th DECEMBER 1979

1. General            During the past quarter grass cutting for the season has been completed and work is now concentrating on path edging, ditching etc.
2. Staff            (1) After further discussions with Members of the Chief Personnel Officer's department, agreement has been reached for the payment of bonus up to a maximum of 20% from 1st November 1979. In order to meet the necessary requirements the staff now consists of 3 No. full-time members and 1 No. part-time (22½ hours per week). This represents a reduction of 5½ man/hours per week. This has required some re-allocation of work.  
  
                      (2) On 3rd December the Seeboard finally provided an electricity supply to the new accommodation. (This was ordered and paid for in early July). The works to complete this accommodation can now be carried out.
3. Trees            (1) The clearance of small trees which were obstructing the proper growth of three scarlet chestnut trees in the copse near to the Wellington Rocks. This work was previously agreed with the Council's Forestry Officer.  
  
                      (2) Quotations are being obtained for tree surgery on some of the larger trees on various parts of Tunbridge Wells Common, particularly near the Queens Grove and public footpaths.
4. Brighton Lake.    No satisfactory response has yet been received for assistance in clearing the above lake.

E.S. COUCHMAN

*Surveyor to the Commons Conservators.*

TUNBRIDGE WELLS COMMONS CONSERVATORS

Town Hall  
Tunbridge Wells

Telephone 26121/  
Ext: 213

Ref: AJOK/PMM

Date: 18th December, 1979

Dear Sir/Madam

The next meeting of the Commons Conservators will be held on Thursday,  
3rd January 1980, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

Yours faithfully,

  
Clerk

A G E N D A

1. MINUTES OF THE LAST MEETING (Copy attached).
2. ACCOUNTS FOR PAYMENT
3. ESTIMATES 1980/81 (Copy attached)
4. SURVEYOR'S REPORT (Printed overleaf)
5. KENT COUNTY BILL
6. DATES FOR FUTURE MEETINGS

(27th March, 26th June, 2nd October, 1980 and 8th January, 1981, suggested)

7. ANY OTHER BUSINESS

8. The date for the next meeting is 27th March, 1980.

COMMONS CONSERVATORS

Thursday, 27th March, 1980

Present: Mr N Lurcook (Chairman)  
Mrs Kentner, Miss Thesiger  
Councillors Mrs Bowles, Shepherd, and Mrs Streeten and  
Mr Lloyd Roberts

MINUTES:

1. The Minutes of the last meeting were confirmed.

PAYMENTS:

2. Accounts amounting to £4,615.06 were passed for payment.

SURVEYOR'S REPORT:

3. The Surveyor submitted his report for the period ending 1 March, 1980.

RESOLVED - That the report be noted and that, arising therefrom, the Clerk write to horse riding establishments in the area (i) immediately, drawing attention to the damage which has been caused to the Commons by persons riding horses thereon, and (ii) In October, drawing specific attention to the Byelaw prohibiting horse riding on the Commons during the period November-March.

LOWER CRICKET GROUND:

4. Further to Minute 6 of the last meeting, the Clerk read a letter from the Linden Park Cricket Club indicating that, in the absence of any permission to erect a structure or building of a permanent nature, the Club felt unable to proceed with its plans to establish a cricket pitch on the Lower Cricket Ground.

RESOLVED - That the position be noted.

ENQUIRIES PRIOR TO SALE OF PROPERTIES ON THE COMMON:

5. The Clerk referred to the practice of Solicitors in making enquiries relating to properties on the Common prior to sale. It was agreed that the Treasurer should investigate the possibility of obtaining suitable insurance indemnity against the possibility of incorrect information being given.

KENT COUNTY BILL:

6. Further to Minute 4 of the last meeting, the Clerk reported regarding the present position of the Kent County Bill insofar as it affected the Commons. Amendments have been made to the Bill to ensure that any enclosure on the Common was only of a temporary nature and the Bill now also provides that the Conservators should keep proper accounts which would be subject to audit.

It was also understood that the Lord of the Manor had petitioned against the Bill and was seeking to retain the "saving clauses" on the lines of those contained in the 1890 Act.

RESOLVED - That the report be noted.

FREEHOLD TENANTS:

7. The position relating to the representation of the Freehold Tenants at meetings of the Conservators was again discussed and Miss Thesiger agreed to make representations to the Secretary of the Freehold Tenants as to the urgent need for the appointment of additional representatives.

DINGLEY DELL RUSTHALL ROAD:

8. RESOLVED - That no objection be raised to a proposed vehicular access to the above property.

*Longman*  
*Chairman*  
*26th June, 1980*

TUNBRIDGE WELLS COMMONS CONSERVATORS

SURVEYOR'S REPORT - QUARTER ENDING 1st MARCH 1980.

1. General During the past quarter work has been mainly concentrated on tree work, ditching and path edging.

2. Trees. As agreed at the last meeting, Messrs. Dolwin & Gray have been employed for 4 days to carry out tree surgery to the large trees on the south side of the Higher Cricket Ground, and to 2 further trees near the junction of Fir Tree Road and Bishops Down, where there were a number of potentially dangerous branches overhanging or adjacent to the highway.

The direct labour staff has been felling and disposing of a number of dead elms on Rusthall Common and off Hungershall Park, and to which previous reference has been made. In addition they have carried out the clearing work near Park View House as agreed at a site meeting with the Chairman.

There are also a very considerable number of fallen trees on other parts of the Tunbridge Wells Common, including a very large branch of a chestnut near the Mt. Edgecumbe Hotel, which have been or are being cleared and made safe as quickly as possible.

The amount of tree work carried out has emphasised the savings being made as a result of the purchase of the chain saw and the training received by Mr. Cox last year.

3. Other Works

(a) The regular scavenging and clearing of debris is being carried out by the part-time employee.

(b) The roof of the shelter near Fir Tree Road/Major Yorks Road has been removed and the double seat retained.

(c) The final work to the workmen's shelter has been promised for completion by about 14th March 1980.

(d) The clearance of ditches, particularly on Tunbridge Wells Common has brought a number of favourable comments from members of the public who regularly walk these areas.

4. Staff The Bonus problems seem to have been resolved for the time being.

E.S. COUCHMAN.

SURVEYOR

TUNBRIDGE WELLS COMMONS CONSERVATORS

Telephone 26121  
Ext: 213

Town Hall  
Tunbridge Wells

Ref: AJOK/PMM

Date: 14 March, 1980

Dear Sir/Madam

The next meeting of the Commons Conservators will be held on Thursday, 27 March, 1980, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

Yours faithfully,



Clerk

A G E N D A

1. MINUTES OF THE LAST MEETING (Copy attached).
2. ACCOUNTS FOR PAYMENT
3. SURVEYOR'S REPORT (Printed overleaf)
4. LOWER CRICKET GROUND
5. ENQUIRIES PRIOR TO SALE OF PROPERTIES ON THE COMMON
6. ANY OTHER BUSINESS
7. The date for the next meeting is 26 June, 1980.

# TUNBRIDGE WELLS COMMONS CONSERVATORS

## Revenue Account for the year ended 31st March, 1980.

<u>1978/79</u>		<u>1979/80</u>	
£		£	£
<u>EXPENDITURE</u>			
773.00	Salaries and allowances for expenses		855.25
59.91	Establishment and miscellaneous expenses		73.64
	Maintenance, etc. of Commons -		
11305.03	Employees' wages, etc.	14299.32	
1330.85	Supplies and services	1755.47	
863.24	Removing diseased trees and replanting	681.27	
581.30	Chain saw and mowers	-	
-	Improvements to accommodation (Health and Safety) at work	2000.00	
			<u>13736.06</u>
<u>14918.83</u>			<u>£ 19664.95</u>
<u>INCOME</u>			
3.25	Sundry Income		-
14915.58	Tunbridge Wells Borough Council - Contribution for year		<u>19364.95</u>
<u>14918.83</u>			<u>£ 19664.95</u>

## Balance Sheet as at 31st March, 1980.

<u>1979</u>		<u>1980</u>	
£		£	£
<u>LIABILITIES</u>			
4617.54	Sundry Creditors - Tunbridge Wells Borough Council		<u>6557.49</u>
<u>4617.54</u>			<u>£ 6557.49</u>
<u>ASSETS</u>			
4523.84	Debtor - Tunbridge Wells Borough Council		6393.79
88.70	Cash at Bank		<u>163.70</u>
<u>4617.54</u>			<u>£ 6557.49</u>

S. H. MARTIN, I.P.F.A.,  
Treasurer

May, 1980.

COMMONS CONSERVATORS

SURVEYOR'S REPORT - QUARTER ENDING 24th MAY 1980

1. General            Since the Easter break work has been concentrated on grass cutting and the third round of cuts is now in progress.  
  
                        Prior to the above, work was mainly in connection with fallen trees and branches.
2. Other works        (a) Part of the access road to the underground shelter, where collected refuse is stored prior to collection, has been repaired. During wet conditions this access became virtually impassable with the consequent difficulties of clearing the rubbish which had been gathered.  
  
                        (b) The workmens shelter has been completed.
3. Staff             The bonus system is now working satisfactorily, although staff shortages due to illness and holidays is causing complications.
4. Correspondence    (a) A complaint has been received from the Sunnyside Road Residents Association that the footpath from Sunnyside Road to Rusthall High Street requires reconstructing in macadam. This path is one which is maintained by the Conservators. The complainant has been advised that the matter will be brought forward at the next meeting for decision.  
  
                        (b) Plans have been received in respect of the redevelopment of No. 11 London Road (Rawsons Garage) and it would appear that the question of continuing and additional encroachments arises.  
  
                        (c) Similarly the enclosure of part of the Common in front of the ex-Castle Hotel has been drawn to the attention of the Solicitors believed to be acting for the owners.
5. Fires             During the recent dry spell several areas, both on the Tunbridge Wells and Rusthall Commons, have been damaged by fire. In most cases the area of damage has been limited by the prompt action of the Fire Brigade.

E.S. COUCHMAN.

SURVEYOR

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 26th June, 1980

Present: Mr N Lurcook (Chairman)  
Councillor Mrs Bowles  
Mrs Kentner  
Miss Thesiger  
Mr Lloyd-Roberts

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £6,608.28 were passed for payment.

CHAIRMAN:

3. RESOLVED - That Miss P Thesiger be elected Chairman of the Conservators for the ensuing year.

Miss P Thesiger in the chair

MR N LURCOOK:

4. RESOLVED - That the Conservators do place on record their sincere appreciation of the services rendered by Mr N Lurcook as Chairman during the past year.

APPOINTMENT OF CONSERVATORS:

5. The Clerk reported that the Tunbridge Wells Borough Council had re-appointed Councillors Blakeway, Mrs Bowles, Shepherd and Mrs Streeten as its representatives on the Conservators for the ensuing year.

APPOINTMENT OF AUDITORS:

6. RESOLVED - That Councillor Mrs Streeten and Mr Lurcook be appointed as Auditors to the Conservators for the ensuing year.

APPOINTMENT OF COMMITTEE:

7. RESOLVED - That the Chairman, Councillors Blakeway and Mrs Streeten, Messrs Lloyd-Roberts and Lurcook, (three to form a quorum), be appointed as a Committee to deal with matters of urgency arising during the ensuing year.

ACCOUNTS FOR YEAR ENDED 31ST MARCH 1980:

8. The Treasurer submitted the accounts for the year ended 31st March, 1980.

RESOLVED - That the accounts be approved.

MEETINGS ON THE COMMON:

9. The Clerk reported that the Chairman had granted permission subject to the usual conditions to:

- (i) the Tunbridge Wells Christadelphian Ecclesia to hold two short open air bible meetings near to Queens Grove on 25th and 26th May, 1980; and
- (ii) Culverden Hall to hold an open air service on the Lower Cricket Ground on the afternoon of 20th July, 1980.

RESOLVED - That the Chairman's action be approved.

COUNTY OF KENT BILL:

10. Further to Minute 6 of the last meeting, the Clerk reported that the County of Kent Bill was still under consideration by Parliament.

FREEHOLD TENANTS:

11. Further to Minute 7 of the last meeting, it was noted that the freehold tenants had not yet appointed additional representatives to serve on the Conservators.

ENQUIRIES PRIOR TO SALE OF PROPERTIES ON THE COMMON:

12. Further to Minute 5 of the last meeting, the Treasurer reported that he had made enquiries regarding suitable insurance indemnity against the possibility of incorrect information being given in connection with enquiries relating to properties on the Common, prior to sale. To provide cover of £25,000 for each claim, a premium of £5 per enquiry would be payable, with a minimum premium of £10 per annum.

RESOLVED - That the Treasurer make arrangements for cover on the foregoing basis.

INSURANCE OF EQUIPMENT:

13. RESOLVED - That the Treasurer make arrangements for the insurance on miscellaneous items of equipment at a total cost of £10 per annum.

SURVEYOR'S REPORT:

14. The Surveyor submitted his report for the period ending 24th May, 1980.

Arising from the report, the Conservators discussed a request from Sunnyside Road Residents Association that the footpath from Sunnyside Road to Rusthall High Street should be reconstructed in macadam. Only the paths across the Common, maintained by the Borough Council, are macadamed. This path being maintained by the Conservators it was

RESOLVED - That no action be taken to macadam the path from Sunnyside Road to Rusthall High Street.

The Surveyor also reported as follows:

(i) Rusthall Place - Trees:

A request had been received from the owner of The Lodge, Rusthall Place for some self-sown trees, which overshadowed the property, to be lopped.

RESOLVED - That the Surveyor make arrangements to carry out suitable lopping in the autumn of 1980.

(ii) Parking of coach opposite Wellington Hotel:

Complaints had been received regarding the parking of a coach on the Common opposite the Wellington Hotel. This matter having been raised with the Manager of the Hotel and with the Police, the practice had now ceased.

RESOLVED - That the report be noted.

(iii) Brighton Lake:

A leak had appeared in the lake and it had been necessary to pipe the water into the main drainage system, the cost of the works being approximately £440. It was hoped that it would be possible to meet this sum from within the amounts provided within the estimates for contingencies.

RESOLVED - That the report be noted.

(iv) Litter and Cycling on the Common:

A complaint had been received regarding litter on the Commons and cycling on the footpaths. The Surveyor reported the arrangements made for the daily clearing of litter and stated that the question of cycling had been referred to the Police.

RESOLVED - That the report be noted.

MAMMOTH RELAY RACE:

15. The Clerk reported that the Tunbridge Wells District Sports Advisory Council had requested permission to hold its annual Mammoth Relay Race on the Common on 14th September, 1980.

RESOLVED - That permission be granted, subject to the making good of any damage caused, to the removal of all litter occasioned by the event and to the Sports Advisory Council indemnifying the Conservators against any claims howsoever the same may arise from the holding of the Race.

SPONSORED CHARITY WALK:

16. The Clerk reported that the Royal British Legion, Group 13 (Kent), had requested permission to hold a sponsored charity walk on the Common on 27th July, 1980. The walk was to raise funds for a rehabilitation unit at Preston Hall.

RESOLVED - That permission be granted, subject to the making good of any damage caused, to the removal of all litter occasioned by the event and to the Royal British Legion indemnifying the Conservators against any claims howsoever arising from the holding of the walk.  
(Note - Mr Lloyd-Roberts declared an interest of a non-pecuniary nature in this item and took no part in the discussion or voting thereon.)

RAWSONS GARAGE, 11 LONDON ROAD, TUNBRIDGE WELLS:

17. The Clerk reported that it was proposed to demolish the existing garage building on this site and to rebuild, setting back the petrol pumps and providing a footpath adjoining the highway which would be on Common land. The maintenance of a footpath would, presumably, become the responsibility of the Borough Council.

There were minor encroachments in two places by the existing building and, when demolished, it appeared that these areas would revert to Common land.

RESOLVED - That, subject to satisfactory arrangements being made for the future maintenance of the footpath, no objection be raised in principle to the proposal.

(Note - The Manor's representatives reserved their position and took no part in the voting on this matter.)

Darwin Thayer  
Chairman

2nd October 1980

COMMONS CONSERVATORS

Thursday, 27th March, 1980

Present: Mr N Lurcook (Chairman)  
Mrs Kentner, Miss Thesiger  
Councillors Mrs Bowles, Shepherd, and Mrs Streeten and  
Mr Lloyd Roberts

MINUTES:

1. The Minutes of the last meeting were confirmed.

PAYMENTS:

2. Accounts amounting to £4,615.06 were passed for payment.

SURVEYOR'S REPORT:

3. The Surveyor submitted his report for the period ending 1 March, 1980.

RESOLVED - That the report be noted and that, arising therefrom, the Clerk write to horse riding establishments in the area (i) immediately, drawing attention to the damage which has been caused to the Commons by persons riding horses thereon, and (ii) In October, drawing specific attention to the Byelaw prohibiting horse riding on the Commons during the period November-March.

LOWER CRICKET GROUND:

4. Further to Minute 6 of the last meeting, the Clerk read a letter from the Linden Park Cricket Club indicating that, in the absence of any permission to erect a structure or building of a permanent nature, the Club felt unable to proceed with its plans to establish a cricket pitch on the Lower Cricket Ground.

RESOLVED - That the position be noted.

ENQUIRIES PRIOR TO SALE OF PROPERTIES ON THE COMMON:

5. The Clerk referred to the practice of Solicitors in making enquiries relating to properties on the Common prior to sale. It was agreed that the Treasurer should investigate the possibility of obtaining suitable insurance indemnity against the possibility of incorrect information being given.

KENT COUNTY BILL:

6. Further to Minute 4 of the last meeting, the Clerk reported regarding the present position of the Kent County Bill insofar as it affected the Commons. Amendments have been made to the Bill to ensure that any enclosure on the Common was only of a temporary nature and the Bill now also provides that the Conservators should keep proper accounts which would be subject to audit.

It was also understood that the Lord of the Manor had petitioned against the Bill and was seeking to retain the "saving clauses" on the lines of those contained in the 1890 Act.

produce, (mostly charities and environmental organisations), and the other for serving teas, etc.

RESOLVED - That the organisers be informed that it is regretted that the Common cannot be made available for the type of event envisaged.

FAIR AND EXHIBITION:

7. The Clerk submitted an enquiry from B.P. Petroleum as to whether a site on the Common could be made available for a Fair and Exhibition on 'Improving the Environment' during 1981.

RESOLVED - That the Company be informed that it is regretted that the Common cannot be made available for the type of event envisaged.

PLANNING APPEAL - MOUNT EDGCUMBE HOTEL:

8. The Clerk reported that the appeal by Mrs Kentner against the enforcement notice served by Tunbridge Wells Borough Council relating to the display of a red and white advertisement sign at Mount Edgcumbe Hotel was to be heard on 27th November, 1980.

RESOLVED - That the report be noted.

CANON HOARE MEMORIAL:

9. Consideration was given to an informal enquiry relating to the possibility of resiting the Canon Hoare Memorial on the Common.

In the absence of any official request, however, it was decided that it was not possible to consider this matter.

*Darice Thayer*  
*Chairman*

*8th January, 1981*

## COMMONS CONSERVATORS

### SURVEYOR'S REPORT FOR QUARTER ENDING 8th DECEMBER 1980

#### 1. General

Grass cutting had to be carried on until the middle of November in view of the continuing growth and staff shortage during October.

Arrangements have been made for the machines to be serviced during the winter months.

#### 2. Staff

It is pleasing to report that the member of the staff who was on sick leave for many months has now returned to full time working again.

#### 3. Trees

(a) A site meeting has taken place with the approved Tree Surgeons and a work programme has been agreed in respect of the large trees in the Fonthill area.

It appears almost certain that one large Lime tree will have to be felled due to its apparent dangerous state, but no final decision will be made until initial surgery has been carried out to ascertain the extent of the decay.

A replacement will be planted.

(b) The new owner of Mt. Edgecumbe Cottage has been met on site to discuss the self-sown sycamores on the S.E. and N.E. side of the property. The Council's Forestry Officer and Planning department have been asked for their views, but these have not yet been received.

#### 4. Other matters

A letter has been sent to the local Police thanking them for their co-operation etc.

E.S. COUCHMAN

Surveyor.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Telephone 26121  
Ext: 213

Town Hall  
Tunbridge Wells

Ref: AJOK/BSt

Date: 18th December, 1980

Dear Sir/Madam

The next meeting of the Commons Conservators will be held on Thursday, 8th January 1981, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

Yours faithfully

  
Clerk

A G E N D A

1. MINUTES OF THE LAST MEETING (Copy attached)

2. ACCOUNTS FOR PAYMENT

3. SURVEYOR'S REPORT (Copy overleaf)

4. KENT BILL

The Clerk will report on the present position.

5. ESTIMATES 1981/82

A copy of the draft estimate for 1981/82 is attached.

6. LONDON ROAD, TUNBRIDGE WELLS

(a) Garage Development

To consider questions relating to the planting of trees in connection with the garage development in London Road.

(b) Direction Sign

The Borough Council seek permission to erect an advance direction sign on Common land in London Road near the junction with Church Road.

7. 1981 MEETINGS

The following dates are suggested - 26th March, 25th June, 1st October, 1981 and 7th January, 1982.

8. ANY OTHER BUSINESS

TUNBRIDGE WELLS COMMONS CONSERVATORS

EXPENDITURE	ESTIMATE 1980/81		REVISED EST. 1980/81		ESTIMATE 1981/82	
	£	£	£	£	£	£
<u>Salaries and Allowances for Expenses</u>		880		1170		1160
<u>Establishment and Miscellaneous Expenses</u>		120		140		150
<u>Maintenance etc. of Commons</u>						
Employees' Wages, etc. ... ..	17600		16670		20170	
Supplies and Services ... ..	1900		1900		1900	
Removing diseased trees and replanting ...	1000		1000		1000	
Brighton Lake - emergency drainage ... ..	-		430		-	
Equipment - grass cutters ... ..	250		260		-	
- wheel barrows ... ..	-		-		200	
	20750		20260		23270	
<u>Total Expenditure excluding contingencies</u>	21750		21570		24580	
<u>Provision for contingencies</u>	2250		-		2420	
TOTAL EXPENDITURE ... .. £	24000		21570		27000	

COMMONS CONSERVATORS

Thursday, 8th January 1981

Present: Miss P E F Thesiger (Chairman)  
The Mayor (Councillor Shepherd)  
Councillors Blakeway and Mrs Streeten  
Mrs Gordon-Brown and Mrs Kentner  
Messrs Lloyd-Roberts, Lurcook and Sedgwick

MINUTES:

- 1 The Minutes of the last meeting were confirmed.

FREEHOLD TENANTS:

- 2 The Clerk reported that, at a recent meeting of the Committee of the Freehold Tenants, the undermentioned had been elected to serve on the Conservators:

Miss P E F Thesiger  
Mrs Muffett

Mrs Gordon-Brown  
Mr R M Sedgwick

ACCOUNTS FOR PAYMENT:

- 3 Accounts amounting to £3,968.28 were passed for payment.

SURVEYOR'S REPORT:

- 4 The Surveyor submitted his report for the period ended 8th December, 1980.

Arising from the report, and subsequent discussion thereon, it was

RESOLVED -

- (1) That the report be noted;
- (2) That, for 1982/83 and subsequent years, an annual sum be provided in the estimates for the replacement of the grass cutting equipment;
- (3) That the Surveyor convey to Mr W Burch, who had retired on 9th January, 1981, sincere thanks for his past services;
- (4) That the Surveyor be authorised to appoint a replacement for Mr Burch;
- (5) That the Surveyor arrange (a) for the lime tree adjacent to Gibraltar Cottage to receive surgery, (b) for a number of self-sown sycamores in the area to be cleared, and (c) for the saplings and the bushes etc. growing on the rock adjacent to the property to be removed;
- (6) That the Surveyor arrange for the leak in the Brighton Lake to be investigated and to take all necessary remedial action;
- (7) That the policy that the Commons should be maintained in their natural state be confirmed; and
- (8) That the Surveyor investigate comments regarding the large amount of holly in the area near to the Brighton Lake and, if considered necessary, but having regard to the established policy set out in (7) above, arrange for limited cutting back.

COUNTY OF KENT BILL:

- 5 Further to Minute 4 of the last meeting, the Clerk reported the present position with regard to the County of Kent Bill.

ESTIMATES 1981/82:

- 6 Estimates of the amount required for the purpose of the Commons Conservators for the next financial year were approved in the sum of £27,000.

RESOLVED - That the Recreation and Leisure Committee of the Tunbridge Wells Borough Council be requested to make provision in its estimates for the financial year 1981/82 of an amount of £27,000 under the provisions of the Tunbridge Wells Improvement Act, 1890, and all other its statutory powers.

LONDON ROAD TUNBRIDGE WELLS:

- 7 (a) Garage Development:

Further to Minute 17 of the meeting on 26th June, 1980, the Agent to the Lord of the Manor reported that the planning permission in connection with the garage development in London Road required tree planting for screening purposes on the Common.

RESOLVED -

- (1) That the Agent to the Lord of the Manor be requested to discuss this matter with the Director of Planning of the Borough Council; and
- (2) That the Surveyor investigate and clarify the position regarding the footpath on the London Road frontage.

- (b) Direction Sign:

The Clerk reported that the Tunbridge Wells Borough Council wished to erect an advance direction sign on Common land, near the junction of London Road/ Church Road.

RESOLVED - That permission be granted.

PARKING ON THE COMMONS:

- 8 (a) London Road:

The Clerk submitted a letter from a resident in London Road relating to parking on Common land between London Road and Inner London Road.

RESOLVED - That, as and when funds are available, the Surveyor arrange for the erection of stone obstructions set about 18/24" from the edge of the carriageway, to prevent parking on the area in question.

- (b) General:

RESOLVED - That, subject to the wording being approved by the Clerk, the Surveyor arrange for suitable notices to be exhibited on the bye-law notice boards indicating that the driving or parking of cars and the riding of bicycles is prohibited on all parts of the Commons except at the established parking areas in Major Yorks Road, Fir Tree Road, and near Rusthall Elms.

FUTURE MEETINGS:

- 9 RESOLVED - That meetings be held on the following dates - 26th March, 25th June and 1st October, 1981, and 7th January, 1982.

TREASURER:

- 10 The Clerk reported that Mr S.H. Martin wished to resign his position as Treasurer as at 31st March, 1981.

RESOLVED -

- (1) That the Conservators do place on record their very sincere appreciation of the services rendered by Mr Martin since 1st September, 1973, and that he be given a gratuity of £50 on his retirement; and
- (2) That Mr K.G. Hayling be appointed Treasurer as from 1st April, 1981.

*Tania Hayling*  
*Chairman*

*26<sup>th</sup> March 1981*

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COMMONS CONSERVATORS

SURVEYOR'S REPORT FOR QUARTER ENDING 28.2.81

1. General

- (a) The grass cutting and other machines have now been serviced.

2. Staff.

(a) As instructed a letter of thanks for past services has been sent to Mr. W. Burch after his retirement.

(b) A replacement has been engaged on a trial basis and is proving very satisfactory.

3. Trees.

(a) The large trees near Fonthill have received attention from the tree surgeons, together with the lime tree adjacent to Gibraltar Cottage.

As anticipated it was necessary to fell the large horse chestnut tree in the footpath avenue opposite Kentish Mansions, as the main trunk and heavy branches were very unhealthy. Arrangements have been made to re-plant.

(b) Some illegal and unauthorised felling of 6 No. substantial and healthy trees has taken place, apparently over the weekend of 7th/8th February 1981, on either side of Tea Garden Lane near the Beacon Hotel.

The matter was immediately reported to the Police and details confirmed by letter. Subsequently I had a conversation with the local policeman, but have heard nothing further.

(c) Work is now being carried out near the Brighton Lake clearing fallen trees and a start is being made on thinning some of the hollies growing in the area, as soon as the fallen trees have been cleared

4. Brighton Lane

Large quantities of rubbish and weed have been cleared and I am pleased to report the water level has again started to rise following some work at the outlet.

5. Parking

(a) Arrangements have been made to place some natural stone obstructions to prevent parking on the Common at Inner London Road as soon as suitable material becomes available.

(b) Complaints have been received regarding parking off Apsley Street and this is being investigated.

E.S. COUCHMAN

SURVEYOR.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Telephone 26121  
Ext: 213

Town Hall  
Tunbridge

Ref: AJOK/BA

Date: 12th March, 1981

Dear Sir/Madam

The next meeting of the Commons Conservators will be held on Thursday, 26th March 1981, at 2.30 p.m. at the Town Hall, Tunbridge Wells.

Yours faithfully



Clerk

A G E N D A

1. MINUTES OF THE LAST MEETING (Copy attached)
2. ACCOUNTS FOR PAYMENT
3. SURVEYOR'S REPORT (Copy overleaf)
4. KENT BILL

The Clerk will report on the present position.

5. ANY OTHER BUSINESS
6. The next meeting will be 25th June, 1981.

COMMONS CONSERVATORS

Thursday, 26th March, 1981

Present: Miss Thesiger (Chairman)  
The Mayor (Councillor Shepherd)  
Councillor Mrs Streeten  
Mrs Muffett  
Messrs Lurcock, Lloyd-Roberts and Sedgwick

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £5,456.60 were passed for payment.

SURVEYOR'S REPORT:

3. The Surveyor submitted his report for the period ended 28th February, 1981. He also submitted a further letter from a resident in London Road regarding parking on the Common at Inner London Road.

Arising from the report, and subsequent discussion thereon, it was

RESOLVED -

- (1) That thanks be expressed to the donors of three trees for planting on the Commons;
- (2) That the Conservators re-affirm their previous decision to provide stone obstructions to prevent parking adjacent to Inner London Road so soon as suitable secondhand material is available and that, additionally, the Surveyor be instructed to provide a number of posts on the Common adjacent to the entrance to Inner London Road from Church Road to prevent vehicles from driving over Common land so far as possible;
- (3) That the Surveyor arrange for the erection of further posts near to the junctions of Castle Road/Church Road to prevent parking on the Common; and
- (4) That the Surveyor write to owners of properties in Castle Road pointing out that the planting of trees on Common land adjacent to their properties is an encroachment of the Commons.

COUNTY OF KENT BILL:

4. Further to Minute 5 of the last meeting, the Clerk reported the present position with regard to the County of Kent Bill.

HARMONY STREET - LITTER BIN:

5. RESOLVED - That the Surveyor be instructed to provide a suitable litter bin adjacent to the Harmony Street bus stop.

MAMMOTH RELAY RACE:

6. The Clerk reported that the Tunbridge Wells District Sports Advisory Council had requested permission to hold its annual mammoth relay race on the Common on 13 September, 1981.

RESOLVED - That permission be granted, subject to the making good of any damage caused, to the removal of all litter occasioned by the event, and to the Sports Advisory Council indemnifying the Conservators against any claims however the same may arise from the holding of the race.

CULVERDEN EVANGELICAL CHURCH

7. The Clerk reported that Culverden Evangelical Church had requested permission to hold an open air service on the lower Cricket Ground on the afternoon of 19th July, 1981.

RESOLVED - That permission be granted subject to the siting being at a point agreed by the Surveyor, the making good of any damage caused, to the removal of all litter occasioned by the event, and to the Church indemnifying the Conservators against any claims however the same may be caused.

UNION HOUSE CAR PARK - BOTTLE BANK:

8. RESOLVED - That no objection be made to the planning application by Tunbridge Wells Borough Council for planning consent for advertising panels on the bottle bank at Union House Car Park.

12/16 LONDON ROAD, TUNBRIDGE WELLS:

9. The Clerk reported that the owner of the Garage at 12/16, London Road, Tunbridge Wells, had applied for retrospective planning consent for the use of the forecourt of the premises for the display of motor caravans for sale.

RESOLVED - That, as the forecourt is Common Land, and any such use would be a technical encroachment, an objection be lodged.

GARAGE DEVELOPMENT, LONDON ROAD, TUNBRIDGE WELLS:

10. Further to Minute 7(a) of the last meeting, the Agent to the Lord of the Manor reported that there was no requirement with regard to tree planting on the Common in connection with the planning consent for this development.

RESOLVED - That the position be noted.

HAREWOOD HOTEL, LONDON ROAD, TUNBRIDGE WELLS:

11. The Surveyor referred to two Chestnut trees adjacent to this hotel but consideration of this matter was deferred until the next meeting.

STRANGE'S AVENUE, THE COMMON:

12. The Surveyor reported that the trees in Strange's Avenue were now reaching maturity and it was agreed that he make arrangements for the planting of a replacement Avenue as and when finance becomes available.

*T. J. Thayer*  
Chairman  
25<sup>th</sup> June 1981

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 25th June, 1981

Present: Miss P Thesiger (Chairman)  
Councillors Blakeway, Shepherd and Mrs Streeten  
Mrs Gordon-Brown, Mrs Kentner, Mrs Muffett  
Messrs Lloyd-Roberts and Lurcook

MINUTES:

1. The minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £6,380.81 were passed for payment.

APPOINTMENTS OF CONSERVATORS:

3. The Clerk reported that the Tunbridge Wells Borough Council had appointed Councillors Blakeway, Mrs Hilling, Shepherd and Mrs Streeten as its representatives on the Conservators for the ensuing year.

CHAIRMAN:

4. RESOLVED - That Councillor Shepherd be elected Chairman of the Conservators for the ensuing year.

Councillor Shepherd in the Chair

MISS P THESIGER T.D.:

5. RESOLVED - That the Conservators do place on record their sincere appreciation of the services rendered by Miss Thesiger as Chairman during the past year, and congratulate her upon her recent election as Vice-Chairman of the Kent County Council.

APPOINTMENT OF AUDITORS:

6. RESOLVED - That Councillor Mrs Streeten and Mr Lurcook be appointed as Auditors to the Conservators for the ensuing year.

APPOINTMENT OF COMMITTEE:

7. RESOLVED - That the Chairman, Councillors Mrs Hilling and Mrs Streeten, Miss Thesiger, Messrs Lloyd-Roberts and Lurcook, (three to form a quorum), be appointed as a Committee to deal with matters of urgency arising during the ensuing year.

ACCOUNTS FOR YEAR ENDED 31ST MARCH, 1981:

8. The Treasurer submitted the accounts for the year ended 31st March, 1981.

RESOLVED - That the accounts be approved.

CAR PARKING ON THE COMMONS:

9. The Clerk referred to a number of complaints received regarding the parking of cars on the Commons, and reminded the Conservators that it had long been considered that the only way of preventing parking was by physical means. It was established policy, as and when funds and staff resources permit, either to erect posts, to place stones or build up the banks on the road sides at those points where parking frequently occurs.

RESOLVED -

- (1) That existing policy be confirmed and the Surveyor give this matter attention as and when funds are available; and
- (2) That the Surveyor raise with the Director of Technical Services of the Borough Council the re-painting of the words "no parking" on the highway in Fir Tree Road, near its junction with Mount Ephraim.

SPONSORED WALK:

10. The Clerk reported that the Chairman had given permission to the Church of King Charles the Martyr to hold a sponsored walk in aid of Church funds on the Common, on 6th June, 1981, subject to the usual conditions.

RESOLVED - That the Chairman's action be confirmed.

SURVEYOR'S REPORT:

11. The Surveyor submitted his report for the period ended 20th May, 1981. Arising from the Surveyor's report, it was

RESOLVED -

- (1) That the Surveyor arrange for the cutting back on an oak tree near the junction of Castle Road and Mount Edgcumbe Road;
- (2) That permission be not granted to the owner of 2, Onslow House, to plant shrubs on the Common at the rear of his property;
- (3) That no action be taken on a request for the grass area between the Higher Cricket Ground and Mount Ephraim to be cut regularly but that the Surveyor endeavour to keep the grass around the seats in that vicinity at a reasonable level;
- (4) That the Surveyor investigate the possibility of clearing some of the holly at the rear of the Brighton Lake under the Youth Opportunities Programme;
- (5) That thanks be recorded to Mr W F Godwin and his assistants for clearing rubbish from Brighton Lake; and
- (6) That no action be taken regarding requests for litter bins to be provided in Mount Edgcumbe Road and the Surveyor raise with the Police the question of the recently erected litter bin near Harmony Street which had been stolen.

LOWER CRICKET GROUND:

12. The Clerk reported that a request has been received from the Tunbridge Wells Motor Club to hold an exhibition of vehicles on the Lower Cricket Ground on 16th August, 1981, to commemorate the Club's 70th anniversary. It had been intimated to the Club that, under existing policy, it was most unlikely that the Conservators would grant permission for such an exhibition and that the Club should, therefore, seek an alternative venue. Subsequently, the Lord of the Manor has refused to grant permission for the use of the Lower Cricket Ground for the exhibition.

RESOLVED - That the Clerk's action be confirmed and that permission be not granted to the Tunbridge Wells Motor Club to hold an exhibition on the Lower Cricket Ground on 16th August, 1981.

GIBRALTAR COTTAGE:

13. The Clerk referred to a letter from the occupier of part of Gibraltar Cottage relating to the proposed development at the south-west corner of the building and stated that he had informed the correspondent that any representation should be made direct to the Director of Planning of the Borough Council.

RESOLVED - That the report be noted.

COUNTY OF KENT BILL:

14. Further to Minute 4 of the last meeting, the Clerk reported regarding the present position of the County of Kent Bill.

TOAD ROCK:

15. The Clerk submitted a letter regarding the overgrowth on the rocks in the Toad Rock area.

RESOLVED - That the Surveyor take such action as may be possible as and when resources are available and when other priority work outstanding had been completed.

*Whurphind*

*Chairman*

*11/5/81*

TUNBRIDGE WELLS COMMONS CONSERVATORS

Revenue Account for the year ended 31st March, 1981.

<u>1979/80</u> £		<u>1980/81</u> £	£
	<u>EXPENDITURE</u>		
855.25	Salaries and allowances for expenses		1189.25
-	Retirement Gratuity		50.00
73.64	Establishment and miscellaneous expenses		79.52
	Maintenance, etc. of Commons -		
14299.32	Employees' wages, etc.	15501.76	
1755.47	Supplies and services	1993.07	
681.27	Removing diseased trees and replanting	894.75	
-	Paice setter & Flymo	257.65	
2000.00	Provision of accommodation (Health and Safety) at work	265.26	
-	Brighton Lake - Drainage	<u>433.40</u>	
			<u>19345.89</u>
<u>£ 19664.95</u>			<u>£ 20644.66</u>
	<u>INCOME</u>		
-	Sundry Income		24.11
19664.95	Tunbridge Wells Borough Council - Contribution for year	20620.55	
<u>£ 19664.95</u>		<u>£ 20644.66</u>	

Balance Sheet as at 31st March, 1981.

<u>1980</u> £		<u>1981</u> £
	<u>LIABILITIES</u>	
6557.49	Sundry Creditors - Tunbridge Wells Borough Council	6320.48
<u>£ 6557.49</u>		<u>£ 6320.48</u>
	<u>ASSETS</u>	
6393.79	Debtor - Tunbridge Wells Borough Council	6214.34
163.70	Cash at Bank	106.14
<u>£ 6557.49</u>		<u>£ 6320.48</u>

K. G. HAYLING, I.P.F.A.,  
Treasurer

14 May, 1981.

COMMONS CONSERVATORS

SURVEYOR'S REPORT FOR QUARTER ENDING 25.5.81

1. General

[a] Grass cutting has been taking place on the normal system, but due to the excessive wet weather progress has been slowed.

To date Tunbridge Wells Common has been cut twice and Rusthall Common once.

[b] A complaint has been received from a resident of Mount Ephraim regarding the area between the Higher Cricket Ground and Mt. Ephraim, and requesting that the grass in this area be cut regularly as it is much used by many people.

Arrangements can be made to include this area but it will reduce the frequency of cutting in other areas. Instructions are requested.

2. Staff

[a] No undue problems have arisen during this quarter although the replacement for Mr. Burch has had two physical set-backs and has been sick for short periods.

3. Trees.

[a] A sycamore near Rusthall Cricket Ground was found to be unsafe and has been felled.

[b] A large branch of an oak near the junction of Castle Road and Mt. Edgecumbe broke off recently and the Council's Forestry Officer has been asked to check the remainder of the tree.

[c] Letters have been sent to the occupiers of Nos. 1 - 4 Onslow House and Romanoff Lodge regarding planting on the Common at the rear of their properties.

A request has been received from the owner of No. 2 Onslow House for permission to plant some shrubs [Holly, gorse, blackberry etc] at the rear of the property.

The instructions of the Conservators are requested.

[d] Some clearing of Holly was carried out in the area at the rear of the Brighton Lake, before the staff had to start on grass cutting.

[e] A number of trees for planting later in the year at Stranges Avenue have been reserved in the Parks Department nursery.

4. Brighton Lake

A group of volunteers under the guidance of Mr. W.F. Godwin carried out clearance of the Lake and a very considerable quantity of rubbish was removed. A further effort is due to take place on 14th June. A letter of appreciation has been sent.

5. Litter Bins

[a] Requests have been received for litter bins to be provided in Mt. Edgecumbe Road. The complainant has been informed that funds are very limited, but that the matter would be reported to the Conservators.

[b] A litter bin has been provided near the Harmony Street bus stop as instructed.

6. Parking

[a] Several strong complaints have been received regarding illegal parking on the Common, particularly off Major York's Road [near its junction with Bishops Down; Bishops Down Road [opposite the entrance to Chancellor House]; Inner London Road; Lower Green Road/Sunnyside area; Harmony Street; Apsley Street; Mt. Ephraim; Castle Road and Eridge Road.

[b] Old kerbing has been delivered to Inner London Road and it is hoped to arrange for these to be better placed as a temporary measure until the staff have time to erect them properly.

7. Equipment

The purchase of the new barrows authorised at the last meeting have now been received and are in use.

E.S. COUCHMAN

Surveyor.

ESC/BS/TS.1260/A

27.5.81

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 1st October, 1981

Present: Councillor Shepherd (Chairman)  
Councillors Blakeway, Mrs Hilling and Mrs Streeten,  
Mrs Kentner and Mrs Muffett  
Messrs Lloyd-Roberts, Lurcook and Sedgwick

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £5,962.47 were passed for payment.

OFFICERS - EXPENSE ALLOWANCES:

3. The Conservators reviewed the expense allowances paid to their officers.

RESOLVED - That, until otherwise determined, the proportion of the total payments made to the officers attributable as expenses be 35% for the Clerk, 40% for the Surveyor, and 30% for the Treasurer.

RIDING AND PARKING ON THE COMMONS:

4. The Conservators considered correspondence relating to the riding of motor cycles on the Commons and also the problem caused by the parking of vehicles across the footpath near to the Mobil Garage in London Road, Tunbridge Wells.

RESOLVED - That the Surveyor,

- (1) raise with the Police the question of the riding of motor cycles on the Commons; and
- (2) arrange the erection of three or four posts across the footpath near to the Mobil Garage to prevent parking on that part of the Common.

BAND PERFORMANCES:

5. The Clerk submitted an enquiry from a local band seeking permission to perform on the Common.

RESOLVED - That permission be not granted.

SURVEYOR'S REPORT:

6. The Surveyor submitted his report for the period ended 15th September, 1981. Arising from the report, it was

RESOLVED -

- (1) That, further to minute 9 of the last meeting, the Surveyor ask the Tunbridge Wells Borough Council to introduce no parking restrictions in Fir Tree Road near to its junction with Mount Ephraim;

- (2) That the Surveyor ask the Tunbridge Wells Borough Council to impose no parking restrictions in that part of the slip road from Mount Ephraim to Church Road not already covered by such restrictions;
- (3) That the Surveyor arrange for the erection of additional stakes or posts in the slip road from Mount Ephraim to Church Road to prevent vehicles from parking on the Common at that point;
- (4) That consideration of a complaint concerning litter on the Common near Kentish Mansions and "Highbury" be deferred until the next meeting but that, in the meanwhile, the attention of the Tunbridge Wells Borough Council be drawn to the problem;
- (5) That no action be taken regarding a suggestion that bulbs should be planted at appropriate sites on the Commons;
- (6) That no objection be raised in principle to a suggestion by the Tunbridge Wells Borough Council that a few additional soakaways be provided on the Common to assist the drainage problem in the Nevill Street area and that the Surveyor discuss the matter with the Agent of the Lord of the Manor and report to a later meeting; and
- (7) That the Surveyor arrange for the plaque saved from a damaged seat alongside the Race Course to be fitted to any new seat which might be provided in that area in the future.

COUNTY OF KENT ACT, 1981:

7. The Clerk reported that although the County of Kent Bill, 1981, had now received the Royal Assent, the existing Byelaws would continue in force for the time being. He suggested, however, that consideration should be given at the next meeting to the making of new Byelaws.

RESOLVED - That the report be noted.

MAMMOTH RELAY RACE:

8. The Clerk reported that the Tunbridge Wells District Sports Advisory Council had requested permission to hold its annual mammoth relay race on the Common on 12th September, 1982.

RESOLVED - That permission be granted, subject to the making good of any damage caused, to the removal of all litter occasioned by the event, and to the Sports Advisory Council indemnifying the Conservators against any claim howsoever the same may arise from the holding of the race.

ESTIMATES - 1982/83:

9. The Treasurer reported that it would be necessary to submit details of the Conservators requirements for the financial year 1982/83 to the Tunbridge Wells Borough Council prior to the next meeting.

RESOLVED - That the Treasurer submit estimates on a similar basis to the current year, except that provision be made therein of the sum of £500 for the making of the new Byelaws referred to in minute 7 above and £1,200 for the replacement of mowing equipment.

GYPSIES:

10. The Surveyor reported that the site of the Picnic Park adjoining Rusthall Elms had been occupied by gypsies or squatters and that several of their caravans and/or vehicles had remained on or been driven over the Common land since the weekend of 22nd/23rd August, 1981, causing some damage thereto.

The Clerk submitted a number of complaints from members of the public and indicated that, as the Commons were deemed to be a street for Police purposes by virtue of the Tunbridge Wells Improvement Act, 1890, the attention of the local Constabulary had been directed to alleged contraventions of the Byelaws made by the Conservators. In response to a recent enquiry he had been informed that the alleged offenders had been reported and that a decision of the Police Central Process Unit was awaited.

The Conservators felt some considerable concern at the continuing occupation of this part of the Commons by unauthorised persons and vehicles and expressed the hope that the Police would institute proceedings without undue delay.

It was then

RESOLVED -

- (1) That in view of the damage caused to the surface of the land, the use of the Picnic Park be temporarily suspended from 1st October, 1981, and from that date the driving or riding of any vehicle or other like machine over this part of the Commons be prohibited in accordance with Byelaw 32;
- (2) That the Clerk be authorised -
  - (a) To arrange for legal proceedings to be instituted in the County Court for recovery of possession and with a view to evicting all unauthorised persons and vehicles from the Picnic Park, at the same time seeking an injunction preventing similar occupation of any other part of the Commons; and
  - (b) In consultation with the Chairman, to take all such other action that may seem to be necessary or desirable in order to achieve the object indicated in sub para (a) above, including the institution of further legal proceedings under the Byelaws or otherwise.

*Whurphend*

CHAIRMAN

7 JANUARY 1982

## COMMONS CONSERVATORS

### SURVEYOR'S REPORT FOR QUARTER ENDING 15.9.81

#### 1. General

[a] Normal grass cutting has been continued throughout the past few months.

[b] In addition considerable time has been spent in cutting back brambles and other growth from footpaths.

[c] Instructions given under Minute 11 Items 1 - 6 dated 25th June have been carried out.

It is regretted that the Oak tree under Item [1] of that Minute had to be felled as it was found to be far more dangerous than the preliminary inspection had shown.

#### 2. Staff

[a] Staff holidays have reduced the output over the past two months, but the temporary employment of a student for 3 weeks has helped.

[b] The use of the Work Experience Scheme and Community Service Scheme has been discussed with the Youth Employment Department and does not appear to be practical for the Commons in view of the supervision, tools etc required.

#### 3. Litter & Litter Bins

Strong complaints have been received regarding the amount of litter continually being deposited near Fonthill. One complainant has requested that the seats opposite Kentish Mansions and also near 'Highbury' should be removed to discourage misuse of these areas. The main problems seem to arise from Take-away food and non-returnable drink cans and bottles.

Very large quantities of litter and rubbish are being collected each week.

#### 4. Parking & Misuse of Paths.

Complaints continue to be received regarding parking on Common land and the increasing habit of riding bicycles and motor cycles on public footpaths. This is certainly not limited to the Commons.

#### 5. Drainage.

A plan has been received from the Director of Technical Services indicating possible drainage ditches to cut off excessive storm water in order to reduce the flooding problems in the Nevill Street area.

It has been suggested to the Highway Engineer that a thorough inspection of the existing gullies be made to ensure that they are operating properly, before further ditches are cut and cleared, as it is felt that the latter might well increase the rate at which the storm waters reach the Nevill Street area, unless satisfactory discharge points to the drainage system are first provided.

6. Planting of Flower Bulbs

A lady living in Crowborough has suggested that a collection point be provided for dried flower bulbs, so that these can be planted on appropriate sites on the Common.

7. Squatters

Recently two families of squatters with caravans and vehicles have parked on the picnic area of Rusthall Common, near the access road to Rusthall Elms. This item will be reported more fully under a separate item.

8. Seats

Since the last meeting a teak memorial seat, placed at the edge of part of the racecourse has been broken up and burnt. The plaque has been saved. The matter was reported to the Police but so far no culprit has been discovered.

E.S. COUCHMAN.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 7th January, 1982

Present: Councillor Shepherd (Chairman)  
Councillors Blakeway and Mrs Streeten  
Mrs Kentner, Mrs Muffett and Miss Thesiger  
Messrs Lloyd-Roberts and Lurcook

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £5,690.89 were passed for payment.

SURVEYOR'S REPORT:

3. The Surveyor submitted his report for the period ending 30th November 1981.

RESOLVED -

- (1) That the report be noted.
- (2) That the quotation for tree surgery from Messrs Dolwin and Gray be accepted within the sums allowed in the estimates. (This was not the lowest received but was considered to be the most suitable.)
- (3) Subject to the concurrence of the Planning Authority and the agreement of the owner to meet 50% of the cost, work, as recommended by the Forestry Officer, be carried out to the Horse Chestnut tree, adjacent to St Helena, which is reducing the light to that property.

The Surveyor reported that owing to the inclement weather conditions and staff shortages, a number of matters have not been completed, including the clearance of holly in the area of Brighton Lake. He hoped, however, that it would be possible to make some progress in these matters by the next meeting.

NEW ACCESS DRIVE - HEATHGATE COTTAGE, LANGTON GREEN:

4. The Clerk reported that an application had been received for permission to construct a new access drive, to a potential building plot, at the rear of Heathgate Cottage from the road serving Rusthall Elms. The owners would accept responsibility for the construction and future maintenance of the access way.

RESOLVED - That no objection be raised to the proposal, subject to the approval of the Planning Authority, to the payment of the Conservators' costs and to details of the construction being agreed by the Surveyor before work commences and thereafter completed to his satisfaction.

ACCESS TO CAR PARKING AREA - 74-75 LONDON ROAD, TUNBRIDGE WELLS:

5. The Director of Planning had requested comments on a proposal to provide an access to and from four car parking places at 74-75 London Road, Tunbridge Wells.

RESOLVED - That no objection be raised to the proposal but it be suggested that consideration be given to incorporating a one-way system in the service road so as to reduce the possibility of damage to common land.

STREET LIGHTING - LONDON ROAD, TUNBRIDGE WELLS:

6. The Director of Technical Services submitted proposals for rationalisation of the street lighting in London Road (A26) as it affects the Common.

The Conservators raised no objection to the proposal subject to the position of the columns being agreed before any work is commenced so as to avoid any unnecessary damage to existing trees.

NO CYCLING SIGNS:

7. RESOLVED - That the Surveyor be authorised to purchase and erect up to six "No Cycling" signs.

COMPULSORY PURCHASE ORDER - LANGTON ROAD/BISHOPS DOWN, TUNBRIDGE WELLS:

8. The Clerk reported that the Tunbridge Wells Borough Council had now made a Compulsory Purchase Order under the provisions of the Highways Act 1980 with the intention of acquiring small pieces of land on the Tunbridge Wells Common in order to widen the road junction at Bishops Down, Langton Road and Major Yorks Road. This junction has a bad accident record and the sight lines are considered to be in urgent need of improvement.

RESOLVED - That no objection be raised to the Order.

ESTIMATES 1982/83:

9. Estimates of the amount required for the purpose of the Commons Conservators for the next financial year were approved in a sum of £28,060.

RESOLVED - That a precept amounting to £28,060 for the 1982/83 expenses of the Conservators be issued upon the Tunbridge Wells Borough Council.

GIPSIES:

10. Further to Minute 10 of the last meeting the Clerk reported that the gipsies had left the Common before legal proceedings had been instituted and that access to the area from the adjoining highway had been closed.

BYE-LAWS:

11. The Clerk reported that the County of Kent Act 1981 had come into operation on 1st November 1981. The Act contains power to make new Bye-laws for the general improvement and management of the Commons and for the preservation of good order and conduct among persons using the common land.

RESOLVED - That so soon as financial provision is available within the 1982/83 estimates the client be authorised to prepare draft bye-laws for consideration by the Conservators in due course.

FUTURE MEETINGS:

12. RESOLVED - That meetings be held on the following dates:

25th March 1982  
24th June 1982  
7th October 1982  
6th January 1983

*Whiphand*

CHAIRMAN

25 MARCH 1982

## COMMONS CONSERVATORS

### SURVEYOR'S REPORT FOR QUARTER ENDING 3.3.82

#### 1. General

[a] The heavy snow early this year has caused considerable damage to trees and shrubs and the available staff have been heavily committed dealing with this.

[b] A start has been made on further clearing of holly etc on the Tunbridge Wells Common, but the amount is limited as sickness and holidays has again reduced the staff available at a time to one or two men only since the Christmas period.

#### 2. Litter

Further complaints have been received from a resident of "Highbury" regarding litter and the seat near that property.

#### 3. Trees

[a] The tree provided by the Past Chairman - Miss P. Thesiger - has been planted in the area opposite Kentish Mansions.

[b] The tree surgery for which approval has been given, started on Monday, 8th March.

[c] The pruning of a chestnut tree near St. Helena [see Min. 3(3) dated 7th Jan. 1982] has not yet been agreed and carried out.

#### 4. Parking & Vehicles

[a] Complaints have been received regarding damage by vehicles to the Common between Lime Hill Road, Dudley Road and York Road, and requesting the provision of further kerbs as provided in Inner London Road. If funds allow it is suggested that approval be given for these.

#### 5. Machines

Quotations have been obtained for the replacement of one existing rotary mower with a new one, and the lowest received is from Paice & Sons Ltd. Subject to the Chairman's approval, an order will be placed for delivery early in the new financial year as the cost is within the sums included in the estimates.

#### 6. Other Items

[a] The siting of the proposed new lighting columns has been agreed with the Technical Services Dept., the representative of the Trustees and myself, and work is due to start very shortly.

[b] The majority of the additional drainage works have been carried out by the Council, but a considerable amount of "making good" remains to be done.

[c] A complaint has been received from the owner of Southview Guest House regarding the condition of the access track or "path" from Lower Green Road to this & adjoining properties. It is proposed to report more fully at the meeting.

E.S. COUCHMAN

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 25th March, 1982

Present: Councillor Shepherd (Chairman)  
Councillor Mrs Streeten,  
Mesdames Gordon Brown, Kentner and Muffett  
Messrs Lloyd-Roberts, Lurcook and Sedgwick

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £4,635.75 were passed for payment.

SURVEYOR'S REPORT:

3. The Surveyor submitted his report for the period ending 3rd March, 1982.

RESOLVED -

- (1) That the report be noted.
- (2) That the complaint from the owner of the Southview Guest House regarding the condition of the access way from Lower Green Road to his and adjoining properties be noted, but that no action be taken at the present time. Reference was made to Minute No. 4 of the meeting held on 7 January where another owner had requested permission to construct and maintain a new access drive.
- (3) That he be authorised to remove the broken seat adjacent to "Highbury", London Road, Tunbridge Wells.
- (4) That the Hon. Secretary, Nevill Park Road Limited be informed that as that part of Nevill Park which lies between Major Yorks Road and the Gatehouse is a private road, the Conservators are unable to assist towards its maintenance.
- (5) That the action of providing obstructions to prevent encroachments onto the Common by vehicles be continued as and when funds and suitable materials are available.
- (6) That the action of the Chairman in accepting the quotation of Paice & Sons Limited (the lowest received) for a replacement mowing machine be approved.

The Surveyor also reported as follows:-

(a) King Charles School Old Boys Association

A letter had been received from the King Charles School Old Boys Association requesting permission to erect a seat on the Common opposite the King Charles Hall.

RESOLVED - That the offer be accepted with thanks.

(b) Brighton Lake - Clearance

Mr Godwin had offered to bring a party of children from London to assist in clearing out Brighton Lake during the weekend of 17th - 19th April at a cost of £20.

RESOLVED -

- (1) The offer be accepted with thanks, upon the clear understanding that no responsibility whatsoever is accepted by the Commons Conservators, their servants or agents.
- (2) That the Clerk and the Treasurer be authorised to sign a cheque for £20 to be treated as a donation to the Childrens House.

BRIGHTON LAKE - OVERGROWTH OF HOLLY:

4. RESOLVED-that a site meeting of the Committee, together with the Surveyor, be held before the next meeting of the Commons Conservators to inspect the overgrowth of holly at Brighton Lake, Mr Coombs, Forestry Officer of the Parks Department being invited to attend.

GAS SUPPLY, RUSTHALL:

5. The Clerk reported receipt of a letter from South Eastern Gas relating to the improvement of gas supplies in Rusthall, which entails the installation of a small governor on Common land.

RESOLVED - That no objection be raised to the proposal, subject to the provision of suitable natural screening and the reinstatement of the surface of the Common to the satisfaction of the Surveyor.

TUNBRIDGE WELLS COMMON:

6. The Clerk read a letter from the Royal Tunbridge Wells Civic Society concerning the use and maintenance of the Major Yorks Car Park and the apparent encroachment by vehicles outside the established cinder area. The Society also expressed concern about the continuing erosion of the Common land by vehicles using the highways on or across the Commons and suggest that the use of kerbing would overcome this problem.

RESOLVED -

- (1) That no objection be raised to the general use and maintenance of the Major Yorks Car Park area as a whole but that the Lord of the Manor's Agent be asked to require the licensee to restrict the parking of vehicles within the accepted cinder area.
- (2) That in view of the present restrictions upon expenditure generally, the use of normal kerbing along the edges of the highways on or across the Commons be not undertaken, but the existing policy of providing physical obstructions, so far as possible, be continued (Minute 3(4) above also refers).

MAMMOTH RELAY RACE:

7. The Clerk reported that the Tunbridge Wells District Sports Advisory Council had requested permission to hold its annual mammoth relay race on the Common on 19th September 1982.

RESOLVED - That permission be granted, subject to the making good of any damage caused, to the removal of all litter occasioned by the event and the Sports Advisory Council indemnifying the Conservators against any claims, howsoever the same may arise from the holding of the race.

THE PRINCE OF WALES FOOTBALL CLUB:

8. The Clerk reported receipt of a letter requesting permission to place a football pitch on the Lower Cricket Ground on the Common, together with Changing Rooms.

RESOLVED - That permission be not granted.

ROAD IMPROVEMENT - JUNCTION OF ERIDGE ROAD AND MAJOR YORKS ROAD:

9. Members' attention was drawn to the fact that the Tunbridge Wells Borough Council propose to carry out a road widening scheme in approximately two or three years' time to improve the junction of Eridge Road with Major Yorks Road. These proposals would involve only a very small area of Common land.



CHAIRMAN

24 JUNE 1982

## TUNBRIDGE WELLS COMMONS CONSERVATORS

### SURVEYOR'S REPORT FOR QUARTER ENDING 25.5.82

1. General        The normal programme of summer work has been started and grass cutting etc is back on a regular basis except that in the absence of a part-time labourer, the other staff are having to carry out litter clearance on two days per week, which interrupts the progress of their work.
2. Staff        [a] Mr. Webb, the part-time employee has unfortunately resigned and a replacement has not yet been appointed, although references are being taken up on two applicants who have been interviewed.  
  
                 [b] Mr. Crossan, a full-time employee has only returned to work this week after an absence of over two months. This follows correspondence with his doctor and with the Medical Officer of Health, and is subject to no further repercussions.  
  
                 [c] During Mr. Crossan's absence a school-leaver has been taken on as a temporary labourer and is very satisfactory.
3. Trees        The tree surgeons have completed the programme for this year, which concentrated on dead and potentially dangerous branches of trees adjacent to the public highways and footpaths, including two chestnuts near the Spa Hotel which were in very poor condition.
4. Machines     The new mowing machine has been received and is in use. The oldest of the other machines has been disposed of in part exchange.  
  
                 It is proposed to purchase a further mechanical saw with the balance of funds available.
5. Other items   [a] The instructions given under Min.3 of the last meeting have been followed, except that the broken seat has not yet been removed, but this will be done as soon as possible.  
  
                 [b] The King Charles School Old Boys have been thanked for their offer and it is understood that arrangements are being made to obtain and erect the seat.
6. Brighton Lake [a] Mr. Godwin has so far been unable to arrange for the party of children from London to assist in clearing the Lake, but has managed two days with local assistants and a great quantity of rubbish has been removed. A letter of appreciation has been sent.
7. Parking       It is understood that the suggestion to provide No Parking restrictions at the junction of Mt. Ephraim and Fir Tree Road has not been accepted by the Borough Council following consultations with the Police and the County Council. The other suggestions made by the Conservators has generally been recommended for approval.
8. Regency Nursing Home Problems in respect of the access to the above have arisen and discussions are in progress with the Borough Council and the owner.

E.S. COUCHMAN

Surveyor.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 24th June, 1982

Present: Councillor Shepherd (Chairman)  
Councillors Mrs Hilling and Mrs Streeten  
Mesdames Gordon-Brown, Kentner, Muffett and Thesiger  
Messrs Lloyd-Roberts, Lurcook and Sedgwick

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £6,518.28 were passed for payment.

ACCOUNTS FOR THE YEAR ENDING 31ST MARCH 1982:

3. The Treasurer submitted accounts for the year ended 31st March 1982.

RESOLVED - That the accounts be approved.

BANKING ARRANGEMENTS:

4. RESOLVED -

- (a) That Lloyds Bank Ltd be requested to open a deposit account in the name of the Tunbridge Wells Commons Conservators and that the Treasurer be authorised to make transfers between that account and the Conservators current account.
- (b) That Lloyds Bank Ltd be instructed that for the future the Clerk and the Treasurer are authorised to sign all cheques drawn on the Conservators account except those for the salaries of the Conservators' officers.

SURVEYOR'S REPORT:

5. The Surveyor submitted his report for the period ending 25th May 1982.

RESOLVED -

- (1) That the report be noted.
- (2) That approval be given to the action of the Chairman in accepting the quotation of Paice & Sons Ltd for the supply of one no. 14" Stihl power saw in the sum of £208.
- (3) That the Conservators' thanks be conveyed to Mr Godwin for arranging to carry out clearance work at the Brighton Lake.
- (4) That the thanks of the Conservators also be conveyed to Mr R A Hyder for arranging clearance work on Rusthall Common by the Rusthall Boy Scouts.
- (5) That the Chairman be asked to pursue the recommendation to provide no parking restriction at the junction of Mount Ephraim and Fir Tree Road.

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The Surveyor also reported as follows:-

- (a) The problem of parking in the vicinity of the access to the Regency Nursing Home had now been resolved by the provision of a vehicular crossing and improvements to the access from London Road.

RESOLVED - That authority be granted for the Surveyor to provide and erect posts at this access point at a cost of approximately £82.

- (b) One of the three stones at the entrance to the former picnic area at Rusthall Elms which had been removed has now been replaced.
- (c) Thanks have been expressed to the Police who had been called to move on gipsies from the Langton Road/Rusthall Road area.
- (d) A letter had been received requesting the seat at the access to Dingley Dell be removed.

RESOLVED - That the Surveyor be authorised to arrange removal of this seat.

#### SITE MEETING OF COMMITTEE:

6. It was reported that a meeting of the Committee had taken place in order to inspect excessive undergrowth of holly etc on the Commons.

RESOLVED - That

- (1) A programme of undergrowth clearance work be prepared but without the present grass cutting arrangements being in any way interrupted.
- (2) The Manpower Services Commission be approached with a view to being involved in clearance work on the Common and that if possible action be taken without reference to a further meeting of the Conservators.
- (3) Priority be given to dangerous trees alongside paths and highways.
- (4) Rusthall Cricket Club be authorised to accept delivery of soil to extend their ground, the soil being reasonably levelled and the access and public highway kept clean and safe.

#### TREES:

7. It was suggested that the Lord of the Manor's agent consider a scheme for removal of damaged trees on the Common and sale of timber. It was felt, however, this would probably be an uneconomic proposition.

RESOLVED - That the Lord of the Manor's agent be asked to bear the suggestion in mind.

#### CONDITION OF THE COMMON:

8. A letter of complaint concerning the condition of the Common was considered and noted, it having been reported that grass cutting work had already been carried out in the area concerned and that the grass would continue to be cut within the limits of Conservators' financial resources.

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SOUTH VIEW GUEST HOUSE:

9. The Surveyor reported that a letter addressed to the Chairman had been received requesting assistance with the improvement of the access track to the South View Guest House.

RESOLVED - That the request be noted but that no action be taken at the present time.

RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE:

10. The Clerk reported receipt of a letter from the Rusthall Bonfire and Entertainments Committee requesting permission to hold a bonfire and fireworks display on 30th October 1982 as in previous years.

RESOLVED - That permission be granted subject to the usual conditions.

HEATHGATE COTTAGE:

11. It was reported that a letter had been received on behalf of the owner of Heathgate Cottage requesting permission to install gas and water service pipes under the Common land.

RESOLVED - That subject always to the approval of the Lord of the Manor permission for the installation be granted subject to reinstatement being carried out to the entire satisfaction of the Surveyor and due protection being given to roots of the trees in the vicinity.

*W. Shepherd*  
CHAIRMAN

7 October 1982

## COMMONS CONSERVATORS

### SURVEYOR'S REPORT FOR QUARTER ENDING 7th SEPTEMBER 1982

1. General            Normal summer cutting programme has been carried out.
2. Staff            [a] Mr. G.C. Anderson commenced employment on 7th June as a replacement for Mr. Webb, who resigned, and is proving satisfactory.  
  
                         [b] Mr. J. Crossan has continued to be absent on sick leave for very considerable periods since my last report, and the Chief Personnel Officer is investigating further possible action which may be taken.  
  
                         [c] In Mr. Crossan's absence a school leaver - Mr. C. Williams - has continued to fill the position very efficiently, but he will have to leave on 24th September as he is then going to College.
3. Trees            [a] A number of broken branches etc have been dealt with during this period.  
  
                         [b] A complaint has been received regarding the overgrown condition of the Lime trees in Eridge Road and it is suggested that these be included in the winter tree surgery programme.
4. Other items  
  
                         [a] The Conservators instructions under items [3] & [4] Minute 5 dated 24th June, have been carried out.  
  
                         [b] The work in connection with improving the exit from the Regency Nursing Home has been completed, together with the provision of posts outside No. 78 London Road.  
  
                         [c] The seat has been removed from its position near Dingley Dell and some useable parts have been re-used to re-build another broken seat adjacent to Langton Road.  
  
                         [d] The broken seat near Highbury has also been removed.
5. Drainage - Rusthall Common  
  
                         Complaints have been received regarding flooding which takes place outside No. 15 Rusthall Road. This appears to be caused by water flowing along Sunnyside Road from Rusthall Road. The Highway Authority has been requested to investigate.
6. Heathgate Cottage  
  
                         Work has been proceeding with the access to the above and several site meetings have taken place.

7. Manpower Services Commission

A meeting with a representative was held to investigate the possibility of obtaining its co-operation in connection with clearing undergrowth etc. It would seem likely that this may be given when details of the latest Government proposals and funds allocated are known.

8. Complaint from Mr. C. Bond

Mr. Bond has written to the Courier complaining of the lack of grass cutting in the area between the Higher Cricket Ground and Mr. Ephraim. Instructions of the Conservators are requested.

9. Seats

It is suggested that a sum of approximately £1,000 be included in the estimates for next year for the replacement of some seats.

E.S. COUCHMAN

SURVEYOR

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 7th October, 1982

Present: Councillor Shepherd (Chairman)  
Councillors Blakeway, Mrs. Hilling and Mrs. Streeten  
Mesdames Kentner and Thesiger  
Messrs Lloyd-Roberts and Lurcook

MINUTES:

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £6,881.18 were passed for payment.

AUDIT OF ACCOUNTS:

3. The Treasurer reported that the audit of the accounts of the Commons Conservators for 1981/82 had been completed.

SURVEYORS REPORT:

4. The Surveyor submitted his report for the period ending 7 September 1982.

RESOLVED -

- (1) That the report be noted.
- (2) That the Conservators' thanks be conveyed to Mr. Crossan for his past services, as he had recently been discharged on grounds of ill health.
- (3) That the replacement of the seat presented in memorial to Mr. Smith be included in the programme for next year's replacements.

The Surveyor reported receipt of a copy letter recently published in the Kent & Sussex Courier regarding the condition of the area of land between the Higher Cricket Ground and Mount Ephraim.

RESOLVED - That the area be retained in its present natural state, grass cutting only being carried out around seats.

The Surveyor also reported that -

- (a) The recent Gas Board excavation at Lower Green Road, Rusthall would be reinstated in the near future.
- (b) He had received a letter complaining that unauthorised vehicles were being parked on the footway and verge at no. 76 London Road, and also at no. 78 London Road.

RESOLVED - That further consideration be given to the problem of parking on verges by the Clerk and Surveyor.

TRIMTRAILS:

5. The Clerk reported receipt of a letter from the Forward Planning Officer concerning a proposal to locate a "Trim Trail" (an exercise course) on the Common.

RESOLVED - That the Forward Planning Officer be informed that the Conservators do not consider the Tunbridge Wells Commons to be an appropriate location for such a course.

BYELAWS:

6. The Clerk reported that he was proceeding with the preparation of the draft Byelaws and it was anticipated that they would be available for consideration early next year.

ESTIMATES - 1983/84:

7. The Treasurer reported that it would be necessary to submit details of the Conservators' requirements for the financial year 1983/84 to Tunbridge Wells Borough Council prior to the next meeting, and the Conservators indicated their requirements.

GAS SUPPLY - LITTLE KAREN LANGTON ROAD TUNBRIDGE WELLS:

8. The Clerk reported receipt of a letter requesting approval of a licence granted to Mr. J.D. Sutton of Little Karen, Langton Road, Tunbridge Wells in respect of a new gas supply into the property.

RESOLVED - That approval be given.

COMMUNITY PROGRAMME:

9. The Clerk reported upon meetings held recently with the Manpower Services Commission regarding the implementation of a Community Programme which would provide work for those who had been unemployed for some time. It was suggested that this scheme could provide assistance in additional maintenance of the Commons. The Surveyor reported that it was necessary to take into account the type and period of work, costs and staff required.

RESOLVED - That thinning along each side of the main paths, retaining any trees of quality, be carried out within this scheme under the surveillance of the Surveyor and Clerk.

RUSTHALL COMMUNITY ASSOCIATION:

10. The Clerk reported receipt of a letter from the Rusthall Community Association offering to provide a seat to be positioned by the Parish Hall in Rusthall.

RESOLVED - That the offer of the Rusthall Community Association be accepted with thanks.

CAR PARKING RUSTHALL:

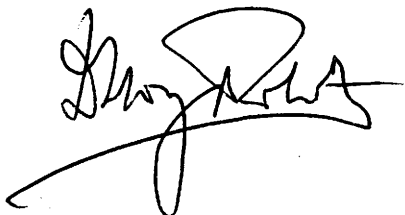
11. The Clerk reported receipt of a letter from the Rusthall Village Council requesting that a small area of the Common in front of the Rusthall Church Hall, be utilised for car parking.

RESOLVED - That the Rusthall Village Council be informed that the Conservators do not agree to this suggestion.

FRIENDS OF THE EARTH:

12. The Clerk reported receipt of a letter from the Tunbridge Wells Friends of the Earth, stating that they propose to produce a booklet describing a Common walk, probably using the route of the old race course.

RESOLVED - That the Friends of the Earth be informed that the Conservators have no objection in principle to the production of such a booklet, providing the scheme does not necessitate the erection of signs on the Common.

A handwritten signature in black ink, appearing to read 'Shy RWA', with a long horizontal flourish extending to the left.

CHAIRMAN

6th January 1983

## COMMONS. CONSERVATORS

### SURVEYOR'S REPORT FOR QUARTER ENDING 10th DECEMBER 1982.

#### 1. General

Due to the excessive wet weather during the latter part of October and early November, it was not practical to complete the normal final cut of the grass on both Commons. However, the mown area near Fonthill has been extended, and many favourable comments have been received.

Work has, therefore, concentrated on clearing paths, roadside verges and some overgrown areas.

#### 2. Staff.

[a] Mr. J. Crossan has now been dismissed due to continued ill health following investigation by the Medical Officer and the serving of proper notices. He has been written to and thanked for his services.

[b] Mr. G.C. Anderson [part-time employee] has been appointed to replace Mr. Crossan.

[c] No replacement of the part-time employee has yet been made.

#### 3. Trees.

Some trees and branches have been damaged in the recent high winds and urgent disposal has been carried out.

#### 4. Other items.

[a] The new access to Dingley Dell has been completed in a satisfactory manner.

[b] A number of seats have suffered further damage due to vandalism.

[c] Similarly some notices near the Car Park off Fir Tree Road have been damaged, as has the fencing etc on the Higher Cricket Ground.

[d] There have been some problems with "travellers" since the last meeting and the Police have been most helpful and successful in persuading them to move on. A letter of thanks has been sent to the Chief Superintendent.

#### 5. Seats.

The instructions of Members are requested regarding the type of seats to be purchased and erected, i.e. concrete ends or steel ends with hardwood slats, or wood seats complete.

#### 6. The Community Programme.

Further discussions have taken place, and it is proposed that further information will be given at the meeting.

#### 7. Roadworks - Church Road/London Road junction.

The Highway Department has recently commenced the initial stage of the improvement works to the traffic signals which forms part of the scheme approved in October 1978.

E.S. COUCHMAN.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 6th January, 1983

Present: Councillors Blakeway, Mrs. Hilling, Shepherd and Mrs. Streeten  
Mesdames Gordon-Brown, Kentner and Thesiger  
Messrs Lloyd-Roberts, Lurcook and Sedgwick

MEMBERSHIP:

1. The Clerk reported that in accordance with the provisions of Section 104 of the County of Kent Act 1981, he had been notified of the appointment of Commons Conservators as follows:-

Representing the Lord of the Manor: Mrs G K Kentner  
Mr D I Lloyd-Roberts  
Mr N J Lurcook

Representing the freehold tenants: Mr F W Crundwell  
Mrs Gordon-Brown  
Mr R N Sedgwick  
Miss P E F Thesiger

Representing the Borough Council: Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Shepherd  
Councillor Mrs Streeten

APPOINTMENT OF CHAIRMAN:

2. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act, they were required at the first meeting held on or after 1 January 1983, to appoint a Chairman. After due consideration it was

RESOLVED - That Mr Lloyd-Roberts be appointed Chairman until the next annual meeting in 1984.

The Conservators wished to place on record their sincere appreciation of Councillor Shepherd's service as Chairman during the interim period whilst the County of Kent Act came into force.

MR LLOYD-ROBERTS IN THE CHAIR

MINUTES :

3. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

4. Accounts amounting to £6,172.67 were passed for payment.

ESTIMATES 1983/84:

5. Estimates of the amount required for the purposes of the Commons Conservators for the next financial year were approved in the sum of £32,200.

RESOLVED - That a precept amounting to £30,900 for the 1983/84 expenses of the Conservators be issued upon the Tunbridge Wells Borough Council.

SURVEYORS REPORT:

6. The Surveyor submitted his report for the period ending 10 December 1982.

RESOLVED -

- 1) That the report be noted.
- 2) That the Surveyor seek alternative quotations for the supply and erection of "natural type" seats for use on the Common.
- 3) That the Surveyor seek quotations for the replacement of a mower for heavy duty work and that the Chairman be authorised to accept the most suitable tender.

The Surveyor reported that it would be necessary to enter into a new contract for tree surgery for the current year and it was

RESOLVED - That the Chairman be authorised to accept the most suitable tender received.

The Surveyor also reported that (a) he had written to the Gas Board requiring them to expedite the completion of the works which were being carried out in Lower Green Road, Rusthall; (b) he had again approached the Director of Technical Services regarding a surface water drainage problem outside numbers 14/15 Rusthall Road.

COMMUNITY PROGRAMME:

7. The Clerk reported upon the possibility of clearance work on the Common being undertaken under a Scheme with financial assistance from the Manpower Services Commission. A direct Agreement between the Conservators and the Commission would involve a great deal of administrative work but he had recently ascertained that a Scheme was already being sponsored by the Kent Education Committee and that another Scheme was to be considered by the Borough Council later this month. Some form of Agency arrangement under one or other of these latter Schemes would appear to be more beneficial to the Conservators.

RESOLVED - That the Clerk be requested to liaise with officers of the Kent Education Committee and the Borough Council to ascertain if some form of Agency arrangement under an existing Scheme would be more advantageous and thereafter report in detail to the next quarterly meeting or, if necessary, to a special meeting of the Committee.

DEVELOPMENT OF LAND ADJOINING BAXTERLEY RUSTHALL:

8. The Clerk reported that his attention had been drawn to the fact that a planning application had been received by the Director of Planning, Tunbridge Wells Borough Council, for permission to erect a block of flats on land adjoining Baxterley, Rusthall. Such permission, if granted, would necessitate an access being formed across the Common. No appropriate notice had been served on the Agent for the Lord of the Manor.

RESOLVED - That should the appropriate notice be served on the Lord of the Manor's Agent no objection in principle be raised to the proposed access subject always to the Lord of the Manor's prior agreement, and to the payment by the

applicant of all costs involved.

IMPROVEMENT OF ROAD JUNCTION - LONDON ROAD/CHURCH ROAD:

9. The Clerk reported receipt of a letter from the Director of Technical Services, Tunbridge Wells Borough Council, informing the Commons Conservators that in accordance with Minute 12 of 3 June 1977 and Minute 4B of 5 October 1978, the Council had undertaken to implement an interim improvement scheme for a limited period only at the London Road/Church Road junction.

RESOLVED - That the scheme be noted but that the Clerk request the Tunbridge Wells Borough Council to consider the possibility of reducing the number of road traffic signs in the vicinity of the Common at the earliest opportunity.

UPPER STREET RUSTHALL:

10. The Agent for the Lord of the Manor expressed concern at the large number of cars parked in Upper Street, Rusthall, particularly at night, which could prove a very serious problem if emergency services were required. It was suggested that the Lord of the Manor's Agent might approach the Director of Technical Services for a solution to the problem.

FUTURE MEETINGS

11. RESOLVED - That meetings be held on the following dates:-

24 March 1983

23 June 1983

6 October 1983

5 January 1984



CHAIRMAN

24 MARCH 1983

COMMONS CONSERVATORS

SURVEYOR'S REPORT FOR QUARTER ENDING 28th FEBRUARY 1983

1. General Work on clearing alongside paths, fallen trees and similar work has continued.
2. Staff So far no replacement for the part-time member of staff has been appointed. Only one application has been received and it is proposed to interview him on 1st March.
3. Trees
  - [a] The Members are requested to confirm the Chairman's action in authorising the acceptance of the quotation of Messrs. Dolwin & Gray for carrying out tree surgery, for which funds have been allowed. The quotation was not the lowest received but was accepted in view of the previous record of work carried out by the firm on the Commons and the small difference in costs.
  - [b] A request has been received from Linden Park Cricket Club for the six large trees [Limes & Oaks] on the southern side of the Higher Cricket Ground to be lopped or for alternate ones to be felled as the overhang is causing a deterioration in the turf. The Council's Forestry Officer has inspected the trees and apart from one lime tree, which is showing initial signs of decay, the remainder are in good sound condition. This confirmed my opinion formed at a site meeting with the Club's representatives, but they were informed that their request would be placed before the Members.

4. The South East England Tourist Board

- [1] The above Board made some references in its recent study to the Commons and these were recently discussed with the Council's Tourism Sub-Committee.

The main points of discussion were:-

- [a] "The possibility of improving interpretation facilities on the Commons so that visitors can learn more about the history and extent of the Commons".
- [b] "To indicate routes through the Common so that more people can explore and enjoy the Common Land".
- [c] "To examine the rate of erosion on the Wellington Rocks to ensure that this unusual feature is not substantially worn away in future decades".

- [2] Referring to these points the recommendations that came from the discussion were in outline:-

- [a] The production of a short article for inclusion in the Guide and/or as an Information Sheet, combining a simple map indicating the main features of the Commons, i.e. Race Course, Wellington Rocks, Bulls Hollow, Toad Rock, Happy Valley etc.

- [b] [i] To provide and erect acceptable cases containing maps and information. Cases not to exceed four in number.

[ii] To have suitable direction posts in a number of prominent positions and perhaps have "trail" markers along foot-paths.

[c] No specific action but certainly no fencing.

[3] The question of costs involved was raised, but the Sub-Committee indicated that this would not be a problem.

5. The Community Programme. Further meetings have taken place and the present position is:-

[a] A works programme for the Commons is to be part of a larger programme to cover other works within the Borough.

[b] The administration of the staff employed to be carried out by the Council.

[c] The Conservators to set out their requirements, and to control these works through the Supervisor to be appointed. These works to include clearance and disposal of undergrowth, repair of seats, provision and planting of bulbs in two specific areas - [i] The Dell; and [ii] on bank opposite the main Post Office - subject to the Conservators approval.

[d] All the costs to be met from funds provided under the Scheme including provision of tools, bulbs etc.

6. Rusthall Common

[a] A letter from a resident in Rusthall has been passed on by the Chief Recreation Officer. It contains a request for an area of land to be allocated for use by children riding BMX type cycles. The "Bumps" is suggested by the writer.

It is considered that such use would be contrary to the Byelaws at least.

The decision of Members is requested.

[b] A request has been received from the Council for permission for two village signs to be erected by the Rusthall Village Council. The signs are to be worded "RUSTHALL" in black lettering on a white background. The dimensions being 280 mm x 960 mm (11" x 36" approx). The proposed sites are at the junctions of Rusthall Road and the Coach Road with Langton Road.

[c] A request has also been received from the Rusthall Community Association requesting permission to carry out restoration of the "Marlpits" on Rusthall Common. This is an area to the west of the Coach Road and consists of an overgrown area where there were two small ponds and possibly an old bowling green etc.

The work would, of necessity, be extensive to produce the results envisaged and would probably take some considerable time to complete. It might be an area where the Community Programme could assist.

[d] The Rusthall Community Association has decided not to provide a seat on the Common near the Parish Hall, but to do so elsewhere in the village.

[e] The Police have again been asked to give attention to the mis-use of "The Bumps" by mini cars and motor cyclists - mainly late at night and weekends.

7. Brighton Lake. Mr. Godwin is proposing to carry out further clearance of the Lake in April and May, subject to the Conservators approval, and which is recommended.

8. Seats Enquiries have been made locally regarding the purchase of log type seats, but so far without success. It seems that the normal practice is to use locally felled tree trunks and to cut them to shape on site with suitable mechanical tools. It has been pointed out that the cost of transporting and placing in position such large bulks of timber would be considerable.

9. Conclusion I would like to include in this report my appreciation and thanks to Members and Officers, past and present, for making the work so pleasant during my period in office. I would also like to mention the great assistance and co-operation that Mrs. Saunders of the Technical Services Department has given.

E.S. COUCHMAN

Surveyor.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 24th March, 1983

Present: Mr Lloyd Roberts (Chairman)  
Councillor Mrs Streeten  
Mesdames Kentner and Thesiger  
Messrs Crundwell, Lurcook and Sedgwick

MINUTES

1. The Minutes of the last meeting were confirmed.

APPOINTMENT OF COMMITTEE:

2. RESOLVED - That the Chairman, Councillors Mrs Hilling and Mrs Streeten and Shepherd, Miss Thesiger and Mr Lurcook (three to form a quorum) be appointed as a Committee to deal with matters of urgency arising during the ensuing year.

ACCOUNTS FOR PAYMENT:

3. In presenting the accounts for payment the Treasurer reported that the Officers' salaries and expenses payments included the Central Arbitration Committee award of 5.7% effective from 1 July 1982.

Accounts amounting to £5581.50 were passed for payment.

SURVEYOR TO CONSERVATORS:

4. The Clerk reported receipt of a letter from Mr E S Couchman tendering his resignation as Surveyor to the Commons Conservators as from 30th June 1983.

The Chairman expressed the Conservators' sincere appreciation of and grateful thanks for all the work Mr Couchman had carried out in his capacity as Surveyor since his appointment early in 1975.

RESOLVED that -

- 1) Mr Couchman's resignation be accepted with regret.
- 2) Subject to the approval of the Tunbridge Wells Borough Council, Mr E L Bailey, Director of Technical Services, be appointed as Surveyor to succeed Mr Couchman.

SURVEYOR'S REPORT

5. The Surveyor submitted his report for the period ending 28 February 1983.

RESOLVED that -

- 1) The report be noted.
- 2) Confirmation be given to the Chairman's action in authorizing the acceptance of the quotation from Messrs Dolwin and Gray to carry out tree surgery and from Paice and Sons Ltd for the provision of a flail mower for which allowance had been made in the estimates.

- 3) The request from Linden Park Cricket Club for six trees on the higher cricket ground to be lopped be not acceded to and that no action be taken in this matter.
- 4) Suggestions for a programme for clearance work under the Community Programme be placed before the Personnel and Management Services of the Borough Council, this work to preserve the natural appearance of the Common and maintain the standards recommended by the Local Panel of Architects so far as possible.
- 5) Approval be given to the suggestion that naturalised daffodils be planted on the bank in London Road opposite the main Post Office.
- 6) Permission be not given for the allocation of common land for the riding of bicycles by children.
- 7) No objection be raised to the erection of two village signs by Rusthall Village Council.
- 8) The Rusthall Community Association be informed that the Commons Conservators would be pleased for them to carry out initial clearance work at the Marl-Pits; any further work to be carried out after detailed consultation with the Surveyor, possibly utilizing the services of the Community Programme.

The Surveyor also reported that

a) Proposed Introduction of Cycleways and Initial Programme

The Borough Traffic Management Sub-Committee considered the above and recommended that the public footpath (No. 17 ) across Rusthall Common be converted into a shared path for both pedestrians and cyclists divided by means of a kerb. Provisional date for introduction 1986-1987.

RESOLVED - That the proposal be not favourably received.

b) Road and Highway Improvement Works - Bishops Down/Major Yorks Road Junction

The Director of Technical Services requested permission to proceed with the installation of improved lighting prior to the remainder of the works for which the necessary legal arrangements were in progress.

RESOLVED - That no objection be raised subject to details being agreed with the Manorial authorities.

c) Grass Cutting - Fonthill Area

A letter of appreciation has been received from Mr Turk regarding the clearing and cutting that has been carried out in the above area.

TOURISM:

6. The Clerk reported receipt of a letter from the Chief Executive of the Borough Council relating to a report from the South East England Tourist Board on recommendations affecting the Common.

RESOLVED -

- 1) That the study of the South East England Tourist Board be noted with interest.
- 2) That the Commons Conservators agree to one map and interpretation being displayed on a board to be attached to the existing bye-laws board positioned near the car park at Major Yorks Road, the same to be maintained to the satisfaction of the Commons Conservators at the expense of the Borough Council for a period of 12 months, when the position will be reviewed.

It was also agreed that no action be taken at the present time to waymark routes over the Common or to prevent erosion of the Wellington Rocks.

CONFERENCE - OPEN SPACES SOCIETY:

7. The Clerk reported an invitation to attend a conference, organised by The Open Spaces Society, to be held in London on the 2 June 1983 on Future of Common Land and its Management.

RESOLVED - That the Clerk be authorised to attend.

UPPER STREET RUSTHALL -

8. Further to Minute 10 of the last meeting, the Clerk reported receipt of a letter from Tunbridge Wells Borough Council stating that there is no action the Borough Council can take to restrict parking in Upper Street, Rusthall.

RESOLVED - That the position be noted.

HORSE RIDING ON THE COMMON:

9. It was reported that there had been several instances of horse riding on the Common to the danger of the public.

RESOLVED - That the Surveyor be authorised to arrange for two additional posts to be erected on either side of the road in Hungershall Park in order to impede the progress of horses onto the highway.

  
CHAIRMAN

23 JUNE 1983

TUNBRIDGE WELLS COMMONS CONSERVATORS

Revenue Account for the year ended 31st March, 1983.

<u>1981/82</u> £		<u>1982/83</u> £
<u>EXPENDITURE</u>		
1252.00	Salaries and allowances for expenses	1328.00
98.33	Establishment and miscellaneous expenses	177.39
	Maintenance, etc. of Commons -	
17940.57	Employees' Wages, etc.	13016.96
2390.38	Supplies and services	4479.02
876.44	Removing diseased trees and replanting	641.82
228.56	Purchase of new equipment	1207.71
		<u>24345.51</u>
		25850.90
	Balance carried forward	2268.59
<u>£ 22786.28</u>		<u>£ 28119.49</u>
<u>INCOME</u>		
-	Sundry Income	59.49
22786.28	Tunbridge Wells Borough Council - Amount due under precept	28060.00
<u>£ 22786.28</u>		<u>£ 28119.49</u>

Balance Sheet as at 31st March, 1983.

<u>1982</u> £		<u>1983</u> £
<u>LIABILITIES AND BALANCES</u>		
6459.64	Sundry Creditors - Tunbridge Wells Borough Council	7189.26
-	Revenue Account Balance	2268.59
<u>£ 6459.64</u>		<u>£ 9457.85</u>
<u>ASSETS</u>		
6350.62	Debtor - Tunbridge Wells Borough Council	6350.62
109.02	Cash at Bank	3107.23
<u>£ 6459.64</u>		<u>£ 9457.85</u>
K. G. HAYLING, I.P.F.A., Treasurer		

TUNBRIDGE WELLS COMMONS CONSERVATORS

SURVEYOR'S REPORT FOR QUARTER ENDING 26th MAY 1983

1. Grass cutting Grass cutting started a little late this year as the staff had to be employed on other work. However the second cut is just about completed.
2. Staff The part-time vacancy has now been filled by Mr. A.L. Fisher.
3. Trees Messrs. Dolwin & Gray carried out tree surgery in a number of areas of the Commons and included thinning of the top growth of the lime trees alongside Eridge Road, about which complaints had been received.

Reports have been received that youths have been cutting trees to form cycle "rides" near Bulls Hollow and the Police have been notified.
4. Equipment The flail mower previously authorised has been received and is proving very satisfactory.
5. Fencing & Posts

[a] A length of fencing bounding Fir Tree Road and the Higher Cricket Ground was badly damaged by a vehicle on the night of 30th April/1st May. Quotations for its repair have been obtained, and after consultation between the Chairman, the Clerk and Treasurer, an order has been placed with Reliant Fencing Co. Ltd in the sum of £263.50. The Clerk is in correspondence with the car driver, with a view to obtaining complete repayment.

[b] The erection of posts adjacent to 10-12 London Road, Tunbridge Wells, has been completed.
6. Gas Installations Due to the extremely wet weather the reinstatement of the Common adjacent to Lower Green Road, Rusthall, has been delayed but work is now nearing completion.
7. Community Programme The proposals for inclusion in the Community Programme as approved at the last meeting have been forwarded to the Personnel Officer, and it is understood that the matter will be discussed at the current meeting of the Management Team.
8. Brighton Lake Mr. Godwin has made two attempts to organise clearance of the Lake but regrettably has been frustrated on both occasions by appalling weather. He will try to arrange a further effort.
9. Junction of Major Yorks Road and Langton Road. The re-siting of some lighting columns in accordance with proposals previously agreed has been carried out.
10. Seats Confirmation that the use of the present type concrete seat ends be continued, is requested.
11. General

[a] The instructions under Min. 5 [4][5][6][7] & [8] and under Min. 5 [a] & [b] have been notified to the appropriate persons concerned.

[b] Once again may I be permitted to include my appreciation of the consideration and help given to me over the past few years by Members and Officers. The involvement with the Commons has been a source of great pleasure and interest to me and I can only wish my successor similar enjoyment.

E.S. COUCHMAN.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 23rd June, 1983

Present: Mr Lloyd Roberts (Chairman)  
Councillors Blakeway, Mrs Hilling, Shepherd and Mrs Streeten  
Miss Thesiger  
Mr Lurcook

MINUTES

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT:

2. Accounts amounting to £7,629.62 were passed for payment.

ACCOUNTS FOR THE YEAR ENDING 31 MARCH 1983:

3. The Treasurer submitted accounts for the year ending 31 March 1983.

RESOLVED - that the accounts be approved.

VAT LIABILITY:

4. The Tunbridge Wells Borough Council employ outside staff and undertake provision of material, equipment, transport etc., for the maintenance of the Commons and re-coup the expenses of so doing from the Conservators. These agency arrangements have been treated as exempt from VAT under existing legislation.

The Treasurer reported that the more formal precepting, accounting and auditing arrangements under the County of Kent Act 1981 had alerted the Customs and Excise Authorities to the fact that the Commons Conservators were not a local authority within the meaning of Section 15(6) of the Finance Act 1972 and that quite strictly the Borough Council should have charged VAT on the expenditure incurred on behalf of the Conservators. The Customs and Excise Authority now require payment of VAT in future which will amount to approximately £3,000 annually, and arrears amounting to about £16,000 over the past six years. The effect of this will be to increase the amount of the precept the Conservators issue on the Borough Council each year, and will bring the amount of precept very near to the present overall limit of three tenths of the product of a penny rate of the Borough. It was suggested that the Conservators might consider asking the Borough Council at an opportune time to take the appropriate steps to secure the amendment of legislation in order that the Conservators are defined as a "local authority" for the purposes of VAT and to increase the present precept limit of the penny rate product.

RESOLVED - that the Borough Council be requested to seek legislation, at an appropriate time, to secure the definition of the Conservators as a local authority and to approve an increase in the present precept limit, as necessary.

SURVEYOR'S REPORT:

5. The Surveyor submitted his report for the period ending 26 May 1983.

RESOLVED - that

1. The report be noted.
2. The costs, namely £252.04, involved in repairing damage to the fencing and replacing of posts in Fir Tree Road on the Higher Cricket Ground following an accident, be recovered from the driver of the vehicle.
3. The Conservators do adhere to their original policy of using concrete seat ends on the Common, as these are less likely to be subject to vandalism.
4. The trees on the boundary of the Common, north of Bracken Cottage, be included in those to receive attention when the tree surgery programme is carried out.

The Surveyor also reported that a request had been received from the Kent Police for permission to land a helicopter on the lower Cricket Ground upon the occasion of a Royal Visit to the Homoeopathic Hospital in September 1983.

RESOLVED - that permission be granted.

PRESENTATION:

6. On behalf of the Conservators the Chairman presented a cheque to Mr Couchman in sincere appreciation of his valuable services as Surveyor over the past eight years.

BRIGHTON LAKE:

7. The Conservators declined to approve a request for the erection of a Notice prohibiting fishing on Brighton Lake.

CONFERENCE - OPEN SPACES SOCIETY:

8. The Clerk reported on his attendance at the Conference organised by the Open Spaces Society held in London on 2 June 1983 on the Future of Common Land and its Management.

RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE:

9. The Clerk reported receipt of a letter from the Rusthall Bonfire and Entertainments Committee requesting permission to hold a bonfire and firework display on 29 October 1983 as in previous years.

RESOLVED - that permission be granted subject to the usual conditions.

BRM-BRMM RALLY:

10. The Clerk reported that the Brm-Ermm Rally scheduled for the May Bank Holiday weekend on the Common in order to raise funds for charity had to be postponed due to poor weather conditions. It is now proposed to hold this event during July 1983.

HORSE RIDING ON THE COMMON:

11. It was reported that a further complaint had been received of horse riding on the Common to the danger of the public.

RESOLVED - that action be taken to write to any known offenders.

FLY POSTING:

12. It was reported that several instances of fly posting had occurred on the Common advertising local events. The Chamber of Trade have been requested to seek the co-operation of its Members in prohibiting the practice.

BOOT FAIRS:

13. It was reported that several requests had been received for boot fairs to be held on the Common.

RESOLVED - that such fairs be not permitted.



CHAIRMAN

6 OCTOBER 1983

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 6 October, 1983

Present: Mr Lloyd Roberts (Chairman)  
Councillors Blakeway, Mrs Hilling and Mrs Streeten  
Mrs Kentner and Miss Thesiger  
Messrs Crundwell, Lurcook and Sedgwick

MINUTES

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT

2. Accounts amounting to £7,952.11 were passed for payment.

SURVEYOR'S REPORT

3. The Surveyor submitted his Report for the period ending 21 September 1983.

RESOLVED - that the report be noted.

VAT LIABILITY

4. The Clerk reported receipt of a copy letter from HM Customs & Excise stating that under the current legislation there is no prospect of the Commons Conservators being included within Section 15 of the Finance Act and that the Conservators must therefore function on a VAT paid basis.

RESOLVED -

1. that formal application be made to the Tunbridge Wells Borough Council to uplift the precept from 0.3p in the £ to 0.5p in order to cover VAT payment;
2. that in due course a formal approach be made to the Member of Parliament suggesting that a change in the legislation might be appropriate in order to exempt bodies such as the Commons Conservators from VAT payment on expenditure incurred on their behalf by local authorities.

ESTIMATES - 1984/85

5. The Treasurer reported that it would be necessary to submit details of the Conservators' requirements for the financial year 1984/85 to the Tunbridge Wells Borough Council prior to the next meeting of the Conservators.

RESOLVED - the Treasurer be authorised to submit appropriate details and report to the next meeting.

AUDIT COMMISSION

6. The Clerk reported the proposed re-appointment of the District Auditor as Auditor of the accounts for the Commons Conservators, such appointment being subject to annual review by the Audit Commissioners. The Audit Commission are required to consult the Commons Conservators before confirming the appointment.

RESOLVED - that no objection be raised to the appointment.

PROPOSED DEVELOPMENT AT HEAD POST OFFICE, VALE ROAD, TUNBRIDGE WELLS

7. The Clerk reported receipt of a letter setting out proposals to redevelop the Head Post Office premises. This project would involve the re-positioning of the existing cross-over to the slip road between Vale Road and London Road.

RESOLVED - that no objection be raised to the proposed re-positioning subject

- (a) all necessary planning and highway consents being obtained;
- (b) the work being carried out to the entire satisfaction of the Surveyor;
- (c) reimbursement of the proper and reasonable administrative costs incurred.

MAMMOTH RELAY - 1983

8. The Clerk reported that the Tunbridge Wells District Sports Advisory Council had requested permission to hold its annual mammoth relay race on the Common on 16 October 1983.

RESOLVED - that permission be granted, subject to the making good of any damage caused, to the removal of all litter occasioned by the event and to the Sports Advisory Council indemnifying the Conservators against all claims howsoever the same may arise.

SPONSORED WALK

9. The Clerk reported receipt of a letter requesting permission to hold a Sponsored Walk on the Common on 16 October 1983.

RESOLVED - that permission be granted, subject to the making good of any damage caused, to the removal of all litter occasioned by the event and to the organisers indemnifying the Conservators against all claims howsoever the same may arise.

(NOTE - Shortly after the meeting this Sponsored Walk was cancelled.)

PARKING - APSLEY STREET, RUSTHALL

10. The Clerk reported receipt of a letter from a resident of Apsley Street, Rusthall, requesting permission to form a parking bay in the bank in Apsley Street.

RESOLVED - that the application be refused.

RE-SURFACING OF PATH

11. The Clerk reported receipt of an application from St Paul's Rusthall Church Council for a grant to assist with the cost of re-surfacing Church Avenue, Rusthall, as the proposed works would offer improved facilities for visitors to Happy Valley.

RESOLVED - that the St Paul's Rusthall Church Council be informed that the Conservators have no funds available for a grant of this nature.

TOURISM SUB-COMMITTEE - NOTICE BOARD IN CAR PARK, MAJOR YORKS ROAD

12. The Surveyor exhibited a draft plan showing points of interest which is to be displayed on the Notice Board in the Car Park at Major Yorks Road. The Conservators suggested a number of amendments which will be recommended for inclusion in the final plan.

CAR PARKING ON THE COMMON

13. A number of complaints have been received about car parking on the Common, particularly opposite the Wellington Hotel. The Clerk stated that he had reported the matter to the Police as it appeared that offences had been committed in driving over a public footpath in order to park on the common land.

RESOLVED - that the Clerk be instructed to request the Police Authority to give special attention to this matter with a view to prosecution of offenders.



CHAIRMAN

5 January

1984

# TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 5 January, 1984

Present : Councillors Blakeway, Mrs Hilling, Shepherd & Mrs Streeten  
Mesdames Kentner & Thesiger  
Messrs Crundwell, Lloyd Roberts, Lurcook & Sedgwick

## MEMBERSHIP

1. The Clerk reported that in accordance with the provisions of Section 104 of the County of Kent Act, 1981, he had been notified of the appointment of Commons Conservators as follows :-

Representing the Lord of the Manor : Mrs G K Kentner  
Mr D I Lloyd Roberts  
Mr N J Lurcook

Representing the Freehold Tenants : Mr F W Crundwell  
Mrs Gordon-Brown  
Mr R N Sedgwick  
Miss P E F Thesiger

Representing the Borough Council : Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Shepherd  
Councillor Mrs Streeten

## APPOINTMENT OF CHAIRMAN

2. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act, they were required at the first meeting held on or after 1 January, 1984, to appoint a Chairman. After due consideration it was

RESOLVED - That Miss Thesiger be appointed Chairman until the next annual meeting in 1985.

The Conservators wished to place on record their sincere appreciation of Mr Lloyd Roberts' service as Chairman during the previous year.

## MISS THESIGER IN THE CHAIR

## MINUTES

3. The Minutes of the last meeting were confirmed.

## ACCOUNTS FOR PAYMENT

4. Accounts amounting to £8,463.52 were passed for payment.

ESTIMATES 1984/85

5. Estimates of the amount required for the purposes of the Commons Conservators for the next financial year were approved.

RESOLVED - That a precept amounting to £42,325 for the 1984/85 expenses of the Conservators be issued upon Tunbridge Wells Borough Council.

VAT LIABILITY

6. The Clerk reported that following his request to the Borough Council to increase the maximum sum which the Conservators may precept in order to cover, inter alia, the additional expenditure involved in the payment of VAT, the Council had by resolution approved an increase to one half percent of the product of the penny rate, in accordance with the provisions of Section 115 of the County of Kent Act, 1981.

SURVEYORS REPORT

7. The Surveyor submitted his report for the period ending 15 December, 1983.

RESOLVED - That the report be noted.

HORSE RIDING

8. Arising from the Surveyor's report it was reported that a number of horse riders were still using the Common during the winter months.

RESOLVED - That the Clerk write a letter to all local riding schools drawing their attention to the fact that horse riding is forbidden on the Common during the winter months from November to March.

DEVELOPMENT ON LAND ADJOINING BAXTERLEY, RUSTHALL

9. The Clerk reported receipt of a letter from the Borough Council regarding a planning appeal against the Council's decision to refuse permission for a two storey block of eight flats and car parking on land adjacent to Baxterley, Rusthall. As no formal application for access over Common land had been received, the Borough Council had been notified of the Conservators' support of the Council's refusal.

LAND AT DINGLEY DELL

10. The Clerk reported that an approach had been made to him by a person owning property in the vicinity of Langton Road/Rusthall Road asking for retrospective permission for access over the Common in respect of the existing drive-way to his premises.

RESOLVED - That no objection be raised subject to any necessary planning or other consents being obtained and to the payment of a nominal sum of £10.00 to cover the Conservators' administrative costs.

MOUNT EDGCUMBE HOTEL

11. The Clerk reported receipt of a letter from the lessees of the Mount Edgcumbe Hotel requesting permission to surface the drive-way between the garages and the main building of Mount Edgcumbe Hotel in order to eliminate a "muddy patch" and at the same time provide better parking surface for customers at the

Hotel. The details had been checked on site on 21st December, 1983 when the Surveyor met the Lessee.

RESOLVED - That no objection be raised to the suggested improvements subject to no further encroachment upon common land and to the payment by the lessee of the nominal sum of £10.00 to cover the administrative costs and expenses of inspections of the site by the Surveyor.

STEPS - LONDON ROAD

12. The Surveyor reported that the steps from the Common on to London Road had collapsed and the cost of repair would be in the region of £750. It was suggested that it might be more economic and safer to divert the route to the further side of the petrol filling station on to the existing metalled path.

RESOLVED - That the Surveyor and Clerk carry out a site inspection and report to the next meeting of the Conservators.

COLD BATH AND WELL - FONT HILL

13. The Surveyor reported that a road accident had involved damage to the cover of the cold bath near Font Hill. The cost of replacing this cover would be in the region of £730.

RESOLVED - That as the structure was erected by the Borough of Royal Tunbridge Wells with the consent of the Conservators, the Chief Executive be requested to place the matter before the appropriate Committee with a view to the Council undertaking replacement of the cover with a more suitable type which would not be liable to damage from vehicles using London Road.

MINI MARATHON - TUNBRIDGE WELLS ROUND TABLE

14. It was reported that the Tunbridge Wells Round Table proposed to organise a mini marathon on the Common in March in aid of charity.

RESOLVED - That permission be granted, subject to the making good of any damage caused, to the removal of all litter occasioned by the event and to the organisers indemnifying the Conservators against all claims howsoever the same may arise.

FUTURE MEETINGS

15. RESOLVED - That meetings be held on the following dates :-

22 March, 1984  
21 June, 1984  
4 October, 1984  
3 January, 1985

*Tatiana Thurgel*

CHAIRMAN

22 MARCH 1984

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 22 March, 1984

Present: Miss P. Thesiger (Chairman)  
Councillors Blakeway, Mrs. Hilling, Shepherd  
and Mrs. Streeten  
Mrs. Kentner  
Messrs. Crundwell, Lloyd Roberts and Sedgwick

MINUTES

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT

2. Accounts amounting to £9,056.72 were passed for payment.

WAGES AWARD

3. The Treasurer reported that effect had been given to the arbitration award with effect from July 1983.

SURVEYOR'S REPORT

4. The Surveyor submitted his Report for the period ending 14 March 1984.

RESOLVED - that

1. The report be noted.
2. The Borough Council be requested to replace the nameplate at the end of Cabbage Stalk Lane to read "Cabbage Stalk Lane" and not "Continuation of High Rocks Lane formerly Cabbage Stalk Lane" as at present.
3. Further enquiries be made as to the ownership of the path at Sunnyside Road, Rusthall, in order to request prevention of further water overflow and so ensure proper maintenance.

STEPS, LONDON ROAD

5. Further to Minute 12 of the meeting of the Commons Conservators held on 5 January 1984 the Clerk reported that he and the Surveyor had carried out a site inspection of these steps when it was found that they had fallen away badly and were dangerous.

RESOLVED - that, in view of the expense involved in infilling the cavity and repairing the steps, they be railed off top and bottom and a simple gravel path formed to join with the existing path on the far side of the garage.

COLD BATH AND WELL - PONT HILL

6. Further to Minute 13 of the meeting of the Commons Conservators held on 5 January 1984 the Clerk reported that the Chief Executive had been requested to seek the Borough Council's instructions for the replacement of the cover.

HORSE RIDING

7. Further to Minute 8 of the 5 January meeting of the Commons Conservators Councillor Shepherd reported receipt of a letter complaining about the conduct of horse riders on the Common. The Clerk reported that in spite of the fact that he had written to all the known local riding schools complaints of horse riding on the Common in the Winter were still being received.

RESOLVED - that the matter be further considered at the October meeting.

CAR PARK - UPPER CRICKET GROUND

8. The Clerk reported receipt of a letter from the Royal Tunbridge Wells Civic Society expressing concern at the growing use of the car park opposite the Upper Cricket Ground particularly in view of the pressure which is to be placed on the town's parking facilities in the near future. The Civic Society suggest that the Commons Conservators may wish to consider methods of defining the limits of the car park. The Conservators felt that to a large extent a natural boundary was afforded by the trees and hedges. Nevertheless it was

RESOLVED - that the Surveyor keep the matter under review.

"SPONSORED CLEAN-UP"

9. The Clerk reported receipt of a request from the Chamber of Trade to hold a "sponsored clean-up" of the Common by the Sea Scouts and other young people at the end of April in aid of local charities.

RESOLVED - that no objection be raised to this clean-up subject to adequate supervision, no liability being accepted by the Commons Conservators for any injury or damage howsoever the same may be caused and to the usual insurance cover being obtained by the Chamber of Trade or the Tourism Committee.

FLY POSTING

10. It was reported that there had been several instances of fly posting on the Common in recent months. In one instance the Police had been contacted and had taken such action as was open to them at the time in question.

RESOLVED -

1. That the Director of Planning be requested to take enforcement action whenever possible.
2. That the Clerk be authorised (a) to write to the Police thanking them for their co-operation and (b) to write to all hoteliers in whose premises functions are organised expressing the hope that the prohibition of fly posting might be incorporated in any future letting conditions.

LITTER

11. It was reported that there had been a spate of litter dumping throughout the area of the Commons in recent months. The Surveyor mentioned that the Chairman of the Tunbridge Wells Borough Council Environmental Committee (Councillor J.E. Scholes) had raised with him the question of additional labour being employed on litter collection: this would of course require additional financial support to the Commons Conservators from the Borough Council in future years.

RESOLVED - that the Surveyor be requested to keep the matter under constant review.

Patricia Thurgate  
CHAIRMAN  
21st June 1984

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 21 June, 1984

Present: Miss P. Thesiger (Chairman)  
Councillors Blakeway, Mrs. Hilling,  
Shepherd and Mrs. Streeten  
Mrs. Kentner  
Messrs. Lloyd Roberts and Sedgwick

MINUTES

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT

2. Accounts amounting to £7,935.82 were passed for payment.

ACCOUNTS FOR THE YEAR ENDING 31 MARCH 1984

3. The Treasurer submitted accounts for the year ending 31 March 1984.  
RESOLVED - that the accounts be approved.

SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period ending 4 June 1984.

RESOLVED - that

- (i) The report be noted.
- (ii) Authority be given to the Surveyor to spend up to £500 on repairing seats on the Common, (£250 of which to be allocated for seat repairs in Rusthall).
- (iii) The Conservators' gratitude be recorded to Mr. Godwin for organising clearance work at Brighton Lake.

The Surveyor reported that an extension of the scheme for the Community Programme was envisaged for the following year, commencing 14 November, 1984.

RESOLVED - that work be carried out under the Community Programme to clear holly and improve the view across Happy Valley by undergrowth clearance, further details to be reported at forthcoming meetings.

The Surveyor also reported that following the illicit removal of pond weed from the Brighton Lake detected by him on 1 June 1984 a letter had been sent from the Surveyor to the alleged offender warning him that any further acts of this nature would result in legal proceedings being instituted against him.

DONATION OF SEAT

5. The Clerk reported receipt of a letter from a firm of Solicitors acting as personal representatives for the late Mrs. Roberts who had bequeathed a legacy in the amount of £250 to purchase a wooden seat for Mount Ephraim Common with a plaque "The gift of a mother and daughter in appreciation of this beautiful town".  
RESOLVED that the bequest be accepted with thanks and the Surveyor be asked to meet the personal representatives of the donor in order to ascertain a suitable position for the seat.

#### CAR PARKING - LONDON ROAD

6. The Clerk reported that an application had been approved for a change of use of Thackeray's House, 85, London Road as a restaurant and also that Number 82, London Road was in the process of changing hands. In view of the parking problem in this area generally, it was RESOLVED that the Surveyor be requested to keep the parking of cars on the adjoining Common Land under careful and constant review and that if necessary the Chairman be authorised to take such urgent action as may be appropriate.

#### REGENCY NURSING HOME

7. The Clerk reported that an application had been received to widen the existing access at the Regency Nursing Home. RESOLVED that the proposal be approved subject to the usual terms and conditions and to the reimbursement of the administrative costs to the Conservators in the sum of £20.

#### BELLEVILLE THE COMMON

8. The Clerk reported receipt of a request from the owner of Belleville to form a hardstanding for private vehicle use in order to afford easier access to the property. RESOLVED that approval, restricted to the occupancy of the present applicant, be given to this proposal subject always to the agreement of the Lord of the Manor and the granting of planning permission for an access onto a trunk route.

#### LITTER CLEARANCE BY SCOUTS

9. The Clerk reported receipt of a letter from the Scouts Association requesting permission to clear litter and cut down and tidy trees and fallen timber.

##### RESOLVED

- (i) That permission be granted for the Scouts Association to clear litter and dead timber but not to fell trees.
- (ii) That permission be given for a camp fire to be held at a suitable location to be agreed with the Surveyor.

#### INSURANCE CLAIMS

10. (i) Injury to dog

The Clerk reported receipt of a claim for reimbursement of veterinary fees incurred by the owner of a dog which had fallen on the Common and broken its leg. This claim is now under consideration by Insurers but liability has not been admitted.

- (ii) Damage to fencing

The Clerk reported that fencing had recently been damaged on the Common, repairs to which would cost in the region of £30. This matter is in the hands of the Police and the Council's Solicitors have been requested to assist in recovering the costs involved.

CAR PARKING - LONDON ROAD

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(iii) Damage to fencing - Fir Tree Road

The Clerk reported that the case with regard to the accident at Fir Tree Road when fencing was damaged had been heard at Tunbridge Wells Magistrates Court recently and the owner had agreed to pay the cost of repairing the damage over a period of time.

RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

11. The Clerk reported receipt of a letter from the Rusthall Bonfire and Entertainments Committee requesting permission to hold a bonfire and firework display on 27 October 1984 as in previous years.  
RESOLVED that permission be granted subject to the usual conditions.

FLY POSTING ON THE COMMON

12. The Clerk reported that there had been instances of fly posting on the Common recently. The Planning Department of the Borough Council had been informed and had acted promptly.

PLANNING APPEAL - 12 TO 16 LONDON ROAD

13. The Clerk reported receipt of a letter from the Borough Council stating that an appeal had been lodged against the Council's decision to refuse planning permission for use of part of 12-16, London Road, Tunbridge Wells as offices with car parking.  
RESOLVED that the Commons Conservators support the Planning Authority's decision.

WAYLEAVE - RUSTHALL COMMON

14. The Clerk reported receipt of a letter from British Telecom requesting permission to lay two ducts and joint box in land at the corner of Bishops Down Road.  
RESOLVED - that no objection be raised subject to the reinstatement of the surface of the land to the satisfaction of the Surveyor, and to the reimbursement of the sum of £10 to cover the costs and expenses of the Conservators.

SCULPTURE

15. The Surveyor reported that a request had been received from Mr. Christopher Hart to use a felled oak tree from the Common for a sculpture "Standing Muses" which was the subject of an Arts Council Grant of £250 and which would be presented to the Trinity Arts Centre.  
RESOLVED that with the consent of the Lord of the Manor the Commons Conservators agree to this proposal.

*Talieu Thengil*

CHAIRMAN

4 October 1984

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 3 October, 1984

Present: Miss P Thesiger (Chairman)  
Councillors Blakeway, Mrs Hilling  
Shepherd and Mrs Streeten  
Mrs Kentner  
Messrs Crundwell, Lloyd Roberts and Lurcook

MINUTES

1. The Minutes of the last meeting were confirmed.

FINANCIAL STATEMENT

2. Accounts amounting to £7,411.05 were passed for payment. It was agreed that the J.N.C. award of 4½% salary increase from 1st July 1984 be implemented.

ESTIMATES - 1985/86

3. The Treasurer reported that it would be necessary to submit details of the Conservators' requirements for the financial year 1985/86 to the Tunbridge Wells Borough Council prior to the next meeting of the Commons Conservators. It was agreed that it would be necessary to replace a motor mower (Hayter Condor model in the approximate sum of £1620).

RESOLVED - that the Treasurer be authorised to submit details on the lines now indicated and to include the cost of replacement of one motor mower.

SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period ended 24 September 1984.

RESOLVED - that

- (i) The report be noted.
- (ii) The replacement of the seat presented in memory of Mr M D Smith be expedited.

The Surveyor also reported receipt of a request from the Secretary of Linden Park Cricket Club to chain and padlock the car park area opposite the Cricket Ground in order to prevent, if necessary, use of this car park by commuters, such permission having been granted some years ago but never exercised.

RESOLVED - that no objection be raised thereto if the necessity arises.

LAND USE CONSULTANTS

5. The Clerk reported that he had received an enquiry from Land Use Consultants regarding the management of the Commons. A discussion ensued regarding the management of commons generally and it was

RESOLVED - that the Clerk be requested to direct the Conservators' attention to any future legislation regarding management of Commons.

REINFORCEMENT OF ELECTRICITY SUPPLY - RUSTHALL ROAD RUSTHALL

6. The Clerk reported receipt of a letter from Seeboard requesting approval of a proposal to lay an underground cable in order to reinforce supplies to Rusthall Road. Rusthall.  
RESOLVED - that no objection be raised to this proposal subject to the reinstatement of the surface of the land to the satisfaction of the Surveyor and to the reimbursement of a nominal sum of £10.00 towards the administrative and other expenses of the Conservators.

MAMMOTH RELAY RACE

7. The Clerk reported that the Tunbridge Wells District Sports Advisory Council had requested permission to hold its annual mammoth relay race on the Common on 14 October 1984.  
RESOLVED - that permission be granted, as in previous years, subject to the making good of any damage caused, to the removal of all litter occasioned by the event and to the Sports Advisory Council indemnifying the Conservators against all claims howsoever the same may arise.

FOOTPATHS - RUSTHALL

8. The Clerk reported receipt of a letter from a local resident regarding the poor condition of the footpath at the front of his property in Rusthall Road, Rusthall. He requested that a hard surface path be provided.

The Conservators declined to provide such an access over common land and instructed the Clerk to inform the resident that it is unlikely that permission would be granted for such a path to be constructed at his or other residents' expense.

MEMORIAL TREE - RUSTHALL COMMON

9. The Clerk reported receipt of a letter requesting permission to plant a tree, with no stone or marker, on Rusthall Common in memory of the applicant's mother.  
RESOLVED - that the Surveyor be requested to arrange to meet the applicant on site together with a member of the staff of the Parks Department in order to discuss the most suitable type and position for the tree.

PARKING OPPOSITE WELLINGTON HOTEL

10. It was reported that there had been several instances of car parking on the Common opposite the Wellington Hotel in spite of the action already taken.  
RESOLVED - that further large kerb stones be implanted at appropriate points on the Common land both here and elsewhere as and when finance and such material is available.

REGENCY NURSING HOME

11. Further to Minute No. 7 of the June 1984 meeting of the Commons Conservators, the Agent for the Lord of the Manor reported that the Surveyors to the Regency Nursing Home had found it necessary to amend the colour of the tarmacadam for the driveway.  
RESOLVED - that the position be noted.

CAR PARKING - LONDON ROAD

12. Further to Minute No. 6 of the meeting of the 21 June 1984 it was suggested that, in view of the parking problem in this area, local residents should submit a scheme for the provision of lockable bollards.

HIGHBURY

13. It was reported that flower beds had been marked out and shrubs planted just outside the curtilage of Highbury which appeared to encroach on to the Common.  
RESOLVED - that the Agent for the Lord of the Manor be requested to write to the owner of the property in order to ascertain that no such encroachment is allowed to continue.

TOAD ROCK

14. It was reported that a considerable amount of bramble and undergrowth had grown around the railings at Toad Rock.  
RESOLVED - that the Surveyor be requested to arrange for the Community Programme labour force to carry out suitable clearance work and to report upon the position generally to the next meeting.

COLLECTION OF WOOD

15. The Clerk reported a letter requesting permission to collect dead wood and leaf mould from the Common.  
RESOLVED - that the applicant be informed that licences are not issued for such collection and any application for such clearance should be made direct to the Agent for the Lord of the Manor. No objection is likely to be raised by the Lord of the Manor to the collection of small amounts of fallen timber by old age pensioners for their personal use only.

*T. A. H. H. H.*  
CHAIRMAN

3 January 1985

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 3 January, 1985

Present: Councillors Blakeway, Mrs Hilling, Shepherd & Mrs Streeten  
Mesdames Gordon-Brown, Kentner & Thesiger  
Messrs Crundwell, Lloyd Roberts & Lurcook

MEMBERSHIP

1. The Clerk reported that in accordance with the provisions of Section 104 of the County of Kent Act 1981 he had been notified of the appointment of Commons Conservators as follows:-

Representing the Lord of the Manor : Mrs G K Kentner  
Mr D I Lloyd Roberts  
Mr N J Lurcook

Representing the Freehold Tenants : Mr F W Crundwell  
Mrs E Gordon-Brown  
Mr R N Sedgwick  
Miss P E F Thesiger

Representing the Borough Council : Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Shepherd  
Councillor Mrs Streeten

APPOINTMENT OF CHAIRMAN

2. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act, they were required at the first meeting held on or after 1 January 1985 to appoint a Chairman. After due consideration it was

RESOLVED - That Councillor Blakeway be appointed Chairman until the next annual meeting in 1986.

The Conservators wished to place on record their sincere appreciation of Miss Thesiger's service as Chairman during the previous year.

COUNCILLOR BLAKEWAY IN THE CHAIR

MINUTES

3. The Minutes of the last meeting were confirmed.

FINANCIAL STATEMENT

4. Accounts amounting to £7,423.13 were passed for payment.

ESTIMATES 1985/86

5. Estimates of the amount required in the sum of £38,510 for the purposes of the Commons Conservators for the next financial year were approved.

RESOLVED - That a precept amounting to £37,470 for the 1985/86 expenses of the Conservators be issued upon the Tunbridge Wells Borough Council.

SURVEYOR'S REPORT

6. The Surveyor submitted his report for the period ending 11 December, 1984.

RESOLVED - That the report be noted.

The Surveyor also reported that it would be necessary to replace the engine for the strimmer machine in the sum of £108.

RESOLVED - That the engine be replaced.

FOOTPATHS - RUSTHALL

7. The Clerk reported that he had received a further letter from Mr Stevens expressing his disappointment at the Commons Conservators' decision not to provide a hard surface footpath over common land in Rusthall. The Clerk also reported the receipt of a letter from Mrs Muddle expressing her concern at the condition of the footpaths on the common in that area.

RESOLVED - That the Conservators adhere to their previous decision and that no further action be taken to provide hard surface footpaths on the common land in Rusthall or elsewhere.

REGENCY NURSING HOME

8. The Clerk reported receipt of a further letter from the developers at the Regency Nursing Home informing the Conservators that the Tunbridge Wells Borough Council's Planning Department had objected to the proposals for the access track and it had been necessary to amend the specification to a gravel chip and tar topping.

RESOLVED - That no objection be raised to this amended specification provided always that it is acceptable to the Planning Authority.

SOUTH LODGE, NEVILL PARK - HEDGE ADJOINING

9. The Clerk reported receipt of correspondence from the owner/occupier of South Lodge, Nevill Park, complaining that the Conservators' workmen had over zealously cut back holly adjoining their property resulting in the removal of shielding, privacy and security of their house. A short length of chestnut spile fencing had since been erected, on a without prejudice basis, within the Common land in order to assist in maintaining security of the property. The Conservators being satisfied that the holly was all growing on Common land

RESOLVED - That the complainants be informed that the Commons Conservators are unable to contribute towards any expenditure incurred or to be incurred upon the renewal or replacement of their own fencing but that the short length of chestnut spile erected on behalf of the Conservators be left in position on the Common land for a period of six months after which the matter be reviewed.

CHURCH ROAD/LONDON ROAD JUNCTION  
HIGHWAY IMPROVEMENTS AND IMPROVED PEDESTRIAN ACCESS TO THE COMMON

10. Further to Minute 9 of the meeting of 6 January, 1983, the Surveyor submitted plans of the proposed road improvement at the London Road/Church Road junction which also involved the diversion of two footpaths. Approximately five hundred square metres of Common land will be taken into the highway at this junction where a serious accident record has been established.

As a matter of policy the Conservators are generally unwilling to release Common land for any purpose whatsoever other than for minor road improvements where a serious accident record has been proved. Accordingly, upon the understanding that the Highway Authority reimburses to the Conservators the proper and reasonable costs of the Surveyor in inspecting the works as the road improvement proceeds it was

RESOLVED - That no objection be raised to this scheme for essential highway improvement works or to the diversion of the two footpaths on the Common land in view of the serious accident record now existing at this junction.

FUTURE MEETINGS

11. RESOLVED - That meetings be held on the following dates:-

21 March 1985  
20 June 1985  
3 October 1985  
2 January 1986



CHAIRMAN

21 MARCH 1985

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 21st March, 1985

(Chairman)

Present : Councillors Blakeway, Mrs Hilling, Shepherd & Mrs Streeten  
Mesdames Gordon-Brown, Kentner & Thesiger  
Messrs Crundwell, Lloyd Roberts & Lurcook

MINUTES

1. The Minutes of the last meeting were confirmed.

FINANCIAL STATEMENT

2. Accounts amounting to £9,041.37 were passed for payment.

SURVEYOR'S REPORT

3. The Surveyor submitted his report for the period ending 7 March, 1985.

RESOLVED - That the report be noted.

The Surveyor also reported that Paul Boakes has recently obtained employment with the Tunbridge Wells Borough Council Parks Department, and that for the time being a member of the Conservators staff was supervising work on the Common.

LITTER ON THE COMMON

4. The Clerk reported that he had received a letter complaining about the amount of litter on Rusthall Common.

RESOLVED - a) that an approach be made to the Scouts Association enquiring into the possibility of the Scouts carrying out another litter clearance programme;  
b) that letters be sent to the Head Teachers of all schools in Tunbridge Wells seeking their co-operation in the ever increasing problem of litter on the Common

ENCROACHMENT ON TO THE COMMON

5. The Clerk reported that upon recent inspections he had observed that considerable erosion of the edges of the Common by traffic and that kerbstones placed adjoining Mount Ephraim had in some cases been moved in order to facilitate parking on Common land. The Surveyor suggested that over a period of time posts 4" x 4" might be implanted some 4' apart all along the Common starting with Mount Ephraim.

RESOLVED - that the Surveyor make enquiries into alternative methods of preventing cars driving on to the edges of the Common, and report further to the next meeting of the Conservators with approximate estimates of the cost involved.

  
Chairman

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 20 June, 1985

Present: Councillors Blakeway (Chairman), Mrs Hilling, Shepherd  
and Mrs Streeten  
Mesdames Kentner & Thesiger  
Messrs Crundwell, Lloyds-Roberts & Lurcook

MINUTES

1. The Minutes of the last meeting were confirmed.

FINANCIAL STATEMENT

2. Accounts amounting to £7,743.02 were passed for payment.

ACCOUNTS FOR THE YEAR ENDING 31 MARCH 1985

3. The Treasurer submitted accounts for the year ending 31 March 1985.

RESOLVED - That the accounts be approved.

SURVEYOR'S REPORT

4. The Surveyor's report for the period ending 3 June 1985 was submitted in his absence owing to sickness.

RESOLVED - That

1. The report be noted.
2. The Commons Conservators' pleasure and satisfaction be placed on record at the appointment of Mr Paul Boakes to a position with the Tunbridge Wells Borough Council Parks Department after his employment with the Manpower Services Commission Community Programme working on the Common.

CHAMBER OF COMMERCE

5. A deputation from the Chamber of Commerce was received by the Commons Conservators. At the Chairman's request the Clerk to the Conservators
  - a) Explained to the deputation the terms of reference of the Conservators and their relationship with the Tunbridge Wells Borough Council.
  - b) Expressed the opinion that by virtue of the provisions of the County of Kent Act 1981 it would not be lawful for any part of the Commons to be given up for car parking. The Act provides that the public shall have free access and the privilege at all times of enjoying recreation upon the Commons and it is the Conservators' duty to preserve the Common land from all encroachments.

PROPOSED "CLEAN-UP" OF COMMON BY SCOUTS

6. The Clerk reported receipt of a letter requesting permission for the Scouts Association to clear litter and fallen trees from the Common in the Autumn.

RESOLVED - That permission be given for the Scouts Association to carry out clearance work and for a campfire to be held at a suitable location to be agreed with the Surveyor.

CAR PARK - HERMITAGE HOTEL

7. The Clerk reported on correspondence received from a firm of Solicitors concerning the sale of a strip of land in front of the Hermitage Hotel and requesting authority to implement a condition of planning permission that adequate car parking must be provided in connection with future development.

RESOLVED - That no objection be raised thereto subject to the preservation of the trees and to proper landscaping and maintenance of this small strip of land.

CASTLE ROAD - TRAFFIC CONDITIONS

8. The Clerk reported receipt of a letter requesting that some preventative measure be provided on the common land at the bottom of Castle Road in order to prevent this area being used as a turning point. It was also reported that cars are frequently parked in this area for long periods.

RESOLVED - That the matter be kept under the surveillance of the Surveyor and that the letter be referred to the Highway Authority.

COMPULSORY PURCHASE ORDER - LONDON ROAD/CHURCH ROAD TUNBRIDGE WELLS

9. The Clerk reported receipt of correspondence regarding the Compulsory Purchase Order which has now been made and served upon the Trustees of the Manor of Rusthall.

RESOLVED - That no objection be raised to the Compulsory Purchase Order relating to this small area of Common land.

BOUNDARIES OF COMMON

10. The Clerk reported receipt of a letter from Mr D R Martin expressing his pleasure at the Commons Conservators' concern at the erosion of the Common and encroachment by the Highway Authority. The attention of the Highway Authority is being drawn to the matter.

ELECTRICITY SUPPLY - LONDON ROAD TUNBRIDGE WELLS AND UPPER STREET RUSTHALL

11. The Clerk reported receipt of a letter from Seeboard relating to the connection of supplies to properties in London Road, Tunbridge Wells and Upper Street, Rusthall.

RESOLVED - That no objection be raised to the proposal to lay underground cables subject to the reinstatement of the surface of the common land to the satisfaction of the Surveyor and to the reimbursement of a nominal sum of £10 towards the administrative and other expenses of the Conservators.

SCANNER APPEAL - PRAM RACE

12. The Clerk reported that permission had been granted for a pram race to take place in aid of the local Scanner Appeal commencing on the Lower Cricket Ground. Permission was granted subject to the making good of any damage caused to the removal of litter occasioned by the event and to the appropriate insurance indemnifying the Conservators against all claims howsoever the same may have been occasioned.

RESOLVED - That the action taken be confirmed.

The Treasurer was requested to make enquiries into the possibility of extending the existing insurance in order to cover any liability which might arise as a result of the use of the Common by reputable charities organisations with the Conservators approval.

DIABETIC ASSOCIATION - SPONSORED WALK

13. The Clerk reported that the British Diabetic Association had requested permission to hold a sponsored walk on the Common on 14 September 1985.

RESOLVED - That permission be granted subject to the making good of any damage caused to the removal of all litter occasioned by the event and to the British Diabetic Association indemnifying the Conservators against all claims howsoever the same may arise.

EXTENSION OF "PILGRIMS" LANTON ROAD LANTON GREEN

- 14 The Clerk reported receipt of a letter from a resident of requesting permission to gain temporary access to the rear of 'Pilgrims' in order to carry out building works.

RESOLVED - That no objection be raised, subject alway to the condition which have already been imposed by the Agent of the Lord of the Manor and to no inconvenience being caused to members of the public.

BULLS HOLLOW RUSTHALL

15. The Clerk read a letter from the Chairman of the Tunbridge Wells Walking and Mountaineering Club regarding the erosion of rocks at Bulls Hollow, Rusthall.

RESOLVED - That the Chairman and the Surveyor be requested to meet the Chairman of the Tunbridge Wells Walking and Mountaineering Club on site to discuss the preservation of the rock surface and be in a position to report to the next meeting of the Conservators.

TOAD ROCK

16. The Clerk reported receipt of a complaint regarding the condition of the area surrounding Toad Rock.

RESOLVED - That the Surveyor be requested to implement limited additional clearance work in order to tidy the area.

STEPS ONTO LONDON ROAD

17. The Clerk reported receipt of a letter regarding the barring of the steps onto London Road. The Clerk reminded the Conservators that there was no present intention to repair the steps or to reopen the access to the Common land at this point as the steps had been found to be dangerous to the public.

RESOLVED- That no further action be action at the present time.

PARKING ON THE COMMON

18. The Conservators considered a letter from the Agent to the Lord of the Manor and agreed that there was a need for some form of small notice which could be placed on offending vehicles drawing the driver's attention to the fact that it is an offence to park a vehicle on common land.

RESOLVED - That an order be placed for 2,000 small notices and that they be distributed to each Conservator for placing on offending vehicles.

PARKING - COACH ROAD RUSTHALL


19. It was reported that large vehicles tend to use the lay-by in the Coach Road, for overnight parking resulting in further encroachment of the Common.

RESOLVED - That the Surveyor be requested to look into the complaint and position posts as necessary in order to prevent further erosion.

COLDBATH - FONTHILL

20. The Clerk submitted a plan showing the proposed erection of railings around the coldbath at Fonthill to which a suitable plaque would be attached.

RESOLVED - That no objection be raised in principle to this proposal as submitted by the Borough Council, subject to the local authority paying all costs involved and to final approval being given by the Chairman and Mrs Streeten if the works are to proceed before the next meeting of the Conservators.

  
Chairman

3 October 1985

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 3rd October 1985

Present : Councillors Blakeway (Chairman), Mrs Hilling, Shepherd  
and Mrs Streeten  
Mesdames Gordon-Brown and Kentner  
Messrs. Lloyds-Roberts and Lurcook

MINUTES

1. The Minutes of the last meeting were confirmed.

FINANCIAL STATEMENT

2. Accounts amounting to £8,050.17 were passed for payment. It was agreed that salary increases as from 1st July 1985 in accordance with the recent JNC award be implemented.

ESTIMATES

3. The Treasurer reported that it would be necessary to submit details of the Conservators' requirements for the financial year 1986/87 to the Tunbridge Wells Borough Council prior to the next meeting of the Commons Conservators.

RESOLVED - That the Treasurer be authorised to maintain a balance in the sum of £2,500 in the next year's budget.

SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period 4th June - 16th September, 1985.

RESOLVED - That

- 1) The report be noted.
- 2) Members be requested to keep the area around Toad Rock under surveillance and its condition be further discussed at the next meeting.
- 3) Further stones be placed near Mt. Edgcombe in order to prevent unauthorised car parking on the common land.
- 4) The Clerk be requested to contact the Wellington Hotel informing the management that clients and stall holders at fairs should be advised that car parking is not permitted on the Common

OPEN AIR SERVICE

5. The Clerk reported receipt of a letter requesting permission to hold an open air service on the Common on 22 September, 1985. This had been agreed subject to the usual terms and conditions concerning insurance, handling out of literature, loud music and amplifying equipment and to the service being held on the Lower Cricket Ground.

RESOLVED - That the action taken be approved.

RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

6. The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on 26th October, 1985. Permission had been granted subject to the concurrence of the Agent to the Lord of the Manor and to the usual terms and conditions.

RESOLVED - That the action taken be approved.

MAMMOTH RELAY RACE

7. The Clerk reported receipt of an application from the Tunbridge Wells Sports Advisory Council to hold their annual relay race on the Common on 13th October, 1985.

RESOLVED - That permission be granted subject to the usual terms and conditions, proper insurance and to the consent of the Agent to the Lord of the Manor being obtained.

LIVE AID CONCERT

8. The Clerk reported receipt of a letter requesting permission to stage a "Live Aid" Charity concert on the Lower Cricket Ground.

RESOLVED - That permission be not granted.

ORIENTEERING ON THE COMMON

9. The Clerk reported receipt of a letter from the Saxons Orienteering Club requesting permission to use the Common for orienteering on two or three occasions during a year.

RESOLVED - That permission be granted subject to:-

1. The usual terms and conditions and insurance.
2. The Commons Conservator being informed in advance of the dates in order to avoid duplication with other events.
3. The removal of all markers and litter after events.
4. The Club being informed that care should be taken as horse riding is permitted on the Common during the summer months.

RALLY ON LOWER CRICKET GROUND

10. It was reported that a rally had been held recently on the Lower Cricket Ground without permission.

RESOLVED - That if the name and address of the organisers can be ascertained they be informed that in future permission must be sought before any such event takes place.

26 UPPER STREET, RUSTHALL

11. It was reported that a chain had been placed across a small piece of land on or adjoining the Common at Upper Street, Rusthall, in order to provide a car parking space.

RESOLVED - That the Surveyor investigate the matter in order to ensure that no encroachment on the Common had taken place.



CHAIRMAN

2. Treasurer

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 2 January, 1986

Present: Councillors Blakeway, Mrs Hilling, Shepherd  
and Mrs Streeten  
Mesdames Kentner and Thesiger  
Messrs Crundwell, Lloyd-Roberts and Lurcook.

### MEMBERSHIP

1. The Clerk reported that he had been notified of the appointment of the Commons Conservators, in accordance with the provisions of Section 104 of the County of Kent Act 1981, as follows:-

Representing the Lord of the Manor:

Mrs G K Kentner  
Mr D I Lloyd-Roberts  
Mr N J Lurcook

Representing the Freehold Tenants:

Mr F W Crundwell  
Mrs E Gordon-Brown  
Mr R N Sedgwick  
Miss P E F Thesiger

Representing the Borough Council:

Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Shepherd  
Councillor Mrs Streeten

### APPOINTMENT OF CHAIRMAN

2. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act they were required at the first meeting held on or after 1 January 1986 to appoint a Chairman. After due consideration it was

**RESOLVED** - That Mr Lurcook, representative of the Lord of the Manor, be appointed Chairman until the next annual meeting in 1987.

The Conservators placed on record their appreciation of Councillor Blakeway's service as Chairman during the previous year.

MR LURCOOK IN THE CHAIR

### MINUTES

3. The Minutes of the last meeting were confirmed.

#### ACCOUNTS FOR PAYMENT

4. Accounts amounting to £9,357.22 were passed for payment.

#### ESTIMATES 1986/87

5. Estimates of the amount required in the sum of £43,620 for the purposes of the Commons Conservators for the next financial year were approved.

#### RESOLVED -

- (a) that a precept amounting to £30,800 for the 1986/87 expenses of the Conservators be issued upon the Tunbridge Wells Borough Council.
- (b) that the Treasurer be requested to draw the attention of the Borough Council to the "one off" reduction in the precept for this year which is unlikely to recur and which might necessitate a supplementary estimate should large unforeseen expenditure arise.

#### SURVEYOR'S REPORT

6. The Surveyor submitted his report for the period ended 9 December 1985.

#### RESOLVED -

- (a) that the report be noted
- (b) that the Conservators place on record their appreciation of the clearance of litter undertaken by the Scouts Association last year.

It was also reported that a letter of complaint had been received regarding thinning of trees on the Common.

RESOLVED - Several Conservators had inspected the areas where work had been carried out recently and expressed satisfaction with the procedure adopted. Nevertheless the Surveyor was requested to seek the advice of the Borough Council's Forestry Officer in case any modification of the existing policy might be in the best interest of the general conservation of the Commons as a whole.

#### FUTURE MEETINGS

RESOLVED - that meetings be held on the following dates:-

20th March 1986

5th June 1986

2nd October 1986

8th January 1987

  
CHAIRMAN

20 March 1986

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 20 March, 1986

Present: Councillor Mrs Streeten  
Mesdames Kentner and Thesiger  
Messrs Lloyd-Roberts and Lurcook

MINUTES

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT

2. Accounts amounting to £7,427.39 were passed for payment.

SURVEYOR'S REPORT

3. The Surveyor submitted his report for the period ended 8th March 1986.

RESOLVED - that:-

- (a) The report be noted.
- (b) The Clerk be requested to write to the Chief Recreation Officer of Tunbridge Wells Borough Council expressing the Conservators' appreciation of the assistance given by the Forestry Officer in connection with the recent programme of dense areas of tree growth and the removal of dead and diseased trees on the Common.

FOOTPATHS - RUSTHALL

4. The Clerk reported receipt of a further letter from Mr Stevens of Rusthall Road regarding the condition of the footpath in front of his property (Minutes No. 8 of 3rd October 1984 and No. 7 of 3rd January 1985 refer).

The Conservators had previously declined to provide a hard surface path and had instructed the Clerk to inform Mr Stevens that it would be unlikely that permission would be granted for such a path to be constructed at residents' expense.

RESOLVED - That Mr Stevens be informed that the Conservators adhere to their previous decision that no further action be taken in the matter.

DIABETIC ASSOCIATION - SPONSORED WALK

5. The Clerk reported receipt of an application from the British Diabetic Association Tunbridge Wells and District Branch to hold a further sponsored walk on the common on Saturday 14th June 1986.

RESOLVED - That permission be granted, subject to the consent of the Lord of Manor; to the making good of any damage caused, to the removal of all litter occasioned by the event and to the British Diabetic Association indemnifying the Conservators against all claims howsoever the same may arise.

CLEARANCE OF TREES

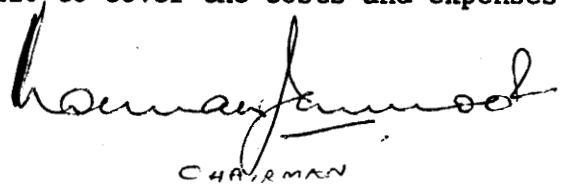
6. The Clerk read correspondence with a resident in Hopwood Gardens regarding the clearance of trees on the Common.

RESOLVED - That a suggestion be made to the Museum Curator that a display might be arranged of maps of the Common, old postcards and paintings showing the Common as it was about the turn of the century.

WAYLEAVE - TUNBRIDGE WELLS COMMON

7. The Clerk reported receipt of a letter from British Telecom requesting permission to place underground apparatus in land alongside Castle Road, Tunbridge Wells. The consent of the Lord of Manor had already been obtained.

RESOLVED - That permission be granted, subject to the reinstatement of the surface of the land to the satisfaction of the Surveyor and the reimbursement of the sum of £10 to cover the costs and expenses involved.

  
CHAIRMAN

5 June 1986

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 5th June, 1986

Present: Mr Lurcook (Chairman)  
Councillors Blakeway, Shepherd and Mrs Streeten  
Mesdames Kentner and Thesiger  
Messrs Lloyd-Roberts and Merrick

### MINUTES

1. The Minutes of the last meeting were confirmed.
2. Chairman welcomed Mr J. Merrick (representing the Lord of the Manor of Rusthall) to his first meeting of the Commons Conservators.

### TREASURER TO THE COMMONS CONSERVATORS

3. (a) Mr K. G. Hayling

The Clerk informed the members of the sudden death since the last meeting of Mr Hayling, Treasurer to the Commons Conservators. The Chairman expressed sincere appreciation of Mr Hayling's services over the past few years and in expressing sincere regret at this sad news the Conservators stood as a mark of respect to his memory.

- (b) Appointment

RESOLVED that:-

- (1) Subject to the approval of Tunbridge Wells Borough Council Mr J Dickson, Chief Financial Officer to the Council, be appointed as Treasurer to the Commons Conservators upon the same terms as previous appointments.
- (2) Lloyds Bank Ltd be and are hereby instructed that in future Mr Dickson as Treasurer Designate (together with the Clerk) be authorised to sign cheques drawn on the Conservator's account other than the quarterly cheques in favour of the Tunbridge Wells Corporation and the half yearly cheques for Officer's salaries, which cheques shall be signed as herebefore by two Conservators and the Clerk. Additionally Mr Dickson be authorised generally to manage the Conservators accounts, to pay-in receipts, and to transfer sums between the Conservators' Current and Deposit accounts as may be appropriate.
- (3) The Treasurer Designate write to Municipal Mutual Insurance as soon as possible in order to ascertain that the Conservators are fully covered against public liability particularly when workers are carrying out voluntary work on the Commons.

### AUDIT OF ACCOUNTS

4. The Clerk reported that in view of the sudden death of Mr Hayling the District Auditor had agreed that the audit of the Conservators' accounts previously arranged for 17th July 1986 should be postponed for the time being. The Conservators requested the Treasurer Designate to prepare the Accounts for Audit as soon as possible.

### SURVEYORS REPORT

5. The Surveyor submitted his report for the period ended 22nd May 1986.

RESOLVED:- That :-

- (a) The report be noted.
- (b) Authority be given for a replacement hand truck to be purchased from Tool and Electrical Centre of East Grinstead in the sum of £262.63.
- (c) When the road repairs are complete outside No. 84 London Road small tree stumps be implanted on the boundary of the common land in order to prevent car parking.

### NATIONAL FUN RUN

6. The Clerk reported that, after consultation with the Conservators, permission had been given, subject to the usual conditions, for a "Fun Run" to be started and finished in the area of the Wellington Rocks.

### CLEARANCE WORK BY SCOUTS

7. The Clerk reported receipt of a letter requesting authority for the Rusthall Scouts Group to clear litter from the Common on 7th June 1986.

RESOLVED - That the Conservators grant permission and express appreciation of the interest shown by the Scouts Association in maintaining the Commons in a clean and tidy condition.

### TOAD ROCK

8. The Clerk submitted a written report from local residents together with proposals for clearance work in the Toad Rock area. A letter from the Rusthall Village Council was also submitted together with an offer by the Scouts Association to assist in any clearance work.

RESOLVED - That :-

- (1) The Committee be requested to attend a site meeting together with the Surveyor and Councillor Shepherd (Rusthall Member) in order to examine the proposals in detail and authorise such work to be carried out as may be deemed appropriate.
- (2) That the Scouts Association be thanked for their offer and that in due course the Surveyor be authorised to invite the Association to carry out all or any of the work approved by the Committee.

### CAR PARKING

9. The Clerk reported receipt of two letters from local residents regarding the protection of grass verges in Rusthall and in the Bishops Down Road area against car parking on the commonland.

RESOLVED - That the residents be informed that as a matter of policy it is the Conservators' intention to protect the boundaries of the commonland where necessary with old kerb stones or other means as and when second hand materials are available but that some considerable time must elapse before all the work can be carried out in view of the magnitude of the task and the limited finance at present available.

#### FOOT PATHS - RUSTHALL

10. Further to Minute 4 of the meeting held on 20th March 1986 the Clerk reported receipt of a letter from Mr Izard regarding the condition of the footpath across Rusthall Common which runs from Lower Green Road to Sunnyside Road. The Conservators noted that this matter has been the subject of frequent correspondence with Mr Stevens of Rusthall Road which had been referred on several occasions to meetings of the Conservators and more recently to the former Mayor of the Borough.

RESOLVED - That no action be taken and that Mr Stevens be informed the correspondence on this matter must please now cease.

#### DEVELOPMENT AT LORD CORNWALLIS PUBLIC HOUSE

11. A plan was presented to Members showing the proposed development of the Lord Cornwallis Public House which is included in the scheme for development to the Tunbridge Wells West Station area. The proposed development affects a small area of common land fronting the Eridge Road.

RESOLVED - That the applicants be informed that when the whole development scheme is known the Commons Conservators would be prepared to consider a further application.

#### FONTHILL WELL

12. The Clerk reported receipt of a letter from the Council's Forward Planning Officer concerning the condition of the railings around Fonthill Well and other matters. It was suggested inter alia that plaques should be affixed to the railings in order to explain the history of the Coldbath and the Well.

RESOLVED - That no objection be raised to the suggestions made subject to any observations that Mrs Streeten may care to make direct to the Forward Planning Officer.

#### HIGHWAY IMPROVEMENTS - LONDON ROAD/CHURCH ROAD

13. The Clerk reported that the Council's Technical Officers recommended a minor alteration to the layout of the highway improvements scheme at the Church Road/London Road junction involving the omission of a small section of footpath on commonland.

The Conservators raised no objection to the suggested omission of the small strip of footpath as indicated on the plan now submitted.

#### GRASS CUTTING

14. The Clerk reported receipt of a letter complaining about the frequency of cutting and mowing of grass at the north east side of the Common between Dudley Road and Mount Ephraim Road. The Surveyor reported that this work had recently been carried out but reminded the Conservators of the difficulty in mowing all the grass areas during the growing season.

#### SPONSORED WALKS

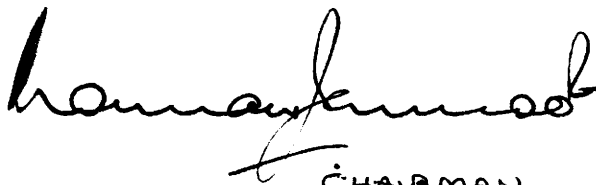
15. (a) Friends of the Church of King Charles the Martyr

The Clerk reported receipt of a request from the Chairman of the Friends of the Church of King Charles the Martyr who wished to organise a sponsored walk on the Common in mid September as on previous occasions.

RESOLVED - That permission be granted subject to the consent of the Lord of the Manor; the making good of any damage caused; the removal of all litter occasioned by the event and to the Friends of the Church of King Charles the Martyr indemnifying the Conservators against all claims howsoever the same may arise.

(b) Future Applications

RESOLVED - That future applications for sponsored walks by recognised charitable organisations be authorised by the Clerk after consultation with the Chairman and one other Conservator but subject always to the usual conditions as indicated in (a) above.

A handwritten signature in cursive script, appearing to read 'Hammerhead', written in dark ink.

CHAIRMAN

2 October 1986

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 2nd October, 1986

Present: Mr Lurcock (Chairman)  
Councillors Blakeway, Mrs Hilling, Shepherd and Mrs Streeten  
Mesdames Gordon-Brown, Kentner and Thesiger  
Messrs Crundwell, Lloyd-Roberts and Merrick

MINUTES

1. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT

2. Accounts amounting to £8,303.23 were passed for payment. It was anticipated that the JNC award of 5.96% salary increase would be approved with effect from 1st July, 1986 and the Conservators agreed that this should be implemented in respect of its own officers.

ACCOUNTS FOR THE YEAR ENDING 31ST MARCH, 1986

3. The Treasurer submitted accounts for the year ended 31st March, 1986.

RESOLVED - That the accounts be approved.

AUDIT OF ACCOUNTS

4. It was reported that, in spite of every effort having been made to trace original accounts and papers believed to be in possession of the former Treasurer at the date of his death, the documents had not been traced.

RESOLVED - That arrangements be made with the District Auditor for the Commons Conservators' accounts to be audited with such figures as are available.

INSURANCE

5. The Treasurer reported that he had contacted Municipal Mutual Insurance and had ascertained that the Conservators would be fully covered against public liability, particularly when voluntary work was being carried out on the Commons.

SURVEYOR'S REPORT

6. The Surveyor submitted his report for the period ending 14th September, 1986.

RESOLVED - That the report be noted and that the local press be asked to give publicity to the fact that tree thinning work will be undertaken on the Commons during the early part of the month of October.

HEDGE TRIMMER

7. The Surveyor reported the purchase of a new hedge trimmer for use on the Commons in the sum of £165.00 plus V.A.T.

RESOLVED - That the purchase be approved.

FIR TREE ROAD CAR PARK

8. It was suggested that the car park in Fir Tree Road might be surfaced and made up as a public car park but after full discussion the Conservators declined to proceed with any such proposal.

#### TOAD ROCK

9. It was reported that a site meeting had taken place in order to discuss clearance work around the Toad Rock. The Surveyor stated that with the help of the Scouts Association and local residents he hoped that the whole area around Toad Rock would be cleared by early next year bearing in mind the several suggestions made at the site meeting.

#### CLEANER BOROUGH CAMPAIGN

10. The Clerk reported that there had been many instances of litter dumping on the Commons. The Conservators expressed the hope that with the co-operation of the Civic Wardens now employed by the Borough Council the position would be improved.

#### FLY POSTING

11. The Clerk reported that there had been several instances of fly posting on the Commons during the summer months but that in most instances the advertisements had been removed without delay.

#### RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

12. The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on the 25th October, 1986. Permission had been granted subject to the concurrence of the Agent to the Lord of the Manor and to the usual terms and conditions.

RESOLVED - That the action taken be approved.

#### MAMMOTH RELAY RACE

13. The Clerk reported receipt of an application from the Tunbridge Wells Sports Advisory Council to hold their annual relay race on the Commons on the 12th October, 1986.

RESOLVED - That permission be granted subject to the usual terms and conditions, and to the consent of the Agent to the Lord of the Manor being obtained.

#### AMERICAN FOOTBALL PRACTICE

14. The Clerk reported receipt of a letter requesting permission to hold American football practice on the lower cricket ground. He had reminded the applicant that the lower cricket ground had not been set aside by the Conservators for anything in the nature of organised games and that there should be no interference with members of the public wishing to use the Common. He had also pointed out the need for adequate insurance against injury to any member of the public.

RESOLVED - That the action taken be noted.

#### ORIENTEERING ON THE COMMON

15. The Clerk reported receipt of a letter from Holmewood House School requesting permission to use the Commons for occasional orienteering events during school hours.

RESOLVED - That permission be granted subject to:-

- (a) The usual terms and conditions and insurance.

- (b) The removal of all litter after events.
- (c) The school being responsible for the boys in their charge and for any accidents or mishaps howsoever the same may be occasioned.

#### SAFEWAY FOOD STORES

16. The Clerk reported receipt of a request for permission to erect a sign on common land adjacent to Vale Avenue advertising Safeway Food Stores and the public car park.

RESOLVED - That permission be not granted, the Conservators having expressed the opinion that a statutory public car park sign would be more appropriate.

#### BULLS HOLLOW COTTAGE RUSTHALL

17. The Surveyor reported receipt of an application from the owner of Bulls Hollow Cottage, Rusthall to re-surface the access way which was breaking up and to make a small hard standing at the approach to The Cottage.

RESOLVED - That

- (1) No objection be raised to minor re-surfacing of the existing access, as may be approved by The Surveyor, provided there is no encroachment on to common land and the owner agrees to pay a nominal sum of £10 towards the costs of the Conservators.
- (2) Permission be not granted to form a hardstanding on the common land.

#### CAR PARK MAJOR YORKS ROAD

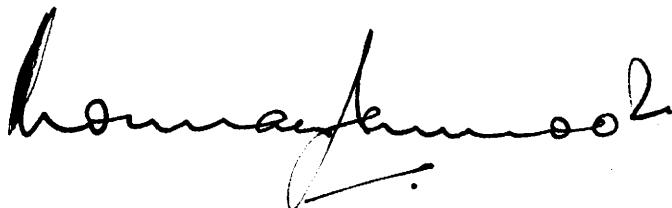
18. An application having been received from Mr P J Blundell who operates the car park in Major Yorks Road for the erection of a height barrier in order to prevent access by gypsies wishing to occupy the car park it was:-

RESOLVED - That no objection be raised to the erection of such a barrier at the applicant's expense provided that:-

- (1) Its design is unobtrusive and is such that it can be removed when the area is in use by the traditional fairs.
- (2) That planning consent be obtained if necessary.

#### LOWER CRICKET GROUND

19. The Conservators raised no objection to arrangements being made by the Police for a helicopter of the Queens Flight to land on the Common in connection with a Royal visit to the town towards the end of October, 1986.



CHAIRMAN

8 January 1987

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 8 January, 1987

Present: Councillors Blakeway, Mrs Hilling, Shepherd and Mrs Streeten  
Mesdames Gordon-Brown and Kentner  
Messrs Crundwell, Lloyd-Roberts, Lurcook and Merrick

MEMBERSHIP

1. The Clerk reported that he had been notified of the appointment of the Commons Conservators, in accordance with the provisions of Section 104 of the County of Kent Act 1981, as follows:-

Representing the Lord of the Manor:

Mrs G K Kentner  
Mr D I Lloyd-Roberts  
Mr N J Lurcook  
Mr J Merrick

Representing the Freehold Tenants:

Mr F W Crundwell  
Mrs E Gordon-Brown  
Mr R N Sedgwick  
Miss P E F Thesiger

Representing the Borough Council:

Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Shepherd  
Councillor Mrs Streeten

APPOINTMENT OF CHAIRMAN

2. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act they were required at the first meeting held on or after 1 January 1987 to appoint a Chairman. After due consideration it was

RESOLVED - That Miss Thesiger, representative of the Freehold Tenants, be appointed Chairman until the next annual meeting in 1988.

The Conservators placed on record their appreciation of Mr Lurcook's service as Chairman during the past year.

At the invitation of the conservators,  
in view of Miss Thesiger's absence,  
MR LURCOOK REMAINED IN THE CHAIR  
until the conclusion of the meeting

MINUTES

3. The Minutes of the last meeting were confirmed.

ACCOUNTS FOR PAYMENT

4. Accounts amounting to £17,155.99 were passed for payment.

#### ESTIMATES 1987/88

5. Estimates of the amount required in the sum of £43,290 for the purposes of the Commons Conservators for the next financial year were approved.

RESOLVED - That a precept amounting to £38,500 for the 1987/88 expenses of the Conservators be issued upon the Tunbridge Wells Borough Council.

#### SURVEYOR'S REPORT

6. -The Surveyor submitted his report for the period ended 10th December 1986.

RESOLVED - that the report be noted.

#### COMMUNITY PROGRAMME

7. It was reported that the Manpower Services Commission had withdrawn services owing to the present low level of unemployment in the Tunbridge Wells area.

RESOLVED - That in due course representations be made to the Commission for further assistance with work on the Commons next year.

#### FOOTPATHS ON COMMON

8. The Surveyor read a letter from one of the freehold tenants about the condition of certain paths on the Common and suggesting that gravel be put down on muddy areas.

RESOLVED - That no action be taken to surface paths except where the Conservators' lorry, on hire from Tunbridge Wells Borough Council for waste paper collection, has rutted the surface.

#### LITTER BINS

9. RESOLVED - That the Commons Conservators' thanks be extended to Mr W Godwin of the Tunbridge Wells Borough Council for his assistance with the proposed provision of log timber litter bins on the Common.

#### FUTURE MEETINGS

10. RESOLVED - That meetings be held on the following dates:-

19th March 1987  
18th June 1987  
1st October 1987  
7th January 1988

#### SAFEWAY FOODSTORES

11. The Clerk submitted a letter from Safeway Foodstores requesting that their application (refused in October 1986) to install a Safeways Car Park sign at the Vale Avenue entrance to the Council's car park be re-considered.

RESOLVED - That the Commons Conservators adhere to their previous decision to refuse this application.

BROOKSIDE PRODUCTIONS LIMITED

12. The Clerk reported receipt of an application to film an episode of "Brookside" on the Commons.

RESOLVED - That permission be granted upon the understanding that:-

- (a) only two vehicles are actually positioned on Common land and that the surface is reinstated and cleaned to the satisfaction of the Surveyor immediately after the episode has been filmed;
- (b) the usual indemnities be given and insurance arrangements made to cover any possible injury or danger to members of the public using the Common land; and
- (c) the Conservators' administrative costs and expenses are reimbursed.

GAS SUPPLY - RUSTHALL YEWS LOWER GREEN ROAD RUSTHALL

13. The Surveyor read a letter from a house owner in Rusthall Yews, Lower Green Road, Rusthall, requesting permission to lay a gas connection to his house.

RESOLVED - That permission be granted subject to the reinstatement of the land to the satisfaction of the Surveyor, and the reimbursement of the Conservators administrative costs and expenses.

*Patricia Shergill*  
\_\_\_\_\_  
CHAIRMAN

19 MARCH 1987

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 19th March, 1987

Present: Miss Thesiger (Chairman)  
Councillor Blakeway  
Mrs Kentner  
Messrs Crundwell, Lloyd-Roberts, Lurcook and Merrick

### MINUTES

1. The Clerk drew attention to an administrative error which had been corrected after consultation with all Members present before the Minutes were printed. The Minutes of the last meeting were then confirmed as printed.

### ACCOUNTS FOR PAYMENT

2. Accounts amounting to £11,945.56 were passed for payment.

### SURVEYOR'S REPORT

3. The Surveyor submitted his report for the period ending 9 March 1987.

RESOLVED - that a) the report be noted  
b) some clearance work be carried out around Toad Rock when the first seasonal cutting of grass takes place in order that the "Toad" may be clearly visible.

### HIGHBURY

4. The Clerk reported on "improvement" works which had been carried out at Highbury, including the mowing of grass, planting of shrubs and the replacement of a lean-to entrance. The Conservators agreed that no encroachment upon the Common land should be permitted.

As suggested by the Lord of the Manor's Agent it was

RESOLVED - that the Borough Council's Planning Committee be requested to bear in mind the interests of the Conservators if and when any application is submitted for replacement of the lean-to or other works at this property.

### SPONSORED WOMBLE

5. The Clerk reported receipt of a letter from the Chairman of the South West Kent Branch of the World Wildlife Fund Supporters requesting permission to hold a sponsored litter collection on the Common in the Brighton Lake area on Sunday, 3 May, 1987 in conjunction with the Tunbridge Wells Conservation Volunteers Group.

RESOLVED - that: a) permission be granted  
b) sacks and transport be provided to remove the litter after the event.

COMMON LAND

6. The Clerk reported generally on Common land and indicated that the University of Aberystwyth were at the present time placing on computer details of rights, management and ownership of Common land throughout the country. Thereafter it is hoped that, so soon as Parliamentary time is available, legislation will be introduced to secure proper management schemes for all Common land and the preservation of all Common rights and interests.

*Patricia Ghergi*

*CHAIRMAN*

*18 June 1987*

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 18th June, 1987

present: Miss Thesiger (Chairman)  
Councillors Blakeway, Mrs Hilling, Spare and Mrs Streeten  
Mrs Kenter  
Messrs Crundwell, Lurcook and Merrick

The Clerk reported that Mr W F Shepherd had now ceased to be qualified as a Conservator and that the Borough Council had appointed Councillor J T Spare in his place. The Conservators welcomed Councillor Spare to the meeting and placed on record their sincere appreciation of the services rendered by Mr Shepherd and his interest in the Tunbridge Wells and Rusthall Commons over many years.

### MINUTES

1. The Minutes of the last meeting were confirmed.

### FINANCIAL STATEMENT

2. Accounts amounting to £439.74 were passed for payment.

### ACCOUNTS FOR THE YEAR ENDING 31ST MARCH 1987

3. The Treasurer submitted accounts for the year ending 31st March, 1987.

RESOLVED - That the accounts be approved.

### SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period ending 2nd June, 1987.

RESOLVED - that a) the report be noted

- b) the reference in item no. 5 of the report to the discontinuance of the community programme by Tunbridge Wells Borough Council be amended to read "discontinued by the Manpower Services Commission".
- c) part-time staff be employed, if possible, during the cutting season and the necessary provision be made in next year's estimate.
- d) the Surveyor and the Agent to the Lord of the Manor be requested to visit Bulls Hollow in order to ascertain whether any infringement has taken place of the permission previously granted for the resurfacing of the existing access. (Minute 17 of 2 October 1986 refers).

### RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

5. The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on the 31st October, 1987. Correspondence has been received from local residents expressing concern at a possible fire hazard to their properties.

RESOLVED -

- (1) That permission be granted subject to the concurrence of the Agent to the Lord of the Manor and to the usual terms and conditions.
- (2) The Clerk write to (a) the fire brigade informing them of the local concern; (b) the local residents confirming the fire brigade's long standing interest in this occasion.

GIRL GUIDES - CAMP FIRES ON THE COMMON

6. The Clerk reported receipt of a request from the Girl Guides to hold small camp fires on the Common during the summer months.

RESOLVED - That the Girl Guides be informed with regret that permission cannot be granted.

GAS SUPPLIES - MOUNT EDGCUMBE COTTAGE AND LANGTON ROAD

7. The Clerk reported receipt of requests from British Gas to lay gas supplies to Mount Edgcumbe Cottage and to properties off the Langton Road, Tunbridge Wells. In accordance with precedent, permission had been granted for this work to be carried out subject to the consent of the Agent to the Lord of the Manor being obtained, to full reinstatement being carried out to the satisfaction of the Surveyor and to the payment of a nominal sum of £10.00 to cover the Conservators' administrative costs and expenses.

RESOLVED - That the action taken be confirmed.

BRITISH DIABETIC ASSOCIATION - SPONSORED WALK

8. The Clerk reported receipt of a request from the British Diabetic Association to hold a sponsored walk on the Common as in previous years and stated that permission had been granted subject to the usual terms and conditions.

RESOLVED - That the action taken be confirmed.

CIRCUS DE RESKE

9. The Clerk reported on an application from John Lawson's Circus De Reske to hold a circus on Rusthall Common which had been declined by the Agent to the Lord of the Manor.

LITTER ON THE COMMON

10. The Clerk reported upon an incident of camping at Bulls Hollow which had occasioned an excessive amount of litter.

LEGISLATION RELATING TO COMMON LAND

11. The Clerk requested Members of the Commons Conservators to keep a watchful eye on any future legislation regarding the regulation and use of Common land.

COMMON LAND - OFF COMMON VIEW RUSTHALL

12. The Surveyor and the Agent to the Lord of the Manor reported on a meeting held recently with a representative of the Chief Development Officer to Kent County Council regarding the possible acquisition for new access highway purposes at some time in the future of a small piece of the - Rusthall Common off Common View, Rusthall if and when adjoining land in the ownership of the Kent County Council is surplus to requirements and sold for housing purposes.

Several Conservators expressed considerable concern that long established Common Land might be acquired by Compulsory Purchase Order for new highway purposes and directed the Clerk to draw the Chief Development Officer's attention to the fact that the land in question forms part of the Tunbridge Wells Commons as now defined in the County of Kent Act 1981.

*Patricia Morgan*

CHAIRMAN

1<sup>st</sup> October 1987

# TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 1st October, 1987

Present: Miss Thesiger (Chairman)  
Councillors Blakeway, Mrs Hilling and Mrs Streeten  
Messrs Crundwell, Lloyd Roberts, Lurcook and Merrick

## MINUTES

1. The Minutes of the last meeting were confirmed.

## FINANCIAL STATEMENT

2. Accounts amounting to £8,675.15 were passed for payment.

## AUDIT OF ACCOUNTS

3. The Clerk reported that the audit of accounts for the year 1986/87 had now been completed.

## SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period ended 8th September, 1987.

RESOLVED - that a) the report be noted

b) provision be made in next year's estimates for the employment of a temporary part-time member of staff (for June, July and August only) in order to keep holly under control during the growing period particularly in the old race course and Hungershall Park areas.

c) following a request from a local resident, gravel be put down on the footpath to the south of the lower cricket ground, particularly at the entrance from Church Road, at an estimated cost of £100.

d) when the signs prohibiting horse riding are re-fixed they be placed in a lower position for easier reading by riders, especially in the Major Yorks Road area.

## 5. YOUTH GAMES EVENING

RESOLVED - that the action taken by the Clerk in granting permission for a youth games evening to be held on the Common be confirmed.

## 6. BULLS HOLLOW, RUSTHALL

The Surveyor reported that he and the agent for The Lord of the Manor had inspected this site on 25th June and all appeared to be in order.

## 7. MAMMOTH RELAY RACE

The Clerk reported receipt of an application from the Tunbridge Wells Sports Advisory Council to hold their annual relay race on the Common on Sunday, 11 October, 1987.

RESOLVED - That permission be granted subject to the usual terms and conditions and the consent of the agent for The Lord of the Manor being obtained.

8. CAR PARKING

The Clerk reported that the position with regard to unauthorised car parking on the Common appeared to have improved in recent months.

The Surveyor reported that he had requested a supply of earth from the Borough Council, when available, in order that he might arrange for this to be spread and so create a bank adjoining the Eridge Road. He also reported that he had requested the Borough Council to replace the directional sign for traffic on the bend near Coblands Garden Centre.

RESOLVED - That the Clerk write to the Borough Council directing their attention to many cases of car parking on pavements adjoining the common land.

*Patricia Thurgel*

CHAIRMAN

3 December 1987

TUNBRIDGE WELLS COMMONS CONSERVATORS

EMERGENCY MEETING

Friday, 23rd October, 1987

Present: Miss Thesiger (Chairman)  
Councillors Blakeway, Mrs Hilling and Mrs Streeten,  
Mrs Gordon Brown,  
Messrs Crundwell, Lloyd Roberts and Lurcock,  
(Mr W Godwin, Planning Directorate, Tunbridge Wells Borough Council,  
was in attendance.)

Apologies for absence were received from Mrs Kentner, Councillor  
Spare, Mr Merrick and Mr Sedgwick.

HURRICANE DAMAGE

1. The Surveyor reported that in the recent hurricane approximately 1,700 trees had fallen or been brought down on the Common. The Commons workforce of 4 men had been working extremely hard to clear roadways to give access to the two depots: followed by pathway clearances.

RESOLVED - That the Conservators' thanks to the staff be placed on record.

FALLEN TREES

2. The agent to the Lord of the Manor and the Surveyor stated that approximately 600 large hardwood trees were down on the Common and that they should be identified, marked and sold to timber merchants.

All fallen trees belong to the Lord of the Manor and it was suggested that the Common be divided into areas and licensed for logging at a price of £25 per area, as a way of dealing with the trees other than hardwoods.

RESOLVED that -

- (a) (i) Voluntary organisations be asked to arrange collection and stacking of firewood;
- (ii) in this connection the Fuel Officer of Age Concern be contacted along with other organisations such as the Rotarians, Lions, Community Services, Princess Christian Farm Colony (Social Services);
- (iii) hard hats be provided for volunteers it being made clear that they worked under their own insurance.
- (b) The forestry adviser, Mr Richard Coombs, be contacted by the Surveyor. (Note: An inspection has now been arranged for Friday, 6th November.)
- (c) Hazard warning signs be erected where appropriate. (Thirty such signs have been requested from the Borough Council's Chief Executive).
- (d) The Education Authority be informed of the danger of falling trees and branches on the Common particularly in view of the fact that the half-term holidays are due to take place next week.
- (e) A Press Statement be issued to local papers and TVS, warning of dangers on the Common.

- (f) The Surveyor be authorised to supervise the additional work on the Common in the immediate future, keeping a record of the times involved.
- (g) A request be made to the Borough Council for additional funds, if required, to be made available by way of loan to cover the cost of essential clearance etc., any such loan to be repaid by way of an additional precept in the next financial year as may be advised by the Treasurer.
- (h) The Chief Executive of the Borough Council be requested to raise the question of extra finance for tree planting at the Policy and Resources Committee meeting on 23rd October 1987.
- (i) Fallen trees be dealt with as jointly recommended by the Surveyor and the Agent to the Lord of the Manor in the preamble to this minute.

#### INVOLVEMENT OF BOROUGH COUNCIL

- 3. Mr Godwin reported that a major scheme of tree replanting was envisaged and that as the Common lies within the Conservation Area, enhancement money might well be available for replanting and replacement of seats in the more urban areas of the Common. The Conservators also felt that it might be appropriate for a Tree Appeal Fund to be set up.

#### FUTURE MEETING

- 4. RESOLVED - a further meeting be convened in a few weeks time after all inspections have been completed.

*Patricia Thurgel*

CHAIRMAN

3 December 1987

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 3rd December, 1987

Present: Miss Thesiger (Chairman)  
Councillors Spare and Mrs Streeten  
Mrs Gordon-Brown  
Messrs Crundwell, Lloyd Roberts, Lurcook and Sedgwick  
(Mr W Godwin, Planning Directorate, Tunbridge Wells Borough Council, was in attendance).

Apologies for absence were received from Mrs Kentner, Councillor Blakeway and Mr Merrick.

### MINUTES

1. The Minutes of the meetings held on 1st October and 23rd October 1987 were confirmed.

### ESTIMATES

2. Estimates of the amount required in the sum of £49,910 for the purposes of the Commons Conservators for the next financial year were approved. It was reported that the increased figure took into account the wages of a temporary employee for three months in the summer for the cutting back of holly and a 10% wage increase for the current staff.

RESOLVED - that a) precept amounting to £43,680 for the 1988/89 expenses of the Conservators be issued upon the Tunbridge Wells Borough Council

- b) it be pointed out to the Borough Council that although no provision has been made in these estimates for additional assistance which will be required as a result to the recent storm damage, some additional finance may be required in later years to supplement any grants which may become available from the Countryside commission or elsewhere.

### SURVEYOR'S REPORT

3. The Surveyor reported upon a detailed inspection of the common in company with the Forestry Officer when it was found that approximately 2,000 trees including 600 hardwood trees had fallen. The Forestry Officer advised that after the clearance work had been completed selective replanting should take place over a period of about two to three years.

The Surveyor reported that the team of four men clearing the common had been working extremely hard in making safe dangerous trees and in clearing footpaths. He expressed concern that some of the warning notices erected to alert the public to the dangers still existing on the common, had been vandalised.

RESOLVED - that a) Further notices be erected and maintained so long as the Surveyor is of the opinion that any potential danger exists on the common land.

- b) The press be requested to remind the public that trees in some areas of the common could still prove to be dangerous.

- c) The thanks of the Conservators to the work force be placed on record.
- d) As a matter of policy all clearance work be completed before replanting is undertaken under a planned programme over a period of two or three years.

#### SEATS

4. Mr Godwin reported that some wrought iron seats with metal slats could be made available to replace seats, damaged beyond repair in the more urban areas of the common such as in the area east of the London Road. The Surveyor also reported that in due course it might be possible to form a number of seats from large tree trunks which had fallen upon the common land when the initial works of cleaning up and making safe after the storm damage had been completed.

The Clerk reported receipt of a letter from Mrs Finn of St. Johns Road who wished to donate a seat for the common in memory of her dog.

RESOLVED - that i) the offer of replacement seats in the more urban areas of the Common be accepted with thanks.

- ii) Mrs Finn's offer also be accepted with thanks and the Surveyor be authorised to agree the exact positioning of seat in a safe place but near to the London Road/ Church Road cross roads.

#### SUPPLY OF CHAIN SAW

5. The Surveyor reported that it had been necessary to purchase a new chain saw for use on the common in the sum of £202 plus VAT.

RESOLVED - that the purchase be approved.

#### SAXONS ORIENTEERING CLUB

6. The Clerk reported receipt of a letter from the Saxons Orienteering Club offering their sympathy for the devastation which had occurred on the Common during the night of the hurricane.

#### OFFERS OF ASSISTANCE

7. The Clerk reported that several offers had been received of practical and financial assistance in the reinstatement of the common after the recent hurricane. Several requests had also been received for immediate attention to be given to clearance and replanting of mature trees in specified areas of the common and certain residents in the London Road area had offered to pay the cost of replanting two mature trees on the common land near to their properties.

#### RESOLVED

- (a) the offers of practical help be followed up and accepted with thanks as soon as the Surveyor is satisfied that the potential danger from falling trees and branches has been removed by the commons work force.

- (b) that volunteers be advised of the need to obtain their own adequate insurance cover against personal accident and third party risks.
- (c) the offer to replant two trees in the London Road area be accepted with thanks it being understood that mature trees of the same species will be replanted to the reasonable satisfaction of the Surveyor.
- (d) anyone offering financial assistance be asked to contribute to the Tree Fund already set up by the Mayor of Tunbridge Wells.

#### FAIR GROUND BARRIER - MAJOR YORKS ROAD

8. The Clerk reported receipt of a further application, with revised design, for the erection of a barrier at the entrance to the fair ground in Major Yorks Road.

RESOLVED - that the applicant be informed that no objection is raised to this new design, subject to the approval of the local planning authority.

#### CAR PARK FIR TREE ROAD

9. The Surveyor reported that his attention had been drawn to the fact that cars parked in the vicinity of Fir Tree Road had been damaged by cricket balls. The Secretary of the Cricket Club requested that a notice be erected in small area used for car parking disclaiming responsibility for any damage.

RESOLVED - that permission be granted for a small inoffensive notice to be erected in a position approved by the Surveyor.

#### CAR PARKING - INNER LONDON ROAD

10. A resident having drawn attention to damage being caused to the common by cars parking just off the inner London Road is was

RESOLVED - That, as kerbstones similar to those used to deter parking in the Mount Ephraim area are not at present available, large pieces of tree trunk be placed in position as a temporary measure.

Patricia Gherzi  
CHAIRMAN

7 January 1988

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 7 January, 1988

Present: Councillors Blakeway and Mrs Streeten  
Mesdames Gordon-Brown, Kentner and Thesiger  
Messrs Lloyd-Roberts, Lurcook and Merrick

Apologies for absence were received from Councillor Spare and Mr Grundwell.

MEMBERSHIP

1. The Clerk reported that he had been notified of the appointment of the Commons Conservators, in accordance with the provisions of Section 104 of the County of Kent Act 1981, as follows:-

Representing the Lord of the Manor:

Mrs G K Kentner  
Mr D I Lloyd-Roberts  
Mr N J Lurcook  
Mr J Merrick

Representing the Freehold Tenants:

Mr F W Grundwell  
Mrs E Gordon-Brown  
Mr R N Sedgwick  
Miss P E F Thesiger

Representing the Borough Council:

Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Spare  
Councillor Mrs Streeten

APPOINTMENT OF CHAIRMAN

2. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act they were required at the first meeting held on or after 1 January 1988 to appoint a Chairman. After due consideration it was

RESOLVED - That Councillor Mrs Hilling, representative of the Borough Council, be appointed Chairman until the next annual meeting in 1989.

The Conservators placed on record their appreciation of Miss Thesiger's service as Chairman during the past year.

At the invitation of the Conservators,  
in view of Councillor Mrs Hilling's absence,  
MISS THESIGER REMAINED IN THE CHAIR  
until the conclusion of the meeting

MINUTES

3. The Minutes of the meeting of 3 December, 1987 were confirmed.

#### ACCOUNTS FOR PAYMENT

4. Accounts amounting to £1206.76 were passed for payment.

#### SURVEYOR'S REPORT

5. The Surveyor submitted his report for the period ended 14th December, 1987.

##### RESOLVED - That -

- (a) The report be noted.
- (b) The logs, some of which have been removed after being used to prevent car parking along the Inner London Road, be replaced by posts as soon as they become available.

#### BEACON HOTEL, RUSTHALL

6. The Clerk reported upon the display on the common land in Langton Road of an unauthorised direction sign to The Beacon Hotel, incorporating an advertisement for Courage Ales.

RESOLVED - That the Clerk write to the owner or licensee of the Beacon Hotel requiring the removal of the unauthorised sign. In the event of non-compliance within a reasonable time, being not less than 7 days, the Surveyor be authorised to remove the offending sign and the post upon which it is displayed.

#### FURTHER MEETINGS

7. RESOLVED - That meetings be held on the following dates:-

17th March, 1988  
16th June, 1988  
29th September, 1988  
5th January, 1989

#### BYELAWS FOR THE CONTROL OF DOGS

8. The Clerk reported receipt of a consultation paper from the Borough Secretary and Solicitor of Tunbridge Wells Borough Council concerning the possibility of designating the Common as an "Alternative Area" upon which dog owners may exercise their dogs without the need to clear up after them.

Strong opposition to any such designation was raised by representatives of the Lord of the Manor and other Members.

RESOLVED - That the Council be informed that the Conservators do not agree to the formal designation of the Common as an "Alternative Area".

(The Solicitor to the Lord of the Manor also reserved the position of the Lords and Ladies of the Manor of Rusthall as freeholders of the Commons.)

#### BRITISH TELECOM

9. The Clerk reported receipt of a request from British Telecom for permission to lay PVC ducts and joint boxes in the common land alongside Mount Ephraim and Langton Road.

RESOLVED - That permission be granted for this work to be carried out subject to the consent of the Lord of the Manor being obtained, to full reinstatement being carried out to the satisfaction of the Surveyor and to the payment of a nominal sum of £10 to cover the Conservators' administrative costs and expenses.

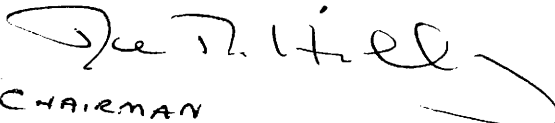
DONATION OF TREES

10. The Agent to the Lord of the Manor reported that the proprietor of the Mount Edgcumbe Hotel had offered to donate six flowering Cherry trees as a memorial to the late Caroline Pierce, such trees to be planted in Mount Edgcumbe Road to replace those lost in the recent storm.

RESOLVED - That the offer be accepted with thanks.

FUTURE REPLANTING

11. Councillor Mrs Streeten suggested that in drawing up a scheme for long term replanting of trees on the Common reference should be made to old maps and postcards. The Museum Curator had expressed her willingness to assemble any documents and maps in her custody which might indicate past locations of trees and groups of trees which might be of assistance and of use as a guideline for future replanting.

  
CHAIRMAN

17 March 1988

TUNBRIDGE WELLS COMMONS CONSERVATORS

Tuesday, 1 March, 1988

Present: Councillor Mrs Hilling (Chairman)  
Councillors Blakeway and Mrs Streeten  
Miss Thesiger  
Messrs Lloyd-Roberts and Lurcook

Apologies for absence were received from Mrs Kentner and Mr Merrick

REPLACEMENT OF TREES

1. The Clerk reported that the Commons Conservators had been offered a grant by Kent County Council recently towards the cost of replacing 100 trees on The Common which had been lost in the storm of October last year providing the work is completed by the end of March 1988.

The Surveyor stated that footpath clearance and removal of most of the dangerous trees had now been completed. Mr Richard Coombs, the Commons Conservators Forestry Adviser, had been approached for advice as to the choice and planting of replacement trees and after detailed inspections with the Surveyor he recommended sites for 93 trees of indigenous species to be planted in areas already cleared. In general he suggested that 6 to 8 feet trees (oak, beech, horse chestnut and lime) should be planted and half staked to protect the root balls at a cost of about £25 per tree;

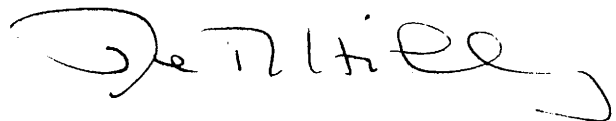
- (a) in spaces for continuation of an avenue;
- (b) in small groups at the corners of existing woodland; and
- (c) some in open areas (limes);

as now marked on the plans submitted for consideration.

The Conservators expressed appreciation of the work undertaken by Mr Coombs at such short notice and for his personal advice to the Conservators at this meeting and then

RESOLVED -

- (1) That the recommendation made by the Forestry Adviser be approved and adopted and that he be authorised to proceed with the replacing so that the work is completed by the end of March 1988;
- (2) That Mr Coombs' fees and expenses in the sum of £300 be paid.



Chairman

17 March 1988

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 17th March, 1988

Present: Councillor Mrs. Hilling (Chairman)  
Councillors Blakeway and Mrs. Streeten  
Messrs Grundwell, Hill, Lloyd-Roberts  
and Lurcook

Apologies for absence were received from Councillor Spare, Mrs. Kentner and Mr. Merrick.

### MINUTES

1. The Minutes of the meetings of 7th January, 1988 and 1st March, 1988 were confirmed.

### MEMBERSHIP

2. The Clerk reported that he had been notified of the appointment of two new Conservators representing the freehold tenants:-

Mr. N. Hill of Bracken Cottage, The Common, Tunbridge Wells.  
Mr. G. Butt of Gorse Cottage, The Common, Tunbridge Wells.

The Chairman welcomed Mr. Hill to his first meeting.

### ACCOUNTS FOR PAYMENT

3. The accounts amounting to £24,615.01 were passed for payment.

RESOLVED - That a gratuity of £75 be paid to each member of the labour force who had been working on clearing the Common since the hurricane in October, 1987.

### SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period ended 7th March 1988.

RESOLVED - That

- (a) The report be noted
- (b) The appointment of Mr. Tom Buss, to replace Mr. Jack White, be confirmed.
- (c) The mower which is surplus to requirements be offered for sale to the Linden Park Cricket Club at a price of £100 plus V.A.T.
- (d) The Conservators continue to use the services of the Borough Council in emptying litter bins on the Common.
- (e) A litter bin be placed at the top of Hungershall Park.
- (f) The Conservators' thanks be conveyed to Mr. Barnard for the donation of six flowering cherry trees planted in memory of the late Caroline Pierce.

PARKING - TOAD ROCK AREA, RUSTHALL

5. The Clerk reported receipt of a letter from a resident in the Toad Rock area of Rusthall who complained that cars were parking overnight on the Common in that vicinity and causing damage to the grassland.

RESOLVED - That the writer be informed that his complaint will be borne in mind and that posts will be implanted at a later date in order to prevent such parking.

ST. PAUL'S CHURCH RUSTHALL - ACCESS AVENUE

5. The Clerk reported receipt of a letter from the Secretary of the Parochial Church Council - St. Paul's Church, Rusthall, regarding the poor state of the private avenue leading to the Church and other properties since the storm of last year. The Parochial Church Council requested assistance with restoration work or funds to help put such work in hand.

RESOLVED - That the Parochial Church Council be informed that the Conservators much regret they are unable to assist.

FOOTPATHS ON COMMON

6. The Clerk reported a receipt of further correspondence from Mr. Stevens of Rusthall Road regarding the condition of footpaths on the Common in that area. Members recalled that this matter was the subject of lengthy discussion during 1984, 1985 and 1986 when it was decided not to hard-surface additional footpaths on the Common.

RESOLVED - That Mr. Stevens be informed that the Conservators adhere to their previous decisions.

WATER SUPPLY - MOUNT EPHRAIM

7. The Clerk reported receipt of notification of the West Kent Water Company's proposal to open the path in Mount Ephraim in order to install a ground mounted electricity kiosk. Permission had been granted subject to the re-instatement of the land to the satisfaction of the Surveyor and to the payment of the fee of £15 towards the Conservators' administrative costs and expenses.

RESOLVED - That the action taken be confirmed.

LINDEN PARK CRICKET CLUB

8. The Clerk reported receipt of a letter from the Secretary of Linden Park Cricket Club detailing the difficulties experienced by players using the Cricket Ground for hockey and cricket, as many dog owners allow their pets to soil the playing area without any control. It was suggested that a byelaw might be made to control dogs on the Cricket Ground but the Conservators concluded that such a byelaw would be very difficult to enforce.

RESOLVED - That the Surveyor be requested to meet the Secretary of Linden Park Cricket Club in order to discuss the placing of two or three notices requesting members of the public not to exercise their dogs on the cricket pitch.

2 RUSTHALL PARK TUNBRIDGE WELLS

9. The Clerk reported on correspondence with St. John Vaughan, Estate Agents, relating to the rights of access from Rusthall Park to Bulls Hollow and to posts which have been erected on Common land in order to support interwoven fencing panels at 2 Rusthall Park.

The Clerk stated that the Agents for the owners of this property had been requested to arrange for the resiting of the posts within their clients' boundary and to inform their clients that they had no rights of access over the existing track from Rusthall Park to Bulls Hollow.

NOTICES ON COMMON LAND

10. (a) Beacon Hotel

The Agent to the Lord of the Manor reported that the offending notice relating to the Beacon Hotel had been removed and the original notice replaced.

- (b) Laings Builders

Notices on Common land relating to development by Laings Builders have been removed by the Agent to the Lord of the Manor, collected from his office and then replaced on Common land.

RESOLVED - That the Clerk be authorised to write to Laings requiring this practice to be discontinued.

FAIRGROUND BARRIER

11. It was reported that planning permission for the erection of a barrier at the fairground car park had been granted on appeal.

  
Chairman

16 June 1988

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 16th June, 1988

Present: Councillor Blakeway  
Councillor Mrs Streeten  
Mrs Kentner, Miss Thesiger  
Messrs Crundwell, Hill, Lloyd-Roberts, Lurcook  
and Merrick

Apologies for absence were received from Councillor Mrs Hilling (Chairman) and Mr Butt. An apology was also received from the Surveyor who was engaged at another meeting.

CHAIRMAN

In the absence of the Chairman it was RESOLVED that Councillor Blakeway take the Chair at this meeting.

COUNCILLOR BLAKEWAY in the Chair

MINUTES

1. The Minutes of the meeting held on 17th March, 1988 were confirmed.

ACCOUNTS FOR PAYMENT

2. The accounts amounting to £4,648.72 were passed for payment.

SURVEYOR'S REPORT

3. The Clerk submitted the Surveyor's written report for the period ended 5th June 1988. Arising therefrom it was

RESOLVED - That

- (a) The report be noted
- (b) Large tree trunks or posts be implanted at the edge of the Common at the junction of Church Road and Inner London Road in order to prevent car parking on the common land.
- (c) Two additional litter bins be supplied and erected - one at Toad Rock and one in Hungershall Park.

GYPSIES

4. The Clerk reported that a number of gypsies had encamped on the Lower Cricket ground at the end of May. Legal proceedings had been instituted immediately but, shortly before the hearing, the gypsies moved on. Arrangements had been made to clear the remaining litter and cars from the site and to replace some of the barriers which had been removed.

RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

5. The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on 29 October 1988.

RESOLVED - That permission be granted subject to the concurrence of the Agent to the Lord of the Manor and the usual terms and conditions.

#### BRITISH DIABETIC ASSOCIATION - SPONSORED WALK

6. The Clerk reported receipt of a request from the British Diabetic Association to hold a sponsored walk on the Common on Saturday, 13 June 1988, as in previous years and stated that permission had been granted subject to the usual terms and conditions.

RESOLVED - That the action taken be confirmed.

#### RUSTHALL PARK, TUNBRIDGE WELLS

7. (a) Further to Minute No. 9 of the meeting of the 17th March, 1988, the Clerk reported on further correspondence with St. John Vaughan, Estate Agents, relating to a minor encroachment onto common land. The Clerk reported that Messrs. St. John Vaughan had been requested to inform their client of the need to resite the fencing posts within the boundary of his own property without further delay. Agents had now requested that this matter should be dealt with directly with the owner concerned who had since been interviewed by the Surveyor and informed that if necessary the posts would be removed from the common land by the Conservators' own staff.

(b) The Clerk submitted a letter from a resident in which it was alleged, inter alia, that an acre of common land had been effectively enclosed at Bulls Hollow. Accordingly the area had been inspected by the Surveyor and the Agent to the Lord of the Manor but their reports did not disclose any interference with the freehold or right of free access to the common land and concluded that any works recently carried out by the owner concerned were within the permissions previously granted by the Conservators.

#### KING CHARLES SCHOOL OLD BOYS ASSOCIATION

8. The Clerk reported receipt of a letter from the King Charles School Old Boys Association offering to provide an oak tree or a grove of oak trees on Tunbridge Wells Common which they would like to be known as the King Charles Grove.

RESOLVED that the Agent to the Lord of Manor and the Surveyor together with Mr. Richard Coombs, the Forestry Advisor, be requested to inspect the area suggested by the Association for this tree planting and report to the Conservators at their next meeting.

#### REPLANTING OF SAPLING OAKS

9. The Agent for the Lord of the Manor suggested that as many sapling oaks and other trees had taken root naturally on the Common, particularly in the Donkey Walk area, it might be to the Conservators' advantage to arrange replanting on the Common in more suitable sites. It was agreed that the Agent should discuss this possibility with the Surveyor and Mr Coombs at the meeting referred to in Minute 8 above.

#### OLD RACECOURSE

10. The Clerk reported that the Chairman, Councillor Mrs Hilling, had suggested that so far as possible the old racecourse might be cleared so as to make a future tourist attraction. It was agreed that the Surveyor should report on the work involved and the matter considered at the next meeting when Councillor Mrs Hilling is present.

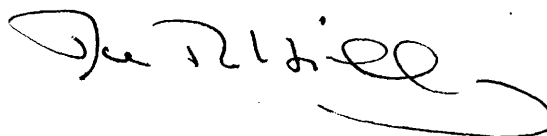
## CLEARANCE AND MAINTENANCE WORK

11. The Clerk referred to correspondence from a number of individuals and Associations requesting additional work of clearance and maintenance to be carried out as a matter of urgency on certain parts of the common land. He indicated that work was proceeding in accordance with the policy established by the Conservators and within the resources available although the estimated expenditure might be exceeded in this financial year owing to long term sickness of one of the four workmen. The Conservators declined to vary the existing policy in regard to clearance and maintenance work but agreed that the position be reviewed when next year's estimates are under consideration.

## FUTURE REPLANTING

12. At the conclusion of the meeting the Conservators examined a number of old prints, maps, and other documents, assembled by the Museum Curator, which indicated, inter alia, the location of certain commemorative trees and groups of trees which had been planted on the Tunbridge Wells Commons over the years. The information obtained will be borne in mind in any future replanting scheme.

The Conservators expressed appreciation of the work undertaken by the Museum Curator and her staff in assembling the exhibition which it was felt might form the basis of an exhibition to the public at some later date.



CHAIRMAN

29 September 1988

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 29th September, 1988

Present: Councillor Mrs Hilling (Chairman)  
Councillor Mrs Streeten  
Mrs Kentner  
Messrs Chapman, Hill, Lloyd-Roberts and Lurcook

Apologies for absence were received from Councillors Spare and Blakeway, Mr Butt, Mr Merrick and Miss Thesiger.

### APPOINTMENT OF REPRESENTATIVES OF THE FREEHOLD TENANTS

1. The Clerk reported
  - (a) that Mr Crundwell had ceased to be qualified as a Conservator and that he had been replaced by Mr M Chapman.
  - (b) that he had been notified of the appointment by the Freeholders' committee of their four Conservators with effect from January 1989:-

Miss P Thesiger	Eleven Plus, Hungershall Park, Tunbridge Wells.
Mr M Chapman	Park View House, Hungershall Park, Tunbridge Wells.
Mr M Sander	8 Hungershall Park, Tunbridge Wells.
Mr C M S Hill	Bracken Cottage, The Common, Tunbridge Wells.

### MINUTES

2. The Minutes of the meeting held on 16th June, 1988 were confirmed.

### FINANCIAL STATEMENT

3. Accounts amounting to £15,159.84 were passed for payment and the Treasurer answered several questions in relation thereto.

### ACCOUNTS FOR THE YEAR ENDING 31st March 1988

4. The Treasurer submitted the accounts for the year ended 31st March 1988 which were approved by the Conservators.

### SURVEYOR'S REPORT

5. The Surveyor submitted his report for the period ending 13th September, 1988 which was considered and approved. He reported verbally that the approved works of infilling by the Rusthall Cricket Club had now commenced and were proceeding to his satisfaction. The Club's Secretary had promised a tidy completion by the end of November 1988.

### FUTURE POLICY

6. The Conservators having considered the Surveyor's report and views of the Members

RESOLVED - That as soon as the mowing programme has been completed, priority be given to the following works during the winter months!

- (a) The implanting of large tree trunks along the inner London Road at its junction with Church Road and near the Toad Rock where damage has been caused to the common land by car parking.
- (b) The clearance of bracken and brambles obstructing the public footpath along Major Yorks Road.
- (c) The felling and tidying up of trees damaged during the October 1987 hurricane, particularly those adjoining main highways through the common land along London Road and Major Yorks Road and also in Bishops Down.

#### ESTIMATES 1989/90

- 7. A letter from the Secretary to the Freehold Tenants was considered in which it was suggested that the commons should be divided up into specific areas for maintenance purposes so as to determine the number of hours and hence the cost required to mow each area in turn. The Secretary felt that the whole maintenance budget could be derived in this way, that monitoring of performance would be facilitated and that it would be possible to obtain competitive tenders for the maintenance of The Common.

The Conservators having heard the Surveyor's report expressed the opinion that it would not be practicable to prepare estimates in this way in view of the present condition of the common land arising as a result of the substantial damage caused by the 1987 hurricane and the need to maintain a satisfactory mowing programme during the summer months which varies so much from year to year according to weather conditions. Nevertheless, the Conservators expressed appreciation of the interest taken by the Freehold Tenants and agreed to bear in mind the suggestions for the future.

In view of the substantial clearance works still outstanding on the common land the Conservators requested the Surveyor to discuss the position with the Treasurer and suggest an additional sum for inclusion in next year's estimates at the January 1989 meeting.

#### FUTURE TREE PLANTING

- 8. Further to Minute 12 of the meeting held on 16th June 1988, the Conservators considered a letter from the Kent County Council relating to Task Force Trees - Tree Planting and

#### RESOLVED

- (a) that any commemorative trees or groups of trees on The Common which were damaged during the October 1987 hurricane be replaced as soon as possible as may be advised by the Forestry Advisor and under any scheme for grant aid from the K.C.C. but that no other replanting be undertaken for the time being.
- (b) that the several trees replanted along the old Race Course be moved to other suitable locations in view of the future clearance of that area to make a tourist attraction.

#### MOUNT EDGECOMBE COTTAGE

- 9. The Surveyor reported upon a planning application for conversion of a garage and studio to an additional dwelling which would encroach upon the common land at Mount Edgcombe Cottage. This planning application has since been refused by the Borough Council.

## LITTER

10. The question of litter on The Common was again considered by the Conservators and it was

RESOLVED - That the attention of management of the Kentucky Fried Chicken be drawn to the amount of litter dropped by their customers onto the common land and that they be asked to co-operate in clearance of the area concerned.

## DONATION FROM TUNBRIDGE WELLS RAMBLING CLUB

11. The Clerk reported a receipt of a donation of £50 towards the restoration of trees on The Common. A letter of thanks had been sent to the Club for their generosity.

## KING CHARLES SCHOOL OLD BOYS' ASSOCIATION - COMMEMORATIVE PLANTING

12. The Surveyor reported upon a meeting with the King Charles School Old Boys' Association and submitted a plan of suggested sites for commemorative planting which had been agreed with the Conservators Forestry Advisor.

RESOLVED - That no objection be raised in principle to the proposals made but a further report be submitted to a later meeting.

## PROPOSED PEDESTRIAN ACCESS TO THE COMMON - INNER LONDON ROAD

13. The Clerk reported receipt of an application for a pedestrian access to be formed onto The Common opposite the Vale Royal Hotel.

RESOLVED - That such an access be formed for pedestrian use only after consultation with the hotel management.

## DEVELOPMENT AT LORD CORNWALLIS PUBLIC HOUSE

14. The Surveyor submitted a map of the area around the Lord Cornwallis Public House which showed a small loss and slightly larger gain of common land when the Sainsbury development takes place in the vicinity of the West Station. The Conservators raised no objection to the proposal which has been approved by the Lord of the Manor.

## MAMMOTH RELAY RACE

15. The Clerk reported receipt of an application from the Tunbridge Wells District Sports Advisory Council to hold their annual relay race on The Common on Sunday, 16th October, 1988.

RESOLVED - That permission be granted subject to the usual terms and conditions and to the consent of the Agent of the Lord of the Manor being obtained.

## CONSERVATION OF COMMON LAND

16. RESOLVED - That the Surveyor be requested to discuss with the Tunbridge Wells Borough Council's Conservation Architect the possibility of grants being made available for works of conservation to the common land and in particular for the building of banks where roadside verges of the common are gradually being worn away by traffic.

RUSTHALL PARK TUNBRIDGE WELLS

17. The Clerk referred to Minute 7(b) of the meeting held on 16 June 1988 and submitted further correspondence and complaints from residents in Rustwick and Rusthall Park about works carried out in and around Bulls Hollow. One resident felt that a quite independent inspection should be made as a result of which the Chairman had inspected the area personally prior to the inclusion of this matter on the Agenda.

The Conservators having heard the Chairman's report and the views of the Lady of the Manor which confirmed the Surveyor's opinion, concluded that the works of clearance etc., carried out in and around Bulls Hollow were within the permissions previously granted to the owner concerned and that there had been no improper interference with the freehold of the common land or the right of free access thereto. Accordingly it was

RESOLVED - That no further action be taken in this matter.

*De 12.12.88*

CHAIRMAN

5 January 1989

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 5 January, 1989

Present: Councillors Blakeway, Mrs Hilling and Mrs Streeten  
Mesdames Kentner and Thesiger  
Messrs Chapman, Lloyd-Roberts, Lurcook, Merrick and Sander

Apologies for absence were received from Councillor Spare and Mr Hill

MEMBERSHIP

1. The Clerk reported that he had been notified of the appointment of the Commons Conservators, in accordance with the provisions of Section 104 of the County of Kent Act 1981, as follows:-

Representing the Lord of the Manor:

Mrs G K Kentner  
Mr D I Lloyd-Roberts  
Mr N J Lurcook  
Mr J Merrick

Representing the Freehold Tenants:

Miss P E F Thesiger  
Mr M Chapman  
Mr N Hill  
Mr M Sander

Representing the Borough Council:

Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Spare  
Councillor Mrs Streeten

APPOINTMENT OF CHAIRMAN

2. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act they were required at the first meeting held on or after 1 January 1989 to appoint a Chairman. After due consideration it was

RESOLVED - That Mr J Merrick, a representative of the Lord of the Manor, be appointed Chairman until the next annual meeting in 1990.

The Conservators placed on record their appreciation of Councillor Mrs Hilling's service as Chairman during the past year.

MR MERRICK IN THE CHAIR

MINUTES

3. The Minutes of the meeting of 29 September 1988 were confirmed.

FINANCIAL STATEMENT

4. Accounts amounting to £1,269.72 were passed for payment.

## ESTIMATES

5. Estimates in the revised sum of £57,610 for the purposes of the Commons Conservators for the next financial year were approved, which sum includes an amount of £10,000 towards the clearance of long outstanding storm damage.

## RESOLVED

That a precept amounting to £53,270 for the 1989/90 expenses of the Conservators be issued upon Tunbridge Wells Borough Council.

## MAINTENANCE OF COMMON

6. Questions relating to the general maintenance of The Common were raised and the Freehold Tenants directed attention to the considerable amount of clearance work still required as a result of the 1987 storm and to the damage occasioned to a number of seats. The Surveyor reported that clearance work adjoining the main roads was now in progress in accordance with the instructions previously given by the Conservators.

## RESOLVED

- (a) A site meeting of the Committee be held in the early spring with Mr. R. Coombs, Forestry Adviser and Mr. Alan Legg, Conservation Architect of the Borough Council, in order to recommend the next stages in the clearance programme.
- (b) After such meeting the Conservation Architect be asked to prepare a landscape proposal and management plan with a view to seeking additional finance from English Heritage and/or such other sources as may be available.

## CLEARANCE WORK - BRACKEN AND GORSE COTTAGES

7. Two of the Freehold Tenant's representatives volunteered to arrange clearance work of the outstanding storm damage in the area to the rear of Bracken Cottage and Gorse Cottage which offer was accepted with thanks, upon the understanding that the volunteers obtain their own and suitable third party insurance cover.

## SURVEYOR'S REPORT

8. The Surveyor submitted his report for the period ended 14th December, 1988.

## RESOLVED that

- (a) The report be noted.
- (b) The Surveyor write to the Secretary of the Rusthall Cricket Club pressing for completion of the work at the Rusthall cricket pitch, about which several complaints have been received.
- (c) Arrangements be made for larger litter bins to be provided in Hungershall Park as soon as such larger bins are available.
- (d) The Surveyor write to Mr. O'Reilly of No. 16 Eridge Road pressing for the repair of his boundary wall and that his attention be directed to the possibility of injury to members of the public lawfully using the common land.

## FUTURE MEETINGS

### 9. RESOLVED

- (a) That meetings be held on the following dates.

16th March 1989

15th June 1989 (provisional - this date to be reviewed at the March meeting)

28th September 1989

4th January 1990

- (b) That meetings continue to be held at 2.30 p.m. as in previous years rather than in the early evening as suggested by the Freehold Tenants.

## FOOTPATHS ON THE COMMON

### 10. (a) Rusthall Common

The Clerk reported receipt of a letter from a resident of Sunnyside Road requesting that the footpath to Rusthall on the Common be surfaced.

RESOLVED That the resident be informed that the Conservators are unwilling to undertake such works.

### (b) Footpath at Lower Cricket Ground

The Clerk reported receipt of a letter requesting that gravel be placed on the surface of the footpath at the Lower Cricket Ground in order to improve the surface. The Surveyor reported that some gravel or clinker had been placed along this footpath within the past few years but that it was impossible to achieve substantial improvement without a good foundation and complete resurfacing works.

RESOLVED That the Conservators decline to undertake major resurfacing works but raise no objection to a limited amount of gravel or clinker being placed on the surface of the path as and when such material becomes available.

## RUSTHALL BONFIRE

11. The Clerk reported receipt of a letter from a resident of Common View regarding the annual bonfire at Rusthall expressing concern about the fire hazard to adjoining property and about the event generally.

RESOLVED That the Clerk write to the Rusthall Bonfire and Entertainments Committee requesting that extra attention be given to their arrangements for ensuing years which should please be specified in any future application to the Conservators.

## HOT AIR BALLOON

12. The Clerk reported that a request had been received for permission to fly a hot air balloon over The Common at the bottom of Major York's Road in connection with the celebrations to mark the centenary of King Charles Church.

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 16 March, 1989

Present: Mr Merrick (Chairman)  
Councillors Blakeway, Mrs Hilling, Spare and Mrs Streeten  
Mesdames Kentner and Thesiger  
Messrs Chapman, Hill, Lloyd-Roberts, Lurcook and Sander

### MINUTES

1. The minutes of the meeting of the 5th January, 1989, were confirmed.

### SURVEYOR'S REPORT

2. The Surveyor submitted his report for the period ended 3rd March, 1989.

#### RESOLVED that:-

- (a) The report be noted.
- (b) The Surveyor keep watch on the position and continue to press the Rusthall Cricket Club to complete the long outstanding work on the Rusthall Common.
- (c) Approval in principle be granted to the planting of commemorative oak trees on behalf of the King Charles School Old Boys Association, in an avenue from Major Yorks Road to Castle Road together with a single oak opposite the Kentish Mansions, subject to the final approval of the Chairman, the Agent to the Lord of the Manor and the Surveyor.

### CAR PARKING

3. (a) Rusthall Common - Bretland Road

The Agent to the Lord of the Manor reported on a complaint received regarding lorry parking on common land at Bretland Road, Rusthall.

RESOLVED That the Surveyor be authorised to erect suitable poles in order to prevent parking on common land in this area.

- (b) Castle Road, Tunbridge Wells

The Clerk reported receipt of a letter from a resident of Linden Gardens, regarding parking on common land. This problem had since been alleviated with the assistance of the local police.

### LIGHTING OF CAR PARK AREAS

4. The Surveyor reported receipt of a letter from the Chief Engineer of Tunbridge Wells Borough Council inviting the Conservators to consider the provision of lighting on car parking areas on the Common with a view to crime prevention. As there are no formal car parks on the Tunbridge Wells Commons it was

RESOLVED that no action be taken by the Conservators.

### RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

5. The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on Saturday 28 October, 1989. The Surveyor reported that the Bonfire Committee had agreed to take additional precautions in view of the complaints received from local residents last year.

After careful consideration, it was

RESOLVED That the request be refused with regret.

CASTLE ROAD TUNBRIDGE WELLS

13. The Clerk reported receipt of a request on behalf of the Tunbridge Wells Crime Prevention Panel to erect a sign in Castle Road alerting the public to the possibility of theft from cars in this particular area. The Clerk reported that the Chairman had authorised permission to be given on a temporary basis.

RESOLVED That the action taken be confirmed.

SIGNS ON THE COMMON

14. The Clerk reported receipt of a letter from Tunbridge Wells Borough Council requesting permission to site seven new illuminated signs on The Common which would be of particular assistance to tourists.

RESOLVED That the Borough Council be informed that the Commons Conservators do not agree to the siting of new illuminated directional signs on the common land but that the replacement of any existing signs would be more likely to receive favourable consideration when submitted.

PLANTING OF BULBS

15. The agent to the Lord of the Manor informed the Conservators of correspondence with the Chief Executive of the Tunbridge Wells Borough Council regarding the planting of bulbs in various highway verges of the common land. No such permission has been granted by the Conservators or on behalf of the Lord of the Manor.

BEACON HOTEL

16. The Clerk reported receipt of a letter seeking approval to the erection of a replacement sign to Tiefenbacher Hof (formerly the Beacon Hotel).

RESOLVED That no objection be raised to a directional black and white sign of the same size as approved for the Beacon Hotel and in accordance with the drawing now submitted.

PLANNING PERMISSIONS

17. The Surveyor reported receipt of notices of planning applications affecting the common land from the Post Office, Plant and Tools (for a temporary access) and in respect of a plot of land off the access way to Rusthall Elms.

RESOLVED That no formal objection be raised to these planning applications but that in respect of the plot of land the solicitors concerned be advised that the consent of the Kent County Council may also be necessary if and when agreement has been reached with the Lord of the Manor and that any additional access way over common land must also be constructed to the satisfaction of the Surveyor.

John S. Merrick

CHAIRMAN

16 March 1989

RESOLVED - That permission be granted subject to the concurrence of the Lord of the Manor's Agent and to the additional precautions being taken as agreed with the Rusthall Bonfire and Entertainments Committee.

#### ACCOUNTS FOR PAYMENT

6. Accounts amounting to £29,603.61 were passed for payment.

#### ERECTION OF MARQUEE

7. The Clerk reported receipt of a request from the Mayor Elect to position a Marquee on Common Land near St Pauls Church, Rusthall in connection with the Civic Service to be held on 4 June, 1989. The Conservators with the concurrence of the Lord of the Manor were pleased to grant permission on this special occasion.

#### PUBLIC UTILITIES

8. The Clerk reported receipt of notifications from the West Kent Water Company and from British Telecom of proposals to open common land in order to install communication pipes and ducts in Lower Green, Rusthall and in Castle Road, Tunbridge Wells respectively. Permission had been granted in both cases, subject to the reinstatement of the land to the satisfaction of the Surveyor and to the payment of the sum of £15.00 towards the Conservators' administrative cost and expenses, in each case.

RESOLVED - That the action taken be confirmed.

#### PLANNING PERMISSION - DORNDEN, LANGTON GREEN

9. The Conservators considered further the planning application for development at Dornden, Langton Green.

RESOLVED - That no objection be raised to the construction of a small access way over the common land in accordance with the specification already approved on behalf of the Lord of the Manor, the work to be supervised by the Surveyor and thereafter the access way to be maintained by the applicants without interference to the rights of the public.

#### LICENSING FOR CLEARANCE OF TREES

10. The Agent to the Lord of the Manor reported that one contractor from Brighton had been licensed to clear an area of common land. Two further licences had been granted to clear fallen trees only. Mr Sankey of Bulls Hollow had been licensed to clear that area and a further licence had been granted to clear the Bishops Down triangle in front of the Spa Hotel of fallen trees. These licences were granted subject to the licensees working at their own risk, obtaining their own Insurance and wearing protective clothing.

#### INSPECTION OF COMMON

11. The Clerk reported upon an inspection of the Common by the Committee on Thursday 9th March, 1989. Mr R Coombes, the Forestry Officer and a representative of the Borough Council had been in attendance. Arising therefrom it was

RESOLVED That:-

- (a) Several saplings near the Toad Rock be removed at the first mowing in that area.

- (b) The area adjoining the race course be designated as the next part of the common to be cleared of fallen trees in view of the attraction to tourists, the work to be carried out so soon as labour is available.
- (c) A quotation be obtained from the Parks Department for the use of their machine to clear brambles adjoining the main footpaths across the common.

#### BYELAWS RELATING TO FOULING OF PUBLIC AREAS BY DOGS

- 12. Several letters have been received relating to the fouling by dogs of the cricket pitches and other parts of the Common and the Committee heard representations from the Linden Park Cricket Club at its recent tour of inspection. The Conservators appreciated the problem but felt that a byelaw could not be enforced on common land. The Conservators have raised no objection, however, to the provision of small notices by the Clubs adjacent to the cricket pitches seeking the co-operation of dog owners.

#### AUDIT COMMISSION

- 13. The Clerk submitted a report from the District Audit service upon the 1987/88 Audit of the Commons Conservators accounts. The Auditor stated that he would research the question of the payment of VAT by the Commons Conservators which he felt should be abandoned the Conservators noted the several observations in the report.

#### INFRINGEMENT OF COMMON BOUNDARIES

- 14. The Agent to the Lord of the Manor submitted photographs showing that road side verges of the Commons were being badly eroded by traffic. The position in Eridge Road is particularly bad as is also the slip road between Mount Ephraim and Church Road and the Coach Road to Rusthall. In order to assist the Agent is writing to the developers of the Sainsburys site requesting that with the impending start of the works encroachment be controlled in the Eridge Road area. The Clerk was requested to consider the position generally with a view to an approach being made to the Highway Authority.

#### MANAGEMENT OF THE COMMONS

- 15. The Freehold Tenants submitted outline suggestions which might be incorporated into any future overall management strategy for the Tunbridge Wells Commons. The Freehold Tenants hope to present draft recommendations to the next meeting on June 22nd 1989.

#### NEXT MEETING

- 16. RESOLVED That the next meeting of the Tunbridge Wells Commons Conservators be held at 2.30pm on Thursday 22nd June 1989.

*John S. Merrick*

CHAIRMAN

22 June 1989

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 22 June, 1989

Present: Mr Merrick (Chairman)  
Councillors Blakeway, Spare and Mrs Streeten  
Mesdames Kentner and Thesiger  
Messrs Chapman, Lloyd-Roberts, Lurcock and Sander

Apologies for absence were received from Mr Hill. *and Mrs Hilling*

MINUTES

1. The Minutes of the meeting of the 16 March, 1989 were confirmed.

ACCOUNTS FOR PAYMENT

2. Accounts amounting to £2,598.25 were passed for payment.

REPLACEMENT OF STAFF

3. The Clerk (on behalf of the Treasurer) reported that as Mr A J Clark had been certified medically unfit during two years grass cutting seasons and it was now felt that he should be retired in the interests of the Service.

RESOLVED - That Mr A J Clark be retired in the interests of the Service and that as no other funds are available, the necessary financial settlement be budgeted from the amount of £10,000 allocated in this year's estimates for storm damage clearance work.

SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period ended 10 June 1989, and in connection therewith the Clerk submitted several letters of complaint from a Member of the Council and individuals concerning grass cutting particularly in the London Road/Mount Ephraim area.

RESOLVED -

- (a) That the report be noted.
- (b) The present cycle of grass cutting be approved and that the complainants be informed that additional grass cutting cannot be undertaken.
- (c) The drainage works to serve a property at Pigeon Wood be approved subject to proper reinstatement to the satisfaction of the Surveyor and to prior agreement with the Lord of the Manor.

INFRINGEMENT OF COMMON BOUNDARIES

5. Further to Minute 14 of the meeting held on 16 March 1989 the Clerk reported that he had raised this matter with the Tunbridge Wells Borough Council as a result of which a meeting had been arranged between its Chief Engineer, the Agent to the Lord of the Manor and the Surveyor. A verbal report on that meeting was given and it is understood that the position is now under review by the Council's technical staff.

#### ROAD IMPROVEMENT

6. The Agent to the Lord of the Manor reported that at the meeting referred to in Minute 5 above the Council's Chief Engineer had mentioned the need to improve the road layout at the Rusthall Road/Lower Green Road junction. This improvement would appear to involve an exchange of land with a slight gain to the Common for which detailed plans will be available in due course.

#### LITTER COLLECTION

7. The Clerk submitted correspondence from the Chief Executive of Tunbridge Wells Borough Council in which it was suggested that the Council's contractor should be required to litter pick the edges of the Common to a depth of five metres from the major roads through the Common land. The Conservators expressed appreciation of the suggestion which had already been accepted by the Lord of the Manor and expressed the hope that the Council might also arrange for its contractor to clear litter to a depth of 5 metres from each side of the main tarmac paths through the Common land which are maintained by the Council.

#### TRAFFIC SIGNS

8. Further to Minute 14 of the meeting held 5 January, 1989, the Clerk reported that, as requested, the Borough Council had now erected nearly all the new traffic signs on poles already existing within the Common land.

#### COUNCIL OF CHRISTIAN CHURCHES

9. The Clerk reported receipt of a letter from the Council of Christian Churches requesting permission to hold a church event on the Lower Cricket Ground on Sunday, 17 September, 1989.

RESOLVED - That permission be granted subject to the consent of the Lord of the Manor being obtained and to any litter occasioned by the event being cleared immediately after the event.

#### FLOODING IN RUSTHALL

10. The Clerk reported receipt of two letters expressing concern at the amount of water which was flooding from common land into gardens and premises in the Apsley Street and Upper Street areas of Rusthall.

RESOLVED - That the Surveyor investigate these complaints take such immediate action as may be necessary and report further to the next meeting of the Conservators.

#### LIGHTING OF CAR PARK AREA ON THE COMMON

11. Further to Minute 4 of the meeting held on 16 March, 1989 the Clerk submitted correspondence from Kleinwort Benson making a special case for the lighting of the fair ground in Major Yorks Road which is also used as a car parking area.

The Conservators decided to adhere to their previous decision and declined as a matter of principle to arrange lighting on any part of the Tunbridge Wells and Rusthall Common.

#### RUSTHALL CRICKET CLUB

12. The Surveyor read a letter from Rusthall Cricket Club concerning the levelling and top soiling of the extension to their cricket ground in which they requested financial assistance from the Commons Conservators to enable them to complete the work. The Surveyor stated that he had informed the Club that no financial assistance would be forthcoming from the Commons Conservators but that he hoped to be able to assist by arranging for ballast to be made available from the West Station Development upon terms which might enable the Club to complete the work without further delay. The Surveyor also reported that there would be sufficient railway ballast available for the Linden Park Cricket Club to infill their car park and that some of the material would also be held over to repair the unmade paths on the Common during the winter months.

The Common Conservators raised no objection to these suggestions and expressed the hope that the work at the Rusthall Ground would now be completed by the Club at an early date.

#### MANAGEMENT OF THE COMMONS

13. The Freehold Tenants presented a written report dated 6 June 1989 incorporating suggestions for the future management of the Commons. The Chairman and the Clerk expressed appreciation of the time and trouble taken in making the Survey which was carried out during April and May 1989.

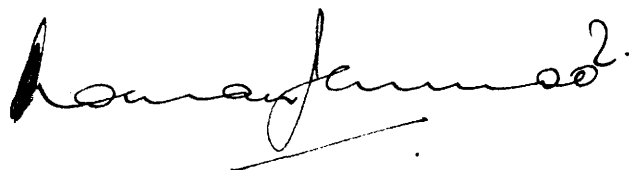
RESOLVED- That a Sub-Committee be formed comprising:-

Mr Lurcook (representing the Lord of the Manor)  
Mr Hill (representing the Freehold Tenants)  
Mrs Streeten (representing the Borough Council)  
The Surveyor and Treasurer to the Commons Conservators,

such Sub-Committee to consider the recommendations of the Freehold Tenants' and report to the September meeting of the Commons Conservators.

#### BYELAWS

14. In answer to a question by a Freehold Tenant the Clerk confirmed that the Byelaws made by the Conservators in 1892 as amended 1953 and 1960 were still in force. He expressed the hope, however, that future legislation would make further and better provision for the government control improvement and management of all common lands.



CHAIRMAN

28 September 1989

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 28th September, 1989

Present: Mr Lurcock (In The Chair)  
Councillors Blakeway, Mrs Milling, Spare and Streeten  
Mesdames Kentner and Thesiger  
Messrs Chapman, Hill Lloyd-Roberts and Lurcock

APOLOGIES OF ABSENCE

Apologies for absence were received from Mr Merrick and Mr Sanden.

CHAIRMAN

In the absence of Mr Merrick it was resolved that Mr Lurcock do take the chair at this meeting.

Mr Lurcock in the Chair.

MINUTES

1. The Minutes of the meeting of the 22nd June, 1989 were confirmed.

ACCOUNTS FOR PAYMENT

2. Accounts amounting to £10,084.66 were passed for payment.

STAFF

3. Mr Bailey reported that the workforce was temporarily reduced to two men as a result of an accident to Colin Norman.

SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period ended 12 September 1989

RESOLVED that:-

- (a) The report be noted.
- (b) The Clerk be requested to write to Rusthall Cricket Club stating that the untidy area of common land adjoining the cricket pitch must now be cleared and levelled without delay in view of the many complaints being received from members of the public.
- (c) The Chief Engineer at the Town Hall be asked to arrange for urgent repairs to be carried out to several of the maintained footpaths across the common in view of the potential danger to members of the public.

KING CHARLES OLD BOYS ASSOCIATION

5. The Clerk submitted a request from the King Charles Old Boys Association for a contribution towards fees payable to Arboricultural Consultants in connection with their tree planting scheme on the Tunbridge Wells Common.

RESOLVED - That a contribution of £55.00 be made.

#### SUB-COMMITTEE MEETING

6. The minutes of a Sub-Committee meeting held on 19th July, 1989 were duly submitted and the recommendations contained therein considered.

#### GLASS CLEARANCE

7. It was suggested that the clearance of broken glass around the Toad Rock area should be part of a regular routine.

#### RESOLVED -

- (a) That the Treasurer be requested to include a figure for the regular clearance of broken glass from the Toad Rock area in the Conservators estimates for 1990/91.
- (b) That the Cleaner Borough Support Unit be considered for the carrying out of this work.

#### RIDE ON TRACTOR MOWER

8. RESOLVED - That the decision as to whether or not a ride-on mower be purchased by the Commons Conservators be deferred pending further costings for the carrying out of grass cutting by the Council's Parks Department.

#### CLEARANCE OF FALLEN TIMBER

9. The Treasurer reported that he had received a quotation of £4,400 for the clearance of fallen timber, from the Parks Department.

RESOLVED - That the Parks Department be requested to carry out the clearance of fallen timber in accordance with the above quotation.

#### SEATS AND LITTER BINS

10. The Treasurer reported costings for the provision of six litter bins and cast iron seats for the area around the Linden Park Cricket Club.

#### RESOLVED that -

- (a) Six concrete litter bins be purchased at a unit cost of £120.00 and located at sites to be agreed by the Surveyor and Councillor Mrs Streeten.
- (b) The decision regarding the purchase of seats be deferred pending further costings.
- (c) The litter bins be emptied at a cost of £30.00 per bin, per annum, weekly in the first instance but subject to review, particularly in the summer months.

#### BRAMBLE CLEARANCE

11. RESOLVED - That the Treasurer be requested to report to the next meeting, the cost of clearing brambles from the main paths by the Parks Department.

#### MANAGEMENT SCHEME

12. The Treasurer reported that the cost of preparation of a management scheme by the Parks Department was being investigated and would be submitted to the Conservators at their next meeting.

## PUBLIC UTILITIES

13. The Clerk reported receipt of three applications from British Telecom and one from British Gas to install equipment in common land in Rusthall. Permission had been granted subject to the reinstatement of the land to the satisfaction of the Surveyor and to prior approval being obtained from the Lord of the Manor, to the payment of £15 towards the Conservators' administrative costs and expenses.

RESOLVED - That the action taken be confirmed.

## DEPOT, GRANGE ROAD

14. The Clerk submitted correspondence with the Tunbridge Wells Borough Council in which the Commons Conservators had been required to vacate the Grange Road depot by 31st October, 1989. The Conservators confirmed the facts as stated by the Clerk in a memorandum to the valuation officer dated 2nd October, 1989 but expressed willingness to co-operate as soon as suitable accommodation is provided by the Council for storage of the Conservator's equipment upon the same terms as have existed since long before the reorganisation of Local Government in the year of 1974.

## MAMMOTH RELAY RACE

15. The Clerk reported receipt of an application from the Tunbridge Wells District Sports Advisory Council to hold their annual relay race on The Common on Sunday, 15th October, 1989.

RESOLVED - That permission be granted subject to the usual terms and conditions and to the consent of the Agent of the Lord of the Manor being first obtained.

## NEIGHBOURHOOD WATCH SCHEME

16. The Clerk reported on a request received from a Local Neighbourhood Watch Scheme Organiser for the staging of a small fayre on the Common in order to raise funds.

RESOLVED - That in view of the precedent which would be created the organiser be informed that permission cannot be granted.

## FOOTPATHS ACROSS THE COMMON

17. The Clerk submitted for approval a plan prepared by the Council's Chief Engineer indicating the footpaths across the common now maintainable by the Council. The plan has been sent to Mr Couchman, the former surveyor to the Conservators who also supervised maintenance of footpaths for many years for and on behalf of the Borough of Royal Tunbridge Wells as highway authority. Mr Couchman's report will be submitted to the next meeting of the Conservators.

*Daniel Hughes*

11.1.90

CHIEF CLERK

DATE

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 4th January, 1990

Present: Councillors Blakeway, Mrs Hilling,  
Spare and Mrs Streeten,  
Mesdames Kentner and Thesiger  
Messrs Chapman, Hill, Lloyd-Roberts, Lurcook,  
Merrick and Sander.

MINUTES OF LAST MEETING

- 1 The Minutes of the meeting of 28th September, 1989, were confirmed.

MEMBERSHIP

- 2 The Clerk reported that he had been notified of the appointment of the Commons Conservators, in accordance with the provisions of Section 104 of the County of Kent Act, 1981, as follows:-

Representing the Lord of the Manor:-

Mrs G K Kentner  
Mr D I Lloyd-Roberts  
Mr N J Lurcook  
Mr J Merrick

Representing the Freehold Tenants:-

Miss P E F Thesiger  
Mr M Chapman  
Mr N Hill  
Mr M Sander

Representing the Borough Council:-

Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Spare  
Councillor Mrs Streeten

APPOINTMENT OF CHAIRMAN

- 3 The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act 1981 they were required at the first meeting held on or after 1st January, 1990, to appoint a Chairman for the ensuing year.

RESOLVED - That Miss P Thesiger, a representative of the Freehold Tenants be appointed Chairman until the next annual meeting in 1991.

The Conservators placed on record their appreciation of Mr Merrick's service as Chairman during the past year.

FUTURE MEETINGS

- 4 RESOLVED -

(1) That meetings be held on the following dates at 2.30 pm

15th March, 1990  
21st June, 1990  
27th September, 1990  
3rd January, 1991

#### FINANCIAL STATEMENT

- 5 Accounts amounting to £23,350.99 were passed for payment.

#### ESTIMATES

- 6 Estimates in the sum of £63,510 for the purposes of the Commons Conservators for the next financial year were approved. This figure included an additional £10,000 for storm damage work.

RESOLVED - That a precept amounting to £66,800 for the 1990/91 expenses of the Conservators be issued upon Tunbridge Wells Borough Council.

#### LOCAL GOVERNMENT FINANCE ACT, 1988, LEVYING BODIES - INCLUDING TUNBRIDGE WELLS COMMONS CONSERVATORS

- 7 The Treasurer reminded the Conservators that the maximum permitted precept was at present expressed in terms of the present rating system i.e. a maximum precept equal to a penny rate product of 0.5p. The current power to precept for expenditure upon the Borough Council is, however, taken away by the Local Government Act, 1988, but a similar power is now to be reinstated by Regulations made under Section 74 of that Act.

It is thought likely that the Regulations will provide a new maximum calculated with a 1989/90 base equal to the cash equivalent of a penny rate product of 0.5p (current estimate of £66,900) adjusted in future years by the change in the Retail Prices Index or in some other way to be agreed between the Council and the Conservators.

#### SURVEYORS REPORT

- 8 The Surveyor submitted his report for the period ended 16th December, 1989 which was considered in detail by the Conservators.

#### LONDON ROAD/CHURCH ROAD JUNCTION - ENTRANCE TO LOWER CRICKET GROUND

- 9 The Clerk reported that this footpath was frequently used and suggested that a small section near to the junction be made up with tarmac and that the remainder be treated with gravel as and when available.

RESOLVED - That as a special case and in view of the potential danger to pedestrians at the entrance to the cricket ground the Surveyor be instructed to arrange for this work to be carried out as soon as practicable.

#### CAR PARKING - TOAD ROCK AREA

- 10 Following a number of complaints regarding parking of vehicles on the Common in the Toad Rock Area, it was:-

RESOLVED - That the Surveyor be authorised to install posts on the Common in order to prevent the parking of vehicles in this area.

#### FOOTPATHS ON THE COMMON

- 11 Further to minute 17 of the meeting held on 28th September 1989 the Clerk reported that Mr Couchman, the former Surveyor to the Conservators, had

made certain amendments to the plan prepared by the Council's Chief Engineer. Final agreement of the plan by the Council is now awaited which should then provide a working arrangement for the future.

#### MANAGEMENT SCHEME

- 12 The Clerk submitted an estimate from the Parks Department for the preparation of a Management Scheme. Some Conservators felt that such a Scheme, which might involve expenditure of £250,000, would be more in keeping with park land.

Councillor Mrs Streeten suggested that a project currently being undertaken by a Member of the Council's Planning Staff, might prove to be very useful and suggested that he be asked to submit a draft to the earliest possible meeting of the Commons Conservators.

RESOLVED - That the Officer concerned be asked to submit a copy of his project on the Common to an early meeting of the Commons Conservators.

#### DEPOT, GRANGE ROAD, RUSTHALL

- 13 The Clerk reported that as a result of his meeting with the Council's Chief Executive this matter was now in abeyance.

#### BRIGHTON LAKE

- 14 The Clerk reported that Mr Godwin was now unable to obtain volunteers to clear the Brighton Lake.

The Surveyor suggested that people who have regularly paid for weed from the Lake, should be contacted with a view to being offered the weed in exchange for clearance of the lake throughout the year.

#### RUSTHALL CRICKET GROUND

- 15 The Clerk reported that ongoing correspondence had not yet resolved the problem at the Lower Cricket Ground. The Lord of the Manor's Agent has also written to the Club in view of an apparent breach of the Licence granted for the use of the area as a cricket pitch.

The Conservators, although sympathetic with the Clubs financial situation, felt the problem was worsening and suggested that the Councils Planning Officer be now asked to consider taking enforcement action.

#### PLANTING OF BULBS IN COMMON LAND

- 16 The Lord of the Manor's Agent stated that his clients raised strong objection to the further planting of bulbs by the Council's Parks Department so attempting to turn the Common into a "parkland area". A formal complaint has been lodged with the Councils Chief Executive.

#### PROPOSED DEVELOPMENT OF LAND OFF COMMON VIEW, RUSTHALL

- 17 The Clerk submitted a letter from the Chief Development Manager of the Kent County Council (KCC) indicating proposals for a mixed terrace house development of one two and three bed units on land owned by the K.C.C. off Common View, Rusthall.

The Scheme provides inter alia for some 41 units of accommodation with improved access to both the Middlefield Old Peoples Home and the Sheltered Housing Development Scheme at Rusthall together with rear access to certain

properties at Common View, if required.

In order to provide proper access to serve the whole of the proposed new development it would be necessary for the K.C.C. to acquire a small area of Rusthall Common but in exchange a slightly larger area, (including some 650 metres of education Land), would be returned to the Common as shown in detail on the drawing No. UDT/E/770/25 now submitted. Upon completion of the scheme there would be a small gain of approximately 0.01 acres to the Council land.

The Chief Development Officer suggested that the Scheme as a whole has much merit in that it relieves some of the congestion on the gridiron street pattern which currently exists in that part of Rusthall and that the form of development proposed would meet the Borough Councils' plans for low cost housing in the area.

After careful consideration the Conservators felt that:-

- (a) in the first instance;
  - (i) agreement should be reached with the Lord of the Manor as owner of the freehold of the common land.
  - (ii) owners and occupiers of properties in the vicinity should be given full opportunity to express their views on the proposals.
- (b) thereafter;
  - (iii) if and when the development proceeds no part of the adjoining common land should be used for dumping building materials or equipment and that any unavoidable damage to common land by vehicles as otherwise should be made good immediately.
  - (iv) all administrative technical and legal costs incurred or to be incurred by the Conservators (including costs of inspection) must be reimbursed by the Kent County Council.

#### ROYAL TUNBRIDGE WELLS DISTRICT VENTURE SCOUTS

- 18 The Clerk submitted a letter from the Venture Scouts, requesting that a specified area of the Common be allocated to them for clearance involving sponsorship.

RESOLVED - That the Surveyor be authorised to allocate a suitable area to the Venture Scouts for clearance upon terms and conditions to be agreed.

#### MR PERCY BLUNDELL - DECEASED

- 19 The Clerk submitted correspondence from the family of the late Percy Blundell requesting permission to plant trees, in his memory, on the site of the fairground.

RESOLVED - That permission be granted, the trees to be planted in a position to be agreed with the Surveyor and the Agent to the Lord of the Manor.

*Patience Thurgate*

CHAIRMAN

15 March 1990

TUNBRIDGE WELLS COMMONS CONSERVATORS

THURSDAY 15 MARCH 1990

Present: Miss Thesiger (Chairman)  
Councillors Mrs Hilling, Spare and Mrs Streeten,  
Mrs Kentner  
Messrs Chapman, Hill, Lloyd-Roberts, Lurcook and Merrick

Apologies were received from Councillor Blakeway and Mr Sander.

MINUTES

- 1 The Minutes of the meeting of the 4 January 1990 were confirmed.

Questions were raised as to the planting of bulbs on the Rusthall Common. It was confirmed that these bulbs had not been planted by the Conservators staff but by the Local Authority and that a letter of apology had since been received from the Chief Executive of Tunbridge Wells Borough Council.

ACCOUNTS FOR PAYMENT

- 2 Accounts amounting to £2,802.12 were passed for payment.

SURVEYORS REPORT

- 3 The Surveyor submitted his report for the period ending 3 March 1990. It was also reported that

- a) a further 600 trees had been lost on the common during the February gales.
- b) the top soiling and levelling of the land adjoining the Rusthall Cricket Ground was now being carried out by Wiltshier's Limited without cost to the Conservators and that the work should be completed by about the end of April.

RESOLVED THAT -

Upon completion the Surveyor send a letter expressing the Conservators' gratitude to Wiltshiers for the work they have undertaken.

- c) the Trustees of the Manor of Rusthall had arranged for a number of oak trees to be cleared and "converted" for the purpose of repairing seats on the Commons particularly those around the Higher Cricket Ground used by the Linden Park Cricket Club. The Tunbridge Wells Borough Services of the Borough Council have submitted a quotation of £855 for labour to repair the seats which sum includes the removal of stumps remaining after vandalism of other seats in the same area.

RESOLVED THAT -

The quotation from Tunbridge Wells Borough Services be accepted and the Conservators' gratitude be conveyed to the Lord of the Manor for the generous donation of the large quantity of timber to carry out this work.

- d) Arrangements had now been made for the Community Service Workers to commence operations on Sunday, 8 April 1990.

## BRIGHTON LAKE

- 4 In view of the fact that Mr Godwin's volunteer group is no longer able to carry out regular clearance work at the Brighton Lake it was

### RESOLVED THAT -

The Surveyor approach the Assistant Commissioner to ascertain if any assistance can be provided by the Scouts Association to carry out this essential work in the future.

[Note - Soon after this meeting Mr Godwin indicated that the Tunbridge Wells Conservation Volunteers were now able to fit in a clearance of the Brighton Lake on 22 April 1990]

## MANAGEMENT SCHEME

- 5 Further to Minute 12 of the meeting held on 4 January 1990, the Clerk explained that the Project being undertaken by a member of the Council's Planning staff would not now be available until the June meeting of the Conservators. The Freehold Tenants expressed some concern at the delay involved but after discussion it was

### RESOLVED THAT -

- (a) Further discussion take place regarding a Management Scheme for the Common at the next meeting of the Conservators on 21 June, 1990.
- (b) The Agent to the Lord of the Manor be authorised to issue a Press Release regarding clearance work on the Common.

## FOOTPATHS ACROSS THE COMMON

- 6 The Clerk submitted correspondence with the Borough Council Highway's Department which indicated additional footpaths maintainable at public expense.

The Clerk advised that it would be appropriate for Mr Couchman, (a former surveyor to the Commons Conservators and the person responsible for highway maintenance before the re-organisation of Local Government in 1974) to check the position. Arrangements are being made for this to be done.

## DRAINAGE UPPER STREET RUSTHALL

- 7 The Clerk submitted a letter from a resident of Upper Street, Rusthall, complaining about the drainage of water from common land in that area. The Surveyor explained that in order to alleviate this problem, minor repair work should be carried out to the adjoining footpath in order to prevent erosion. Ownership of that footpath is at present under investigation but the Conservators should not accept responsibility for natural drainage from the common land.

## TIMBER LICENCE

- 8 The Agent to the Lord of the Manor reported that he had granted permission to Greenwood Woodland Management and Tree Care to clear silver birch from the area bounded by the Linden Park Cricket Ground, Major Yorks Road and Castle Road. He hoped to arrange further licences for clearance work in the near future and some other trees, all of which are owned by the Lord of the Manor, are being sold for furniture manufacture.

#### CAR PARKING APSLEY STREET RUSTHALL

- 9 The Clerk reported that several residents of Apsley Street had written letters of complaint regarding car parking on the common land in that area.

RESOLVED THAT -

The Surveyor be requested to inspect the area in order to ascertain ways of alleviating this problem.

#### RUSTHALL CHRISTIAN FELLOWSHIP

- 10 The Clerk reported receipt of a letter from the Rusthall Christian Fellowship requesting permission to erect a marquee near Common View Rusthall, between the 25 and 29 June 1990 and also during the last week of June 1991, in order to hold evangelistic meetings.

RESOLVED THAT -

Permission be not granted in June 1990 but the Rusthall Christian Fellowship be informed that consideration will be given to the erection of a marquee in 1991 on a site to be agreed with the Surveyor and the Agent to the Lord of the Manor, assuming that no amplification equipment will be used at the meetings.

#### LINDEN PARK CRICKET CLUB - TEMPORARY ADVERTISEMENTS

- 11 The Clerk reported receipt of an application from the Linden Park Cricket Club to display advertisements on the outside of their Pavilion whilst matches are in progress. It has not been the Conservators' policy to permit any form of advertisement on common land. Accordingly it was

RESOLVED -

That the application be refused.

#### APPLICATION FOR EASEMENTS - RUSTHALL COMMON

- 12 The Clerk reported receipt of an application for easements over common land in order to provide services to a property at the rear of Dornden Cottage.

RESOLVED -

That permission be granted subject to prior agreement with the Agent to the Lord of the Manor and upon the understanding that the common land is reinstated without delay to the satisfaction of the Surveyor and to the payment of £17 towards the Conservators' administrative costs and expenses.

#### MOUNT EDGE CUMBE HOTEL - ACCESS

- 13 The Agent to the Lord of the Manor submitted an application for an improved access to the Mount Edgecumbe Hotel which would also service Mount Edgecumbe Cottage and Ephraim Lodge. A planning application has been made to the Borough Council for this access which should also provide a more suitable entrance for vehicles serving these properties in an emergency.

The Conservators made no specific observations upon the proposals and decided to leave the matter in the hands of the Planning Authority.

#### RUSTHALL SPRING GARDENS SPECIAL SCHOOL - LAND AT COMMON VIEW RUSTHALL

- 14 The Clerk reported upon further correspondence with the Kent County Council regarding the planning application to provide some 41 units of accommodation off Common View, Rusthall. (Minute No 17 of the 4 January 1990 meeting refers).

RESOLVED THAT -

No further observations be made to the County Council until the views of local residents are known.

#### TUNBRIDGE WELLS COUNCIL OF CHRISTIAN CHURCHES

- 15 The Clerk reported receipt of a letter from the Tunbridge Wells Council of Christian Churches requesting permission to hold a "Dawn Service of the Resurrection" at 7 am on Easter Sunday 15 April on the Wellington Rocks.

RESOLVED THAT -

Subject to prior consultation with the Lord of the Manor, approval be granted subject to no loud music or amplification equipment being used.

#### KITE FLYING ON THE COMMON

- 16 The Surveyor reported that he had received an informal request for permission to fly large kites on the Common, the applicant having stated that he was fully covered by third party insurance.

The Conservators expressed some concern that the flying of large kites might endanger or interfere with persons lawfully using the Common but indicated that the matter would be further considered upon receipt of a formal application.

*Tatiana Thurgel*  
CHAIRMAN

21 June 1990

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 21 June 1990

Present: Miss Thesiger (Chairman)

Councillors Blakeway and Spare

Mrs Kentner

Messrs Chapman, Hill, Lloyds-Roberts, Lurcook, Merrick and Sander

The Chief Executive and representatives from Development Services of the Borough Council attended by invitation.

Apologies were received from Councillor Mrs Streeten

MINUTES

1. The Minutes of the meeting held on 15th March 1990 were confirmed.

ACCOUNTS FOR PAYMENT

2. Accounts amounting to £3,825.20 were passed for payment.

LIMIT OF LIABILITY COVERED BY THE BOROUGH COUNCIL

3. The Treasurer reported that the Commons Conservators were covered by the Borough Council's own insurance policy with a third party maximum cover of 11 million pounds for one incident. The all risks cover had also been increased some two years ago after equipment had been stolen from the depot.

SURVEYOR'S REPORT

4. The Surveyor submitted his report for the period ending 6 June 1990.

RESOLVED THAT -

- (i) The report be noted.
- (ii) Upon his retirement in September 1990 the Conservators' thanks be expressed to the foreman, George Cox, for his services over a number of years.
- (iii) In future as a matter of policy wooden posts be installed to prevent car parking at the edge of the Common rather than concrete blocks and that the thanks of the Commons Conservators be conveyed to the Lord of the Manor for the supply of the posts now installed adjacent to Castle Road.

FOOTPATHS

4. The Clerk reported that he had consulted Mr Couchman, the previous Surveyor to the Commons Conservators, who had confirmed that the revised plans showing the footpaths over the Common maintained by the Highway Authority were now correct, subject only to one minor amendment which he had mentioned to the Director of Development Services.

## CAR PARK - MAJOR YORK'S ROAD

5. The Agent to the Lord of the Manor reported informally that, owing to possible future outgoings under the new rating system, it seemed likely that the current arrangements for running the fairground car park in Major York's Road would not present a viable proposition.

The Chief Executive stated that the Borough Council were concerned about the lack of parking facilities at the southern end of Tunbridge Wells and expressed the hope that the position might be resolved to the satisfaction of all concerned.

## MANAGEMENT SCHEME

6. Reference was made to the strategic report for the Tunbridge Wells Common prepared last October by the Parks Department of the Council.

Mr Graeme Coates, the Borough Council's Tree and Landscape Officer, submitted outline proposals for a management scheme for the Common. He referred to the history, geology, climate and vegetation of the Common and his suggestions, if followed through, would open up vistas as in Victorian and Edwardian times diversify natural habitats and recreate the open character currently threatened by encroaching woodland. The funding of this work could possibly be covered by re-arrangement of the labour forces work with a subsequent re-direction of the current financial resources and possible donation from outside bodies, such as the Countryside Commission.

It was agreed that further detailed consideration be given to this matter and discussion take place at the September meeting when Mr Coates be invited to present a more detailed report in conjunction with the Parks Manager.

## CLEARANCE WORK ON THE COMMON

7. The Clerk reported that he had received a letter from Sainsbury's offering to clean up the area around Brighton Lake on Sunday 8 July 1990.

### RESOLVED THAT -

This offer be accepted with thanks.

The Agent to the Lord of the Manor also reported that tree clearance work in the Brighton Lake area would be carried out shortly involving the use of contractors. The Commons Conservators expressed appreciation of the arrangements made by the Lord of the Manor.

## TREE CLEARANCE

8. The Clerk reported that he had received a letter from English Woodlands Limited offering their services in general tree clearance work on the Common.

### RESOLVED THAT -

If and when tenders are invited for further clearance work Messrs English Woodlands be given an opportunity to submit a quotation.

## LITTER

9. The Commons Conservators considered a report from the Council's Chief Environmental Health Officer regarding the impact on the Common of the Environmental Protection Bill now before Parliament. It was

RESOLVED THAT -

- (i) In consultation with the Surveyor and the Chief Environmental Health Officer the Treasurer be asked to make suitable provision in next year's draft estimates for any additional litter clearance work necessary under this Bill.
- (ii) The Chief Environmental Health Officer be invited to attend the next appropriate meeting of the Commons Conservators when the legislation and responsibilities of the Commons Conservators are fully known.
- (iii) Regular monthly meetings be held between the Council's Chief Environmental Health Officer and the Surveyor to the Commons Conservators in order to discuss the litter problem generally.

CAST IRON SEATS

- 10. The Surveyor reported receipt of an offer to renovate cast iron seats on the Common in the sum of £150 (£30 per seat). This offer did not include the work necessary on the wooden struts which would cost in the region of £45.

RESOLVED THAT -

The Surveyor seek alternative quotations for consideration at the next meeting.

PUBLIC UTILITIES

- 11. The Clerk reported receipt of an application from Seeboard to lay an underground cable across Common land at the rear of Dornden Cottage, Langton Green.

RESOLVED THAT -

Permission be granted, subject to the reinstatement of the land to the satisfaction of the Surveyor and to prior approval being obtained from the Lord of the Manor and to the payment of £15.00 towards the Conservators administrative costs and expenses.

RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

- 12. The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on Saturday 27 October, 1990.

RESOLVED THAT -

Permission be granted, subject to the concurrence of the Agent to the Lord of the Manor and upon the usual terms and conditions.

HOT AIR BALLOONS

- 13. The Clerk reported receipt of a request for permission to fly hot air balloons from Tunbridge Wells Commons.

RESOLVED THAT -

Permission be not granted.

#### TUNBRIDGE WELLS CONSERVATION VOLUNTEERS

14. The Clerk reported receipt of correspondence from Mr W Godwin concerning the clearance of the Brighton Lake recently carried out by the Tunbridge Wells Conservation Volunteers.

##### RESOLVED THAT -

Payment of an honorarium of £50 be made to the Tunbridge Wells Conservation Volunteers in recognition of the work they have carried out over several years.

#### FRIENDS OF THE EARTH

15. The Clerk reported that he had been approached by the Friends of the Earth regarding an offer to carry out clearance work on the Common.

##### RESOLVED THAT -

The offer be accepted with thanks.

#### COMMON VIEW, RUSTHALL

16. Further to Minute 14 of the meeting held on 15 March 1990, the Clerk reported that there had been very substantial local objection to the planning application made by the Kent County Council to develop land at the rear of Middlefield, Rusthall. An exchange of a small area of Common land to provide proper access to serve the development is involved.

##### RESOLVED THAT -

At this stage the matter be left in the hands of the Planning Authority.

(Note - Further letters of objection have since been received and are filed for future reference.)

#### GRANGE ROAD DEPOT

17. Further to Minute 13 of the meeting held on 4th January 1990, the Clerk submitted copy correspondence with the Lord of the Manor's Agent indicating that provisional terms had been agreed with representatives of the Borough Council to site a small depot with proper toilet facilities near the existing Rusthall Cricket Pavilion for use by the Conservators when the Grange Road Depot is demolished.

The Conservators raised no objection to the provision of a new depot near to the Rusthall Cricket Club Pavilion and agreed to vacate the Grange Road Depot as soon as the new premises are complete and ready for use.

#### COMMUNITY SERVICE WORKERS

18. Further to Minute 31 of 15 March 1990, the Surveyor reported upon recent correspondence with the Lord of the Manor's Agent and stated that he had met several of the Justices for the Petty Sessional Division of Tunbridge Wells and Cranbrook to discuss the work undertaken on the Commons by the Community Service Workers. Work is now proceeding every Sunday in the Bishops Down Road/Mount Ephraim area and the Surveyor expressed the hope that the several points made by the Lord of the Manor's Agent had now been resolved.

# APPOINTMENT OF CHIEF EXECUTIVE AS CLERK TO COMMONS CONSERVATORS

19. It was reported that Mr M J H Girling LL.B. would be retiring as Clerk to the Commons Conservators on 14 August 1990, being one hundred years after the Royal Assent was given to the Tunbridge Wells Improvement Act 1890.

The Conservators expressed appreciation of the services rendered by Mr Girling over the past twenty six years and for his great interest in the Tunbridge Wells Commons.

RESOLVED THAT -

In accordance with Paragraph 9 (i)(a) of Schedule 3 of the County of Kent Act 1981 Mr R J Stone MA (Cantab) MBIM be appointed as Clerk to the Commons Conservators as from 14 August 1990 upon the existing terms and conditions.

## NEXT MEETING

20. RESOLVED THAT -

The next meeting be held at 2.00 pm on Thursday 27 September in order to allow time for the detailed consideration of the Management Scheme referred to in Minute 6 above.

*Tatiana Heizer*  
\_\_\_\_\_  
CHAIRMAN

27 September 1990

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 27 September 1990

Present: Miss Thesiger (Chairman)

Councillors Blakeway, Mrs Hilling, Spare and Mrs Streeten

Mrs Kentner

Messrs Chapman, Hill, Lloyds-Roberts, Lurcook, Merrick and Sander

Representatives from Development and Environmental and Leisure Services of the Borough Council attended by invitation.

The Conservators welcomed Mr Stone to his first meeting as Clerk.

**MINUTES**

1. The Minutes of the meeting held on 21st June 1990 were confirmed subject to it being recorded that an apology for absence had been received from Councillor Mrs Hilling.

**MRS S LUCKHURST**

2. Reference was made to a recent hospital operation undergone by Mrs. Luckhurst, who acted as Committee Clerk to meetings of the Conservators, and it was reported that she was now recovering and staying with friends.

**RESOLVED THAT -**

The Chairman send a suitable letter to Mrs. Luckhurst on behalf of the Conservators expressing their best wishes for her speedy recovery.

**ACCOUNTS FOR PAYMENT**

3. Accounts amounting to £25,613.30 were passed for payment.

**ACCOUNTS FOR YEAR ENDING 31 MARCH 1990**

4. The Treasurer submitted the accounts for the year ending 31 March 1990 which were approved by the Conservators.

**AUDIT OF ACCOUNTS**

5. The Clerk reported that the Audit of Accounts for the year 1989/90 had now been completed.

**CLERK TO THE COMMONS CONSERVATORS - BANKING ARRANGEMENTS**

6. The Treasurer reported that, following the retirement of Mr. M.J.H. Girling as Clerk to the Commons Conservators and the subsequent appointment of Mr. R J Stone as Clerk, it was necessary to instruct the Conservators' bankers that Mr Stone be authorised to sign cheques.

**RESOLVED THAT -**

Lloyds Bank Limited be and are hereby instructed that in future Mr Stone, as Clerk, (together with the Treasurer) be authorised to sign cheques drawn on the Conservators account other than the quarterly cheques in favour of the Tunbridge Wells Borough Council and the half yearly cheques for Officers' salaries which cheques shall be signed as herebefore by two Conservators and the Clerk.

## **SURVEYOR'S REPORT**

The Surveyor submitted his report for the period ending 8th September 1990.

### **RESOLVED THAT -**

- (i) The report be noted.
- (ii) The Surveyor be requested to restore seats damaged by vandals in the vicinity of the Linden Park Cricket Club pavilion.

## **JOINT REPORT OF CHIEF ENVIRONMENTAL HEALTH OFFICER AND SURVEYOR**

The Borough Council's Chief Environmental Health Officer submitted a report prepared jointly by himself and the Surveyor to the Conservators outlining initiatives arising from discussions between them since the last meeting of the Conservators.

### **RESOLVED THAT -**

- (i) The report be noted.
- (ii) The Chief Environmental Health Officer be requested to follow up a suggestion that a notice regarding the illegal depositing of litter might be placed inside the premises of Kentucky Fried Chicken and also the implementation of a condition of the original planning consent for those premises which provided for litter to be gathered up within a prescribed radius of the premises.
- (iii) The Chief Environmental Health Officer be also requested to investigate a reported sighting of a rat near the garage premises at the edge of the Common on London Road.

## **TUNBRIDGE WELLS COMMONS - MANAGEMENT PROPOSALS**

9. Further to Minute 6 of the last meeting of the Conservators, Mr. Graham Coates, the Borough Council's Tree and Landscape Officer, reported details of suggested management proposals for the Tunbridge Wells Commons and a paper prepared by him was circulated to the Conservators at the meeting. The paper set out suggested management principles and also referred to possible sources of funding from bodies such as the Countryside Commission, The Nature Conservancy Council and Shell UK. It was also suggested that the assistance of a conservation orientated body such as the Kent Trust for Nature Conservation, with whom discussions had already taken place, would be valuable in progressing matters further.

### **RESOLVED THAT -**

- (i) Mr Coates be sincerely thanked for all his hard work in preparing the suggested management proposals which are welcomed as a basis for further discussion.
- (ii) The Clerk be requested to arrange a special all day meeting of the Conservators to consider further the management proposals, including a visit to the Commons, and a representative(s) of the Kent Trust for Nature Conservation be invited to attend.

- (iii) The Surveyor be requested to report to the next meeting of the Conservators, details of the savings which would be achieved by undertaking an annual grass cutting exercise on the open areas of the Common each year instead of the present twice yearly cuts as the money thereby saved could possibly be used to deal with the eradication of the Japanese Knotweed which was proliferating in certain areas of the Commons.

#### **PUBLIC UTILITIES**

10. The Clerk reported receipt of an application from British Telecom for permission to place a p.v.c. duct in the unmade grass area at Mount Edgecombe Hotel.

#### **RESOLVED THAT -**

No objection be raised to this proposal subject to the prior approval of the Lord of the Manor being obtained to the reinstatement of the land to the satisfaction of the Surveyor and to the payment of £15 towards the Conservators' administrative cost and expenses.

#### **GRANGE ROAD DEPOT**

1. The Surveyor reported on alternative sites for a replacement depot for the Conservators' workforce following the loss of the former depot building at the Borough Council's Grange Road Depot which was now being redeveloped. His preferred location was near the Rusthall Cricket Club pavilion as this would be very conveniently placed for work on the Commons and a planning application had been submitted to the Borough Council's Development Services. The agent to the Lord of the Manor emphasised the Manor's requirements for steps to be taken to prevent car parking.

However, the best way forward would be for some depot facilities to form an integral part of a new pavilion which, he understood was proposed by the Cricket Club.

**RESOLVED THAT -** The provision of depot facilities as an integral part of the new Cricket Club pavilion be pursued.

#### **PROPOSED VEHICULAR ACCESS - 1 RUSTHALL ROAD RUSTHALL**

12. The Surveyor reported on a planning application which had been received to place a new vehicular access off Langton Road to serve 1 Rusthall Road, Rusthall. He felt that the proposed entrance would be too close to the junction of Rusthall Road and Langton Road for Highway approval.

#### **RESOLVED THAT -**

- (i) The Commons Conservators adhere to the Surveyor's decision.
- (ii) The Borough Council's Development Services be informed of the Conservators' views.

#### **GO-KARTING ON THE COMMONS**

13. The Clerk reported on an application by an individual for permission to undertake go-karting on the Commons.

**RESOLVED THAT -**  
Permission be refused.

#### FOSSSET BROTHERS CIRCUS

4. The Clerk reported on a request from Fosset Brothers Circus for suitable sites in the Borough for their circus.

#### RESOLVED THAT -

The Fosset Brothers be informed that permission would not be forthcoming for their circus to be staged on the Common.

#### RELAY RACE

5. The Clerk reported receipt of an application from the Tunbridge Wells District Sports Advisory Council to hold their annual relay race on the Common on Sunday, 14th October, 1990.

#### RESOLVED THAT -

Permission be granted subject to the usual terms and conditions and to the consent of the Lord of the Manor being first obtained.

#### FIRE SERVICE - USE OF CHAIN SAWS

6. The Surveyor reported that he had agreed to the Fire Service using chain saws on fallen trees in a prescribed area of the Commons for training purposes.

#### RESOLVED THAT -

The action of the Surveyor be approved and confirm.

#### HORSE RIDING NOTICES

17. Reference was made to the Notices on the Commons describing the time when horse riding should not take place and it was considered that they were set at too high a level.

#### RESOLVED THAT -

The Surveyor be requested to re-erect the Notices at a lower level so that they could be more easily visible to users of the Commons.

#### NO CYCLING SIGNS

18. Reference was made to the need to place additional "No Cycling" signs at paths in the Commons.

#### RESOLVED THAT -

The Surveyor be requested to place "No Cycling" signs at appropriate locations.

RW\_TWCC\_27SE/COM

*Patricia Thayer*

CHAIRMAN

23 November, 1990.

TUNBRIDGE WELLS COMMONS CONSERVATORS

Friday 23 November 1990

Present: Miss Thesiger (Chairman)  
Councillors Blakeway, Mrs Hilling  
and Mrs Streeten  
Messrs Chapman, Hill, Lloyd-Roberts, Lurcook  
and Sander

Apologies for absence were received from Mrs Kentner, Mr Merrick and Councillor  
[unclear].

Mr Alan Legg and Mr Graeme Coates from the Planning and Building Control  
Services of the Borough Council attended by invitation.

MINUTES

The Minutes of the meeting held on 27 September 1990 were confirmed.

MANAGEMENT SCHEME

Mr Alan Legg introduced Mr Paul Buckley and Mr Malcolm Emery of the Kent  
Trust for Nature Conservation.

Mr Graeme Coates outlined his personal assessment of The Common which he  
had carried out earlier in the year and which had previously been reported  
to the Conservators. Mr Paul Buckley then explained the aims and  
activities of the Kent Trust for Nature Conservation which is a voluntary  
body and a registered charity.

Mr Malcolm Emery, the Chief Warden of the Kent Trust for Nature Conserv-  
ation who managed nature reserves on behalf of that Body, showed a site  
management document which could be made available for the Conservators'  
reference. He explained the value of a management scheme which would,  
inter alia, embrace the statutory Commons Management responsibilities of  
the Conservators.

The Conservators felt that a joint plan should be prepared by themselves  
and the Kent Trust for Nature Conservation to preserve the historic,  
cultural and landscape values of the Commons as well as providing for  
nature conservation. The Kent Trust for Nature Conservation stated that  
the preparatory and survey work should cover a one-year period which  
would be a good time-scale for developing a plan for The Commons as the  
changing pattern of wildlife etc during the four seasons could be observed  
and taken into account. The proposed plan should include a programme of  
works. The Commons Conservators requested the Surveyor to prepare an  
indication of his proposed works programme for the next year in order to  
avoid any possible clashes with this study.

The management plan would constitute a working document for the next 20/30  
years the estimated cost being £5,000 with an additional 50% if the  
Rusthall Common were covered. Grant aid of up to 50% of the total cost  
should be available, such support probably being available from the Nature  
Conservation Council, the Countryside Commission and the Tourism  
Department of the Kent County Council. The Kent Trust for Nature  
Conservation would advise the Commons Conservators on applications for  
grant aid. Mr Stone stated that the Borough Council would be happy to  
underwrite any outstanding costs.

RESOLVED THAT -

- (a) The Commons Conservators proceed with the suggested joint management scheme;
- (b) The Clerk, together with the Kent Trust for Nature Conservation, investigate potential sources of funding, e.g. Countryside Commission, Nature Conservancy Council and KCC Tourism;
- (c) A press release be prepared following this meeting;
- (d) An area of Common land be left in its present state in order to commemorate the damage caused by the hurricane of October 1987.

TENTS ON THE COMMON

- 3. The Clerk reported that tents had been erected on The Lower Cricket Ground with banners demonstrating for world peace. The assistance of the Police had been requested in removing these demonstrators under the powers of the Byelaws. It was hoped that, with the arrival of inclement weather, the protestors would leave of their own volition.

RESOLVED -

That no further action be taken at the present time but the Clerk be authorised to take all necessary legal action, if necessary.

BRITISH LIMBLESS EX-SERVICEMEN'S FESTIVAL

- 4. The Clerk reported receipt of an application for permission to erect a large tent to accommodate a circus in order to raise funds for BLESMA.

RESOLVED -

That permission be not granted.

PLANNING APPLICATION TW/90/1505 - CHANGE OF USE FROM HAIRDRESSERS TO HOT FOOD TAKEAWAY

- 5. The Clerk reported on a planning application which had been received by the Planning and Building Control Services of Tunbridge Wells Borough Council requesting permission for the change of use from a hairdressers to a hot food take-away at No.10 Lower Green Road, Rusthall. The Commons Conservators felt that this change of use would generate an unacceptable amount of litter which would affect Common land.

RESOLVED -

That the Head of Planning and Building Control Services be informed that the Commons Conservators oppose this application.

PUBLIC UTILITIES

- 6. The Clerk reported receipt of an application from British Telecom to place a pvc duct and joint box in the access road and grass island outside the Post Office in Vale Road, Tunbridge Wells.

RESOLVED -

That permission be granted, subject to the reinstatement of the land to the satisfaction of the Surveyor and to prior approval being obtained from the Lord of the Manor and to the payment of £15.00 towards the Conservators administrative costs and expenses.

## BRUSHWOOD BURNING

7. The Clerk reported on correspondence regarding a complaint about the burning of brushwood in the Bishops Down area. It was felt that this activity disturbed wildlife habitats, particularly badgers who have setts behind the Mazda building in Mount Ephraim. The Surveyor explained that piles of brushwood harbour rats, mice and dangerous fungi and encourage the building of illicit bonfires by children; also the Fire Service were very concerned that summer bushfires which have been prevalent for the past 2 years would be made worse. Finally wood-ash is beneficial to the soil.

RESOLVED -

That the policy of burning brushwood be adhered to.

## DRAFT ROYAL TUNBRIDGE WELLS BOROUGH (WESTERN) LOCAL PLAN

8. The Clerk reported that the Borough Council had recently published the Draft Tunbridge Wells Borough (Western) Local Plan which covered Royal Tunbridge Wells and the Parishes of Southborough, Paddock Wood, Pembury, Speldhurst, Bidborough and Capel. The comments of the Commons Conservators are invited.

RESOLVED -

That no comment be made.

*Patricia Sherrin*

*Chairman*

*3rd January 1991*

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TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 3rd January, 1991

Present: Councillors Blakeway, Mrs Hilling,  
Spare and Mrs Streeten,  
Miss Thesiger, Messrs Chapman, Lloyd-Roberts,  
Merrick and Sander.

Apologies for absence were received from Mrs Kentner, Mr Lurcook and Mr Hill.

MINUTES OF LAST MEETING

1. The Minutes of the meeting of 23rd November, 1990, were confirmed.

MEMBERSHIP

2. The Clerk reported that he had been notified of the appointment of the Commons Conservators, in accordance with the provisions of Section 104 of the County of Kent Act, 1981, as follows:-

Representing the Lord of the Manor:-

Mrs G K Kentner  
Mr D I Lloyd-Roberts  
Mr N J Lurcook  
Mr J Merrick

Representing the Freehold Tenants:-

Miss P E F Thesiger  
Mr M Chapman  
Mr N Hill  
Mr M Sander

Representing the Borough Council:-

Councillor Blakeway  
Councillor Mrs Hilling  
Councillor Spare  
Councillor Mrs Streeten

APPOINTMENT OF CHAIRMAN

3. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act 1981 they were required at the first meeting held on or after 1st January, 1991, to appoint a Chairman for the ensuing year.

RESOLVED - That Councillor Blakeway, a representative of the Borough Council, be appointed Chairman until the next annual meeting in 1992.

The Conservators placed on record their appreciation of Miss Thesiger's service as Chairman during the past year.

#### FUTURE MEETINGS

4. RESOLVED - that -

- (i) Meetings be held on the following dates

21 March 1991 at 2.30 p.m.  
20 June 1991  
26 September 1991  
2 January 1992

- (ii) The timing of subsequent meetings be discussed at the March meeting of the Commons Conservators.

#### FINANCIAL STATEMENT

5. Accounts amounting to £1836.69 were passed for payment.

#### ESTIMATES

6. Estimates in the sum of £66,800.00 for the purposes of the Commons Conservators for the next financial year was considered.

RESOLVED - that -

- (i) An additional figure of £10,000.00 plus VAT be included in the precept to cover storm damage work.
- (ii) A precept of £74,100.00 for 1991/92 expenses of the Commons Conservators be issued on the Tunbridge Wells Borough Council.

#### SURVEYOR'S REPORT

7. The Surveyor submitted his report for the period ending 16th December 1990. It was also reported that litter bins on the common were being used for the dumping of household waste particularly at weekends.

RESOLVED - that -

- (i) The report be noted.
- (ii) Item number 4 be amended to read "should be replaced in the interests of efficiency".
- (iii) The purchase of one 16" Stihl Chainsaw be authorised.
- (iv) Regular checks should be carried out on the old chain-saw, and a log kept of its use and maintenance.
- (v) The Clerk liaise with Mr Stephen Collins, Chief Environmental Health Officer, regarding litter clearance proposals under the provisions of the Environmental Protection Act 1990. It was suggested that a Commons Ranger might be appointed within two or three years in order to safeguard the everyday amenities of the common.
- (vi) The Surveyor be requested to make enquiries regarding the cost of supplying "tree trunk" seats.

## MANAGEMENT SCHEME

8. The Clerk reported on correspondence with Ashford Borough Council regarding a proposed visit by Members of the Commons Conservators to Hothfield Common.

RESOLVED - That arrangements be made for Members to visit Hothfield Common together with the representatives of Kent Trust for Nature Conservation before the March meeting of the Conservators.

## FRIENDS OF THE COMMON

9. The Clerk reported receipt of a letter from Mr Patrick Shovelton of 63 London Road, Tunbridge Wells regarding the establishment of a volunteer group "Friends of Tunbridge Wells Common" who would assist with the maintenance of the commons.

RESOLVED - That Mr Shovelton be invited to attend the March meeting of the Conservators in order to express the aims of such a body if instituted.

## FOOTPATHS ON THE COMMON

10. Questions were asked about the maintenance of the surface of footpaths over the commons.

RESOLVED - That the Clerk investigate responsibilities for all footpath repair work on the common.

## YOUNG OAK TREES

11. It was reported that there were a number of small oaks growing on common land in front of the Wellington Rocks.

RESOLVED - That the Surveyor inspect the area with a view to properly lifting the saplings for planting elsewhere.



CHAIRMAN

21 March 1991

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SL\_3JANUARY/MIN:

TUNBRIDGE WELLS COMMONS CONSERVATORS  
Thursday 21st March, 1991  
Present: Councillor Blakeway (Chairman)  
Councillors Mrs Hilling, Mr Spare and Mrs Streeten  
Mrs Kentner and Miss Thesiger  
Messrs Chapman, Lloyd-Roberts, and Lurcook

Apologies for absence were received from Mr Hill, Mr Merrick and Mr Sander.

Mr Graeme Coates from Planning and Building Control Services of Tunbridge Wells Borough Council and Mr Patrick Shovelton attended by invitation.

MINUTES OF LAST MEETING

1. The Minutes of the meeting of 3rd January, 1991 were confirmed.

PROPOSAL TO ESTABLISH "FRIENDS OF TUNBRIDGE WELLS COMMON"

2. Mr Patrick Shovelton was introduced to the Conservators and presented his memorandum setting out his suggestions for the establishment of "Friends of Tunbridge Wells Common". He felt that such a body could be supportive to the Commons Conservators in fund raising, general maintenance by volunteer workers and other matters.

RESOLVED - That the Clerk be requested to discuss the matter further with Mr Shovelton for further consideration by the Conservators.

FINANCIAL STATEMENT

3. Accounts amounting to £17574.60 were passed for payment.

APPOINTMENT OF TREASURER

4. The Clerk reported that, as Mr John Dickson, present Treasurer to the Commons Conservators, had recently been appointed as Director of Finance to Uttlesford District Council in Essex and would be taking up this position on 2nd April, 1991 it would be necessary to appoint a successor Treasurer to the Commons Conservators.

RESOLVED - That

- (1) In the interim, Mr G Levitt, Director of Financial and Central Services, Tunbridge Wells Borough Council, take up the duties of Treasurer to the Commons Conservators until a permanent appointment is made.
- (2) Lloyds Bank be informed of these arrangements and instructed that Mr Levitt (together with the Clerk to the Commons Conservators) be authorised to sign cheques until further notice drawn on the Commons Conservators account other than the quarterly cheques in favour of Tunbridge Wells Borough Council and the half yearly cheques for officers' salaries which cheques shall be signed as before by two Conservators and the Clerk.

SURVEYOR'S REPORT

5. The Surveyor submitted his report for the period ending 5th March 1991.

RESOLVED - That

- (1) The report be noted.
- (2) Item number 3 be amended to read "the Fair Ground".
- (3) Three seats on Rusthall Cricket Pitch be repositioned and also that dangerous seat ends be removed from that area.
- (4) The surface of the Common at the junction of Major York's Road with London Road by re-instated and the drainage ditches cleared in order to prevent flash flooding onto The Pantiles.
- (5) The private access sign to St Helena be replaced.
- (6) The Surveyor inspect the edging walls at No. 19 Eridge Road on the Waste of the Manor as these could prove hazardous to pedestrians.
- (7) The manhole cover which provides access to the caves under the Common in the London Road area should be made "vandal proof".

CLEARANCE OF PATHS

6. The Freehold Tenants enquired about the programme for clearance of paths on the Common which would not appear to have been completed.

RESOLVED - That the Clerk investigate the present position.

TREE TRUNK SEATS

7. The Surveyor reported that he had made enquiries from Dolwin and Gray who confirmed that the seats could not be made using a chain saw.

RESOLVED - That the Surveyor be requested to investigate this matter to find out if the specialist saw unit necessary could be obtained on hire with an operator.

TREE EXTRACTION PROGRAMME

8. The Agent to the Lord of the Manor stated that a tree extraction programme by Greenwood Woodland Management and Tree Care would be available over the next two or three years. However, because the nearest pulp mill was now in South Wales, a surcharge was payable. He suggested that this surcharge should be shared equally amongst the Commons Conservators, Lord of the Manor and the Freehold Tenants.

RESOLVED - That the Commons Conservators agree to an expenditure of £750 per annum for the next two or three years as their contribution to the surcharge.

TIMING OF MEETINGS

9. The Clerk reported that a request had been made for future meetings of the Commons Conservators to be held early in the evening.

RESOLVED - That meetings of the Conservators continue to be held at 2.30 p.m. for the next year and the position be reviewed in twelve months time.

#### VISIT TO HOTHFIELD COMMON

10. Mr Graeme Coates reported on the visit to Hothfield Common, Ashford on 1st March 1991. It was noted that the appointment of a full-time Warden had been a key factor in the successful management of the Common.

#### MANAGEMENT PLAN - ACCESS FOR THE DISABLED

11. The Clerk reported on receipt of a letter from Mrs Pamela Porter, Chairman of the Access for the Disabled Committee, requesting that, under the suggested Management Plan, footpaths should be made wide and smooth enough for wheelchairs with perhaps a wheelchair trail marked. The Clerk confirmed that this suggestion would be considered in the preparation of the Management Plan.

#### USE OF THE FAIRGROUND

12. The Clerk reported receipt of an application to use the fair ground to raise money for the charity BLESMA but stated that this proposal had now been postponed.

#### ROYAL TUNBRIDGE WELLS HORTICULTURAL SOCIETY

13. The Clerk reported an application to use the Lower Cricket Ground for the Royal Tunbridge Wells Horticultural Society's two day show.

Councillor Spare declared a non-pecuniary interest in this item and withdrew from the meeting.

RESOLVED - That permission be granted on the usual conditions.

#### SCOUTS ASSOCIATION

14. The Agent to the Lord of the Manor reported that he had received an application from the Chairman of the Scouts Association to use the Lower Cricket Ground for their fête in the Summer of 1991.

RESOLVED - That permission be granted on the usual conditions.

#### FONTHILL CENTRE ART CLUB

15. The Clerk reported receipt of an application from the Royal Tunbridge Wells Art Club to allow a single car unloading point on Common land adjacent to Castle Road. Parking on the Common was prevented at present by embedded wooden stumps at this point and the Art Club request removal of one or two of these stumps to allow entry to a gravel covered base with a lockable post.

RESOLVED - That permission be granted on conditions acceptable to the agent to the Manor, and to the surveyor and on the basis that the permission relates to loading and unloading only and not to parking.

#### PROPOSED PLANNING APPLICATIONS

16. (a) Bungalow on land adjoining Dornden Cottage, Langton Road - The Clerk reported on a planning application for a bungalow adjoining Dornden Cottage, Langton Road which would require access across Common land.

RESOLVED - That the Planning Authority be informed that the Commons Conservators agree that the specification of the driveway previously agreed be adhered to.

- (b) 1 Rusthall Road, Tunbridge Wells - Detached Triple Garage - The Clerk reported receipt of a planning application for a triple garage with storage space under and workshop over at 1 Rusthall Road, Tunbridge Wells. The comments of the Commons Conservators were requested on the design of the garage.

RESOLVED - That the Commons Conservators raise no objection to the proposed design of the garage.

- (c) Pantiles Service Station, Eridge Road, Tunbridge Wells

The Clerk reported that the comments of the Commons Conservators had been requested on a proposal to redevelop the Pantiles Service Station. He stated that the existing entrance would not be altered.

RESOLVED - That the Commons Conservators make no comment on this application providing that the reinstatement of the grass verges to the Waste of the Manor is carried out to the satisfaction of the Surveyor.

#### PUBLIC UTILITIES

17. (a) The Clerk reported receipt of two applications from British Telecom:-

- (i) Mount Edgcumbe Hotel - one footway jointing chamber in the grass verge of the drive.
- (ii) Toad Rock Tavern, Rusthall - erection of steel pole.

RESOLVED - That permission be granted subject to the reinstatement of the land to the satisfaction of the Surveyor and to prior approval being obtained from the Lord of the Manor and to the payment of £15 in each case towards the Conservators administrative costs and expenses.

- (b) The Agent to the Lord of the Manager reported that the Gas Board wished to renew the existing gas main at the junction of Hungershall Park and Major York's Road on the line of the existing main. This work involved taking the gas main across the Common land.

RESOLVED - That permission be granted subject to the reinstatement of the land to the satisfaction of the Surveyor and to prior approval being obtained from the Lord of the Manor and to the payment of £15 in each case towards the Conservators administrative costs and expenses.

#### CRIME PREVENTION NOTICES

18. The Surveyor reported receipt of an application from Tunbridge Wells Police Station for permission to erect notices on trees in the Castle Road area as there had recently been a large number of thefts from cars parked in that area.

RESOLVED - That no objection be raised to the posting of such notices for a limited period of one month.

REPAIR OF TARMAC PATHS

19. The Freehold Tenants enquired as to the amount of finance available, if any, for the repair of tarmac footpaths.

RESOLVED - That the Clerk report back to the next meeting.

RUSTHALL CRICKET CLUB

20. The Agent to the Lord of the Manor reported on an application from the Rusthall Cricket Club who wished to relocate their clubhouse.

RESOLVED - That no objection be raised providing that the access from the highway is agreed with the Surveyor and the Agent to the Lord of the Manor .

MOVING OF SIGN

21. The Clerk reported receipt of an application from the Highways Section of the Borough Council to move a sign at the junction of the Pantiles and Eridge Road further onto Common land in order to give better road clearance.

RESOLVED - That no objection be raised.

DOG CONTROL ON THE COMMON

22. The Clerk reported receipt of a complaint from a lady who had been knocked over by a large dog near Wellington Rocks.

RESOLVED - That the control of dogs be considered in any future review of the byelaws.

  
CHAIRMAN

20 June 1991

# TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 20th June, 1991

Present: Councillor Blakeway (Chairman)  
Councillors Mrs Braam, Mrs Hilling and Spare  
Mrs Kentner and Miss Thesiger  
Messrs Chapman, Lloyd-Roberts, and Lurcook

Apologies for absence were received from Mr Merrick and Mr Sander.

Mr Alistair Turk, the Senior Highway Engineer of the Tunbridge Wells Borough Council and Mr Patrick Shovelton attended by invitation.

## COUNCILLOR MRS BRAAM

1. The Clerk reported that Councillor Mrs Braam had been appointed by the Tunbridge Wells Borough Council as the replacement Borough Council representative following the recent retirement of former Councillor Mrs Streeten.

## MRS SYLVIA LUCKHURST

2. The Clerk reported that Mrs Sylvia Luckhurst, who acted as Clerk to the meetings of the Commons Conservators had recently suffered injuries in a car accident but was now making a good recovery.

RESOLVED - That the Clerk send Mrs Luckhurst best wishes on behalf of the Commons Conservators for a speedy recovery.

## MINUTES OF LAST MEETING

3. Minutes of the meeting of 21st March, 1991 were confirmed.

## PROPOSAL TO ESTABLISH FRIENDS OF TUNBRIDGE WELLS COMMONS

4. Further to Minute 2 of the meeting held on 21st March, the Clerk submitted suggested terms of reference to provide the basic framework of the relationship between the proposed Friends of Tunbridge Wells Commons and the Commons Conservators.

RESOLVED - That the terms of reference, as set out in the Appendix to these minutes, be approved and the formation of Friends of Tunbridge Wells Commons be welcomed.

## FINANCIAL STATEMENT

5. Accounts amounting to £772.73 were passed for payment. The Treasurer explained that the Audit of accounts was due to take place on 12 August 1991 on which date electors may exercise their rights to question the Auditor or make objections. The Clerk or Chairman should attend the Audit on 9 September, 1991.

## SURVEYORS REPORT

6. The Surveyor submitted his report for the period ending 4 June, 1991.

### RESOLVED - That

- (1) The report be noted.
- (2) The Surveyor submit quotations for a new mower to the next meeting of the Conservators.
- (3) The overhanging brambles on the footpath to Vale Road be cut back.
- (4) The potholes in the Fir Tree Road car park be filled in with materials to be made available by Mr Turk consequent upon the planing of Church Road later in the Summer on the basis that part of the car park would be closed and used as a site for the storage of materials in connection with the Church Road works.
- (5) Having regard to members of the Linden Park Cricket Club and local families experiencing difficulty in finding spaces in the above car park, the Surveyor, in consultation with the Manor of Rusthall and the Cricket Club, investigate ways to prevent the above car park being used by vans, commercial vehicles and commuters' vehicles and have regard to the suggestions now made for a lockable barrier and a height restriction bar.
- (6) The offer of the Rusthall Village Society to help with repairs to the seats in the Happy Valley area be accepted with thanks.

## MANAGEMENT PLAN

7. The Clerk reported that the Kent Trust for Nature Conservation had written to him outlining progress to date on the Management Plan for the Commons. The Trust were concentrating on the collection of biological records as this was the matter which was most seasonally dependant. The main collation and planned development would occur over the next few months and the Trust looked forward to continuing liaison over that period. The Conservators recalled that it was anticipated that the suggested Plan would be available in the Autumn of this year.

## RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

8. The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on Saturday 26th October, 1991.

RESOLVED - That permission be granted subject to the concurrence of the Lord of the Manor's Agent and to the usual precautions being taken as previously agreed with the Rusthall Bonfire and Entertainments Committee.

## PLANNING APPLICATIONS

9. The Clerk reported on a request for comments from the Head of Planning and Building Control of the Tunbridge Wells Borough Council for planning applications for a triple garage with storage space below and above at 1 Rusthall Road, Tunbridge Wells and for a first floor extension at Bulls Hollow Rusthall Park, Rusthall. The Conservators had also been invited to comment on an application to redevelop the existing petrol filling station at the Pantiles Service Station, Eridge Road, which represented virtually the same proposals as previously presented to the Conservators with some slight modification to the access.

RESOLVED - That no objection be raised to the planning applications.

## PUBLIC UTILITIES

10. The Clerk reported receipt of a letter from the West Kent Water Company seeking the approval of the Conservators to certain works in conjunction with tapping of a three inch main and other works at land adjoining Dornden Cottage, Langton Road.

RESOLVED - That no objection be raised to the proposals subject to the prior approval of the Lord of the Manor being obtained and to the reinstatement of the land to the satisfaction of the Surveyor and the payment of £15 towards the Conservators' administrative costs and expenses.

## FOOTPATHS ACROSS COMMON

11. Mr Alistair Turk the Senior Highways Engineer of the Borough Council spoke to his written paper, (previously circulated) explaining the situation regarding the maintenance of the three categories of footpaths which concerned the Commons. A plan was attached to his report which indicated the various footpaths.

All other paths were the direct responsibility of the Conservators as was the cutting back of vegetation etc which affected any footpath.

RESOLVED - That the position be noted and that the Kent Trust for Nature Conservation be made aware of the situation regarding responsibility for path maintenance as part of their Management Plan preparation activities.

## MOUNT EDGE CUMBE COTTAGE AND EPHRAIM LODGE

12. The Agent to the Manor of Rusthall reported on proposals to establish vehicular access to the above properties particularly in the context of access for emergency vehicles. A small amount of tarmacing would be involved and a planning application would also be needed although it was likely that this would be received favourably by the Borough Council Planning Services.

RESOLVED - That no objection be raised by the Conservators to the proposals.

#### PROPOSED BUNGALOW ADJOINING DORNDEN COTTAGE

13. The Agent to the Lord of the Manor reported on the above proposals which involved the cutting down of two trees in the circumstances now described.

RESOLVED - That no objection be raised by the Conservators to the cutting of the trees.

#### NEVILL PARK/LANGTON ROAD JUNCTION - TRAFFIC SIGN

14. The Surveyor reported on a request for the provision of a traffic sign at the junction of Nevill Park/Langton Road to indicate the entrance to Nevill Park.

RESOLVED - That, subject to the consent of the Manor of Rusthall, no objection be raised to the proposal.

#### FOOTPATH SIGNS

15. Mr Turk reported that it was a statutory requirement to have footpath signs where public rights of way abutted highways and this obviously had implications for the footpaths on the commons. The Conservators were concerned about a proliferation of the green metal footpath signs in the vicinity of the Common and favoured an alternative suggestion put forward by Mr Turk for the provision of sign stones. The Clerk reminded the Conservators that an integrated scheme for appropriate signage would be an important part of the forthcoming Management Plan.

RESOLVED - That the Conservators preference is strongly for sign stones to mark the location of footpaths on the Common.

#### TIMING OF MEETINGS OF CONSERVATORS

16. The Clerk reported that Mr Sander wished to raise again the question of the timing of meetings of the Conservators. He was aware that a recent decision had been made by the Conservators to adhere to the holding of meetings in the afternoon but nevertheless wished to have it reported that he believed that good prospective Conservators were deterred by the timing of the meetings. He felt that a meeting at, for example, 5.00 pm would ease the problems for those with other responsibilities during the working day.

RESOLVED - That the views of Mr Sander be noted but that the previous decision be adhered to and the matter be regarded as closed for the time being.

 CHAIRMAN

26 September 1991

TUNBRIDGE WELLS COMMONS CONSERVATORS  
THURSDAY 26TH SEPTEMBER 1991

Present: Councillor Blakeway (Chairman)  
Councillor Mrs Hilling  
Miss Thesiger

Messrs Chapman  
Hill  
Lloyd-Roberts  
Lurcook  
Sander

Mr Shovelton - Friends of Tunbridge Wells and  
Rusthall Common

Apologies for absence were received from Councillor Mrs Braam, Mrs Kentner and Mr Merrick.

1.0 MINUTES

The representatives of the Freehold Tenants requested that Minute Number 11 of the meeting of 20th January 1991 be amended to register their concern at the condition of footpaths on Tunbridge Wells Common.

The Minutes of the meeting were confirmed subject to that amendment.

2.0 MEMBERSHIP

The Clerk reported that:-

- (a) A letter had been received from Miss Thesiger stating that she wished to retire from the Commons Conservators as from 31st December 1991.

The Chairman expressed the Conservators' sincere appreciation of Miss Thesiger's participation in the work of the Conservators since 1969 and accepted her resignation with regret.

- (b) A letter had been received from Mr Merrick tendering his resignation from the Commons Conservators with effect from 31st December 1991, due to pressure of work.

The Chairman expressed the Conservators' gratitude for Mr Merrick's work for the Conservators since 1986 and accepted his resignation with regret.

- (c) Mr N Hill, representative of the freehold tenants, who had formerly resigned from the Commons Conservators had now found that he would be able to attend meetings and stated that he wished to be reinstated.

RESOLVED - That

- (a) Miss Thesiger's and Mr Merrick's resignations be accepted with regret and that suitable alternative representatives be appointed.
- (b) That Mr Hill be reinstated as a Commons Conservator with immediate effect.

3.0 APPOINTMENT OF COMMITTEE

RESOLVED - That a Committee with power to deal with any matters of urgency which occur between meetings of the Conservators, subject to report to the Conservators, and specifically to oversee and contribute to the drafting of the Management Plan referred to at Minute 10.0, be appointed as follows:-

Councillor Blakeway (representing Tunbridge Wells Borough Council)  
Mr N Lurcook (representing the Lord of the Manor)  
Mr N Hill (representing the Freehold Tenants)

Mr Shovelton representing the Friends of Tunbridge Wells and Rusthall Common to attend meetings of the committee by invitation.

4.0 FINANCIAL STATEMENT

Accounts amounting to £34,602.83 already passed for payment, be approved.

5.0 ACCOUNTS FOR THE YEAR ENDING 31ST MARCH 1991

The Treasurer submitted the accounts for the year ending 31st March 1991 which had been duly audited and which were now approved by the Commons Conservators.

The Treasurer reported that he had contacted H M Customs and Excise with a view to trying to eliminate the payment of VAT by the Commons Conservators, on the cost of the work carried out by the Borough Council.

Questions were asked as to the management of a large balance at present held by the Commons Conservators. The Treasurer explained that there would be no loss of finance at the end of the financial year as any balance held at 31st March could be carried forward to finance schemes for the following year when the management plan should come into effect.

The Clerk indicated that he and the Treasurer would be coming forward with proposals to give the Conservators greater control of expenditure in future.

6.0 SALARIES

The Treasurer tabled an item setting out the remunerations and allowances to officers for the year ending 31st March 1991 with recommendations for an increase in remunerations and allowances for the financial year 1991/92.

RESOLVED - That the recommendations for a increase of approximately 6% as set out in the report be agreed.

7.0 SURVEYOR'S REPORT

The Surveyor submitted his report for the period ending 6 September 1991.

RESOLVED - That

(a) the report be noted.

- (b) confirmation be given to the Surveyor's action in seeking the Chairman's approval to the earlier purchase of the mower than agreed at the June meeting.
- (c) the Surveyor be requested to inspect the seats in Sheffield Park in order to ascertain their suitability for use on the commons.

#### 8.0 DEPOSITING OF LITTER

Reference was made to the depositing of litter on the Common.

RESOLVED - That the press be asked to highlight the fact that the depositing of litter involves all Community Charge payers in meeting the additional costs of removing such litter.

#### 9.0 DATE OF JANUARY 1992 MEETING

RESOLVED - That the next meeting of the Commons Conservators be held on Friday 10th January 1992 at 2.30 pm.

#### 10.0 MANAGEMENT PLAN

The Clerk reported that a skeletal management plan was now in existence and would be available in draft form in January for the Commons Conservators to consider and in particular consider priorities. Council Services would input to the draft under the general co-ordination of Mr Alan Legg (Conservation Officer).

The final plan would then be available at the March 1992 meeting. The committee of the Conservators was to meet as soon as the draft was available for consideration before the January meeting (see Minute 3). The plan would be circulated to the Conservators generally before that meeting.

The Clerk emphasised, and the Conservators agreed, that a full time Warden appeared to be vital for the successful implementation of the Plan and, indeed, could usefully assist in its preparation and that he would be proposing such an appointment at the January meeting.

RESOLVED - That

- (a) The Surveyor in consultation with the committee provide a written programme of specified works which should be carried out immediately and before the Plan is produced to ensure that the current workforce and available funds are used to good effect for the remainder of this financial year.
- (b) The advice of the Kent Trust for Nature Conservation be sought with regard to the qualifications required and appointment of a full time Warden.

#### 11.0 CAR PARKING ON THE COMMON

The Clerk reported that he had received a suggestion that car parking for an agreed period before Christmas might be allowed on the Common subject to suitable protective measures and other safeguards, to help ease the acute car parking pressure in the town at that time of year.

RESOLVED - That no car parking whatsoever be permitted on the Common, because of the legal constraints that exist on the use of the Common.

12.0 FORMATION OF "FRIENDS OF TUNBRIDGE WELLS AND RUSTHALL COMMONS"

The Clerk reported that he had attended the inaugural meeting of the Friends of Tunbridge Wells and Rusthall Commons which was held on 30th August 1991.

Mr Shovelton who had been appointed Chairman of the "Friends" stated that he hoped that the Friends would be of great assistance to the Commons Conservators in the management of the commons, as at the inaugural meeting considerable dissatisfaction had been shown in the way the common was maintained at the present. There was great local interest and there were at the moment 115 members with three corporate members.

The funds of the Friends now stood at £1,110.00 with no expenses to pay. The Friends hope to donate two seats to the Commons, one which they would like to be sited near the Periquito Hotel and one on Rusthall Common. They also wished to arrange volunteer working on special projects and litter picks. There would be a newsletter circulated and the next general meeting of the Friends of Tunbridge Wells Common, would be held in February. Mr Shovelton stated that he was making application to the Charity Commissioners for charitable status for the body of the Friends of Tunbridge Wells and Rusthall Commons.

13.0 MOLYNEUX PARK AND SOMERVILLE GARDENS OWNERS ASSOCIATION LIMITED

The Clerk reported receipt of a letter of complaint from the Molyneux Park and Somerville Gardens Owners Association regarding litter, condition of seats etc.

RESOLVED - That the Surveyor take all necessary action.

14.0 STORM DAMAGE

The Surveyor reported on the action taken after the hurricane of October 1987 and the severe storms of January 1990. No extra manpower was taken on but bonuses were paid to existing staff.

The Kent Trust for Nature Conservation felt that some fallen trees were not dangerous and should be left as natural habitats for wildlife. A suggestion was made that goats might be useful in clearing the Common.

15.0 GYPSIES

The Clerk reported that gypsies had encamped on both the Tunbridge Wells and Rusthall Commons but warning letters had been served and monitoring action had been taken short of legal action. The gypsies had now left.

16.0 DINGLEY DELL, RUSTHALL

The Clerk reported on car parking on the waste of the Common near Dingley Dell.

RESOLVED - That the Surveyor monitor the situation.

17.0 LINDEN PARK CRICKET CLUB

The Agent to the Lord of the Manor reported on the terms of the lease of the car park to Linden Park Cricket Club. There would be a height restriction barrier to prevent parking by commercial vehicles.

18.0 DONATION OF TREES BY COBLANDS NURSERIES

The Clerk reported receipt of an offer of a donation of young trees to the value of £500 over the next five years at £100 per year for siting on the Common.

RESOLVED - That

- (a) the Clerk thank Coblands Nurseries for their most generous offer which the Commons Conservators are pleased to accept; and
- (b) the trees be sited to replace memorial trees which have been lost recently.
- (c) the views of the Kent Trust for Nature Conservation be sought as to how the gift should be most usefully employed.

19.0 KERBING

The Clerk reported that kerbing and reseeding had recently been carried out in the London Road area of the Common.

20.0 PUBLIC UTILITIES

The Clerk reported receipt of applications from British Telecom to install equipment in common land in Castle Road and Bishops Down Park Road, Tunbridge Wells.

RESOLVED - That

- (a) permission be granted subject to the reinstatement of the land to the satisfaction of the Surveyor and to the prior approval being obtained from the Lord of the Manor; and
- (b) the payment of £15 towards the Conservators' administrative costs and expenditure.

21.0 PUBLIC UTILITIES

RESOLVED - That the Treasurer investigate the administrative costs to the Commons Conservators when public utilities wish to undertake work and that he be authorised to establish a more realistic charging level and to review it on a regular basis.

22.0 PLANNING APPLICATIONS

The Clerk reported on receipt of planning applications relating to:-

- (a) Broadwater Filling Station, Tunbridge Wells; and
- (b) Belleville, Mount Ephraim, Tunbridge Wells.

RESOLVED - That no objections be raised to the planning proposals.

23.0 CAR RALLY


The Clerk reported that the Agent to the Lord of the Manor had received an application to hold a car rally on the lower cricket ground which had been refused.

RESOLVED - That the action taken be confirmed.

24.0 HEATHSIDE COTTAGE, LANGTON ROAD

The Agent to the Lord of the Manor reported receipt of an application from Mr McDonnell of Heathside Cottage, Langton Road to lop trees at that cottage. The Agent to the Lord of the Manor stated that no objection would be raised to Mr McDonnell carrying out the work at his own expense, as there would be no infringement on common land.

RESOLVED - That the action taken be confirmed.

  
CHAIRMAN

10 January 1992

SL\_26SEP\_CC/MIN:

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING - 22ND OCTOBER 1991

Present: Councillor Blakeway (Chairman)  
Mr N Hill  
Mr N Lurcook  
Lieutenant Colonel G Brown - Friends of Tunbridge Wells & Rusthall  
Commons

FOOTPATHS WORKS PROGRAMME

1. The Surveyor submitted his report relating to the Commons footpaths works programme to be completed by the end of March. It was suggested that quotations be obtained from contractors for carrying out necessary clearance work on 50% of the listed footpaths. These footpaths should be identified by the Surveyor and the remaining 50% cleared by the Commons' workforce.

RESOLVED - That

- (i) The Surveyor obtain quotations from contractors for clearance of the five footpaths mentioned, the successful tender to be agreed with the Chairman and work proceeded with immediately, subject to the total costs being agreed with the Treasurer.
- (ii) The remaining five nominated footpaths be cleared by the Commons workforce as soon as possible.
- (iii) The Surveyor bring forward a costed and prioritised programme for bollards to prevent erosion of the Common to the next meeting of the Conservators.

FRIENDS OF TUNBRIDGE WELLS AND RUSTHALL COMMONS

2. The Committee considered a letter from the Friends of Tunbridge Wells and Rusthall Commons setting out suggestions for work which they felt the Conservators' workforce should concentrate upon during the winter period October 1991 to March 1992.
  - (i) The clearance of paths 10 ft either side - work agreed and started.
  - (ii) The Surveyor felt that the clearance of weeds etc in Common View, Rusthall was not a high priority but litter is a problem.
  - (iii) The clearance of oak saplings taking root on the common will be covered by the Management Plan when implemented.
  - (iv) The Surveyor stated that an order had been placed for replacing railings opposite the Vale Road Sorting Office and that he would inspect the missing railings near St Helena.

- (v) The Clerk to the Commons Conservators welcomed the proposed litter pick by the Friends. The Surveyor reported that litter clearance is carried out two days a week (eight to ten bags of rubbish) in Rusthall and three days (twelve bags) on Tunbridge Wells Common. Litter from takeaway restaurants was a particular problem. The public should be educated by the press to take their litter home and possibly a "contrast" exhibition at the Corn Exchange showing the amount of litter collected from the Common in one week as opposed to the "Britain in Bloom" display already being organised.
- (vi) It was agreed that many verges had been damaged by encroachment by vehicles onto common land and that a programme should be drawn up for implanting bollards/parking prevention posts next year in various areas on the common.

"Grave stones" in inner London Road are to be replaced with tree stumps when available but as a high priority.
- (vii) It was confirmed that work on the ditches in the Swan Hotel area would be carried out within the next two or three weeks.
- (viii) Bollards have been replaced opposite the Sorting Office.
- (ix) The Surveyor will inspect the area eroded outside number 76 London Road, Tunbridge Wells.
- (x) The clearance of the Castle Road area will be appraised under the Management Plan and memorial trees replaced, possibly with funding by the Mount Edgecumbe Hotel with the residue of the collection made to commemorate the death of Caroline Pearce.

#### APPOINTMENT OF WARDEN

- 3. RESOLVED - That the principle of a Warden was agreed and that the Clerk investigate the requirements, costings etc for employing a full time Warden and bring forward his recommendation to the next meeting of the Conservators.

#### MANAGEMENT PLAN

- 4. Mr Graeme Coates reported on progress in preparing the Management Plan. A draft consultative document will be available for 10 January 1992 meeting of the Conservators.

RESOLVED - That a meeting of this Committee should be held at the end of January in order to discuss the Conservators' comments, with practical implementation of the Plan to commence after the final documentation at the March 1992 meeting of the Conservators.

#### VAT LIABILITY

- 5. The Treasurer investigate the possibility of the Conservators' workforce being employed directly by the Conservators in order avoid payment of VAT and report to the next meeting of the Conservators.

SL\_CC\_22OCT/MIN:



CHAIRMAN  
12 January 1992

# TUNBRIDGE WELLS COMMONS CONSERVATORS

Friday, 10th January, 1992

Present: Councillors Blakeway (Chairman), Councillor Mrs Braam,  
Mrs Hilling and Spare  
Mrs Kentner, Messrs Bavin, Chapman, Girling, Hill,  
Lloyd-Roberts, Lurcook

Apologies for absence were received from Mr Sander.

Mr Paul Buckley and Miss Ann Waite (Kent Trust for Nature Conservation), Mr Alan Legg and Mr Graham Coates (Tunbridge Wells Borough Council) and Mr Patrick Shovelton (Friends of the Tunbridge Wells and Rusthall Commons) attended by invitation.

The Chairman welcomed Mr Girling representing the Lord of the Manor and Mr Bavin representing the Freehold Tenants, to their first meeting of the Commons Conservators.

## MINUTES OF LAST MEETING

1. The Minutes of the meeting of the Conservators held on 26 September 1991, were confirmed.

The Minutes of the meeting of the Committee held on 22 October 1991, were received.

## MEMBERSHIP

2. The Clerk reported that he had been notified of the appointment of the Commons Conservators, in accordance with the provisions of Section 104 of the County of Kent Act, 1982, as follows:-

Representing the Lord of the Manor:-

Mrs G K Kentner  
Mr M J H Girling  
Mr D I Lloyd-Roberts  
Mr N J Lurcook

Representing the Freehold Tenants:-

Mr R Bavin  
Mr M Chapman  
Mr N Hill  
Mr M Sander

Representing the Borough Council:-

Councillor Blakeway  
Councillor Mrs Braam  
Councillor Mrs Hilling  
Councillor Spare

## APPOINTMENT OF CHAIRMAN

3. The Clerk reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act, 1981, they were required at the first meeting held on or after 1 January, 1992 to appoint a Chairman for the ensuing year.

RESOLVED - That Mr N J Lurcook, a representative of the Lord of the Manor, be appointed Chairman until the next Annual Meeting in 1993.

The Conservators placed on record their appreciation of Councillor Blakeway's service as Chairman during the past year.

#### APPOINTMENT OF COMMITTEE

4. RESOLVED - That the Committee appointed at the September meeting of the Conservators with power to deal with matters of urgency which occur between meetings of the Conservators remain as appointed for the time being:-

Councillor Blakeway (representing Tunbridge Wells Borough Council)  
Mr N Lurcook (representing the Lord of the Manor)  
Mr N Hill (representing the freehold tenants)

Mr Shovelton representing the Friends of Tunbridge Wells and Rusthall Commons to attend meetings of the Committee by invitation.

#### FINANCIAL STATEMENT

5. Accounts amounting to £20,652.95 were passed for payment.

#### ESTIMATES

6. Estimates in the sum of £86,050.00 for the purposes of the Commons Conservators for the next financial year were considered.

RESOLVED - That a precept of £74,100 for the year 1992/93 expenses of the Conservators be issued upon Tunbridge Wells Borough Council and the Council be alerted to the possibility of a precept in excess of the present maximum being required for 1993/94 in the context of the employment of a full-time warden.

#### FUTURE MEETINGS

7. RESOLVED - That meetings be held on the following dates:-

19 March, 1992 at 2.30 pm  
18 June, 1992 at 2.30 pm  
24 September, 1992 at 2.30 pm  
8 January, 1993 at 2.30 pm

#### SURVEYORS REPORT

8. The Surveyor submitted his report for the period ending 31 December, 1991. The Surveyor also reported verbally on his visit to Sheffield Park to inspect "Tree Trunk" seats where he was advised that such seats would not be satisfactory for use on the common as they were subject to rot and vandalism. Moreover, because of the special mechanical saws required, they were very expensive to produce. With regard to item 8 of the Surveyor's report (Security of Property), the Friends of Tunbridge Wells and Rusthall Commons wished it placed on record that if contract labour were used for maintenance work on the common, the Contractor would have the responsibility for the security of his equipment. This would be covered by his own separate insurance and included in contract rates tendered by the contractor for the works involved.

RESOLVED - That:-

- (a) The report be noted.

- (b) Having regard to Item number 16(d) of the report (erosion of the common) the situation be watched with care by the Surveyor and the possibility of compensation being sought from the Kent County Council for tarmacking extending over the roadside verge onto common land where erosion has taken place be placed on record. The Lord of the Manor was entitled to compensation for loss of such land.
- (c) Temporary depot - Rusthall Common - reference was made to the considerable hire charges incurred by the Borough Council in this connection which endorsed the need for a permanent depot to be established as quickly as possible. The Clerk stated that he would review the situation with a view to matters being expedited as far as possible.

#### PUBLIC UTILITIES

- 9. The Clerk reported receipt of applications from:-
  - (a) British Gas for an easement to lay and maintain a gas pipe line in common land in Inner London Road, Tunbridge Wells, and
  - (b) British Telecom to place pipes and joint box in common land in Inner London Road, Tunbridge Wells.

RESOLVED - That permission be granted to both applications subject to reinstatement of the land to the satisfaction of the Surveyor and to the prior approval being obtained from the Lord of the Manor and to appropriate payment towards the Conservators' administrative costs and expenses.

#### PLANNING APPLICATIONS

- 10. The Clerk reported on planning applications which had been received by the Planning and Building Control Services of Tunbridge Well Borough Council requesting:-
  - (a) Permission for the change of use to a hot food take-away: new extract flue: new external door at number 10 Lower Green Road, Rusthall. The Conservators continued to feel that this change of use will generate an unacceptable amount of litter which would affect common land.

RESOLVED - That the Head of Planning and Building Control Services be informed that the Conservators oppose this application.

- (b) Detached triple garage at Number 1 Rusthall Road, Rusthall. This application had been refused by Planning and Building Control Services in November 1991.

#### BAXTERLEY HOUSE, RUSTHALL - CAR PARK

- 11. The Clerk reported on correspondence with residents of Baxterly House, the Clerk to the Commons Conservators and the Agent to the Lord of the Manor. It was felt that this was essentially an inter-neighbour dispute, although the Manor, through the offices of Mr Lurcook, was investigating the situation.

#### MAMMOTH RELAY RACE - TUNBRIDGE WELLS DISTRICT SPORTS ADVISORY COUNCIL

- 12. The Clerk reported that permission had been granted for the Tunbridge Wells District Sports Advisory Council to hold their annual Commons Mammoth Relay Race on Sunday 13 October, 1991 subject to the usual terms and conditions.

RESOLVED - That the action taken be noted.

#### FELLING OF ASH TREE - HEATHSIDE COTTAGE, LANGTON ROAD, TUNBRIDGE WELLS

13. The Clerk reported that an Ash tree at Heathside Cottage, Langton Road, Tunbridge Wells had been the subject of correspondence between the owner and the Agent to the Lord of the Manor, and had subsequently been felled.

RESOLVED - That the action taken be confirmed.

#### FRIENDS OF TUNBRIDGE WELLS AND RUSTHALL COMMONS

14. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported that there were now over 200 members and that the Friends of Tunbridge Wells and Rusthall Commons had £1,200 in the bank from which they would like to make a contribution (a 50/50 shared basis with the Conservators was suggested) towards the renovation of seats on the common. Mr Shovelton also reported that there had been one successful litter pick on the common when 40 bags of litter were collected and that a further litter pick was due to be held on Friday 17 January 1992 when pupils and staff of St Paul's Junior School Rusthall and the Rusthall Village Society are to participate.

RESOLVED - That a trial scheme for seat renovation be undertaken on the 50/50 cost basis covering fine slatted timbers and benches and fine 'hawthorn' style seats in the area adjacent to Fir Tree Road: supervised by the Chairman of the Friends and the Surveyor.

#### ENVIRONMENT WEEK

15. The Chairman of the Friends of Tunbridge Wells and Rusthall Common drew the Conservators attention to the fact that Environment Week is due to be held 16 - 24 May 1992, and requested that the Friends be permitted to work on the Common during their week, with particular attention being given to the Japanese Knotweed on Gibraltar Rock.

RESOLVED - That, subject to consultation with the Surveyor, no objection be raised to the Friends of Tunbridge Wells and Rusthall Common carrying out work during Environment Week.

#### BEACON HOTEL, TEA GARDEN LANE, RUSTHALL

16. The Clerk reported receipt of an application from the Agents acting for the new owners of the Beacon Hotel at Tea Garden Lane, Rusthall for permission to site a sign advertising the newly renovated hotel. The Surveyor to the Commons Conservators raised no objection to this sign as it was of a similar size to the previous.

RESOLVED - That no objection be raised to the sighting of this sign.

#### MANAGEMENT PLAN

17. The Clerk reported that the first draft of the Management Plan had been circulated to all members of the Commons Conservators before Christmas. Miss Waite of the Kent Trust for Nature Conservation outlined the Management Plan for the Conservators' consideration. A paper containing the Freehold Tenants' comments on the draft Management Plan was tabled.

RESOLVED - That the Conservators thank the Kent Trust for Nature Conservation for preparing the draft plan and this be referred to the Committee for detailed consideration including the establishment of work and action programmes with a view to reporting back to the March meeting of the Conservators although this may be of an interim nature. Any individual comments should be made in writing to the Clerk to the Conservators, as soon as possible in order that they may be considered at the meeting of the Committee.

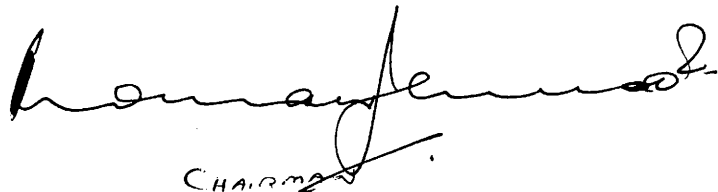
(N.B. Since the meeting, the date for the meeting of the Committee has been fixed for 4 February.)

#### APPOINTMENT OF WARDEN

18. The Clerk reported that having regard to present day expectations and public awareness it might be difficult to manage the Commons effectively with part-time staff in accordance with the Management Plan as envisaged and that it would be highly desirable to have a full-time warden as soon as possible, a view clearly endorsed in the draft Management Plan.

RESOLVED - That the Commons Conservators concur with the suggested appointment of a full-time warden and the details of job description, salary, etc. be considered by the Conservators' Committee with a view to the Clerk making the necessary arrangements for an appointment with the salary fringe now mentioned, in consultation with the Committee.

SL\_CC\_10JAN/MIN:



CHAIRMAN

19 March 1992

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING - 4TH FEBRUARY 1992

Present: Mr N J Lurcook (Chairman)  
Councillor Blakeway  
Mr N Hill

In Attendance: Mr R J Stone (Clerk), Mr E L Bailey (Surveyor)  
and Mr G E Levitt (Treasurer).

Mr Alan Legg, Conservation Architect, and Mr Graeme Coates, Tree and Landscape Officer, to Tunbridge Wells Borough Council and Mr Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

HIGHWAYS IMPROVEMENTS

1. The Chairman stated that he had received, in his capacity as Agent to the Lord of the Manor, notification of a proposal by Kent County Council to carry out a highway improvement programme at the junction of Major Yorks Road and Langton Road which would involve the siting of bollards and rekerbing of road side verges on the Common, this work to be carried out before the end of March.

RESOLVED - That no objection be raised to the proposed works.

MEMORIAL TREE

2. The Chairman reported that Mrs Goffin of Fordcombe had requested permission to plant a memorial tree (hornbeam) near the cricket pitch, Coach Road, Rusthall close to a hornbeam previously similarly planted.

RESOLVED - That permission be granted.

DRAFT MANAGEMENT PLAN

3. The Clerk referred to the check list circulated with the agenda and comments on the Draft Management Plan received from representatives of the Manor, Freehold Tenants and Friends of Tunbridge Wells and Rusthall Commons.

RESOLVED - That

- a) All factual inaccuracies be corrected
- b) Work should initially be carried out on the following priority tasks with further action plans, including those for medium and longer term provisions to follow.

(i) Footpath Clearance and Maintenance - The Surveyor reported that nine tenths of the work programme previously submitted had already been completed. The Clerk asked the Surveyor to prepare a further footpath clearance programme with particular reference to Rusthall.

(ii) Parking Prevention Posts - The Surveyor displayed a created parking prevention post to the Committee which was virtually indestructible but one third cheaper to install than the wooden posts presently used. The Surveyor identified four sites in Rusthall and seven sites in Tunbridge Wells where he suggested these posts could be used; this work should be carried out in one phase provided the work does not exceed £14,000, of which £7,000 should be included in next year's budget.

- (iii) Removal of storm damaged trees.
  - (iv) Restoration of commemorative trees in Victoria Grove and management of heather and acid grass areas as prescribed.
  - (v) Restoration of seats and removal of broken seats and signs and unsightly seat ends of vandalised seats.
  - (vi) General restoration of Areas 2 and 6 in the Draft Management Plan to include the removal of oak saplings, clearance of Japanese knotweed, restoration of heather and grass land and other works and measures as specified in the Plan.
  - (vii) Open up Happy Valley to form vistas and restoration of Toad Rock area.
  - (viii) Repair of the "101 steps".
- c) When figures are available from the Treasurer for these priorities, the cost implications be considered at the next meeting of the Committee (see Minute 8 below), which may result in a modification to the priority works to be carried out in the first year.

#### APPOINTMENT OF WARDEN

4. The Clerk referred to the last meeting of the Commons Conservators when it was agreed that arrangements should be commenced for the appointment of a full-time warden for the Commons. The Committee then considered his report (previously copied to them) which included a suggested job profile, job description and conditions of service.

#### RESOLVED -

- (1) That subject to (2) and (3) below the recommendations in this report be approved and the Clerk advertise the post of warden for the Commons as soon as possible with a salary range up to £14,000 per annum for a three year contract.
- (2) That the job description for the warden should make clear the control of the work force and contract workers, to give particular attention to access for the disabled, the raising of sponsorship for work on the common, and education of the public with particular regard to the dog fouling problem.
- (3) That instructions should be obtained from the Commons Conservators for the arrangements for interviewing and making an appointment for the post of warden.
- (4) That a recommendation be made to the Conservators as to the role of the Surveyor once an appointment has been made.

#### CLEARANCE WORK BY VOLUNTEERS

5. Mr Shovelton stated that, in conjunction with Mr Godwin of the Cleaner Borough Liaison Group, the Friends of Tunbridge Wells and Rusthall Commons wish to carry out clearance work during Environment Week as follows:
- |        |               |   |
|--------|---------------|---|
| Sunday | 11 April 1992 | - litter clearance  |
| Sunday | 17 May 1992   | - clearance of Brighton Lake  |
| Sunday | 24 May 1992   | - clearance of Japanese knotweed, brambles and saplings on Tunbridge Wells common |

RESOLVED - That no objection be raised to the above proposals.

(NOTE: The Clerk has requested Mr Shovelton to provide details of the work and tools involved in connection with insurance cover and to liaise with the Surveyor).

#### VAT

6. The Treasurer reminded members that £5,800 was incurred by the Commons Conservators for the payment of VAT in respect of the employment of the labour force by the Borough Council. If contracts were transferred to the Conservators for direct employment the VAT would be avoided but consultation needed to take place with the employees and the Kent County Council should be asked for approval to admit the Commons Conservators to the pension fund at an agreed date.

RESOLVED - That the principle of the transfer of the workforce Contracts to the Conservators be approved and the Treasurer submit a report on the direct employment of the labour force by the Commons Conservators to the next meeting of the Committee.

#### SPONSORSHIP

7. RESOLVED - That the Clerk and Mr Shovelton investigate the possibility of a paying sponsorship from PPP to maintain an area of the common.

#### NEXT MEETING OF THE COMMITTEE

8. The next meeting of the Committee be held at 3 pm on 2nd March 1992 in Committee B at the Town Hall, Tunbridge Wells.

SL\_TWCC\_4FEB/MIN

  
Chairman

19 March 1992

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING - 2ND MARCH, 1992

PRESENT

Mr N J Lurcook (Chairman), Councillor Blakeway, Mr N Hill

IN ATTENDANCE

Mr R T Webber (Policy Assistant)(in the absence of the Clerk), Mr E L Bailey (Surveyor), and Mr G E Levitt (Treasurer).

Mr Alan Legg (Conservation Architect) and Mr Graeme Coates (Tree and Landscape Officer to Tunbridge Wells Borough Council and Mr Shovelton and Mr Gerry Brown (Friends of Tunbridge Wells and Rusthall Common) attended by invitation.

An apology for absence was received from Mr Stone (Clerk to the Commons Conservators).

NOTES OF COMMITTEE MEETING 4TH FEBRUARY, 1992

1. Mr Hill requested that Minute No. 3(b)(i) be amended with the addition of the following sentence: "It was agreed that footpath clearance work should include, if possible, grinding of stumps to avoid damage to machinery and to facilitate future maintenance".

Further to that Minute, the Surveyor reported that a further footpath clearance programme, with particular reference to Rusthall, had been agreed with the Chairman and work had commenced on 26th February by direct labour and contract.

Mr Shovelton requested that Minute No. 5 be amended to make it clear Environmental Week ran from 17-24 May 1992 when the work to be carried out by the Friends would embrace the clearance of Brighton Lake and the clearance of Japanese Knotweed, brambles and saplings on Tunbridge Wells Common.

The notes of that meeting were approved subject to the amendments referred to above.

THE HOBBLIES, RUSTHALL PARK, RUSTHALL

2. The Chairman reported that Mr Chattell who had recently purchased the Hobblies had requested permission from the Lord of the Manor and the Commons Conservators to erect scaffolding to support the roof structure over an unstable flank wall adjacent to common land.

RESOLVED - That no objection be raised to the above matter subject to the views of the Conservators at their meeting on 19th March.

RUSTHALL CRICKET CLUB

3. The Chairman circulated a letter from Rusthall Cricket Club relating to the extension of their existing pavilion. As the Commons Conservators may wish to make use of a storage depot at this site it was

RESOLVED - That this matter be considered by the Conservators on 19th March 1992.

### PLANNING APPLICATION

4. The Chairman reported receipt of a planning application for the conversion of a garage building and extension to form a nightclub/conference centre at the Swan Hotel garage/York Cottage, Major York's Road, Tunbridge Wells.

Any comments needed apparently to be with the Planning Authority just before the meeting of the Conservators on 19th March.

It was agreed that no objection be raised and that the matter be reported to the next meeting of the Commons Conservators.

### FELLING OF TREES

5. The Chairman reported that, on 24th February, a large chestnut tree and some conifers near the Andris Warehouse had been felled by contractors employed by the Conservators. This action had been taken in view of possible damage to the drainage system in that area.

### DRAFT MANAGEMENT PLAN

6. Consideration was given to a paper detailing an initial action plan arising from the draft Management Plan, as agreed at the last meeting but now including costings and this was considered in detail. Various minor amendments were made and the Treasurer then tabled a paper showing the cost implications for 1992/93 and 1993/94 of additional expenditure items relating to the employment of a warden, the initial action plan referred to above and a programme for installing parking prevention posts. It was noted that, at the present maximum precept level, there would be a likely deficit at the end of 1992/93 and after all reserves had been used and, moreover, in the event of the Borough Council not agreeing to a increase in the present maximum precept level, there would be continuing deficits in later years. While the possibility of grants from outside sources and monies from the Friends and Freehold Tenants was noted, it was considered financially prudent to ensure that the Conservators retained a reasonable working balance of, say, £5,000 by the end 1992/93 and, in the meantime, an approach could be made to the Borough Council for an increase in the present precept maximum.

Accordingly, certain schemes were deleted from the initial action plan together with a reduction in the anticipated expenditure for the scheme to install parking prevention posts now to be spread over a two year period. The Committee did, however, strongly endorse the desirability of appointing a warden as previously agreed by the Conservators and were reminded that the Conservators were due to consider the arrangements for interview at their meeting on 19th March.

It was agreed that:-

- (1) The initial action plan as submitted be approved subject to the deletion of the proposals set out below:-

Phase 1 - Clearance of Fir Tree Pond but works of dredging and silt clearance to proceed  
Restoration of Victoria Grove - commemorative planting (but removal of tree stumps and repair of the existing seat at this location and replanting of southern avenue to proceed.  
Repairing the 101 steps at Happy Valley, Rusthall.

(The revised action plan taking the above deletions into account and other minor amendments identified, is attached at Appendix I to these Minutes)

- (2) Expenditure on the scheme for installing parking prevention posts be reduced from £14,000 or deferred if necessary to ensure that the requisite level of balances for 1992/93 is achieved.
- (3) The Draft Management Plan be recommended for approval to the Conservators subject to the factual errors listed in Appendix 2 to these Minutes being dealt with as indicated and to the Clerk's check list submitted to the previous meeting of the Committee, being included in the plan as a précis of the contents immediately after the general introduction to the plan on page 1 with an appropriate reference to this in the contents page - this précis is attached as Appendix 3 to these Minutes.
- (4) The Conservators be recommended to carry out consultation with the public at large on the draft Management Plan subject to (3) above that this be by means of copies of the draft Plan being available in libraries in Tunbridge Wells, via the Friends of Tunbridge Wells and Rusthall Commons and by the ability of members of the public to inspect a copy of the Plan to be held by Mrs Luckhurst with all comments to be channelled through the Clerk to the Conservators.
- (5) In connection with the public consultation on the draft Management Plan, a public notice appear in the Courier drawing attention to the availability of the draft Plan for inspection and setting a deadline for comments - the Clerk to make all necessary arrangements.
- (6) That the outcome of consultation of the draft Plan be referred back to the June meeting of the Conservators but this should not delay action proceeding on the Initial Action Plan now recommended for approval by the Conservators.

#### V.A.T. LIABILITY

7. The Treasurer reported that the Kent County Council had been approached with regard to the direct employment of the workforce by the Commons Conservators and then subsequent enrolment in the K.C.C. Pension Scheme.

Informal consultations with the workforce would take place and the Treasurer would report further to the Conservators at their next meeting.

#### SEATS

8. Mr Shovelton requested permission to place an order with Mr Sissons (seat repairer) for further seat repairs as it had been agreed that this work would be carried out on a 50/50 payment basis between Friends and Conservators. It was agreed that Mr Sissons should proceed with this work subject to the agreement of the Conservators at their next meeting.

In this connection, it was agreed that there should be a site meeting on Friday 27th March 1992 to be attended by Messrs Lurcook and Hill together with the Surveyor, Mr Sissons, a local tree cutter (Mr Aspinall) and a local wood supplier, (Mr Chiles) in order to inspect fallen Oak trees which might be suitable for future seat repairs at an economic cost. The Friends of Tunbridge Wells and Rusthall Commons expressed their gratitude.

#### FALLEN TREES

9. Mr Hill agreed to prepare a map for the Surveyor showing 'high profile' fallen trees on the common which he suggested should be removed as soon as possible.

SL\_MTG\_2MAR/COM: VWS5

*Handwritten signature*  
HARTMAN  
19 March 1992

REVISED ACTION PLAN

Items marked with asterisks will be deferred until later years or when there are adequate financial resources.

PREScription/OPERATION	AREA (Ha)	ACTION REQUIRED	TARGET/ TIMING	WORK DAYS	LABOUR SOURCE	COSTS INITIAL	COSTS RECURRING
Investigate and carry out Phase I pond clearance - Fir Tree Pond.	0.05	a) <del>Clear fell trees/shrubs within pond area and immediately around and form access.</del>	June 92	20 m/d	Volunteers/ in-house BTCV	500 (equip- ment)	None
	0.02	b) Dredge/clear silt from 1/2 to 1/3 of pond area - cart away or dispose on site.	December 92		Contract	3,000 (*)	None
Extend 'glade' area - create footpath access to Fir Tree Pond	0.1	a) Remove trees (small ones)	December 92	30 m/d	Volunteer	None	None
	0.1	b) Cut back bramble/bracken to allow access to top edge of pond area - link to main footpath	December 92	25 m/d			
Control regenerating storm damaged area to north of footpath	0.5	Remove regenerating trees - kill stumps Cut back brambles and bracken - burn arisings and winch out large stumps.	(Contingency Item)	50 m/d	Volunteer	None	100 p.a. flail tractor drawn

PRESCRIPTION/OPERATION	AREA (Ha)	ACTION REQUIRED	TARGET/TIMING	WORK DAYS	LABOUR SOURCE	COSTS INITIAL	COSTS RECURRING
Remove oak saplings & invasive shrubs around heather/acid grassland	.5	a) Cut back and burn arisings (possibility of transplanting smaller saplings). See below  b) Kill stumps if too long to remove by roots.	pre-April 92 if possible	approx 5 m/d	In-house	None	None
Heather-management	.1	Initial cut of 25% or 33% spread turf strip similar area and spread arisings (link to above prescription?)	pre-December 92	approx 5 m/d	Warden	None	None
Restoration of Victoria Grove - commemorative planting	0.3	a) Remove remaining tree stumps - 30 no  b) Remove epicormic growths & carry out remedial tree surgery approx 138 no trees  <del>c) Replant completely southern avenue approx 100 trees (investigate sponsorship and grant aid)</del>	approx November 92	20 m/d	Contract  Contract  Voluntary	1,000  12,000 €  2,000	1,000 p.a. surgery, replacement, Management of newly planted trees
Reinstate seats to Victoria Grove area	6 No	Phase 1 replace 6 No 'Hawthorn' seats			Contract	900 €	300 per annum (vandalism)
Screen rear of properties to Castle Road	6 No	Transplant approx 6 no oak saplings	pre-April if possible	2 man/days	In-house/volunteer	None	£50 p.a.
Clear new growth from acid grassland	0.3	Cut back bracken and brambles, remove trees from approx 25m strip SE of Victoria Grove. Burn arisings. Winch out stumps.	pre- December 92	100 man /days	Volunteer		tractor drawn 1 flailing year £100 p.a.
Open up historical vista from Victoria Grove to Chapel Place/Mt Sion area.	0.3	a) Clear 10-20m strip of bracken, bramble & trees. Burn arisings.  b) Grind/poison stumps or winch.	pre-December 92	100 man /days	Volunteer  In-House		1 flail/year

## TUNBRIDGE WELLS & RUSTHALL COMMONS MANAGEMENT PLAN - WORK SCHEDULE

COMPARTMENT	TUNBRIDGE WELLS	9
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PREScription/OPERATION	AREA (Ha)	ACTION REQUIRED	TARGET/ TIMING	WORK DAYS	LABOUR SOURCE	COSTS INITIAL	COSTS RECURRING
Eradicate Japanese Knotweed and invasive scrub	0.2	Cut back Japanese Knotweed, bramble and bracken - apply herbicide	(Contingency)	50 m/d	Volunteer/ In-house	None	3-4 times per year repeat- ing for 5 yrs 100 p.a.

PRESCRIPTION/OPERATION	AREA (IIa)	ACTION REQUIRED	TARGET/ TIMING	WORK DAYS	LABOUR SOURCE	COSTS INITIAL	COSTS RECURRING
Clear 3 no initial vistas across Happy Valley	0.1	a) 2 areas in front of seats cleared 15-20m wide  b) Holly etc cut back 5m either side of steps  c) <del>Repair 101 steps (initial)</del>  d) Investigate with Engineer full repair and drainage of steps	Sept to March 92	15 m/d	Contractor   Contractor  Consultant	1500   1000 (C)  200	150
Improve paths	0.1	Widen path from church area to vista locations 3m either side	June '92	10 m/d	In-house Volunteer	None	None
Church glade II triangle		Cut back brambles/bracken	December 92 (Contingency)	30 m/d	Volunteer	None	None

PREScription/OPERATION	AREA (Ha)	ACTION REQUIRED	TARGET/ TIMING	WORK DAYS	LABOUR SOURCE	COSTS INITIAL	COSTS RECURRING
Thin trees in vicinity of Coral Root	0.01	Cut back trees and undergrowth around colony of coral root - mark area - kill stumps	Autumn/Winter	3 m/d	Warden	None	None

PRESCRIPTION/OPERATION	AREA (IIa)	ACTION REQUIRED	TARGET/ TIMING	WORK DAYS	LABOUR SOURCE	COSTS INITIAL	COSTS RECURRING
Improve setting of Toad Rock area (NB SSSI area)	2.2	a) Cut back self sown trees - birch sycamore and oak from rock outcrops and around Toad Rock. Poison stumps.	1992	100 m/d	In-house	None	50 p.a.
		b) Cut and kill birch trees adjoining bilberry area	December 92	5 m/d	Warden	None	None
		c) Bramble and bracken removed - taking care to retain gorse.	1992	100 m/d	Volunteer	None	50 p.a.
Extend bilberry and heather	0.1	Transplant bilberry - extend heather	December 92	3 m/d	Warden	None	None
Reinstate/repair seats/litter bins to Toad Rock area.	3 No	Repair existing 3 No. seats (or new 'Hawthorn' pattern) install 2 or 3 appropriate litter bins.	December 92		Contract	600	200 (vandalism)
Footpath clearance		Cut back trees and widen path area. Burn arisings.	(Contingency) as above	as above	In-house/ Volunteer	None	50 p.a.

TUNBRIDGE WELLS COMMONS CONSERVATORS

THURSDAY 19TH MARCH, 1992

Present: Mr N J Lurcook (Chairman)  
Councillors Mrs Braam, Mrs Hilling, Blakeway and Spare  
Mrs Kentner  
Messrs Bavin Chapman Girling and Hill

Mr G Coates and Mr A Legg (Tunbridge Wells Borough Council) and Mr Gerry Brown (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

1. MINUTES

The Minutes of the meeting of the Commons Conservators held on 10th January 1992 were confirmed.

2. COMMITTEE MEETINGS

The Minutes of the meetings of the Committee held on 4th February 1992 and 2nd March 1992 were received.

RESOLVED that, arising from the above Minutes:-

- (a) The Initial Action Plan be approved, the kind offer of financial assistance from the Freehold Tenants in this connection, as now reported, be accepted with thanks, the officers proceed with its implementation and the Committee informed of progress;
- (b) Subject to the recommendations of the Committee as now agreed, the Draft Management Plan (together with the Initial Action Plan) be approved for consultation with the public for further consideration at the next meeting of the Conservators;
- (c) The Clerk liaise with the Treasurer (having regard also to their posts of Chief Executive and Director of Financial and Central Services with the Borough Council) with a view to the Borough Council providing financial support in the most appropriate way to secure storage facilities for the Conservators' workforce as part of the Rusthall Cricket Pavilion.
- (d) The offer from the Freehold Tenants of a contribution towards the additional cost of seat repairs using oak, as now reported, be noted and accepted with thanks; and
- (e) No objection be raised to the planning application for a nightclub/conference centre at the Swan Hotel Garage/Yorks Cottage, Major Yorks Road, Tunbridge Wells.

3. APPOINTMENT OF WARDEN

The Clerk informed members that the closing date for applications for the post of Warden was 10th April 1992. (Note - since the meeting the closing date for applications was amended to 20 April 1992).

RESOLVED that an interview panel (with power to make an appointment) be formed consisting of the Clerk to the Commons Conservators and the three Conservators who are members of the Committee.

4. FINANCIAL STATEMENT

The Treasurer tabled a budgetary statement setting out payments to date. Accounts amounting to £13,181.91 were passed for payment.

5. SURVEYOR'S REPORT

The Surveyor submitted his report for the period ending 9th March 1992.

RESOLVED that

- (a) The report be noted;
- (b) The Clerk and Surveyor, together with the Borough Highway Engineers, investigate ways of preventing cars parking dangerously on roads, particularly Major Yorks Road, consequent upon the installation of parking prevention posts, including the possibility of using double yellow lines.

6. VAT LIABILITY - DIRECT EMPLOYMENT OF WORKFORCE

The Treasurer reported that he was continuing his consultations with the Kent County Council regarding the Commons Conservators workforce being admitted to the Kent County Council Pension Scheme.

7. UNDERGROUND CAR PARK

Mrs Kentner suggested that an underground car park might be constructed beneath the Lower Cricket Ground and the Clerk stated that a Borough Council review of car parking facilities in the area was scheduled to take place in the next few years when this suggestion could be considered. RESOLVED that the Borough Council be asked to consider the possibility of an underground car park as part of its parking review.

8. PUBLIC UTILITIES

The Clerk reported receipt of an application from British Telecom for a wayleave to place two ducts and a joint box at Westering Close, Bishops Down, Tunbridge Wells.

RESOLVED that no objection be raised subject to the approval of the Lord of the Manor being obtained, the reinstatement of the land to the satisfaction of the Surveyor and the payment of £50 towards the Conservators administrative costs.

9. PLANNING APPLICATIONS

The Clerk reported receipt of the following planning applications.

- (a) Sign for Beacon Hotel at the junction of Tea Garden Lane/Langton Road, Tunbridge Wells.

RESOLVED that no objection be raised to the sign but that the planning authority be informed that the Conservators did not consider illumination of the sign appropriate on common land.

- (b) Conversion of barn into self-contained dwelling, The Hobbles, Rusthall Park, Rusthall.

RESOLVED that no objection be raised.

- (b) Conversion of barn into self-contained dwelling, The Hobblies, Rusthall Park, Rusthall.

RESOLVED that no objection be raised.

- (c) Fonthill Centre, London Road, Tunbridge Wells - Change of Use for musical arts/cafe.

RESOLVED that no objection be raised.

#### 10. TRAVELLERS

The Clerk reported that there had been approximately up to twelve travellers' caravans and other vehicles stationed on the Common recently with great public animosity being expressed. The numbers had greatly reduced at the date of this meeting.

RESOLVED that

- (a) The Agent for the Lord of the Manor and the Clerk to the Commons Conservators liaise to determine for the future, the most appropriate and expeditious way of instituting legal proceedings with particular regard to damage to property.
- (b) Subject to the availability of finances the railings in Church Road and elsewhere be extended in order to prevent further trespass.
- (c) The Cleaner Borough Unit of the Borough Council be asked to carry out a clean up of the site occupied by the caravans.
- (d) A joint press release be issued by the Clerk to the Commons Conservators and the Agent for the Lord of the Manor as now agreed.

#### 11. BRIGHTON LAKE

The Clerk reported that a request had been received for the Tunbridge Wells Model Boating Group to use the Brighton Lake to sail model boats. The Club had a licence to sail model boats on Dunorlan Lake but, as part of major engineering works to the dam, it would be necessary to drain the major part of the lake therefore prohibiting the use of model boats.

RESOLVED that permission be granted.

#### 12. MEMORIAL SEAT

The Surveyor reported that Mrs Granham had recently expressed a desire to present a memorial seat to the Conservators opposite number 74 London Road, Tunbridge Wells.

#### 13. RETIREMENT OF COUNCILLORS

Mr Girling referred to the impending retirement of Councillors Blakeway and Spare and, on behalf of the Lord of the Manor and the Conservators, expressed thanks to them for their contribution to the work of the Commons Conservators over many years.

SL\_CC\_19MAR/MIN:

  
CHAIRMAN

18 June 1992

TUNBRIDGE WELLS COMMONS CONSERVATORS

THURSDAY 18TH JUNE, 1992

Present: Mr N J Lurcook (Chairman)  
Councillors Mrs Braam, Mrs Hilling and Scholes  
Messrs Bavin, Chapman, Girling and Lloyd-Roberts

Mr A Legg (Tunbridge Wells Borough Council)  
and Mr Patrick Shovelton (Friends of Tunbridge Wells & Rusthall Commons  
attended by invitation).

Apologies for absence were received from Mrs Kentner, Councillor Sayer and Mr Hill.

1. MINUTES

The Minutes of the meeting of the Commons Conservators held on 19th March, 1992 were confirmed.

2. APPOINTMENT OF WARDEN

The Clerk reported that Mr Stephen Budden had now been appointed as Warden to the Commons Conservators and was due to take up his duties on Monday 22nd June, 1992. It was felt that he should have some form of identification in the form of a badge or uniform.

RESOLVED - that the Clerk be authorised to take the necessary action after discussions with the Warden.

3. FINANCIAL STATEMENT

The Treasurer tabled the accounts for the year ended 31 March 1992, and explained the significant variances for the budget. The Treasurer informed the Conservators that the audit of the Commons Conservators' accounts was due to take place on 23rd July, 1992 and the accounts would be placed on deposit for public inspection on 2nd July 1992. He confirmed that Notice of Audit had been posted on the noticeboard outside the Town Hall.

The Treasurer also tabled Financial Statements Nos 178 and 179 showing receipts and payments for the period to 11 June 1992.

4. SURVEYOR'S REPORT

- (i) The Surveyor submitted his report for the period ending 9th June, 1992.

RESOLVED THAT:-

- (a) The report be noted.
- (b) Parking prevention posts be inserted around the Lower Cricket Ground in order to prevent unauthorised travellers entering and parking their vehicles on the Commons, the cost to be met within the budget for parking prevention posts of £7,000.
- (ii) The Friends of Tunbridge Wells and Rusthall Commons raised the question of the clearance of cuttings after the re-creation of the vista at Happy Valley.

RESOLVED that the Clerk investigate the legal position with regard to bonfires to dispose of these cuttings under the Environmental Protection Act 1990.

5. MANAGEMENT PLAN

The Clerk submitted five letters of comment from members of the public on the Draft Management Plan. It was agreed that the consultation period allowed was very short.

RESOLVED that the Management Plan be placed before the next meeting of the Committee of the Conservators when further comments had been received from the Friends of Tunbridge Wells and Rusthall Commons, and the Civic Society.

6. LEGAL ACTION TO REGAIN POSSESSION OF THE COMMONS

The Clerk informed the Conservators that neither the Borough Council nor the Conservators have any legal standing to take proceedings against travellers etc who camp on the Commons. Counsel's opinion had been sought and the view expressed that the Borough Council's Legal Department could not represent the Manor of Rusthall. There is therefore need for the Manor to take advice from its own appointed Solicitors should the need arise.

7. WIVES FELLOWSHIP ANNUAL CONFERENCE 1992

The Clerk reported receipt of an application from the Wives Fellowship for permission for 200 delegates to use the Major York's car park for their conference, which is due to be held on 12/13th October 1992, with a visit to the Pantiles and a service at the Church of King Charles the Martyr.

RESOLVED that the application be refused.

8. PLANNING APPLICATIONS

The Clerk reported receipt of notification of planning decisions from Tunbridge Wells Borough Council:

- (a) Broadwater Filling Station  
Planning permission granted for advertisement - illuminated high hose cantilever unit and pole mounted floodlight - permission granted.
- (b) Junction of Tea Garden Lane/Langton Road Rusthall  
Retrospective planning permission refused for advertisement - non illuminated pole mounted hotel sign.
- (c) Bungalow adjoining Dornden Cottage, Rusthall  
Permission refused for erection of close boarded fence with brick piers. This application has now gone to appeal by written representation and the Clerk and the Surveyor to the Conservators will report.
- (d) Fonthill Centre, Tunbridge Wells  
The Clerk reported that he had now been notified of an application for a public entertainments licence and an on-licence for the music/arts/cafe which is proposed for the Fonthill Centre. Reservations were expressed about the use of the Commons outside the Arts Centre for the consumption of alcohol and also litter occasioned.

RESOLVED that the Local Plan be placed before the Committee for their consideration and that the Committee be authorised to make any necessary representations.

16. HOT AIR BALLOON

The Clerk reported receipt of an application to fly a hot air balloon from the Lower Cricket Ground in July 1992.

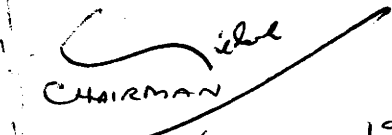
RESOLVED that permission be refused as it was felt that this could present a traffic hazard.

17. SEATS

The Chairman of the Friends of Tunbridge Wells and Rusthall Common presented a memorandum on suggestions for seat renovations on the Common.

RESOLVED that £800, as an initial contribution, be made this year towards seat restoration by the Commons Conservators and that the question of further expenditure be considered when next year's budget is considered.

SL\_TWCC\_18JU/MIN:

  
CHAIRMAN

24 September 1992

9. SPONSORED WAGON HAUL

The Clerk reported that he had received an application for permission for a sponsored wagon haul to make a stop on the Commons. A work horse will pull a wagon from HMS Victory in Portsmouth to the Historic Dockyard, Chatham with bucket collections to be made when the horse is stationary.

RESOLVED that no objection be raised.

10. PUBLIC UTILITIES

The Clerk reported receipt of an application from Mid Sussex Water to install water meters at four locations on the Common.

RESOLVED that no objection be raised to the proposals subject to the prior approval of the Lord of the Manor being obtained and to the reinstatement of the land to the satisfaction of the Surveyor and the payment of £75.00 towards the Conservators' administrative costs and expenses.

11. RUSTHALL COMMON - SITE OF SPECIAL SCIENTIFIC INTEREST

Mr Alan Legg, Tunbridge Wells Borough Council's Conservation Architect, reported on the designation of Rusthall Common as a geological Site of Special Scientific Interest. Any representations or objections to the operation of this site should be made to the Nature Conservancy Council for England by 18th July, 1992.

RESOLVED that no objection be raised subject to the rights of the Lord of the Manor being reserved.

12. RUSTHALL BONFIRE

The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainments Committee to hold their usual annual bonfire on Saturday 31st October, 1992.

RESOLVED that permission be granted subject to the concurrence of the Lord of the Manor and to the usual precautions being taken, the siting of the bonfire to be agreed with the Warden to the Conservators.

13. DATE OF MEETING

RESOLVED that the Commons Conservators meet on 7th January, 1993 and not 8th January 1993 as previously agreed.

14. TIMBER PULPING

Mr Sander, representative of the Freehold Tenants, stated that the Freehold Tenants will be prepared to offer 1/3 of the cost of pulping timber salvaged from the Common with the Conservators and the Manor to share the remainder of the cost.

RESOLVED that this matter be considered by the Committee at their next meeting.

15. REVISED LOCAL PLAN FOR TUNBRIDGE WELLS

The Clerk stated that the Local Plan for Tunbridge Wells will be placed on deposit from 12th June to 24th July 1992 and representations should be received not later than 24th July 1992.

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING HELD ON 24TH JULY 1992

Present: Councillor Mrs Braam  
Mr M Chapman  
Mr M J H Girling

Mr Gerry Brown, Friends of Tunbridge Wells and Rusthall Commons, and Mr Alan Legg, Tunbridge Wells Borough Council, attended by invitation.

1. CHAIRMANSHIP OF CONSERVATORS AND COMMITTEE

RESOLVED - that subject to confirmation at the next meeting of the Commons Conservators, Mr M J H Girling, representative and nominee of the Manor of Rusthall, be appointed Chairman of the Commons Conservators and the Committee until the January 1993 meeting of the Conservators.

MR GIRLING IN THE CHAIR

2. FRIENDS OF TUNBRIDGE WELLS AND RUSTHALL COMMONS

It was reported that Mr Patrick Shovelton, Chairman of the Friends of Tunbridge Wells and Rusthall Commons, was unable to attend this Committee meeting due to ill health.

RESOLVED - that the Clerk write to Mr Shovelton expressing the Committee's concern and best wishes for his speedy recovery.

3. WARDEN

The Committee welcomed Mr Stephen Budden to his first Committee meeting and it was suggested that he should keep a particular eye on cycling, vandalism and horse riding during his presence on the commons.

4. MANAGEMENT PLAN

Comments received from members of the public, Friends of Tunbridge Wells and Rusthall Commons and the Civic Society were considered. It was felt that all interested parties who had submitted comments should be thanked for their interest but the Friends of Tunbridge Wells and Rusthall Commons should be informed that it was agreed that the Friends had adequate representation by attending the Commons Conservators meetings.

RESOLVED - that

- (i) cycle ways over the commons should not be encouraged.
- (ii) opening of vistas should have regard to twentieth century intrusion and traffic.
- (iii) the formation of a Commons Information Centre at Fonthill be addressed at a future date if and when finances permit.

(iv) the Warden:-

- (a) investigate the provision of more "environmentally friendly" litter bins and furniture.
- (b) liaise with the Highways Section in order to ensure safety when positioning roadside parking prevention posts.
- (c) ensure that clear sight lines are provided when grass is cut at crossing points and road junctions.
- (d) agree all signage over the Common.
- (e) report back to the Commons Conservators on the Fonthill steps.
- (f) investigate the responsibility of the Kent County Council or other authority for the maintenance of the railings along Mount Ephraim.
- (g) ensure that the Cherry Trees in Donkey Walk are replaced over the next few years by gift of the Coblands Garden Centre, planting to be commenced at the earliest possible opportunity.

5. REVISED LOCAL PLAN

Mr Alan Legg, Conservation Architect of the Tunbridge Wells Borough Council, summarised the aspects affecting the Common of the Local Plan, which the Borough Council is obliged to prepare. The Commons Conservators were asked to note points appertaining to the Commons which should remain as they are with three recreational areas - one cricket pitch at Rusthall and two cricket pitches on Tunbridge Wells Commons - and a site of Special Scientific Interest designated in Rusthall.

Certain highway improvements were outlined which would mean the installation of traffic signals in Church Road and Vale Road. The Conservators' decision should be reserved as far as the use of common land for highway improvements is concerned.

Consideration was also given to comments submitted by the Friends of Tunbridge Wells and Rusthall Commons.

RECOMMENDED - that, subject to there being reference in the Plan to the Commons on the lines suggested by the Friends, the Committee do not make any formal representations at this point in time in view of the fact that the Management Plan for the Commons is taking effect, but the Council's Forward Planning Office be informed that more reference to the Common should be made in the Local Plan.

6. TIMBER PULPING


Verbal quotations were submitted for the pulping of timber from the Commons, but it was felt that none of those were cost effective and that natural habitats should remain.

RECOMMENDED - that a smaller scheme be submitted for later consideration.

7. TEMPORARY STORAGE CONTAINER ON RUSTHALL COMMONS

RECOMMENDED - that

- (i) application be made to the Borough Council's Planning Services for the renewal of temporary planning permission for the storage container on Rusthall Common pending provision of storage facilities at Rusthall Cricket Pitch Pavilion.
- (ii) Mr Budden review staffing arrangements and the use of contractors and report back to the Commons Conservators in due course as to the possibility of contractors being employed for all work on the Common.

  
Chairman

SL\_TWCC\_24JU/MIN:

24 September 1992

TUNBRIDGE WELLS COMMONS CONSERVATORS

THURSDAY 24TH SEPTEMBER, 1992

Present: Councillors Mrs Braam, Sayer and Scholes  
Messrs Bavin, Butt, Chapman, Girling, Hicks and Lloyd-Roberts  
Mrs Kentner  
Mr Patrick Shovelton (Friends of Tunbridge Wells & Rusthall Commons)  
attended by invitation

Apologies for absence were received from Councillor Mrs Hilling

1. CHAIRMANSHIP

Further to Minute 1 of the Committee meeting of 24th July when it was resolved, subject to the confirmation of the Conservators at this meeting, that Mr Girling, representative of the Lord of the Manor, be appointed Chairman of the Commons Conservators and the Committee until the January 1993 meeting of the Conservators following the resignation of Mr Lurcock, it was confirmed that Mr Girling take the Chair.

MR GIRLING IN THE CHAIR

2. MINUTES

The Minutes of the meeting of the Commons Conservators held on 18th June, 1992 were confirmed, with the inclusion of Mr M Sanders name to those listed as present.

3. MINUTES OF COMMITTEE AND DRAFT MANAGEMENT PLAN

The Minutes of the meeting of the Committee held on 24th July were confirmed as a correct record and the draft Management Plan, as referred to in and modified by Minute 4, was thereby adopted by the Conservators.

4. MEMBERSHIP

The Clerk reported the resignation of Mr Nick Hill, representative of the Freehold Tenants, and the appointment of Mr G Butt as their representative.

The Chairman welcomed Mr Butt, Mr Hicks (representative of the Lord of the Manor) and Councillor Sayer to their first meeting of the Conservators. It was agreed that no objection would be raised to the Freehold Tenants sending an 'observer' to meetings of the Conservators if their appointed representative is unable to attend.

5. APPOINTMENT OF THE COMMITTEE

RESOLVED - That the Committee be appointed as follows:

Mr M J H Girling Chairman - Representative of the Lord of the Manor  
Mr M Chapman - Representative of the Freehold Tenants  
(Mr G Butt to attend Committee Meetings in his absence)  
Councillor Sayer - Representative of the Borough Council

6. DATE OF JANUARY MEETING

The Clerk reported that owing to Borough Council commitments it would not be possible to hold the meeting of the Commons Conservators on either 7th or 8th January 1993.

RESOLVED - That the January meeting of the Conservators be held on 15th January 1993 in Committee Room A at the Town Hall.

7. FINANCIAL STATEMENT

The Treasurer tabled financial statement no. 180 showing receipts and payments for the period to September 14th 1992.

Accounts amounting to £24,593.63 were passed for payment

8. SURVEYOR'S REPORT

The Surveyor submitted his report for the period ended 14th September 1992.

RESOLVED - That

- (a) the report be noted;
- (b) subject to the outcome of the Committee meeting referred to in Minute 16, future consideration be given to the mowing equipment specified at item 5 of the report; and
- (c) it be noted that the Borough Council still need to give attention to reinstatement works as indicated at item 10 of the report.

9. WARDEN'S PROGRESS REPORT

The Warden submitted his progress report for the period ending September 1992. He reported that he had also prepared a schedule of works for the winter; work to include contractors starting in October with clearance in Major Yorks Road.

RESOLVED - That

- (a) the report be noted;
- (b) the expenditure for the replacement of litter bins be met from next years budget.
- (c) The lowest quote for the repair of the railings at Mount Ephraim in the sum of £1,450 from David Sissons be approved.
- (d) The Warden investigate the cost of repairing the fractured drain in Sunnyside Road which had recently been cleared.
- (e) Further parking prevention posts be inserted in Lower Green Road in response to Mr Fuller's recent complaint regarding unauthorised parking in that area.
- (f) Permission be granted to the Royal Methodist Church, Vale Road, to complete resurfacing works at that Church which borders on to Common land.
- (g) Retrospective permission be granted for the erection of notices by the Highways Department of the Borough Council relating to major road works in Southborough, payment to be made to the Manor for such wayleave.

10. FOOTPATH REPAIRS RUSTHALL

The Warden reported that requests had been received for footpath repair work to be carried out at Sunnyside Road and Bretland Road, Rusthall. Many requests had been made for such work to be carried out in previous years and had been refused by the Conservators.

RESOLVED - That no tarmacing be carried on these footpaths.

11. TEMPORARY STORAGE CONTAINER RUSTHALL

The Clerk reported that a further six months planning permission has been granted for the positioning of the storage container at Rusthall.

12. NOTICE BOARD NEAR ONSLOW HOUSE

The Warden reported that the Friends of Tunbridge Wells and Rusthall Commons wished to reposition and make use of the Notice Board at present situated near Onslow House.

RESOLVED - That no objection be raised to this proposal.

13. BOXING DAY MEET

The Clerk submitted a report stating that the Borough Council no longer wished to provide the Stirrup Cup and staffing for the Boxing Day Meet on the Common. Under the County of Kent Act, 1981, it would not be possible for the Conservators to finance similar support. There was a possibility of the Hunt meeting elsewhere with another body providing hospitality.

RESOLVED - That the position be noted.

14. PLANNING APPLICATIONS

The Clerk reported receipt of planning applications for

- (a) Change of use to Day Nursery, Fonthill Centre, London Road, Tunbridge Wells - concern was expressed about the lack of car parking facilities in this area and the consequent dangers to children and adults.
- (b) New forecourt canopy and associated canopy stanchions, Broadwater Filling Station, London Road, Tunbridge Wells - no comments
- (c) Alterations and repairs to existing petrol filling station Broadwater Filling Station, London Road, Tunbridge Wells - no comments
- (d) Conversion of Swan Hotel Garage to a nightclub, York Cottage to conference facilities, Major Yorks Road, Tunbridge Wells - the Conservators were not in favour of this development as it would generate noise and traffic problems. The Warden expressed grave reservations about lighting on the Common and the tarmacing of nearby footpaths.

RESOLVED - That the Clerk inform the Planning Department of the Borough Council of the views of the Conservators on these applications.

15. TREASURE HUNT

The Clerk reported an application to hold a treasure hunt on the Common on Sunday 27 September 1992 for the Guides and Scouts.

RESOLVED - That no objection be raised.

16. WARDEN'S REPORT

The Warden submitted his report relating to the use of contractors for work on the Commons and explained that he had not as yet received all tenders requested.

The Treasurer tabled a budget position for 1992/93 and budget forecast for 1993/94.

RESOLVED -

- (1) That, the principles of using Contractors for work on the Commons including that at present carried out by the workforce be agreed and the Committee meet in November 1992, when all tenders should be available with power to accept the most suitable and to deal with any other detailed issues arising from the implementation of the Conservators decision in principle.
- (2) That every effort be made to try and ensure employment for the workforce with the Contractors.

17. SALARIES OF OFFICERS

The Treasurer tabled a statement of allowances made to Officers.

RESOLVED - That an award be made annually to the Conservators' Clerk, Surveyor and Treasurer in accordance with the percentage salary increase granted to local government Chief Officers.

SL\_TWCC\_24SE/MIN



Chairman

15 January

1993

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING - 19TH NOVEMBER, 1992

Present:- Mr M J H Girling (Chairman)  
Councillor Sayer  
Mr Chapman

and in attendance:-

Mr R J Stone (Clerk)  
Mr E L Bailey (Surveyor)  
Mr G E Levitt (Treasurer)  
Mr S Budden (Warden)

Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation.

1. TENDERS FROM CONTRACTORS

The Warden submitted his report on tenders received from contractors in relation to work on the Commons as follows:-

(a) Grass Cutting

Discussions had taken place on the possibility of a joint contract being drawn up by the Commons Conservators, Highway Services and Leisure Services of the Borough Council and the High Weald Housing Association which would achieve substantial savings.

RESOLVED - that the Warden proceed on this basis only, as there is no urgency to get this contract, the tenders for grass cutting be reported at the January meeting of the Conservators.

(b) Litter Collection

He suggested that the tender for litter collection received from A & A Amalgamated in the sum of £12,250 be accepted for the period of one year. The Committee were pleased to note that Mr Anderson, who quoted for this work under the title of A & A Amalgamated, is at present employed by the Commons Conservators and would employ one other member of the Conservators workforce. In response to questions, the Warden explained that the Wellington Rocks "key area" included Fir Tree Road and that the 'Fairground' area would be dealt with as part of footpath clearance.

RESOLVED - that the tender submitted by A & A Amalgamated, as specified above and in the Warden's report, be accepted and the Warden take all necessary action.

(c) Clearance

The Warden suggested that a formal contract was not suitable for clearance work/tree surgery and that this work should be carried out on an ad-hoc basis divided between the three companies indicated below in accordance with the day rates and prices set out in his report:-

- (i) Woodland Plus - major clearance works
- (ii) Michael Dann - small clearance work, path flailing and minor surgery
- (iii) Treework - dangerous trees, trees in hazardous sites, trees with high visual amenity impact.

In an emergency, the Warden would arrange the appropriate cover.

RESOLVED - that the Warden be authorised to use the three companies as indicated above and in his report subject to any expenditure in excess of £500 for emergency clearance work being approved by the Chairman or two Conservators, this arrangement to be reviewed in a year's time.

(d) Continued Use of Contractors

RESOLVED - that the use of the Contractors referred to in (a) to (c) above be reviewed at the September 1993 meeting of the Conservators.

(2) COMMONS WORKFORCE

RESOLVED - that

- (a) the existing workforce be informed of the Conservators' plans for works on the Common; and
- (b) the Clerk be authorised to implement the necessary procedures for the workforce to be given the statutory period of notice at the end of December 1992.

(3) ROYAL VICTORIA GROVE

The Chairman detailed the arrangements made for a tree planting ceremony to be held on Wednesday 2nd December at the Royal Victoria Grove to commemorate National Tree Week and the Fortieth Anniversary of the Queen's Accession to the Throne.

In the presence of the Mayor and Mayoress, the Lady of the Manor would plant the first of a number of trees recreating the third row of the Grove and the Chairman would make a short speech.

RESOLVED - That the arrangements made be noted and approved.

(4) ROAD IMPROVEMENT SCHEME

The Warden reported that the Highway Department of the County Council would shortly be carrying out a road improvement scheme at Eridge Road, Tunbridge Wells which would involve temporarily a small area of the edge of the Common being temporarily used. On completion of the road surfacing work, kerbing would be carried out to a height of 6 inches on that Common edge which would prevent vehicular encroachment on the Common at that location.

RESOLVED - That no objection be raised to this proposal and permission granted for these improvement works.

(5) METAL DETECTORS

The Warden reported receipt of a letter from Mr P Woodcraft asking for permission to use a metal detector on the Common.

RESOLVED - That permission be refused.

(6) COMMEMORATIVE TREE

Further to Minute No. 2 of the Committee Meeting of 4th February 1992, the Surveyor reported that Mrs Goffin was now able to plant the Hornbeam in the agreed position near the Rusthall Cricket Pitch.

(7) SURVEYOR

The Chairman drew attention to the fact that, as this was his last meeting in the Chair, he would like (a) to thank the Conservators and officers for their support to him as Chairman and (b) to place on record appreciation and thanks for Mr Bailey's long service in the post of Surveyor to the Commons Conservators as he would be resigning from that position with effect from April 1993.

SL\_COM\_19NOV/MIN:



Chairman

15 January 1993

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Friday, 15 January, 1993

Present: Councillors Mrs Braam, Mrs Hilling, Sayer and Scholes  
Mrs Kentner  
Messrs Bavin, Butt, Chapman, Girling, Hicks and Sander

Mr Patrick Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

### APPOINTMENT OF CHAIRMAN

1. The present Chairman, Mr Girling, reminded the Conservators that in accordance with the Third Schedule of the County of Kent Act 1981 they were required at the first meeting held on or after 1 January each year to appoint a Chairman for the ensuing year.

RESOLVED - That Mr Butt, representative of the Freehold Tenants, be appointed as Chairman until the next annual meeting in 1994.

### MR BUTT IN THE CHAIR

The Conservators placed on record their appreciation of Mr Girling's service as Chairman during the past few months.

### MEMBERSHIP

2. (a) The Clerk reported that he had received notification of the resignation of Mr Lloyd-Roberts, representative of the Lord of the Manor.

RESOLVED - That Mr Lloyd-Roberts' resignation be accepted with regret and that the Conservators' thanks be expressed to him for his service over many years. Mrs Kentner would arrange the appointment of a further representative of the Manor shortly.

- (b) The Chairman reported the appointment of the Commons Conservators, in accordance with the provisions of Section 104 of the County of Kent Act 1981 as follows:-

Representing the Lord of the Manor - Mrs G K Kentner  
Mr M J H Girling  
Mr J Hicks  
One vacancy

Representing the Freehold Tenants - Mr R J Bavin  
Mr G Butt  
Mr M Chapman  
Mr M Sander

Representing the Borough Council - Councillor Mrs Braam  
Councillor Mrs Hilling  
Councillor Sayer  
Councillor Scholes

### MINUTES OF THE LAST MEETING

3. The Minutes of the meeting of 24 September 1992 were confirmed.

#### MINUTES OF THE MEETING OF THE COMMITTEE

4. The Minutes of the Committee meeting held on 19 November 1992 were confirmed.

#### FINANCIAL STATEMENT

5. The Treasurer submitted his financial statement for the period ending December 1992 and accounts amounting to £19,566.61 were passed for payment.

#### BUDGET FORECAST 1993/94 AND WORKS UNDER MANAGEMENT PLAN

6. The Treasurer submitted the budget forecast for 1993/94 and recommended the precept to be levied on Tunbridge Wells Borough Council for that year.

#### RESOLVED -

- (1) That the budget forecast for 1993/94 be approved and the following works under the Management Plan, forming part of the budget proposals, be endorsed for 1993/94:-

<u>Works</u>	<u>Estimated Cost</u> £
Clearance, Mt Edgecumbe Rocks	500.00
Clearance, Happy Valley	2,000.00
Stump Removal (Racecourse etc)	1,500.00
Path widening	3,000.00
Clearance, Toad Rock	500.00
Grassland maintenance	1,000.00
Bracken clearance	<u>1,000.00</u>
TOTAL	<u>9,500.00</u>

- (2) That a precept of £76,700.00 be levied on the Tunbridge Wells Borough Council for the financial year commencing 1 April, 1993.
- (3) That the Warden review the proposals set out in the Management Plan and report back on future Work Programmes and the envisaged timescales.

#### FUTURE MEETINGS

7. RESOLVED - That meetings be held on the following dates at 2.30 pm:-

Thursday 25 March 1993  
Friday 18 June 1993  
Thursday 23 September 1993  
Thursday 6 January 1994

#### SURVEYOR'S REPORT

8. The Surveyor submitted his report for the period ending 31 December 1992.

RESOLVED - That the report be noted.

## WARDEN'S REPORT

9. The Warden submitted his report on work undertaken etc since the previous meeting of the Conservators. The report included the following matters:-

(a) Grass Cutting Contract

Further to Minute 1(a) of the meeting of the Committee held on 19 November 1992, it was not possible to report the tenders for this contract because the Borough Council's Highway Services would not be ready to seek quotations until February. A report would be made to the March meeting of the Conservators.

(b) Photographic Records

In accordance with the recommendation within the Management Plan for fixed point photography, it was suggested that a reasonably priced good quality SLR camera should be acquired. A suggestion was made that the Camera Club might be able to assist with some photographic survey work. The Surveyor, in his report, had referred to valuable archival material in the Tunbridge Wells Museum.

(c) Grant Aid

It seemed that the majority of the Commons were eligible for inclusion in the Forestry Commission's Woodland Grant Scheme possibly in the order of £2,000 - £3,500 per annum in arrears.

(d) Volunteers - Blantyre House

It was suggested that, following contact with the offices of Blantyre Housing Detention Centre, the Conservators might agree to the possible use of the Centre's outside project group for work on the Commons.

## RESOLVED -

- (1) That the Warden's report be noted.
- (2) That the Warden be authorised to acquire a reasonably priced and adequate SLR camera as referred to in (b) above in consultation with the Treasurer.
- (3) That the principle of using the Blantyre House Detention Centre Outside Project Group for work on the Commons be approved, subject to the Warden being satisfied with the arrangements made.

## ERIDGE ROAD - HIGHWAY WORKS

10. Further to Minute 4 of the meeting of the Conservators held on 19 November, 1992, the Warden drew attention to the fact that, for the thirteen weeks when highway works were to be carried out along the Eridge Road, a compound for maintenance heavy plant would be required outside Coblands Garden Centre.

RESOLVED - That no objection be raised to the proposed siting of this compound.

#### TREES DAMAGED OR FALLEN AFTER STORM

11. The Warden reported that, during the recent storm, six trees had come down on the Common and two others were in a dangerous condition near St Helena. He stated that these would be dealt with during the week commencing 18 January 1993.

RESOLVED - That the position be noted and the Warden thanked for the works that had been carried out.

#### MAMMOTH RELAY RACE - 11 OCTOBER 1993

10. The Conservators confirmed the Chairman's action in granting permission for the annual Mammoth Relay Race.

#### PLANNING PERMISSION - FONTHILL CENTRE

11. Further to Minute 14 of the meeting held on 24 September 1992, the Clerk reported that the planning application for a nursery school at Fonthill Centre had been withdrawn.

He then stated that it appeared that an earlier planning permission for use of the Centre for musical/arts/cafe purposes had been revived consequent upon the grant of a lease by the Borough Council. By Minute 9 of the meeting held on 14 March, 1992, the Conservators had raised no objection to the original planning application.

The Warden commented that the use, in fact, seemed to approximate to that of a nightclub and some misgivings were expressed.

RESOLVED - That the Clerk investigate the terms of the lease granted by the Borough Council and the restrictions in the planning consent and report back.

#### WARDEN'S SALARY

12. The Clerk submitted a report regarding the salary of the Warden to the Commons Conservators.

RESOLVED - That the Clerk be authorised to agree the Warden's annual increment being paid after consultation with the Chairman and also that the salary of the post of Warden be given an annual cost of living award in July every year in accordance with the percentage salary increase granted to Local Government APT & C staff.

#### GRATUITY TO SURVEYOR

13. RESOLVED - That a presentation be made to the Surveyor of a cheque for £100 in appreciation of his valuable services over the past 10 years.

#### TRESPASSERS ON THE COMMONS

14. It was suggested that in the event of travellers or others trespassing on the Common in the future, there should be an appropriate mechanism in place so that any necessary legal or other action could be taken quickly and without convening a meeting of the Conservators or the Committee.

RESOLVED - That

- (1) In the event of trespass on the Common the Clerk be authorised to take any legal action he feels necessary to safeguard the Conservators' interests.
- (2) When it is necessary to initiate action for trespass and for legal reasons it is necessary for the Manor to be joined in such proceedings the Conservators will indemnify the Manor for any legal costs to be incurred.
- (3) The Clerk be authorised to set up standing procedures to deal with such trespass as a matter of urgency where necessary.

RUSTHALL CRICKET PITCH

15. The Surveyor reported that storage facilities for use by the Conservators would be available at the new cricket pavilion on Rusthall Common. In view of the fact that contractors were to be employed by the Conservators instead of a direct work force, no such storage facilities were considered to be necessary.

RESOLVED - That the Cricket Club be thanked for their co-operation but informed that the storage facilities are no longer required by the Conservators.

UNITED CHURCH SERVICE

16. The Agent to the Lord of the Manor reported that he had received a request for permission to hold a united church service at Common View, Rusthall on 20 June at 6 pm.

RESOLVED - That approval be granted subject to no loud music or amplification equipment being used.

FORMER ANDRIS WAREHOUSE

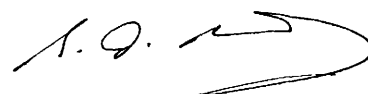
17. The Agent to the Lord of the Manor reported that arrangements were being made to let the former Andris Warehouse to a company which required car parking on a tarmaced area adjoining the premises for disabled employees. Unauthorised car parking was currently taking place on this area.

RESOLVED - That, while the Conservators may not wish to prevent the use of the area by the employees concerned, this would need to be related to their being satisfied with the planning permission situation about which the Clerk shall make enquiries.

HAMBURGER STALL IN FAIRGROUND CAR PARK

18. It was reported that a hamburger stall was being parked adjacent to the Fairground car park late at night with the ensuing litter. No permission had been sought from the Agent to the Lord of the Manor or the Conservators.

RESOLVED - That the Agent to the Lord of the Manor investigate the position in full consultation with the Clerk to the Conservators and the Conservators advised of the situation at their next meeting.

  
CHAIRMAN

25 March 1993

TUNBRIDGE WELLS COMMONS CONSERVATORS

Committee Meeting - 22nd March 1993

Present: Mr G Butt (Chairman)  
Mr M J H Girling  
Councillor Sayer

and in attendance: Mr R J Stone (Clerk)  
Mr S Budden (Warden)

Lieutenant Colonel Gerry Brown Friends of Tunbridge Wells and Rusthall Commons  
attended by invitation

Councillor Mrs Braam )  
Councillor Mrs Hilling) attended for the presentation by Mr Nigel Eveleigh  
Mr J Hicks )

MINUTES

1. CHAIRMANSHIP OF COMMITTEE

It was agreed that Mr Gordon Butt should act as Chairman of this meeting.

RECOMMENDED - That the Conservators appoint Mr Butt as Chairman of the Committee until the January 1994 meeting of the Conservators.

2. PRESENTATION

Mr Nigel Eveleigh, Planning Services Manager, gave a detailed and informative presentation on Town Centre Management for Tunbridge Wells.

As the Common was a unique asset and constitutes a back-cloth to the town, it was hoped that there would be close liaison between the Town Centre Management Group and the Commons Conservators.

Accessibility should be improved and better use made of the Common.

Mr Eveleigh reported that an audit of signs had been carried out and the Town Map in Monson Road reinstated. There should be an improvement in crossing points with "safe" bays formed at the Common edge particularly along the A26.

The Launch of the Town Centre Management Scheme is scheduled for May 1993.

RECOMMENDED - That:-

- (a) Mr Steve Budden, the Warden, be nominated as the Commons Conservators Representative on the Town Centre Management Steering Group.
- (b) The Conservators thanks be given to Mr Nigel Eveleigh and Mr Alan Legg for their presentation.

3. COMMITTEE MEETINGS

The Chairman suggested that the Committee should be more involved with the management of the Commons, meeting on a regular basis in order to monitor the implementation of the Management Plan.

RECOMMENDED -

- (1) That regular quarterly meetings of the Committee be held approximately two or three weeks before the meetings of the Commons Conservators, the precise dates to be fixed by the Clerk to the Commons Conservators;
- (2) That, at its quarterly meetings the terms of reference of the Committee shall be to consider and make recommendations to the Conservators relating to working schedules to be prepared by the Warden, the interpretation, implementation and monitoring of the Management Plan; and other matters relevant to the management of the Commons;
- (3) That the Committee shall also meet from time to time to deal with urgent or other items of business which, in the view of the Clerk to the Conservators, in consultation with the Chairman of the Conservators, cannot be conveniently dealt with at ordinary meetings of the Conservators, the date of such meetings to be determined by the Clerk in consultation with the members of the Committee.

4. CONSTITUTION OF COMMITTEE

(a) Quorum

RECOMMENDED - That a Quorum for meetings of the Committee be fixed as two members of the Committee or substitute members thereof duly appointed by the Conservators.

(b) Membership and Substitutes

RECOMMENDED -

- (1) That the membership of the Committee shall consist of the Chairman of the Commons Conservators as a non-voting member of the Committee, in addition to three other Conservators drawn from, respectively, Conservators appointed by the Manor of Rusthall, the Tunbridge Wells Borough Council and the Freehold tenants.
- (2) That the Conservators may appoint substitute members to service on the Committee drawn from the Conservators appointed by the Borough Council, the Manor of Rusthall and the Freehold Tenants to attend meetings of the Committee when the primary Committee members are unable to attend, and subject to the primary and substitute representatives not attending Committee meetings at the same time.

5. ANDRIS WAREHOUSE

The Clerk reported on correspondence with the Agents to the Lord of the Manor and informed members that no planning permission would apparently be required for car parking at the warehouse if this were confined to those areas in the immediate vicinity of the warehouse where parking had taken place in past years in connection with the warehouse.

RESOLVED - That no objection be raised to car parking in front of the former Andris Warehouse on the basis indicated above.

6. WARDEN'S REPORT

The Warden submitted his report and reported verbally that a quotation had been received for seat replacements in the sum of £500 for a Hawthorn seat end pattern and £90 per pair new cast iron seat ends. He also reported that cast iron litter bins were available for use on the Common.

He reported that grass cutting should commence next week.

The National Milk Race is due to take place on 31 May 1993 which should the Commons Conservators grant permission would involve the use of the Lower Cricket Ground for the erection of stalls and displays by the local army cadet force and the RAF display team.

The Warden suggested that the redundant mowing equipment be sold with an expected price of £1,000 for the three machines.

RECOMMENDED - That:-

- (a) The Warden's report be noted.
- (b) The Commons Conservators agree to the use of the Lower Cricket Ground for the Milk Race, stalls and displays, subject to appropriate terms being agreed by the Clerk, in consultation with the Chairman and the Warden.
- (c) The Warden investigate various possibilities for the sale of the redundant mowing machinery and be authorised to conclude the sale of such machinery on the best terms reasonably available.



Chairman

18 June, 1993

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday, 25 March, 1993

Present: Mr G Butt (Chairman)  
Councillors Mrs Braam and Mrs Hilling  
Mrs Kentner  
Messrs Chapman, Girling and Sander

Mr A Legg (Tunbridge Wells Borough Council) and Lt Colonel Gerry Brown (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

Apologies for absence were received from Councillor Sayer and Mr J. Hicks

### MINUTES

1. The Minutes of the meeting of the Common Conservators held on 15 January, 1993 were confirmed.

### COMMITTEE MEETING

2. The Chairman reported verbally on the Committee meeting held on 22 March and drew attention to matters discussed. The Minutes of this Committee meeting are now attached.

RESOLVED - That the recommendations of the Committee be approved.

### NOMINATION OF CONSERVATOR

3. The Clerk reported that Mr Christopher Hall had been nominated as a Commons Conservator to represent the Lord of the Manor and that he would be attending future meetings of the Conservators.

### FINANCIAL STATEMENT

4. The Treasurer submitted his financial statement for the period ending 25 March 1993 and accounts amounted to £28,033.91 were passed for payment.

The Chairman on behalf of the Freehold Tenants presented the Treasurer with a cheque for £5,000 towards projects on the Common, in particular the replanting of the Royal Victoria Grove, the clearance of Fir Tree Pond and the restoration of Happy Valley.

### BUDGET STATEMENT

5. The Treasurer submitted the budget statement for 1992/93.

### SURVEYOR'S REPORT

6. The Surveyor submitted his report for the period ending 15 March 1993.

RESOLVED - That the report be noted.

### PRESENTATION TO SURVEYOR

7. The Chairman presented a cheque to the Surveyor in appreciation of his ten years service to the Commons Conservators.

The Conservators wished their gratitude to be placed on record for all the Surveyor's work over that period.

#### WARDEN'S REPORT

8. The Warden submitted his report for the period ending March 1993. He also pointed out that the Parks Department of the Borough Council may not be able to work for the Commons Conservators as they are legally

considered to be an outside organisation. The Warden hoped to receive a quotation from Coblands Garden Centre for grass cutting work in the near future.

#### RESOLVED -

- (a) That the Warden's report be noted; and
- (b) That the Warden make the appropriate arrangements for redundant mowing equipment to be sold at the best available price.

#### RECRUITMENT TABLE

9. The Clerk reported receipt of an application by the Friends of Tunbridge Wells and Rusthall Commons for permission to site a small tent and recruitment/publicity table near Wellington Rocks on 5th/6th June 1993.

RESOLVED - That permission be granted subject to the approval of the Lord of the Manor.

#### RUSTHALL ROAD/SUNNYSIDE ROAD RUSTHALL

10. The Clerk reported receipt of a petition from residents of Rusthall Road /Sunnyside Road, Rusthall requesting that the footpath in front of Sunnyside Road be surfaced. The Warden reported that it would cost between £100 and £150 to gravel the path in front of Sunnyside Road and £500 for the whole area.

#### RESOLVED -

- (a) That the Warden seek the views of the local residents concerned on the possibility of their funding the costs of the repairs, a proposition which is being further considered by the Manor of Rusthall as freeholders. (The Warden was to attend a meeting of the Rusthall Village Society on 2nd April 1993, which might assist in the residents consultation process);
- (b) That the Warden also establish the extent and costs of repairs which might be similarly carried out to other paths used, inter alia, by occupiers of residential property; and
- (c) That the Clerk shall be made aware of the outcome of the actions referred to in (a) and (b) above and shall then consult with the Conservators and shall be empowered to authorise any agreed course of action then arising.

#### FONTHILL CENTRE

11. The Clerk reported that he had investigated the terms of the lease granted by the Borough Council and also the planning permission granted for the musical/arts/cafe at the Fonthill.

The Warden stated that there would appear to be no problems in this area at the present time.

RESOLVED - That the Warden keep the situation under review.

PUBLIC UTILITIES

12. The Warden reported that the temporary service pole sited by British Telecom adjacent to Coblands Garden Centre had now been removed.

ROCKY HORROR CIRCUS SHOW

13. The Clerk reported receipt of an application to permit the Rocky Horror Circus Show on the Common from April 26 to 2 May 1993.

RESOLVED - That permission be not granted.

CHARITY WALK

13. The Clerk reported receipt of an application to hold a sponsored walk around the Common in May in aid of the MacMillan Nurse Appeal.

RESOLVED - That permission be granted.

DINGLEY DELL

14. The Clerk reported that investigations had been carried out relating to car parking on land at Dingley Dell subject to management by Conservators but privately owned.

RESOLVED - That the Clerk, Warden and a member of the Borough Council's Planning Services jointly meet with the landowner concerned in order to find a mutually convenient solution to this problem.

AMERICAN BASEBALL

15. The Clerk reported receipt of an application to hold American Baseball matches on the Lower Cricket Pitch.

RESOLVED - That permission be refused but that the organisers be referred to the Parks Department of the Borough Council for suggestions for other suitable locations.

DOG FOULING

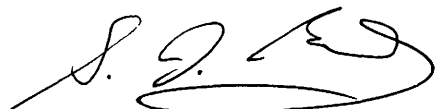
16. The Clerk reported a complaint recently received regarding dog fouling on the Common particularly in the Linden Park Cricket Club area. The Warden stated that the Common was being used more frequently nowadays by dog walkers owing to the restrictions placed on parks in the Town but it was felt that short term parking in Castle Road may encourage dog walking in that area of the Common.

The possibility of the provision of a dog toilet area near Fir Tree Road Car Park allied with suitable byelaws was mentioned by the Warden.

RESOLVED -

That the Clerk and Warden investigate the matter further and report back to a future meeting.

SL\_CC\_25MAR/MIN:



C. HARMAN

18 June 1993

# TUNBRIDGE WELLS COMMONS CONSERVATORS

Committee Meeting - 28th May 1993

Present: Mr G Butt (Chairman)  
Mr M Chapman  
Mr J Hicks

And in attendance Mr S Budden (Warden)

Mr P Shovelton (Friends of the Tunbridge Wells & Rusthall Commons) attended by invitation.

An apology for absence was received from Councillor Sayer.

## MINUTES

### 1. MR LLOYD ROBERTS

The Chairman reported the death of Mr Lloyd Roberts, until recently a Commons Conservator. He reported that he had attended the funeral representing the Commons Conservators. Mr Girling, representative of the Lord of the Manor, had also been in attendance.

### 2. WARDENS REPORT

The Warden submitted his report and also reported verbally on the recent meeting of the Town Centre Management Group.

Before work can be carried out at the 101 steps a survey will be necessary by the Conservation Architect in company with the Warden in order to assess drainage problems and the level of restoration required. He also reported that problems were being experienced with grass cutting on the Common due to the change of contractors and the fact that this year's cutting is experimental. The problems with the standard of cutting, which have been the subject of various complaints, have now been resolved with Coblands. It was agreed that the areas which were more visual from the roads should be maintained as a priority. The Warden will continue to monitor the position closely.

Concern was expressed about the safety of the increased number of people who would visit the Cold Bath if the suggested pedestrian crossing is in place. Suitable access would be needed to this area. The problem of litter has been addressed by the Warden with netting over the site.

The question of clearance of paths was raised. The Warden reported that plans were in hand with the cuts this year, the first cut to be carried out in June.

The Warden suggested that petty cash would be very useful in the office in order to facilitate small purchases which were required from time to time.

### RECOMMENDED - That:-

- (a) The Warden's Report be noted.
- (b) The Warden and Patrick Shovelton, representative of the Friends of Tunbridge Wells and Rusthall Commons, make enquiries from Town Centre Management about definite plans affecting the Commons.

- (c) The possible funding of improvement plans by Town Centre Management be investigated.
- (d) In future the Committee would consider specific requirements for work on the Commons prepared by the Warden.
- (e) A petty cash system for the use of the Warden should be set up subject to the agreement of the Treasurer.

3. MILK RACE

The Warden reported that the start of the Milk Race is due to take place in Tunbridge Wells on the weekend of 30/31 May 1993. Events scheduled to take place on the Common were a tethered balloon and a display by the Cadet Force. Any litter occasioned would be cleared away and the Conservators indemnified for Public Liability.

At Fonthill, The Forum are arranging a barbeque and jugglers and other entertainers on the patio area in aid of charity.

4. SEATS

The Warden reported that he had now received samples of wrought iron hawthorn seat ends and as a result ten seats had been ordered for presentation by the Revell family for siting on Bishops Down. The Friends of Tunbridge Wells and Rusthall Common wish to present two seats and the siting of these is yet to be agreed. Rusthall Village Society wish to present a seat for siting near the drinking trough at Lower Green Road, Rusthall. The Pantiles Rotarians had stated that they wish to donate a seat for the Pantiles area.

RECOMMENDED - That these offers be accepted with thanks and that plaques be allowed and paid for by the donors.

It was reported that Mr Patrick Shovelton, Chairman of the Friends of Tunbridge Wells and Rusthall Common, is in the process of carrying out a survey of all the seats on the Common. According to plans dated in the 1960's there were around 300 seats on the two Commons. At the present time there are 40 on the Tunbridge Wells Common which are in need of repair, mostly with concrete seat ends.

RECOMMENDED - That the Courier be approached for publicity for possible seat donation, possibly with an article featuring the Revell's seats and giving costs. Seat provision could now be switched to seat repair in view of the recent generous donations.

5. LITTER BINS

The Warden reported that he had sought quotations for replacement litter bins in the sum of:-

Cast iron with closed tops - £500.00 each

Sheet steel treated to look like cast iron in letter box design £265.00 each

Plastic - easily flammable £100.00 each

He suggested that the most appropriate would be the sheet steel bins in Victorian green.

RECOMMENDED - That the Warden seek further quotations and obtain samples for the next full Conservators meeting and to survey number required.

6. PUBLIC UTILITIES

The Warden reported that he had received a request from South East Water for permission to install a meter and main in Langton Road near Nevill Park. This work will be carried out from 14 June 1993 for four or five days.

RECOMMENDED - That no objection be raised to the proposals subject to the prior approval of the Lord of the Manor being obtained and the reinstatement of the land to the satisfaction of the Warden and the payment of £50.00 towards the Conservator's administrative costs and expenses.

7. LOWER CRICKET GROUND

The Warden reported receipt of an application from Bishops Down School for permission to play rounders on the Lower Cricket Ground on 6 June, in order to raise funds for that school.

RECOMMENDED - That permission be granted subject to the consent of the Lord of the Manor being obtained.

8. KERB EROSION

The Warden drew attention to the loss of Common area by highway erosion around the edges of the Common particularly in Hurst Wood Road and at the top of Castle Road.

RECOMMENDED - That the Warden monitor the situation and liaise with the Highways Department of the Borough Council in order to alleviate the position. Where necessary parking prevention posts could be transferred from unsuitable locations.

9. ANSWERPHONE

The Warden requested permission to obtain an answerphone for his home use.

RECOMMENDED - That permission be granted, with costs not to exceed £40.

10. RUSTHALL BONFIRE AND ENTERTAINMENT SOCIETY

The Rusthall Bonfire and Entertainment Society had submitted their usual request to hold their annual bonfire and firework display on Rusthall Common on 30 October 1993.

RECOMMENDED - That permission be granted subject to the concurrence of the Lord of the Manor and the usual precautions being taken, the siting of the bonfire to be agreed with the Warden to the Conservators.

11. FUND RAISING EVENT - LOWER CRICKET GROUND

The Chairman reported receipt of an application from Transatlantic Telemarketing Ltd for permission to erect a marquee on the Lower Cricket Ground on 12/13 July 1993 for a fund raising event.

RECOMMENDED - That permission be refused.

12. SWAN HOTEL - CAR PARKING FOR CONFERENCE CENTRE

The Warden reported that permission was sought to reserve car parking spaces in the Fairground car park for use in connection with the Conference Centre. This application would involve the upgrading of the link path to the Fairground and the installation of low level lighting.

RECOMMENDED - That no objection be raised to this proposal.

13. STEVENS AMUSEMENTS

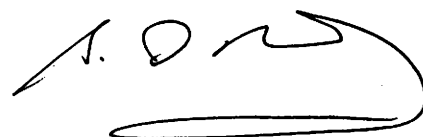
The Warden reported that Stevens Amusements had requested permission to use the Fairground at Major Yorks Road for four days as from 21 July 1993.

RECOMMENDED - That the Commons Conservators raise no objection to this proposal but Stevens Amusements should be informed that it is necessary to contact the Agents to the Lord of the Manor as this area is leased by the Manor to Blundells as car parking area.

14. CYCLING ON THE COMMON

The Chairman raised the question of cycling on the Commons. It was suggested that cycle tracks should be formed around the Common rather than over footpaths where unauthorised cycling is carried out at present, if the local authority commenced initiatives to encourage cycling in the town and provide suitable pathways.

SL\_TWCC\_28MA/MIN:



CHAIRMAN

18 June 1993

TUNBRIDGE WELLS COMMONS CONSERVATORS

Friday 18th June 1993

Present: Mr G Butt (Chairman)  
Councillors Mrs Braam, Mrs Hilling,  
Sayer and Scholes  
Mrs Kentner  
Messrs Bavin, Chapman, Girling,  
Hall and Hicks

Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation

An apology for absence was received from Mr M Sander

1. The Chairman extended a welcome on behalf of the Commons Conservators to Mr Christopher Hall, appointee of the Lord of the Manor, to his first meeting of the Conservators.

2. MINUTES OF THE LAST MEETING OF THE CONSERVATORS

The Minutes of the meeting of 25 March 1993 were confirmed.

3. COMMON LAND AT DINGLEY DELL, LANGTON ROAD

The Clerk referred to the continuing parking of cars on Common land privately owned at Dingley Dell. He has recently met the freeholders with the Warden and a representative of the Borough Council's Planning Services. The Freeholders had sought (and been refused) planning permission for a garage on land not forming part of the Common. If the planning situation regarding garaging could be resolved it was likely that the parking on Common land would cease.

RESOLVED - That the situation be noted.

4. MINUTES OF THE MEETINGS OF THE COMMITTEE

The Minutes of the Committee meetings held on 22 March 1993 and 28 May 1993 were confirmed.

5. APPOINTMENT OF COMMITTEE

RESOLVED - That

- (a) The Committee be appointed as follows:-

Mr Jonathan Hicks, representative of Conservators appointed by the Lord of the Manor

Mr M Chapman, representative of Conservators appointed by the Freeholders' Committee

Councillor Sayer, representative of Conservators appointed by Tunbridge Wells Borough Council

- (b) Each representative, if they are unable to attend a particular meeting of the Committee, may nominate a substitute to attend in his or her place from Conservators appointed by their nominating body and shall notify the Clerk to the Conservators in advance of the meeting concerned.

(NOTE: The Chairman of the Commons Conservators attends all meetings of the Committee as an ex-officio member but has no voting powers.)

6. FINANCIAL STATEMENT

The Treasurer submitted the revenue account for the year ending 31 March 1993 together with a balance sheet as at that date. Significant financial differences were noted owing to the appointment of the Warden and the change from the direct labour force. He reported that the audit of the accounts of the Conservators would be carried out by the Audit Commission on 12 August 1993 with the accounts being available for public inspection 14 days beforehand.

The Treasurer also submitted financial statements Numbers 183 and 184 showing receipts and payments for the period to June 1993.

Accounts amounting to £15,432.12 were passed for payment.

7. WARDEN'S REPORT

The Warden submitted his report which had previously been presented to the Committee for their consideration. He explained that grass cutting had been the main problem with much public comment on the experimental cutting which would allow wild flower growth. Councillor Mrs Braam suggested that discreet signing could inform members of the public of the experimental cuts taking place.

The Warden reported that a meeting was to take place shortly with Kent County Council regarding the signing of footpaths over the common.

The Warden presented four litter bins for consideration for replacement of those on the Common and gave details of the respective costs. The Chairman stated that the Freehold Tenants would provide £3,000 towards the cost of the replacement litter bins. Mr Patrick Shovelton stated that the Friends of Tunbridge Wells and Rusthall Commons would also make a small contribution to the litter bin fund.

The Warden also showed a specimen Hawthorn seat end which had been produced for use on the Common. He stated that the cost of a seat and siting would be £220.

**RESOLVED - That**

- (a) The Warden's report be noted.
- (b) The front opening, closed top, fabricated steel type of bin be approved for use on the Commons.
- (c) The Warden obtain formal written quotations for audit purposes for the types of litter bins presented at this meeting and the Clerk be authorised to approve the quotation relating to the bin referred to at (b) above unless there is a significant variation in the prices now reported.
- (d) Subject to (c) above, ten litter bins of the type referred to in (b) above be obtained during this year.
- (e) That an 'unveiling' ceremony be held when the seats be presented by the Revell family for siting on Bishops Down.

8. PARKING PREVENTION POSTS

The Warden stated that he recognised there was a potential danger with longer grass around parking prevention posts but should that the grass around relevant posts had been and would be strimmed.

9. BOXING DAY MEET

The question was raised of the Boxing Day meet being held on the Common in 1993.

RESOLVED - That the Commons Conservators raise no objection to the holding of the Boxing Day meet on the Lower Cricket Ground subject any requirements of the Warden.

10. SIGNING TO VILLAGE INN

The Clerk reported that he had received an application from the Manager of the Village Inn, Castle Street, Royal Tunbridge Wells, to place a sign on the Common on the London Road verge.

RESOLVED - That permission be not granted.

11. TOWN CENTRE MANAGEMENT

RESOLVED - That specific plans should be drawn up by the Warden for areas affecting the Common and the possibility of joint funding be investigated.

SL\_TWCC\_18JU/MIN



CHAIRMAN

23 September 1993

TUNBRIDGE WELLS COMMONS CONSERVATORS  
COMMITTEE MEETING : 7 SEPTEMBER 1993  
Present

Mr G Butt (Chairman),  
Mr M Chapman,  
Mr J Hicks  
Councillor Sayer

In attendance:

Mr R J Stone (Clerk), Mr G Levitt (Treasurer) and Mr S Budden (Warden)

Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation.

1. MISS P THESIGER

The Clerk reported that Miss P Thesiger, a former Chairman of the Conservators, had recently lost her sight.

RECOMMENDED - That the Clerk send a suitable letter of sympathy on behalf of the Conservators.

2. WARDEN'S REPORT

The Warden submitted his report a copy of which had been sent to Members of the Committee.

RECOMMENDED

(1) That, in the light of a year's experience, the Warden draw up revised specifications for grass cutting tenders before the December Committee Meeting of the Conservators and they be issued at the due time whether or not agreement has been reached with the Borough Council for a joint contract.

(2) That the Clerk write to the Tunbridge Wells Police requesting that they monitor the situation arising from unauthorized parties held on the Wellington Rocks with the consequent deposit of cans and broken glass and that the Warden consider the need to revise cleaning frequencies in this area.

(3) That the Warden review the siting of new seats on the Commons.

(4) That the Warden develop ideas for the future siting of litter bins.

(5) That the attention of the Conservators be drawn to damage caused to rocks by climbers.

(6) That the Warden report further on the possibility of purchasing a four wheel drive vehicle which would be of great assistance in dealing with volunteer workers, the transport of tools and equipment and which would enable the Warden to carry out some work himself, such as chain saw and clearance work.

3. CAR PARKING

- (a) After some discussion it was suggested that a policy to eliminate long-term parking on roads across the Common should be adopted.

RECOMMENDED - That the Clerk arrange discussions with the Borough Council's Highway Services in this context.

- (b) Upper Street, Rusthall

The Warden and Chairman reported on the problem of parking in Upper Street, Rusthall.

RECOMMENDED - That the Warden investigate the options with the assistance of the Highways Department of the Borough Council and report back.

- (c) The Clerk reported on a request from the St Paul's Parochial Church Council to use Common Land for car parking.

RECOMMENDED that the request be refused but the Warden arrange for the area to be cleared.

4. TEMPORARY CLOSURE FOOTPATH WB20 RUSTHALL FOR BT WORK

RECOMMENDED - That permission be granted BT to carry out the work to lay a duct along WB20 Rusthall which would mean the closure of this footpath, subject to the reinstatement of the land to the satisfaction of the Warden and the appropriate charges being levied.

5. SWAN HOTEL GARAGE DEVELOPMENT

The Warden reported that the plans for this development had been produced by the architect who suggested low level lighting on the footpath but the Warden felt the production Victorian lamps would be more appropriate.

RECOMMENDED - That the Warden liaise with the architect.

6. TOWN CENTRE MANAGEMENT

The Warden reported on proposals for clearance work on the verges in London Road which was to be funded jointly by the Borough Council Town Centre Management initiative and the Commons Conservators.

The Scheme had been approved by the Town Centre Management and the Commons Conservators comments were awaited.

RECOMMENDED - That the corner area opposite the Vale Road Post Office be cleared and, subject thereto, the proposals be approved.

7. WORK SCHEDULES

The Warden provided proposed work schedules for the next three months.

RECOMMENDED - That the schedules be accepted.

8. CONTRACT WORK

In accordance with Minute (1d) of the Committee Minutes of November 1992, the Warden reported that the present litter collection contractor was working satisfactorily.

It was suggested that a three year contract should be negotiated but the Treasurer pointed out that, as the tender would then be on a different basis, it would be necessary to re-advertise.

9. BELLEVILLE THE COMMON ROYAL TUNBRIDGE WELLS

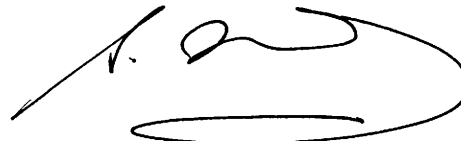
The Warden reported receipt of a letter from builders acting for Mrs Muffett of Belleville, asking permission to commence a shrub planting scheme adjacent to the newly installed driveway at that address.

RECOMMENDED - That the Warden investigate and report back to the Conservators at their next meeting.

10. BYLAWS

The Committee considered the draft revised bylaws for the management of Commons and comments thereon submitted by the Freehold Tenants.

RECOMMENDED - That the Clerk further consider the draft bylaws in the light of the comments submitted, including a suggestion that metal detectors be subject to bylaws, and report back.



CH. ARMAN

23 September 1993

TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 23 September 1993

Present:

Mr G Butt (Chairman)  
Councillors Mrs Braam, Mrs Hilling and Sayer  
Mrs Kentner  
Messrs Sander, Girling, Hall and Hicks.

Apologies for absence were received from Councillor Scholes, Messrs Bavin, Chapman and Shovelton (Friends of Tunbridge Wells and Rusthall Commons).

MINUTES

MISS PATIENCE THESIGER

1. The Clerk reported that he had visited Miss Thesiger, a former Chairman of the Commons Conservators, as she had recently and suddenly lost her sight. He stated that he had written to her on behalf of the Commons Conservators expressing their concern and offering any assistance she might require.

WARDEN - MR S BUDDEN

2. The Chairman reported that the Warden had returned to work and was now fully covering his duties after his successful operation.

MINUTES

3. The Minutes of the meeting of the Commons Conservators of 18 June and of the Committee meeting held on 7 September were confirmed as correct records.

Arising from the Committee Minutes:-

- (a) Grass cutting - Mr Girling requested that grass cutting should be carried out more frequently next year along Mount Ephraim in order to give a better impression to tourists.
- (b) Damage to rocks at Bulls Hollow - The Warden reported that it will be necessary to place bolts in the top of the rocks at Bulls Hollow in order to avoid any further erosion by climbers.

RESOLVED - That the Warden investigate the cost of such work.

- (c) Signing of footpaths - The Warden to report on developments to a further meeting.
- (d) Car parking - The Clerk to deal with the matter of parking in the area of the Common on a more strategic level.
- (e) Swan Hotel Garage development - Councillor Mrs Braam queried the use of reproduction Victorian lamps on the footpath at this development.

RESOLVED - That the Warden liaise with the planning department of the Borough Council to ascertain most suitable method of lighting this footpath.

- (f) Draft byelaws -

RESOLVED That the Clerk consider comments received on the draft byelaws and report back to a future meeting.

#### FINANCIAL STATEMENT

4. The Treasurer submitted financial statement number 185 for the period ending August 1993. Accounts amounting to £27,476.03 were passed for payment.

The Treasurer also submitted the expenditure and income summary for 1993/94.

RESOLVED - That the Conservators thanks be expressed to the Treasurer for his detailed accounts.

The Treasurer reported that the audit of the accounts for Commons Conservators had not taken place in August as advertised owing to an injury suffered by the auditor. It was hoped that the audit would now take place early in October.

The Chairman felt that a working party should be set up to review the financial arrangements of the Commons Conservators and report back to the appropriate Committee for consideration.

RESOLVED - That such a working party be set up.

The Chairman on behalf of the Freehold Tenants presented a cheque to the Treasurer for £1,000 towards litter bins on the Commons.

#### WARDEN'S REPORT

5. The Warden submitted his report.

He also reported receipt of an application from Stevens Amusements to site a fair on the Lower Cricket Ground in June 1994.

RESOLVED - That the application be refused on the grounds of possible damage to common land and also safety hazards to members of the public crossing the busy surrounding roads.

The Warden informed members of a recent injury suffered by a member of the public who had fallen on a footpath in Rusthall.

RESOLVED - That the Warden investigate the responsibility of the maintenance of the path.

The Warden also reported that extension works were being carried out at St Paul's Church Rusthall with building materials stored on Common land. The permission of the Lord of the Manor had been obtained but not of the Commons Conservators.

RESOLVED - That permission be granted retrospectively subject to the reinstatement of the land to the satisfaction of the Warden and the payment of any administrative costs involved.

#### WELLINGTON ROCKS

6. The Warden reported that unauthorised parties had been held on some Friday evenings during the Summer at the Wellington Rocks.

RESOLVED - That the clearance programme be rescheduled for this area and litter be cleared after any such party as a matter of priority.

BOXING DAY MEET

7. The Clerk reported that he had now received from the Eridge and Southdown Hunt a formal request to hold the Boxing Day Meet on the Lower Cricket Ground.

RESOLVED - That the permission previously granted be adhered to.

EROSION OF THE EDGE OF THE COMMONS

8. Mr Girling reported that a deep gully had been formed by traffic erosion at the roadside below the crossroads of Church Road and London Road causing a traffic hazard.

RESOLVED - That the Clerk contact the Highways Department of the Borough Council for reinstatement.

EXCLUSION OF PRESS

RESOLVED - That, in view of the confidential nature of the business to be transacted and having regard to the need to receive and consider advice from appropriate officers, publicity would be prejudicial to the public interest and accordingly the press be excluded from the meeting during the consideration of the next following item.

BEACON HOTEL, TEA GARDEN LANE

9. The Chairman reported that he had received a request from the owners of the Beacon Hotel for financial support for the funding of repair work to dams at lakes on his property which adjoins common land.

RESOLVED - That the application be refused but that it be suggested to the owner of the Beacon Hotel that an approach be made to the Countryside Commission for financial assistance for the funding of this project.

SL\_COM\_23SEP/MIN:

J.E. Scholes

CHAIRMAN

6 January 1994

TUNBRIDGE WELLS COMMONS CONSERVATORS  
COMMITTEE MEETING: 20TH DECEMBER 1993

Present: Mr G Butt (Chairman)  
Mr M Chapman  
Mr J Hicks  
Councillor Sayer

In attendance: Mr R J Stone (Clerk), Mr G Levitt (Treasurer) and  
Mr S Budden (Warden)

Mr Patrick Shovelton, Friends of Tunbridge Wells & Rusthall Commons, attended by invitation.

1. WARDEN'S REPORT

The Warden submitted his report a copy of which had been sent to Members of the Committee.

RECOMMENDED -

1. That the report be noted.
2. No objection be raised to the waymarking of the High Weald Walk across the Common with wooden signs showing the High Weald logo.

2. LITTER COLLECTION CONTRACT

The three tenders received for the litter collection contract, as set out below, was considered.

D S Restorations	-	£13,175.00
A A Amalgamated	-	£12,499.92
Cleanaway	-	£ 9,880.00 + VAT = £11,609.00

RESOLVED - That because the new contract needs to be operative from 1 January 1994, the Committee regard this as a matter of urgency and the tender from Cleanaway be accepted in the sum of £9,880.00 + VAT. The Warden to make efforts to persuade this company to take on any redundant AA staff for 12 months.

3. ANDRIS WAREHOUSE

The Warden reported that he had not yet received plans from the SE Gas for the supply and installation of equipment to supply gas to the Andris Warehouse.

4. BRITISH TELECOM

The Warden reported that he had agreed to work by British Telecom to provide two junction boxes in Cabbage Stalk Lane, subject to the approval of the Agent to the Lord of the Manor.

5. PLANNING APPLICATION

Advertisement - St Pauls Church and Bretland Centre. The Clerk reported that an application had been received to replace an existing directional sign to St Pauls Church and Bretland Centre.

RECOMMENDED - That no objection be raised to the installation of this sign, but attention be drawn to the proliferation of unauthorised signs.

6. USED CAR SHOW, MAJOR YORKS CAR PARK

The Clerk reported receipt of an application from the Courier to utilise the Major Yorks car park for a Used Car Show in June 1994.

RECOMMENDED - That the application be refused.

7. FINANCIAL REPORT

The Chairman submitted a draft report of a sub-committee which had been held on 1 November 1993, in order to review the financial structure and framework of the Conservators and to make any necessary recommendations to this Committee. Many of the recommendations related to practices already in operation and the intention was to agree basic financial procedures.

RECOMMENDED - That:-

- (a) The report be approved.
- (b) The Warden's office maintain a separate record of all invoices passed to the Treasurer.
- (c) The Treasurer maintain records in accordance with those acceptable to the District Auditor.
- (d) The Treasurer present the Committee and the Conservators with full details of payments and receipts for interim periods for the current financial year to date set against budget.
- (e) The Warden provide the Committee and the Conservators with work schedules and costings.
- (f) The Clerk and Treasurer present an annual cash flow/budget for consideration by the Conservators and provide quarterly monitoring reports.
- (g) The Warden be authorised in emergency to arrange for work to be undertaken except for work in excess of £1,500 where he should also consult with the Clerk and Chairman.

The Warden be authorised to accept suitable quotations for contracts up to £1,500.

For contracts exceeding £1,500 but not exceeding £10,000 then the Warden be required to obtain at least three competitive quotations, where practical to do so, and to accept the lowest quotation. Details of the quotations should be reported to the next available meeting of the Committee including any reasons why the lowest quotation was not accepted.

For contracts exceeding £10,000 the Warden is to invite tenders from at least three contractors or suppliers chosen by the Committee from an approved list. Such tenders are to be opened in the presence of one of the Conservator's Officers and one Member of the Committee and be reported for acceptance to the Committee.

A list of approved contractors/suppliers for contracts exceeding £10,000 shall be submitted by the Warden to the Committee for approval and be reviewed on a regular basis.

- (h) Cheques be signed jointly by the Clerk and Treasurer and to be countersigned by the Chairman if payable to the signatories either individually or together.
- (i) A Petty Cash, at an initial maximum of £30, be held by the Warden on imprest system, the maximum limit to be reviewed by the Committee from time-to-time.
- (j) The overall Commons Management requirements be re-appraised by the Committee from time-to-time together with the Management Plan to ensure the appropriate and economic use of funds.
- (k) The Warden and Treasurer to prepare an annual budget for consideration and recommendation by the Clerk to the Committee. The budget to provide full details of proposed items of expenditure and income.
- (l) Reserves to be reduced to prudent minimum level of £10,000.
- (m) Efforts be made to reduce reserves to a minimum level of £10,000 over a three year period.
- (n) The Precept be paid half yearly, on 30th April and 30th October.
- (o) The Warden be pro-active in seeking finance for specific projects from bodies such as, Town Centre Management, Freehold Tenants, Friends of the Commons, business and professional organisations, local residents, charitable trusts and grant aid.
- (p) A working party be established consisting of one Member from the freehold tenants, the Manor and the Council to review the Management Plan for the Commons.

## 8. FINANCIAL STATEMENT

The Treasurer submitted financial statement No. 186 for the period ending December 1993. Accounts amounting to £27,408.48 were passed for payment.

The Treasurer also submitted a projection setting out requirements for the year 1994/95. The net expenditure proposed for 1994/95 is £81,575 of which £2,075 is to be taken from reserves.

RECOMMENDED - That a precept of £79,000 be requested from Tunbridge Wells Borough Council for the financial year commencing 1st April 1994.

9. TRAINING COURSE

The Warden requested the permission of the Committee to attend a course on biological monitoring, which is due to be held from 17 - 21 January 1994 at the University College of London. The fee for this course is £400.

RECOMMENDED - That the Warden attend this course and report back to the Committee on this and other courses attended.

10. WORK PROGRAMME

The Warden submitted his work programme for the period January to March 1994.

11. DAMAGED CAR

The Agent to the Lord of the Manor reported that during the last cricket season a cricket ball had hit a car in Fir Tree Road car park.

RECOMMENDED - That any claim resulting from this accident be passed to Linden Park Cricket Club.

SL\_CC\_20DEC/MIN:

J.E. Scholes

CHAIRMAN

6 January 1994