

MINUTE BOOK

TO BE SENT

FOR BINDING

JUNE 2004

With Gen'l Minute Books

[Mike McGeary]

x 3179

Jan 1994 - September 1999

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 6 January 1994

Present: Councillors Mrs Braam, Mrs Hilling, Sayer and Scholes  
Mrs Kentner  
Messrs Butt, Chapman, Girling, Hicks and Sander

Patrick Shovelton (Friends of Tunbridge Wells and Rusthall  
Commons) attended by invitation

### APPOINTMENT OF CHAIRMAN

1. The present Chairman, Mr Gordon Butt, 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 Councillor Scholes, representative of the Borough Council, be appointed as Chairman until the next annual meeting in 1995.

### COUNCILLOR SCHOLES IN THE CHAIR

The Conservators placed on record their appreciation of Mr Butt's enthusiasm and service as Chairman over the last year.

### MEMBERSHIP

2. The Clerk 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 C Hall  
Mr J Hicks

Representing the Freehold Tenants - Mr G Butt  
Mr M Chapman  
Mr M Sander  
One vacancy

Representing the Borough Council - Councillor Mrs Braam  
Councillor Mrs Hilling  
Councillor Sayer  
Councillor Scholes

### APPOINTMENT OF COMMITTEE

3. The Clerk reported the appointment of the Committee for the ensuing year:-

Representing the Lord of the Manor - Mr J Hicks

Representing the Freehold Tenants - Mr M Chapman

Representing the Borough Council - Councillor Sayer

Councillor Scholes, as Chairman of the Conservators, was ex officio a member of the Committee for the ensuing year.

**RESOLVED -**

- (1) That the Conservators set out above be appointed to form a Committee with the terms of reference and powers as approved at the meeting of the Conservators held on 18 June 1993 until the meeting of the Conservators in January, 1995 subject to (2) below; and
- (2) That, as the Freehold Tenants Committee may shortly wish to nominate an alternative Freehold Tenant Conservator for appointment to the Committee, the Clerk be authorised to appoint, on behalf of the Conservators, any such nominee to serve on the above Committee in place of the existing Freehold Tenant Conservator subject to his informing all Conservators of his action and the matter being reported to the next following meeting of the Conservators.

**MINUTES OF THE LAST MEETING**

4. The Minutes of the meeting of 23 September 1993 were confirmed.

**MINUTES OF THE MEETING OF THE COMMITTEE**

5. The Minutes of the Committee meeting held on 20 December 1993 were received and confirmed.

**RECYCLING OF CHRISTMAS TREES**

6. The Warden reported on an application received from the Borough Council to site a collection and recycling plant for Christmas trees on Rusthall Common.

**RESOLVED -** That the application be granted.

**FUTURE MEETINGS**

7. **RESOLVED -** That meetings be held on the following dates at 2.30 pm:-

Thursday 17 March 1994  
Thursday 16 June 1994  
Thursday 22 September 1994  
Thursday 5 January 1995

**FOSSETT BROTHERS CIRCUS**

8. The Warden reported receipt of an application from Fossett Brothers Circus for a site on Tunbridge Wells Common for 2 or 3 days during June 1994.

**RESOLVED -** That the application be refused.

REMOVAL OF TREE

9. The Warden reported that it had been necessary for safety reasons to remove a Sycamore tree from the Bishops Down area.

UPPER STREET, RUSTHALL

10. The Warden reported that there had been flood damage in the Upper Street area of Rusthall and drainage ditches require attention. This work would cost in the region of £400 and it was suggested that the cost be shared equally between the the Borough Council Highway Services and the Conservators.

RESOLVED - That, without prejudice, agreement be given to this work being carried out on the basis indicated above.

WORK SCHEDULES

11. The Warden presented his work schedule for the following quarter.

FOOTPATHS

12. The Freehold Tenants representative pointed out that there were potholes in the footpaths over the common which had been marked by the Highways Department of the Borough Council as requiring attention.

RESOLVED - That the Clerk obtain a schedule of work on footpaths over the Common from the Highways Department of the Borough Council.

LITTER BINS

13. Mr Gordon Butt, on behalf of the Freehold Tenants, presented a cheque for £2000 to the Chairman as their contribution towards the new litter bins on the Common.

The Chairman expressed the gratitude of the Conservators for the Freehold Tenants' generosity.

SLIDE SHOW

14. The Warden offered to arrange (a) a slide show of photographs taken over the past year of developments on the Common for the June meeting of the Conservators, and (b) a guided tour of the Commons for Conservators at an appropriate time.

RESOLVED - That the Warden be asked to make arrangements as suggested above.

SL\_CC\_6JAN/MIN

  
CHAIRMAN

17 March 1994

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING: 3 MARCH 1994

Present: Councillor Scholes (Chairman)  
Mr M Chapman  
Mr M J H Girling  
Councillor Sayer

In Attendance: Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation.

GRASS CUTTING CONTRACT

- (1) The Warden submitted his report for the period ending March 1994 and reported that all six firms invited to tender for the grass cutting contract had submitted tenders, all exclusive of VAT, as set out below. A decision needed to be taken before the next meeting of the Conservators.

Turfsoil	-	£18,720
M Dann	-	£15,600
Coblends	-	£14,900
AAH Environmental Services Ltd	-	£13,950
Great Weald Country Services	-	£13,250
Gary Bridgland	-	£ 9,000

RESOLVED - That

- (i) the tender for the grass cutting contract from Gary Bridgland in the sum of £9,000 exclusive of VAT be accepted and a formal contract with Gary Bridgland be drawn up; and
- (ii) the 1994/95 budget for grass cutting be amended to include an amount of £15,000 to cover regular contract work and any ad hoc requirements.

(2) WARDEN'S REPORT

The Committee considered the other items contained in the Warden's Report referred to in Minute 1 above, and the Warden stated that he had attended the meeting of the Access Committee during the morning of 3 March and reported that that Committee would like a wheelchair course around the Common for disabled persons and, in his view, a possible initial route could be provided by linking two footpaths around the Wellington Rock/Cricket Pitch area although many other problems, such as the provision of parking, would have to be considered before this became feasible.

RECOMMENDED - That

- (a) The Warden's report be noted.

- (b) The Access Committee be informed that the Conservators would be pleased to consider any detailed plans, with costings, for a wheelchair course around the Common put forward by the Access Committee on the basis that this would need to have regard to the proposals contained in or evolving from the Management Plan.
- (c) The applications for siting of signs on Rusthall Common from (i) Mr Cullen of the Beacon Hotel and (ii) Mrs Godbold of Danehurst, Lower Green Road be refused.
- (d) Steel posts be sited, in a sum of approximately £350, at Common View, Rusthall in order to prevent erosion of the Common by heavy lorries.
- (e) Wooden parking prevention posts be installed in the Aspley Street, Rusthall area.
- (f) Wooden parking prevention posts be installed near 76 London Road, Royal Tunbridge Wells, after consultation with the property owner.
- (g) Grading and re-seeding be carried out in the St Paul's Church area at a cost of £200.
- (h) The application to stage an open air church service on Rusthall Common be approved, subject to the usual conditions.

#### MEMORIAL TREE

- (2) The Warden reported that the memorial tree planted in 1993 by Mrs Goffin in memory of her sister had been vandalised.

**RECOMMENDED** - That the replacement memorial tree offered by Mrs Goffin be accepted and sited near the vandalised hornbeam.

#### LITTER PROBLEM - THE FORUM

- (3) The Warden reported that complaints had been received about the continuing problem of litter in the area of The Forum. Most of the litter is generated from Kentucky Fried Chicken and Unwins Off Licence, both of whom have agreed to assist with clearance.

**RECOMMENDED** - That

- (a) The Clerk approach the Housing Services of the Borough Council requesting their further assistance in securing the continuing co-operation of the lessees of the Forum in tidying the area.
- (b) The Clerk write to the proprietors of both Kentucky Fried Chicken and Unwins seeking their ongoing co-operation including litter clearance.
- (c) The Warden liaise with the Agent for the Lord of the Manor to secure a joint approach regarding the litter and graffiti in this area.

- (d) Consideration be given to extending the application of the litter contract relating to clearance of this area at weekends to continue beyond October, if necessary.
- (e) The litter bin and seat be moved to a more appropriate position in order to assist in alleviating the litter problem.

MISS PATIENCE THESIGER MBE TD

- (4) The Clerk reported that Miss Patience Thesiger, a former Member and Chairman three times over of the Commons Conservators, had been presented with the Civic Medallion by the Borough Council.

**RECOMMENDED** - That the Clerk write to Miss Thesiger expressing the Conservators congratulations on the award of the MBE and also the presentation by the Borough Council of the Civic Medallion.

PLANNING APPLICATION - INSTALLATION OF SEWERAGE PLANT, BULLS HOLLOW, RUSTHALL

- (5) The Warden reported that as no equipment would be visible above ground level he felt that no objection should be raised to this planning application.

**RECOMMENDED** - That the Commons Conservators raise no objection to this application.

FINANCIAL STATEMENT

- (6) The Treasurer submitted Financial Statement Number 187 setting out accounts paid in the sum of £12,001.12 and receipts in the sum of £21,788.94.

He also submitted the Commons Conservators statement to 21 February 1994 showing a reserve of £30,490.00 carried forward.

MANAGEMENT PLAN

- (7) The Chairman endorsed the intention of the Conservators to produce short, medium and long term plans for the Commons which would also help budget and financial decisions. The Warden was certainly intending to review the management plan with this in mind.

**RECOMMENDED** - That the situation be noted.

CONDUCTED WALK

- (8) The Warden suggested that the proposed conducted walk for the Conservators take place on 18 May 1994 commencing at Fir Tree Road Car Park.

**RECOMMENDED** - That this suggestion be considered by the Conservators.

WORK SCHEDULES

- (9) The Warden detailed expenditure for work scheduled to take place on the Common:-

Path flailing - up to £1,000  
Seat rebuilding (further seats discovered) - £500  
Spraying of stumps and Japanese Knotweed - £500  
Drainage at Wellington Rocks - £350

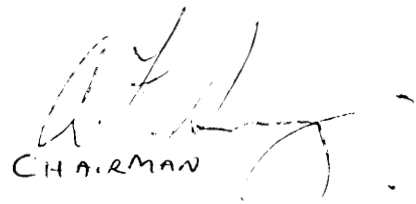
**RECOMMENDED** - This this expenditure be agreed.

**PRESENTATION BY COBLANDS**

- (10) The Warden reported that Coblands Nurseries had agreed to present £100 worth of small saplings which are to act as a noise barrier shielding the Commons from traffic noise nuisance.

**RECOMMENDED** - That the Commons Conservators' thanks be expressed to Coblands Nurseries for the offer of this gift.

SL\_CC\_3MAR/MIN

  
CHAIRMAN  
17 March 1994



## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 17 March 1994

Present: Councillor Sayer (In the Chair)  
Councillor Mrs Braam  
Mrs Kentner  
Messrs Butt, Chapman, Girling and Pullman

Patrick Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

Apologies for absence were received from Councillor Mrs Hilling, Messrs Hall, Hicks and Sander.

1. The Treasurer, acting on behalf of the Clerk to the Commons Conservators for this meeting, extended a welcome on behalf of the Conservators to Mr N Pullman, representative of the Freehold Tenants, to his first meeting.

### MINUTES OF THE LAST MEETING OF THE CONSERVATORS

2. The Minutes of the last meeting held on 6 January 1994 were confirmed.

### MINUTES OF THE MEETING OF THE COMMITTEE

3. The Minutes of the meeting of the Committee held on 3 March 1994 were received and all recommendations confirmed.

### EASTER SERVICE

4. The Treasurer reported receipt of an application from the group, Christians Together in Tunbridge Wells, to hold their usual early morning service near Wellington Rocks on Easter Sunday.

RESOLVED - That permission be granted for the service to be held subject to the usual conditions of no loud music or amplification equipment and the consent of the Lord of the Manor being obtained.

### ACCESS TO TEA GARDEN LANE

5. The Warden reported that there had been an attempt to enclose Common land at Tea Garden Lane and he had seen the person concerned to show him maps of the Common boundary who accepted that he was in the wrong. However, he was seeking planning permission to build a house and form a driveway from Tea Garden Lane to the plot. He had since removed fence panels but left posts. The person concerned had stated that he would write to the Commons Conservators apologising and requesting permission to have access over Common land. The Agent of the Lord of the Manor had also made contact with him but, so far, the Conservators had not received the promised letter.

RESOLVED - That

- (1) the Warden, in liaison with the Agent to the Manor of Rusthall, monitor the situation and secure the removal of the fence posts from Common land; the Chairman and Clerk be kept informed of the position and if further action is required then the Clerk and Warden be authorised to take appropriate action; and
- (2) if any formal application is made for access over Common land the matter be considered both by the Conservators and the Manor.

PLANNING APPLICATION - JUNCTION OF VALE ROAD/LONDON ROAD

6. The Warden reported that he had received notification of a planning application by the Post Office to change the use of a building. There would be no direct effect on Common land.

RESOLVED - That no objection be raised to the proposal and the Planning Department of the Borough Council be informed accordingly.

CONDUCTED WALK

7. The Warden suggested that a convenient date for the Conservators' conducted walk around the Common would be 18 May 1994.

RESOLVED - That all Conservators wishing to take part in this walk meet at 12.30 pm on 18 May 1994 in Fir Tree Road Car Park.

SANDSTONE WALL APSLEY STREET RUSTHALL

8. Following the collapse of a High Weald Housing Association wall onto Common land, the Housing Association Contractor had deposited spoil onto the edge of the Common. This formed an eyesore, encouraged dumping onto Common land and also was killing grass.

The Warden had contacted the Housing Association and had been told that it could be at least a month before the spoil was moved.

RESOLVED - That the Warden liaise with the Agent of the Lord of the Manor and write to the High Weald Housing Association asking them to remove the spoil within seven days after which date the Common Conservators, at the discretion of the Warden, may remove the same and charge the Association for the costs incurred.

TEMPORARY CLOSURE OF FOOTPATH ON RUSTHALL COMMON

9. The Warden reported that an un-numbered footpath between St Paul's Church and the 101 Steps had been badly churned up. He wished to have this footpath closed in order that the area might be re-seeded.

RESOLVED - That this footpath be temporarily closed for a period to be determined by the Warden.

CAR PARKING - APSLEY STREET

10. The Treasurer reported that a resident of Apsley Street had complained of car parking in that area. The Warden drew Members' attention to Minute Number 2 (e) of the meeting of the Committee held on 3 March 1994 when it was reported that wooden parking prevention posts would be installed in that area.

LITTER

11. Mr Shovelton, Friends of Tunbridge Wells and Rusthall Commons, raised the question of litter in the area of the Forum. The Warden reported that this situation was currently under review, and that all possible measures were being taken as indicated in Minute 3 of the meeting of the Committee held on 3 March 1994.

PRESENTATION BY COBLANDS

12. Referring to Minute 10 of the Committee Meeting held on 3 March 1994, the Warden reported that the saplings to be presented by Coblands were to be planted with the assistance of boys from Skinners School on 22 March 1994.

SL\_CC\_17MAR/MIN:5

T. E. Scholes

CHAIRMAN

16 June 1994

TUNBRIDGE WELLS COMMONS CONSERVATORS  
COMMITTEE MEETING - 24 MAY 1994

Present: Councillor Scholes (Chairman)  
Mr M Chapman  
Mr J Hicks  
Councillor Sayer

In Attendance: Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Lt Col. Gerry Brown, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation.

MINUTES

1. WARDEN'S REPORT

RECOMMENDED - That:-

- (a) The report of the Warden be noted.
- (b) A letter be written to the residents of Onslow Cottages, and a site meeting arranged to discuss their encroachment on to Common land.
- (c) Details for projects to be covered by the funds available from TCM be agreed under the 50/50 funding arrangements with TCM.
- (d) The following actions or decisions be carried out:-
  - (i) the installation of railings, in the style of those at the Methodist Church in Royal Tunbridge Wells at Highbury and the steps in Vale Road area.
  - (ii) the clearance of the overgrown area in the triangle formed by Mount Ephraim/London Road/St Helena.
  - (iii) the improvement of the Cold Bath to prevent the trapping of rubbish.
  - (iv) the permission requested to site a hot air balloon on the Lower Cricket Ground in connection with the Tour De France be refused.
  - (v) the arrangement by the Warden of a site meeting for Committee Members in Sunnyside Road, Rusthall, in order to discuss the proposals to widen the road to avoid erosion of Common land and to allow emergency vehicles to pass more easily.
  - (vi) payment of the bill presented by SEEBOARD for damage to their cable approximately two years ago be resisted.
  - (vii) the liaison by the Warden with the Leisure Department of the Borough Council to ascertain prices for the provision of bins in the Fir Tree car park area in order to help with the problem of dog fouling.
  - (viii) the investigation by the Warden the cost of providing better drainage, where ditches are blocked and paths eroded.

2. FINANCIAL STATEMENT

The Treasurer submitted Financial Statements Nos. 188 and 189 which showed that the half yearly precept had been received from the Borough Council and payments in the sum of £5,208.04 and £7,523.74 had been made.

The Treasurer also presented the Revenue Account for 1993/94 which showed a reserve of £29,121.61 carried forward.

The Treasurer reported that the Commons Conservators' Accounts were to be made available in July, in order that the Audit might be commenced on 10 August 1994.

3. LAND ADJOINING THE OLD VICARAGE, RUSTHALL ROAD

The Clerk reported on correspondence regarding the proposed purchase of Common land adjoining the Old Vicarage, Rusthall Road.

RECOMMENDED - That the proposal be refused.

4. PLANNING APPLICATIONS

The Clerk reported that the Commons Conservators' comments had been requested on the following planning applications.

- (a) Mr and Mrs Torpey, 1 Rusthall Road, Rusthall - double garage and garden store.

RECOMMENDED - That no objection be raised.

- (b) Mr J Cullen - sign at the junction of Tea Garden Lane/Rusthall Road.

It is proposed to provide a temporary enlargement of the existing sign to show functions at the hotel.

RECOMMENDED - That the Warden provide photographs of the proposed sign for the full meeting of the Conservators on 16 June for their consideration.

4. PUBLIC UTILITY UNDERTAKINGS

The Warden reported a retrospective application by contractors working for South East Water for permission, to carry out excavation work on Rusthall Common to improve the Water supply. He stated that the Agent to the Lord of the Manor had been contacted and the re-instatement of the land was satisfactory.

RECOMMENDED - That retrospective permission be granted but that South East Water be informed that in future there should be prior consultation and that administrative costs would be charged.

5. RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

The Clerk reported receipt of an application from the Rusthall Bonfire and Entertainment Committee to hold their annual bonfire on Saturday, 29 October 1994.

RECOMMENDED - That permission be granted subject to the concurrence of the Agent to the Lord of the Manor and to the usual precautions being taken as agreed with the Warden.

6. THE FORUM - LITTER PROBLEM

The Clerk reported that the Property Services of the Borough Council had contacted the Lessees of The Forum regarding the litter problem in that area. The Clerk had written to other food and drink outlets and he reported that the situation had improved.

The Warden stated that with the summer litter collection arrangements commencing on 1 May - five times a week, twice at weekends - there should be further improvements but he would monitor the position further.

**RECOMMENDED** - That the position be noted.

7. KEBAB STALL - MAJOR YORKS CAR PARK

The representative of the Freehold Tenant expressed concern at the stationing of the kebab stall in Major Yorks car park and the litter generated therefrom.

**RECOMMENDED** - That the Warden investigate the problem.

8. FRIENDS OF TUNBRIDGE WELLS AND RUSTHALL COMMONS

Lt. Col. Gerry Brown stated that the Friends were willing to donate a further £1500 towards a project on the Common.

**RECOMMENDED** - That the Friends be thanked most sincerely for their proposed donation and the Warden take suggestions for the spending of such donation to the next meeting of the Friends on 3 July 1994.

9. WALK

The Warden reported that it had been necessary to postpone the walk around Tunbridge Wells Common, arranged for 18 May, due to inclement weather.

The Warden had arranged a walk on Rusthall Common with the Freehold Tenants on 12 June, and an invitation was extended to all Commons Conservators who wished to join the Freehold Tenants.

**RECOMMENDED** - That the Clerk write to all Conservators informing them of this invitation.

10. MANAGEMENT PLAN

The representative of the Freehold Tenants enquired as to the progress on the Management Plan.

**RECOMMENDED** - That a meeting of the Conservators be called after walks on the Common to discuss the progress of the Management Plan.

*T.E. Scholer*

CHAIRMAN

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 16 June 1994

Present: Councillor Scholes (In the Chair)  
Councillors Mrs Braam, Sayer and Mrs Slowgrove  
Messrs Butt, Chapman, Hicks and Girling

Patrick Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

Apologies for absence were received from Mrs Kentner and Messrs Hall and Sander.

### INTRODUCTORY REMARKS

1. The Chairman reported that Mrs Kentner had undergone a hip replacement operation and that the Clerk had sent a letter to her on behalf of the Conservators expressing wishes for a speedy recovery together with a card. He then extended a warm welcome to Councillor Mrs Slowgrove to her first meeting of the Commons Conservators in place of former Councillor Mrs Hilling. Finally, he pointed out that because the Clerk was unable to attend this meeting, the Treasurer, Mr Levitt, would be acting on his behalf.

RESOLVED - That the Clerk send a letter of thanks to Mrs Hilling for all the services she had rendered to the Commons Conservators during her period of office.

### MINUTES OF THE LAST MEETING OF THE CONSERVATORS

2. RESOLVED - That the Minutes of the last meeting of the Conservators held on 17 March 1994 be approved as a correct record.

### MINUTES OF THE MEETING OF THE COMMITTEE

3. The Minutes of the meeting of the Committee held on 24 May 1994 were received.

The Warden gave the latest position on a number of the matters referred to in the Minutes as follows:-

- |                 |  |
|-----------------|--|
| Minute 1(b)     | A meeting had been held with the residents of Onslow House regarding encroachment by residents onto the Common. The boundary between the gardens and the Commons had been agreed.  |
| Minute 1(d)(v)  | Most Members of the Committee did take part in the walk last Sunday. Sunnyside Road, Rusthall had been visited so that the problem relating to the erosion of commonland could be examined.  |
| Minute 1(d)(vi) | Seeboard were pressing strongly for payment of their bill for damage to their cable which occurred two years ago and were now asking for the name of the Conservators contractor who carried out the work giving rise to the damage. |

Minute 1(d)(vii) It was indicated that a scheme involving the placing of bins to assist with the problem of dog fouling on the Common would be quite expensive (approximately £5,000 per year) because of the special collection and disposal arrangements which would need to be made. Moreover, the Borough Council had no immediate plans to introduce such a scheme, again because of expense. It was pointed out that there was no specific bye-law relating to fouling by dogs and draft bye-laws, previously submitted to the Conservators, were being re-appraised in the light of comments made for submission to the Conservators.

Minute 4(b) Photographs of the sign for the Beacon Hotel were circulated and the Warden explained that the report to the Committee indicating a proposal to provide a temporary enlargement of existing sign was erroneous. The situation was that the Borough Council had indicated that the existing sign had not received planning permission and had requested that a retrospective planning application be made. The Borough Council had now approved the planning application. Reference was also made to fly-posting in the vicinity of St Paul's Church in Rusthall.

Minute 7 The Warden had spoken to a person employed by the owner of the Kebab stall and, as an interim measure had asked him to make sure that no damage was caused to the Common or litter left on the site.

**RESOLVED - That**

- (1) The recommendations to the Minutes to the meeting of the Committee held on 24 May 1994 be accepted;
- (2) The financial statements and revenue account referred to in Minute 2 of the meeting of the Committee referred to above be accepted;
- (3) The Clerk send a letter to the relevant resident of Onslow House pointing out that no further maintenance work must be carried out by the resident beyond that area of the Commons licenced by the Conservators to be maintained by the residents and the Warden arrange for the boundary between the Common and the Onslow House gardens to be marked appropriately;
- (4) Parking prevention posts be concreted in at the edge of the erosion of the Common in Sunnyside Road, Rusthall and the situation reviewed in six months time;
- (5) The name of the relevant Conservators' contractor be passed to Seeboard in connection with Seeboard's pursuit of payment of bill for damage to an electricity cable as referred to above;
- (6) The Clerk submit to the Conservators draft bye-laws for the control and management of the Commons, including a bye-law relating to fouling by dogs, when further consideration can be given to any steps which might be taken to discourage dog fouling but that any scheme for specials bins in connection with dog fouling be deferred until such time as the Borough Council introduce such a scheme when economies of scale might be achieved;



- (7) No objection be raised to the existing sign relating to the Beacon Hotel;
- (8) The Warden investigate fly-posting in the vicinity of Rusthall Church and take such steps as may be necessary to try and discourage such practice including the possibility of requesting the Borough Council to take action; and
- (9) The Clerk, in conjunction with the Warden, ascertain the name of the owner of the kebab stall stationed in Major York's Car Park and a letter be sent to the owner telling him that the stationing of his stall is illegal and should cease and the situation be reported back to the next meeting of the Conservators.

#### TIMING OF MEETINGS

4. Consideration was given to a suggestion that the Commons Conservators meeting should be held in the late afternoon or evening. It was considered that a decision on this matter should be made when Mrs Kentner, the Lady of the Manor, was able to be present and that all that should be done at this stage was to gauge the views of the Conservators present at this meeting.

**RESOLVED** - That the view of Conservators present at this meeting that meetings could usefully be held at 4.30 pm be conveyed to Mrs Kentner by Mr Girling and the matter be reconsidered at the next meeting of the Conservators.

#### LANDING OF HELICOPTER ON LOWER CRICKET PITCH

5. The Warden reported a request from Invicta Radio for a helicopter to land for a short period on the Lower Cricket Pitch during the Tour de France in Royal Tunbridge Wells to enable a change of reporters to be made.

**RESOLVED** - That no objection be raised to the helicopter landing on the Lower Cricket Pitch as now reported subject to the payment to the Conservators of a £25.00 administrative fee and to the Conservators being fully indemnified against any claim howsoever arising from the landing and taking off of the helicopter and to those responsible ensuring that adequate measures are taken to control members of the public in connection with the landing and taking off of the helicopter.

#### STORAGE OF MATERIALS IN CONNECTION WITH THE FOOTWAY RECONSTRUCTION OF VALE AND LONDON ROADS

6. The Warden reported a request (only recently received) from Monson Engineering Limited to use an area of commonland at the junction of Vale Road and London Road for the storage of materials to be used in connection with the above footway reconstruction. The works concerned would commence on 20 June 1994 and continue for 13 weeks and Monson Engineering Limited had states that, upon completion of the contract, the area would be cleared of all surplus material and reinstated to the original condition. It was unlikely that there were any alternative sites for the storage of such materials.

**RESOLVED** - That, while deprecating the short period of notice given to the Conservators about this matter, Monson Engineering Limited be informed that no objection would be raised at the storage of materials on the areas of commonland concerned subject to:-

- (a) their obtaining the permission of the Manor of Rusthall;
- (b) the Conservators being indemnified from any claim howsoever arising from the storage of materials on the areas of commonland concerned;
- (c) Monson Engineering Limited ensuring that adequate insurance cover or an adequate bond is provided in connection with any claim which might be made by the Conservators relating to the storage of materials of the areas of Commonland concerned and, in particular, in relation to its reinstatement;
- (d) The areas of Commonland, when the materials have ceased to be stored thereon be reinstated to the satisfaction and requirements of the Warden.

#### NAMING OF BUILDING OF COMMON OCCUPIED BY MANUSCRIPT TRANSCRIPTIONS

7. The Warden reported receipt of a request by Daniella Bayfield of Manuscript Transcriptions to name the above building and submitted a paper provided by Daniella Bayfield indicating what was intended. However, it was not entirely clear from the material provided as to the size or exact scope of the proposed sign.

**RESOLVED** - That the Warden obtain further information about what is proposed and also inform Manuscript Transcriptions that the consent of the Manor of Rusthall is also required as well as planning permission with the matter being reconsidered at the next meeting of the Committee.

#### ACCESS ON THE COMMON FOR WHEELCHAIRS

8. The Warden reported that he had met with the Access Committee recently and they were obtaining the services of an expert on access facilities for wheelchairs to advise on what could be achieved on the Common.

**RESOLVED** - That this matter be re-submitted to the Conservators in due course.

#### EXCAVATION BY STATUTORY UNDERTAKERS ON THE COMMON

9. The Chairman referred to the fact that statutory undertakers often appeared to commence work on Common land without proper notice and also to park their vehicles on Common land, again without prior permission.

**RESOLVED** - The Clerk inform all statutory undertakers of the need to obtain the prior consent of both the Conservators and the Manor of Rusthall to any works proposed on the Common and that such notice should be of a reasonable period.

#### FALL ON COMMON

10. The Warden reported on correspondence with a member of the public who had fallen on the Common in the circumstances now described. There was then some discussion on the safety of members of the public using the Commons having regard to the varied nature and terrain encountered on the Common.

#### **RESOLVED - That**

- (1) any claim received from the member of the public concerned be referred to the Council's insurers; and
- (2) The Clerk, in conjunction with the Warden and the Treasurer, report to the next meeting of the Conservators on risk management and the Conservators liabilities in connection with members of the public on the Commons.

#### WALKS ON THE COMMON

11. The Conservators expressed their thanks to the Warden for arranging the walk on Rusthall Common recently which had been very interesting and informative. A question was asked as to the situation regarding the development of Action Plans under the General Policy Management Plan produced by Kent Trust for Nature Conservation in connection with the Conservators. The Warden explained that he wanted to have completed guided walks on both Rusthall and Tunbridge Wells Commons for Conservators before taking this matter forward.

#### **RESOLVED - That**

- (1) The Warden conduct a guided walk of Tunbridge Wells Common for all Conservators on Sunday 10 July meeting at 10.30 am in the Fir Tree Road Car Park;
- (2) That a informal meeting of the Conservators be held on Thursday 11 August 1994 commencing at 2.30 pm when ideas can be considered and submitted regarding the development of action plans deriving from the Policy Management Plan and future courses of action decided in this connection; and
- (3) That the informal meeting referred to above be open to all freehold tenants and Alan Legg and Graeme Coates of the Borough Council's Planning Department be invited to attend.

#### SLIDES OF THE COMMONS

12. At the end of the formal business of the Conservators, the Warden showed slides of work carried out on the Commons and for which he was thanked by the Conservators.

RW\_CC\_16JUN/MIN

*J. E. Scholl*

CHAIRMAN

22 September 1994

NOTES OF AN INFORMAL MEETING OF THE COMMONS CONSERVATORS  
HELD ON 11 AUGUST 1994

Present: Councillor Scholes (Chairman)  
Councillors Sayer and Slowgrove  
Messrs Butt, Chapman, Girling, Hicks and Pullman.

Mr Patrick Shovelton (Friends of Tunbridge Wells and Rusthall Commons), Mr Alan Legg and Mr Graeme Coates of the Borough Council's Planning Department attended by invitation.

Apologies for absence were received from Councillor Mrs Braam and Mr Christopher Hall.

1. MANAGEMENT PLAN

The Warden submitted his report and requested the comments of the Commons Conservators on priorities for work to be carried out under the Management Plan.

Mr Graeme Coates of the Borough Council's Planning Department displayed plans with an objective analysis.

It was felt that the Commons should be restored, to some extent, to the original condition of the post war period with the Management Plan used as a design for the future and with particular reference to the restoration of heathland.

It was considered that

- (a) Native provenance to form regeneration of grass should be allowed and the position reviewed in five years' time.
- (b) Generally there should be no large scale clearance and no more paths provided which could be detrimental to wild life.
- (c) Areas of rock formation should be considered individually prior to uncovering.
- (d) Formal mowing of roadside edges of the Common should be continued in the interests of road safety and public image. Discreet mowing, including scalloping, should be carried out along surfaced paths in such a way as to encourage wild flower growth within the vicinity of the paths.
- (e) No extension of car parking in Major York's Fairground Car Park should be permitted but consideration should be given to approaching the Borough Council about preventing car parking in the Sunnyside Road, Denny Bottom and Hungershall Park areas. No further areas of the Common should be set aside for car parking.
- (f) Each case of the opening of historic views should be considered individually having regard to modern traffic conditions.
- (g) There should be no cycle ways across the Common.

RECOMMENDED:- That the Warden prepare more detailed plans for work to be carried out for presentation of the Committee in the light of the above views and in accordance with his professional expertise and judgement.

2. NOVA HOMES

The Warden reported that an application had been received from Nova Homes to display temporary notice boards on common land advertising the location of their properties for sale. Nova Homes offered to make a donation of a seat to the Conservators in return for this permission.

RECOMMENDED:- That the application be refused.

3. RALEIGH INTERNATIONAL

The Warden reported receipt of an application from Raleigh International to site a tent on the Common for one night whilst a book signing was being carried out in Tunbridge Wells.

RECOMMENDED:- That the application be refused.

SL\_INF\_MTG/MIN:

J.E. Schell

CHAIRMAN

22 September 1994

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 22 September 1994

Present: Councillor Scholes (Chairman)  
Councillors Mrs Braam, Sayer and Mrs Slowgrove  
Messrs Butt, Chapman, Girling, Hall, Hicks, Pullman and Sander.

An apology for absence was received from Mrs Kentner.

Patrick Shovelton (Chairman of The Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

### MINUTES

#### INTRODUCTORY REMARKS

1. The Chairman reported that Mrs Kentner was still unwell after her hip operation and was unable to attend this meeting. She had requested that Mr Christopher Hough should attend in a 'watching brief' capacity. The Chairman had agreed and welcomed Mr Hough but pointed out that he would have no voting rights which Mr Hough fully appreciated.

#### MINUTES OF THE LAST MEETING

2. The Minutes of the meeting of 16 June 1994 were confirmed.

#### MINUTES OF THE MEETING OF THE COMMITTEE

3. The Minutes of the meeting of the Committee held on 6 September 1994 were received and confirmed.

With regard to the Warden's report:-

##### (a) Travellers

The Friends of Tunbridge Wells and Rusthall Commons reiterated that they felt that 'writs' should be served on travellers parking on the Common as soon as they arrive and that application to the Court should be made earlier. It was reported that a meeting had been held with the Police to discuss arrangements and the proposed change in the law relating to travellers.

##### (b) The Forum

The Clerk reported that the lease for The Forum was due to expire in December 1994 and any comments forthcoming from the Conservators should be lodged as soon as possible. The Forum management had been co-operative and it was appreciated that The Forum provided a much needed facility for young people and the litter in that area was not necessarily generated by The Forum. At the present time, it seemed that there was little further action which could be taken to deal with the litter generation problem, but the Clerk would investigate the lease situation further.

(c) Proposed Clearance Mount Ephraim/London Road Triangle

The Warden reported that he was to attend a TCM meeting that evening and would be able to report back to the Conservators thereafter.

(d) British Telecom

No objection was raised to the application to place ducts and joint boxes adjacent to Castle Road but it was felt that administration fees generally should be increased.

RESOLVED - That the Warden be authorised, in consultation with the Clerk or Treasurer wherever reasonably possible, to charge such fees as he deems appropriate in connection with applications to use Common land.

MOUNT EPHRAIM FOOTWAY

4. RESOLVED - That an administration fee of £75.00 be charged to Monson Engineering for the storage of materials on Common land for this major work.

DRAINAGE

5. The Warden reported that £3,000 to £4,000 would be required for emergency drainage works on the Common.

RESOLVED - That the Warden report to the next full meeting of the Commons Conservators as to the precise required contingency.

FOUR WHEEL DRIVE VEHICLE

6. The Treasurer reported that enquiries had been made as to the insurance implications of the Warden having the use of the Council's four wheel drive vehicle at weekends and during the week as required. There would appear to be no difficulty with this suggestion.

RESOLVED - That the Treasurer prepare a detailed report for the next meeting of the Conservators as to the comparative costs of:-

- (a) hiring the Council's vehicle;
- (b) leasing from an outside organisation; or
- (c) the purchase of a second hand vehicle.

FINANCIAL STATEMENT

7. The Treasurer presented a budgetary control report which showed the position to date and a raised projection for 1994/95. The Friends of Tunbridge Wells and Rusthall Commons felt that reserves should be reduced by spending on valuable projects on the Common. The Conservators felt that this could only properly be considered when detailed work plans are available.

RESOLVED - That the report be received.

TIMING OF MEETINGS

8. RESOLVED - That, as from 5 January 1995 meetings of the Commons Conservators should be convened at 4.30 pm for a trial period of one year to meet the requirements of Conservators who were working and those who could not attend evening meetings.

(NOTE: The Committee meets at 2.30 pm and it is for the Committee to vary this time if it so wishes.)

LOCKABLE BARRIER

9. The Warden presented a quotation in the sum of £650.00 plus painting costs for a lockable barrier for use at the Castle Road entrance to the Lower Cricket Pitch.

RESOLVED - That the quotation be accepted and arrange for the work to be put in hand as quickly as possible.

BURGER VAN

10. The representative of the Freehold Tenants stated that the Burger Van was still positioned on the Common on Saturday nights.

RESOLVED - That

- (a) The Warden investigate; and
- (b) The Clerk look into the Environmental Health and Highway issues.

COMMON VIEW

11. The Friends of Tunbridge Wells and Rusthall Commons expressed concern at the condition of the Common at Common View where car parking, rubbish from the bottle bank and erosion of the verges are causing problems.

RESOLVED - That the Warden investigate further the parking and erosion problems and the Clerk write to the Environmental Services of the Borough Council asking them to ascertain whether rubbish from the bottle bank can be screened and contained within the immediate vicinity of the bottle bank by some method.

*ilme*  
CHAIRMAN  
6 January 1995



TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING : 6 SEPTEMBER 1994

Present: Councillor Scholes (Chairman)  
Mr M Chapman  
Mr J Hicks

In attendance:

Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation.

An apology for absence was received from Councillor Sayer.

1. NOTES OF AN INFORMAL MEETING OF THE COMMONS CONSERVATORS

The Committee considered the notes of the informal meeting of the Conservators held on 11 August 1994 and agreed that:-

RESOLVED - That, subject to the amendments set out below, the notes and recommendations contained therein be adopted:-

- (a) Note No. 1(D) read "formal mowing of roadside edges of the Common should be increased" not "continued".
- (b) Note No. 1(E) to read "no extension of car parking in Major York's Fairground Car Park should be permitted unless there is sufficient benefit, satisfactory to all parties" and the letter submitted on behalf of the Manor should be considered.
- (c) A height barrier in Fir Tree Road Car Park be considered as should the possibility of charging in that Car Park Mondays to Fridays.
- (d) Consideration also be given to approaching the Borough Council about preventing car parking in the Sunnyside Road, Denny Bottom and Hungershall Park areas. No further areas of the Common be set aside for car parking.
- (e) Note No. 1(G) to read "the Commons Conservators would discourage any ad hoc cycle ways on the Common but would be prepared to consider any cycle ways suggested in an overall plan for cycle ways in the Town of Tunbridge Wells.
- (d) In drafting future <sup>management plans</sup> ~~management plans~~ for the Common, the Warden would consult with the Freehold Tenants and interested Conservators (who should contact him) and report back to the Committee. The Friends of the Common expressed a wish to be associated with such consultation.
- (e) It being placed on record that the Freehold Tenants did not agree with the recommendation relating to Raleigh International as they felt it would have provided good publicity for the Common and the Town to permit the siting of a tent for this particular purpose on the Common.

## 2. WARDEN'S REPORT

The Committee considered the Warden's report.

### (a) Travellers

The Friends of Tunbridge Wells and Rusthall Commons felt that

- (1) access to the Common should be made more difficult for unauthorised caravans and other vehicles
- (2) the legal procedure for removal of travellers should be speeded up
- (3) the Police should be more active in conjunction with the Warden in moving travellers on from the Common. The Clerk informed Members that this matter had been discussed with the Police and a named officer and the Warden were to meet in the near future to discuss the best policy to adopt should travellers visit the Common again.

The Warden stated that the legal proceedings adopted cost the Conservators £669.00 and that the Clerk had prepared a letter, in the form used in the past, which could be served immediately upon any further trespassers. He pointed out that the Manor, as landowners, do have to take action to ensure removal of unauthorised campers on the Common.

### (b) Litter - The Forum

The Warden reported that he had received a copy of a petition from Pantiles and other local traders concerning the renewal of a lease at The Forum. It was felt that the litter problem was not necessarily caused by clients of The Forum but The Forum did generate the interest of young people and attract them to the area.

RECOMMENDED - That:-

- (1) The Clerk, in his capacity as Chief Executive to the Borough Council, ascertain the remaining period of the lease of the Forum premises and what the Council's future intentions are for this property;
- (2) The Clerk similarly investigate the terms of the lease of the premises occupied by Kentucky Fried Chicken if such premises are, in fact, leased by the Borough Council; and
- (3) The Freehold Tenants, the Manor and the Friends of Tunbridge Wells and Rusthall Common respond individually to this petition.

### (c) Donations

The Committee expressed their gratitude to the Friends of Tunbridge Wells and Rusthall Common for their recent donation of new railings in Mount Ephraim and felt that this gift should be acknowledged with press publicity.

(d) Seats

The Warden requested permission to order five pairs of hawthorn seat ends which would result in a discount in price. These could be stored pending offers of seat donation.

The Agent to the Lord of the Manor stated that there were safe and dry storage facilities available on The Pantiles.

RECOMMENDED - That the Warden be authorised to order these seat ends.

(e) Proposed Clearance - Mount Ephraim/London Road Triangle

The Warden presented plans for clearance work which should be commenced in October at a total cost of £4,000. The possible joint funding of this work with T.C.M. was still under discussion.

RECOMMENDED - That the work be commenced.

(f) Rusthall Village Sign

RECOMMENDED - That no objection be raised to the suggested siting of a Rusthall Village Sign on Common land, subject to the Warden's agreement to the quality of the sign.

(g) Football Posts on Rusthall Common

The Warden suggested that simple chestnut posts could be provided to replace the removed metal posts on Rusthall Common at a cost of £200 + VAT. The Friends of Tunbridge Wells and Rusthall Common stated that they would be prepared to donate a sum to cover this purchase.

RECOMMENDED - That the Warden liaise with the Chairman of the Friends of Tunbridge Wells and Rusthall Common.

(h) Volunteers

The date of volunteer work parties have now been agreed and are to be published in the Courier and the Friends of the Common. New tools will be required for this work.

(i) Proposed Road Crossings

Details of improved crossings to the Common were shown. This highway work would be funded by TCM.

(j) British Telecom

The Warden reported receipt of an application from British Telecom to place ducts and joint boxes on Common land adjacent to Castle Road.

RECOMMENDED - That permission be granted subject to the reinstatement of the land to the satisfaction of the Warden and to the prior approval being obtained from the Lord of the Manor and the payment of £25 towards the Conservators' administrative costs and expenses.

3. MOUNT EPHRAIM FOOTWAY

The Warden reported that bricks for the restoration of the footway at Mount Ephraim had been stored on Common land without any prior application from Monson Engineering.

RECOMMENDED - That Monson Engineering be informed that they have a duty to inform any sub-contractors working for them that application should be made to the Commons Conservators for the use of Common land and that an administration fee will be charged.

4. CIRCUS EUROPEAN

The Warden reported receipt of an application from Circus European for a site on Tunbridge Wells Common on 12 September 1994.

RECOMMENDED - That the application be refused.

5. DRAINAGE - DENNY BOTTOM

The Warden reported that there had been a flooding problem at Denny Bottom resultant from water flooding from Common land. The remedial works to the ditch concerned would cost £2000.

RECOMMENDED - That the Warden arrange for this work to be carried out as a gesture of goodwill.

6. HIGH WEALD PROJECT - BOOKLET AND POSTER

The Warden reported receipt of an application from the High Weald Project to site an interpretative sign on Common land near Major York's Car Park.

RECOMMENDED - That the application be approved subject to the Warden being satisfied as to the contents of the interpretative sign.

7. TV CABLE CONTRACTORS

The representative of the Freehold Tenants and the Friends of the Common felt that the Conservators should be made aware of the possibility of television cable contractors working in this area and damaging trees. These contractors had statutory powers but the permission of the Commons Conservators and the Manor is required before any work could be carried out on Common land.

8. WORKS TO BE CARRIED OUT UNDER THE MANAGEMENT PLAN

(a) Happy Valley

The Warden stated that clearance work was to be carried out in the Cheese Ring Rock area to the 101 Steps.

(b) Denny Bottom

The Warden stated that this dramatic rock formation is covered by vegetation and undergrowth is to be cleared from the bottom of the rock faces.

These works if carried out would cost in the region of £3,500.

RECOMMENDED - That these works should proceed.

9. DRAINAGE OF THE COMMON

The representative of the Freehold Tenants expressed concern at the amount of debris covering paths in the Vale Road area after the recent rains.

RECOMMENDED - That £2,000 contingency for emergency drainage works should be allocated out of reserves.

10. TREASURER'S REPORT

The Treasurer submitted financial statement number 190 setting out the accounts paid in the sum of £16,620.50 and receipts in the sum of £4,227.02.

He stated that a further statement would be available for the meeting of the Conservators to be held on 22 September setting out projected payments to the end of the financial year.

11. FOUR WHEEL DRIVE VEHICLE

The Chairman reported that it was necessary for the Warden to have the use of a four wheel drive vehicle in order to transport tools for volunteer work parties at weekends.

RECOMMENDED - That the Treasurer and Warden investigate the possibility of using a Council owned vehicle for this purpose and report to the next meeting of the Conservators.

SL\_CC\_6SEPT/MIN:

*J.E. Scholer*

*CHAIRMAN*

*22 September 1994*

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING - 16 DECEMBER 1994

Present: Councillor Scholes (Chairman)

Mr M Chapman

Mr J Hicks

Councillor Sayer

In Attendance: R J Stone (Clerk)

Mr G Levitt (Treasurer)

Mr S Budden (Warden)

Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation.

WARDEN'S REPORT

- (1) The Warden submitted his report and circulated plans showing work proposed in areas 9 Tunbridge Wells Common and 6 Rusthall Common (as contained in the Management Plan) and also proposals for the next three months. He reported that prices and timescales would be available for the next Commons Conservators meeting. He would submit similar details for all other areas of the Commons to future meetings of the Conservators to constitute a five-year detailed action plan with the overall Management Plan.

The Committee considered the Warden's Report and recommended that -

- (a) the report be noted.
- (b) A further £4,000 be allocated for extra drainage work at Castle Road and on the Old Racecourse which would also prevent silt and water affecting public highways.
- (c) The Warden's low key approach restricted solely to providing accessible routes and using unobtrusive footpath surfacing to the suggested "All Ability" Trail around the Common in the Fir Tree Road Car Park area be endorsed for further negotiations with the Access Committee with a view to any other requests to help the disabled being considered after implementation of the trail.
- (d) The Conservators contribute £50-£60 for planting of a hedge to screen the Council's recycling plant on Rusthall Common.
- (e) The Conservators' gratitude be expressed to the Friends of Tunbridge Wells and Rusthall Commons for their donation of funds to provide goal posts on Rusthall Common and also for their recent participation in the volunteer litter pick.
- (f) The Warden prepare a report, as soon as possible, with firm suggestions for the acquisition and funding (including possible sponsorship) of a four wheel drive vehicle for his use together with a calculation of ongoing costs for garaging etc.

**TREASURER'S REPORT**

- (2) The Treasurer submitted financial statement number 191 setting out accounts paid in the sum of £25,268.03 and receipts in the sum of £40,364.22.

**BUDGETARY CONTROL REPORT AND FORECAST**

- (3) The Treasurer submitted his budgetary control report to the 30 November 1994 including his forecast for 1995/96.

The Warden requested that £2,000 be vired from the 1994/95 budget for mowing to cover expenditure on storm clearance work, together with a further £1,000 being transferred from reserves for further storm clearance.

**RECOMMENDED** - That -

- (a) The report be noted;
- (b) A precept of £80,000 for 1994/95 be requested from Tunbridge Wells Borough Council; and
- (c) The requested virement of £2,000 and the use of £1,000 be agreed.

Mr. Shovelton, on behalf of The Friends of Tunbridge Wells and Rusthall Commons, asked that their appreciation of good management shown in these figures be placed on record.

**TRAVELLERS**

- (4) The Clerk submitted his report on the unauthorised occupation of the Common by travellers.

The Environmental Services Manager of the Borough Council had indicated that he would be reporting to the Environmental Services Board regarding the new powers available under the Civil Protection Act to assist the Commons Conservators in removing unauthorised travellers from the Commons.

**RECOMMENDED** - That -

- (a) The report be noted;
- (b) If civil proceedings for possession need to be invoked, then the existing procedure stand.
- (c) The Clerk to the Commons Conservators, in conjunction with the Warden, be authorised to seek the assistance of the Police and/or the Tunbridge Wells Borough Council to secure the removal of travellers from the Commons and if, in the judgment of the Clerk in consultation with the Warden, civil proceedings should be invoked, then the Clerk be authorised to arrange for those civil proceedings to be put in hand in conjunction with the Manor of Rusthall.

#### BYELAWS

- (5) The Clerk submitted his report on byelaws relating to dogs and also to good rule and government on the Commons. It was felt that it was not appropriate (or indeed legally possible) to erect fences or gates on any part of the Common to support byelaws but better that users of the Commons should be educated to be responsible when dog walking. It was suggested that a sign asking for the public's co-operation with the control of their dogs be sited in Fir Tree Road Car Park.

Comments of the Home Office on byelaws applying to the Commons had been recently received.

#### RECOMMENDED - That -

- (a) Conservators decide whether or not they accept the principle of fencing off an area of the Commons in connection with dog byelaws and that if the principle is accepted, then the Clerk seek legal advice as to the ability of the Conservators to so enclose parts of the Common for that purpose and report back to a future meeting for further consideration of dog byelaws generally.
- (b) If the above principle is not accepted, then no action be taken to try and secure the making of byelaws relating to dogs but that a limited number of signs, sympathetic with the surroundings of the Common, be erected by the Warden in areas such as the Wellington Rocks, where large numbers of persons congregate at times, requesting persons not to allow their dogs to foul the Commons.
- (c) No steps be taken to seek to make new "good rule and government" byelaws under Section 111 of the County of Kent 1981.
- (d) The situation regarding the need for new byelaws be reviewed by the Conservators in a year's time.

#### HIGH WEALD SIGN POST

- (6) The Warden circulated a copy of the proposed sign for the High Weald Walk which would be sited on the Commons. The principle of signing has been previously approved by the Conservators and the Warden had been authorised to agree the precise wording and layout.

#### APSLEY STREET, RUSTHALL

- (7) The Warden reported that the Highways Department of the Borough Council had agreed to construct a barrier to prevent flood water from draining into Apsley Street. The Highways Department would provide a granite kerb to protect the Common at an approximate cost of £550.00, and had requested the Conservators to make a contribution towards the cost.

RECOMMENDED - That the Commons Conservators offer up to £300.00 towards the funding of this project.



RUSTHALL CRICKET PITCH

- (8) The Warden reported that an application had been received from the Highways Department of the Borough Council for drainage works to be carried out adjacent to Langton Road which would prevent flooding on to the Rusthall Cricket Pitch.

RECOMMENDED - That the Commons Conservators agreed to this work being carried out subject to the works being completed to the satisfaction of the Warden and to the payment of £25 administrative costs and expenses.

MOUNT EDGCUMBE HOTEL

- (9) The Warden reported an application from the owners of the Mount Edgcumbe Hotel who wished to form a new area of road at the edge of their car park in order to afford vehicular access to the adjacent cottages as parking problems were envisaged at the hotel. This proposal would involve taking approximately 4 metres of the edge of the Common into the car park area with no benefit accruing to the Commons.

RECOMMENDED - That this application be refused.

SL\_TWCC\_16DE/MIN

*Chairman*  
CHAIRMAN  
Jury 1995

# TUNBRIDGE WELLS COMMONS CONSERVATORS

Friday 6 January 1995

Present: Councillors Mrs Braam, Sayer and Scholes  
Messrs Butt, Chapman, Girling, Hicks, Hill and Pullman

Patrick Shovelton (Friends of Tunbridge Wells and Rusthall Commons) and Mr Christopher Hough, representing the Lady of the Manor, attended by invitation.

Apologies for Absence were received from Councillor Mrs Slowgrove, Mr Christopher Hall and Mrs Kentner.

## MRS G KENTNER

1. RESOLVED - It was agreed that the best wishes of the Commons Conservators be sent to Mrs Kentner for the New Year and a return to good health.

## APPOINTMENT OF CHAIRMAN

2. In accordance with the Third Schedule of the County of Kent Act 1981, it was noted that the Commons Conservators were required, at the first meeting held on or after 1 January of each year, to appoint a Chairman for the ensuing year.

RESOLVED - That Mr M J H Girling, a Conservator appointed by the Manor of Rusthall, be appointed Chairman until the first meeting in 1996.

## MR GIRLING IN THE CHAIR

## PREVIOUS CHAIRMAN - COUNCILLOR SCHOLES

3. RESOLVED - That The Commons Conservators place on record their appreciation of Councillor Scholes' services as Chairman over the past year.

## MEMBERSHIP

4. The Clerk reported the appointment of the Commons Conservators in accordance with the provisions of Section 104 of the County of Kent Act 1981 as follows:-

Appointed by the Manor of Rusthall - Mrs G K Kentner  
Mr M J H Girling  
Mr C Hall  
Mr J Hicks

Appointed by the Committee of Freehold Tenants - Mr G Butt  
Mr M Chapman  
Mr N Hill  
Mr N Pullman

Appointed by the Borough Council - Councillor Mrs Braam  
Councillor Sayer  
Councillor Scholes  
Councillor Slowgrove

Under the County of Kent Act 1981, the Conservators appointed by the Manor of Rusthall and the Freehold Tenants Committee could hold office for three years while those appointed by the Borough Council could hold office for one year.

It was noted that the Conservators appointed by the Manor of Rusthall had, immediately prior to their appointment, had their previous appointments withdrawn by the Manor to assist the Clerk in recording the periods of Service of each Conservator.

#### APPOINTMENT OF COMMITTEE

5. RESOLVED - That the existing Committee membership be continued and any revised membership be considered at the next meeting of the Conservators.

#### MINUTES OF THE LAST MEETING

6. The Minutes of the meeting of the Conservators held on 22 September 1994 were confirmed.

#### MINUTES OF THE MEETING OF THE COMMITTEE

7. The Minutes of the meeting of the Committee held on 16 December 1994 were considered by the Conservators. The Minutes related to the following matters:-

- (1) Warden's Report
- (2) Treasurer's Report
- (3) Budgetary Control Report - Forecast
- (4) Travellers
- (5) Byelaws
- (6) High Weald Sign Post
- (7) Apsley Street, Rusthall
- (8) Rusthall Cricket Pitch
- (9) Mount Edgcumbe Hotel

So far as Minute 9 was concerned it was reported that in June 1991 no objection had been raised to the tarmacing of an extra car park area at the Mount Edgcumbe Hotel. The Hotel had now been leased to new tenants who should apply for planning permission for any extension of the car park area.

8. As far as Minutes 2 and 3 are concerned, the Treasurer referred to statement No. 191 and budgetary control report to 30 November 1994 including the forecast for 1995/96 and highlighted the fact that the Warden had requested that £2,000.00 be vired from the 1994/95 budget for mowing to cover expenditure on storm clearance work, together with a further £1,000.00 being transferred from reserves for further storm clearance.

RESOLVED - That the recommendations contained in the Minutes be approved and confirmed subject to:-

- (1) The matters referred to in Minute 9 (Mount Edgcumbe Hotel) being referred back to the Conservators for further consideration and the Warden arranging a site meeting.
- (2) The recommendations approved by the Conservators in Minute 3 (precept and virement) being set out hereunder for ease of reference.
  - a) a precept of £80,000 for 1995/96 be requested from Tunbridge Wells Borough Council
  - b) the requested virement of £2,000.00 and the use of £1,000.00 be agreed.
- (3) In the case of Minute 4 (Travellers) it being agreed that the Warden will arrange for notices etc.

DATE OF MEETINGS 1995

9. RESOLVED - That

- (a) Meetings of the Committee be held on the following dates at 2.30 pm, subject to such dates being confirmed at each succeeding meeting:  
  
2 March 1995  
2 June 1995  
6 September 1995  
15 December 1995
- (b) Meetings of the Conservators be held at 4.30 pm on the following dates:  
  
20 March 1995  
21 June 1995  
22 September 1995  
5 January 1996

APPLICATION TO HOLD FUN FAIR

10. The Warden reported receipt of an application from Mr J Jones to hold a fun fair in Major York's Car Park in June 1995.

RESOLVED - That the application be refused.

WARDEN'S CONTRACT OF EMPLOYMENT

11. RESOLVED - That the Conservators record their intention to offer the present holder of the post of Warden (Commons), Mr Steven Budden, a further contract for a period of 5 years commencing 1 July 1995 with the terms and conditions set out in his present Conditions of Employment being preserved as a minimum and the Clerk report to a future meeting on the Warden's salary.

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE : 2 MARCH 1995

Present : Mr M J H Girling (Chairman)  
Councillor Sayer  
Mr M Chapman  
Mr J Hicks

In Attendance : Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)  
Mr Patrick Shovelton, Friends of Tunbridge Wells and  
Rusthall Commons, attended by invitation

WARDEN'S REPORT

1. The Warden submitted his written report and commented as follows:-

- (a) Litter  
Since writing his report, there had been a marked improvement in the service provided by the contractor.
- (b) TCM  
He had put forward proposals for jointly funded drainage and path work at a cost of £8,000-£12,000. The proposal was under consideration by TCM and he would report back when more information was available.
- (c) Application to hold Circus  
An application had been received from the Chinese State Circus who wished to hold performances on the Lower Cricket Ground.

RECOMMENDED - That

- (a) The report be noted; and
- (b) The application from the Chinese State Circus be refused in view of the precedent which would be set.

FINANCIAL STATEMENT

2. The Treasurer tabled Financial Statement No.192 setting out accounts paid in the sum of £28,703.93 and receipts in the sum of £1,181.42. He stated that a Budget Control Statement would be submitted to the Conservators for the next meeting.

REGULAR SITE VISITS TO COMMON

3. RECOMMENDED - That one visit by all Commons Conservators to each of the Commons take place each year, the first to be held at 11.30.am. on 2 June 1995 on Tunbridge Wells Common, with particular emphasis being given to the problem of car parking at the Mount Edgcumbe Hotel.

DINGLEY DELL

4. The Committee considered the Clerk's Report on Dingley Dell where vehicles have been parked and damage caused to Common land.

RECOMMENDED - That the Clerk write to the owner, Mrs Torpey, again pointing out that her land is Common Land by virtue of the County of Kent Act 1981, that it was sold away from the Manor of Rusthall on that basis and that vehicles should not be parked on it.

BAXTERLEY HOUSE, RUSTHALL

5. The Warden reported that an application had been received from the residents of Baxterley House requesting a contribution from the Commons Conservators for the resurfacing of the driveway at that property.

RECOMMENDED - That the application be refused but that the Conservators will consider such resurfacing if funding is provided by the residents.

OPEN AIR SERVICE

6. The Clerk reported receipt of an application to hold an open air united service on Rusthall Common, opposite Common View, on 18 June 1995.

RECOMMENDED - That permission be granted subject to the conditions attended to previous permissions.

UNAUTHORISED CAMPERS

7. The Clerk submitted a copy of the Borough Council's Environmental Services Board Minute 515 of 9 January, 1995 which showed that the Environmental Services Officers would take action under Section 77 of the Criminal Justice and Public Order Act, 1994, only in cases of emergency where unauthorised camping is causing nuisance which could not be effectively controlled or constituted a hazard to public health.

RECOMMENDED - That the position be noted.

PLANNING APPLICATIONS

8. (a) Coblands Garden Centre - Retention of Portacabin  
(b) St.Helena - Slight enlargement of parking area

RECOMMENDED - That no objection be raised to either of these proposals.

RUSTHALL ROAD

9. The Highways Department of the Borough Council had requested a breakdown of the £25.00 Commons Conservators' administrative charge for the work they were carrying out in this area.

RECOMMENDED - That the Warden inform the Highways Department that this is the normal nominal amount charged to all public utilities.

HIGHWAY SIGNS ON COMMON LAND

10. The Chairman, on behalf of the Lady of the Manor, reported that highway signs were being sited on Common land, with no previous agreement being obtained from The Manor or consideration paid.

RECOMMENDED - That the Clerk arrange a meeting of the Highways Department, the Solicitor to the Council and the Chairman to discuss the matter.

FOUR-WHEEL DRIVE VEHICLE

11. The Warden reported that he had made enquiries about the purchase of a 4-wheel drive vehicle for his use on the Common. He had also looked into the possibility of renting a double garage from the Council's Leisure Services at Dunorlan Park which would cost £50.00 per month.

RECOMMENDED - That :

- (a) the Warden investigate the possibility of sponsorship of such a vehicle by local firms;
- (b) if a suitable vehicle is found, the purchase be made in consultation with the Chairman and the Clerk up to a limit of £5,500 not including running costs, tax, insurance etc; and
- (c) the garaging, at a cost of £50 per month, referred to above be approved.

MOUNT EDGCUMBE HOTEL

12. The Agent to the Lord of the Manor reported that the final draft of the plan for the car parking area at this hotel would be available for the next meeting of the Commons Conservators. The Warden then referred to the dumping of rubbish in that vicinity.

RECOMMENDED - That the Clerk write to the proprietor of the Mount Edgumbe Hotel requesting the removal of the rubbish referred to above.

WARDEN'S SALARY

13. The Clerk submitted a report on the Warden's salary pointing out that it had been agreed at the last Commons Conservators' meeting that the Warden's contract of employment should be renewed for five years from 1 July 1995 and that a possible uplift in his salary should be considered.

RECOMMENDED - That

- (a) The following salary scale be approved for the post of Warden:-
  - £16,575
  - £17,127
  - £17,667
  - £18,189
- (b) The first point on the scale be applied to the post as from 1 July 1995 with further annual incremental progression to the top of the scale subject to the Conditions of Employment referred to in (c) below.
- (c) The new job description and conditions of employment set out in Appendices 7 and 8 to the Clerk's report be approved; and
- (d) A new Contract of Employment based on the existing Contract but including the provisions of (a), (b) and (c) above be offered to the Warden, Mr Budden, for a period of five years commencing on 1 July 1995.

*Chairman*  
20 March 1995

TUNBRIDGE WELLS COMMONS CONSERVATORS

Monday 20 March 1995

Present: Mr M J H Girling (Chairman)  
Councillors Mrs Braam, Sayer, Scholes  
and Mrs Slowgrove  
Messrs Butt, Hicks, Hall, Hill and Pullman

Mr Patrick Shovelton (Friends of Tunbridge Wells  
and Rusthall Commons) attended by invitation.

Apologies for absence were received from  
Mr M Chapman and Mr C Hough

MRS G K KENTNER

- (1) It was reported with regret that the Lady of the Manor, Mrs Kentner, had recently passed away.

Members stood as a mark of respect.

MINUTES OF THE LAST MEETING

- (2) The Minutes of the last meeting held on 6 January 1995 were confirmed.

MINUTES OF THE MEETING OF THE COMMITTEE

- (3) The Minutes of the meeting of the Committee held on 2 March 1995 were considered by the Conservators.

The Minutes related to the following matters:-

1. Warden's Report.
2. Treasurer's Report.
3. Regular Site Visits to Common.
4. Dingley Dell.
5. Baxterley House.
6. Open Air Service, Rusthall.
7. Unauthorised Campers.
8. Planning Applications - Coblands Garden Centre, St Helena.
9. Administrative Charges.
10. Highway Signs on Common Land.
11. Four Wheel Drive Vehicle .
12. Mount Edgcumbe Hotel.
13. Warden's Salary.

RESOLVED - That:-

- (a) The Minutes be approved and confirmed and the recommendations accepted subject to (b) - (f) below.
- (b) The Warden report back to the Conservators when a decision is reached on the possibility of joint funding by TMC on drainage and path work.
- (c) The application from the Chinese State Circus to hold a performance on the Lower Cricket Pitch be refused.



- (d) A site visit to Tunbridge Wells Common be held at 11.30 am on 2 June 1995 when Members could, in particular, inspect the proposals for the extension of the driveway area at the Mount Edgcumbe Hotel. The Agent for the Lord of the Manor stated that plans for the proposals would be available at that meeting.
- (e) The Warden, together with the Chairman and Treasurer, proceed with the purchase of a four wheel drive vehicle for his use.
- (f) The Warden's salary scale be approved as from 1 July 1995, commencing at £16,575.00 with annual incremental progression to £18,189.00.

#### BUDGET CONTROL STATEMENT

- (4) The Treasurer presented the Budget Control Statement and stated that the Warden's increase in salary and purchase of a four wheel drive vehicle would be taken into consideration in the Estimates for 1995/96.

#### LOWER CRICKET PITCH

- (5) The Warden reported an application from Shaw's Amusements to use the Lower Cricket Pitch during August 1995.

RESOLVED - That the application be refused.

#### UNAUTHORISED CAMPERS

- (6) The Warden reported that two vans and one caravan had been parked in Fir Tree Car Park for several days. The Warden had issued formal notices on Sunday, 19 March, and received a promise that these vehicles would leave on Friday 24 March 1995.

RESOLVED - That the Clerk take any further appropriate action required.

#### MANAGEMENT PLAN

- (7) A question was asked about the progress of the Management Plan.

The Warden reported that an outline plan of the next five year's work would be available for the next meeting of the Conservators.

#### STORM DAMAGE

- (8) The Warden reported that a commemorative pine in the Hungershall Park area damaged in the recent high winds had been made safe.

SL\_CC\_20MAR/MIN

  
CHAIRMAN

21 June 1995

TUNBRIDGE WELLS COMMON CONSERVATORS

COMMITTEE MEETING HELD ON 2 JUNE 1995

Present: Mr M J H Girling (Chairman)  
Councillor Sayer  
Mr G Butt  
Mr J Hicks

In Attendance: Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Lt Col. Gerry Brown, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation.

APPOINTMENT OF CONSERVATOR

1. The Clerk reported that Baron <sup>vanden</sup>N Branden de Reeth had been appointed as a Conservator by the Manor of Rusthall following the death of Mrs Kentner.

WARDEN'S REPORT

2. The Warden submitted his written report and commented on some of the items as follows:-

(a) 101 Steps

The Warden reported that he had made enquiries about the cost of the repair of these steps and felt that they should be inspected during the next Conservators' walk over Rusthall Commons. Lt Col. Gerry Brown stated that the Friends of Tunbridge Wells and Rusthall Commons would be prepared to donate £1000 towards the cost of renovating these steps.

(b) Work Plans and Maps

The Warden referred to draft work plans and maps (previously copied to the Committee) covering a five-year period and prepared within the context of the Management Plan. This work had been carried out in conjunction with the Freehold Tenants and the Warden extended an invitation to any Commons Conservator who wished to offer any input to this work. All such plans/maps, which would cover a considerable period into the future, would be submitted to the Conservators for approval in due course.

(c) Aerial Survey

The Warden reported that he had approached the Ordnance Survey Office for a quotation for a new aerial survey of Tunbridge Wells and Rusthall Commons. This would cost thousands of pounds, but a more realistic price was quoted for contact prints from existing plans and he was pursuing this option.

RECOMMENDED - That

- (a) The report be noted.

- (b) The Conservators' thanks be recorded to the Friends of Tunbridge Wells and Rusthall Commons for their offer of a contribution of £1,000 towards the renovation of the 101 steps.
- (c) Any Conservator wishing to participate in the preparation of maps and work plans contact the Warden.
- (d) The Warden investigate the possibility of using existing OS plans for the production of up-to-date maps.

#### FINANCIAL STATEMENT

3. The Treasurer tabled the income and expenditure accounts for the year ended 31 March 1995. These accounts would be submitted to the auditors within the next two months.

The Treasurer also tabled Financial Statements Nos. 193 and 194 setting out receipts in the sum of £426.33 and £40,289.40 respectively, and payments in the sum of £4,928.06 and £14,931.13 respectively, since the last meeting of the Common Conservators.

#### ANNUAL BONFIRE

4. The Clerk reported that he had received the usual application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on Rusthall Common on 28 October 1995.

RECOMMENDED - That permission be granted on the usual terms and conditions.

#### CAR PARKING

5. The Friends of Tunbridge Wells and Rusthall Commons submitted a report (previously copied to the Committee) on car parking on Commons roads. The report suggested extensive yellow lining to remove cars from roads crossing or in the vicinity of the Commons allied with additional car park provision.

RECOMMENDED - That the Conservators re-affirm their policy, as expressed in Minute 3a of the meeting held on 7 September 1993, to eliminate long-term parking on roads across the common and approve the report being used by the Friends as a basis for discussion with the Town Centre Management Project and with the Highway Authority.

#### MOUNT EDGCUMBE HOTEL

6. The Warden referred to a sign advertising the Mount Edgcumbe Hotel situated near Mount Ephraim which had been erected on Common land and for which no consent has been obtained from either the Conservators or the Manor of Rusthall. Indeed, no advertisement consent had been obtained from the Borough Council as planning authority although it was understood that a retrospective application had now been received.

He also reported that, during the Conservators' walk held on the morning of the day of this meeting, it was observed that there had been incidences of further dumping of rubbish on Common land together with unauthorised mowing in the vicinity of the hotel. A further new sign had been observed at the rear of the hotel.

The Committee then considered plans, produced by the Manor which showed improved access arrangements for the properties immediately beyond the hotel but which would involve taking an additional area of Common land. The need for improved access arrangements had arisen from the parking of cars visiting the hotel across the access way to the properties concerned. The taking of additional Common land could be avoided if the line of part of the existing access way, which now merged with the area used by hotel car parking were physically delineated in such a way as to divide that part of the access way from the parking area. Indeed, strictly speaking, that area should not be used as a car park but physically no distinction was visible on site.

RECOMMENDED -

- (1) That the Clerk write to the owner of the Mount Edgcumbe Hotel informing him that:
  - (a) The Conservators are extremely concerned that the advertisement sign had been erected without any prior consent and require that the sign be removed forthwith together with the cement used as a base and that legal action will be taken if necessary;
  - (b) The hotel should ensure that no rubbish/litter from the hotel is deposited on Commonland and that the Conservators will not hesitate to take legal action if necessary; and
  - (c) The hotel should be aware of the possibility of the Conservators physically delineating that part of the access route to the properties beyond the hotel which is currently merged with the area used by cars visiting the hotel so as to ensure free access to the properties concerned.
- (2) That the Clerk be authorised to liaise with the Manor and take any action on behalf of the Conservators to ensure that legal action is pursued as necessary with regard to securing the removal of the sign and concrete base.
- (3) That the Clerk, in consultation with the Chairman and the Warden, be authorised to agree the most appropriate way of ensuring free access to the properties beyond the Mount Edgcumbe Hotel after further consideration has been given to the matter by the Warden and the Manor.
- (4) That should any further dumping of rubbish etc occur which has clearly come from the Mount Edgcumbe Hotel, then the Clerk be authorised to pursue legal action as he deems appropriate and, that in the meantime, the Warden arrange for the existing rubbish etc to be removed.
- (5) That the Planning Department of the Borough Council be informed of the siting of a sign at the rear of the Mount Edgcumbe Hotel.

QUEEN ANNE'S OAK

7. Lt. Col. Gerry Brown requested permission for the Friends of Tunbridge Wells and Rusthall Commons to supply and install an appropriate plaque on Queen Anne's Oak with all costs being borne by the Friends.

RECOMMENDED - That permission be granted.

RACING

8. The Friends of Tunbridge Wells and Rusthall Common suggested that a days racing be held in 1996 on Tunbridge Wells Common utilising the old Race Course.

RECOMMENDED - That the Warden discuss plans for such an event with the Friends of Tunbridge Wells and Rusthall Commons.

FUTURE WALKS

9. RECOMMENDED - That future walks for both the Tunbridge Wells and Rusthall Commons be discussed at the next full Conservators' meeting.

COUNCIL REPRESENTATIVES

10. The Clerk reported that, following the recent Local Government Elections, the Borough Council had appointed the following Councillors as Conservators:-

Councillor Mrs Braam  
Councillor Sayer  
Councillor Scholes  
Councillor Winn

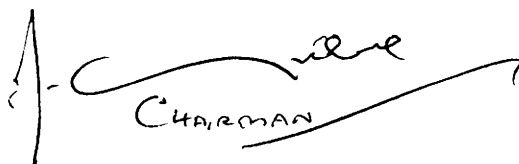
These appointments needed to be confirmed at a meeting of the Council's Central Board to be held on 13 June 1995.

BRACKEN COTTAGE

11. The representative of the Freehold Tenants reported that the pipework from Bracken Pond had fractured causing flooding and required replacement which would cost approximately £300.00. The owner of Bracken Cottage had requested that the cost of replacement be borne by the Commons Conservators.

RECOMMENDED - That agreement be granted to this work being carried out and the cost being shared equally between the owner of Bracken Cottage and the Commons Conservators.

SL\_TWCC\_2JUN/MIN:0

  
Chairman

21 June 1995

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Wednesday, 21 June 1995

Present: Mr M J H Girling (Chairman)  
Councillors Mrs Braam, Sayer and Winn  
Baron Branden  
Messrs Chapman, Hicks and Pullman

Patrick Shovelton (Chairman of the Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

Apologies for absence were received from Councillor Scholes, Mr Butt, Mr Hall and Mr Hill.

### Introductory Remarks

1. The Chairman opened the meeting by welcoming Baron Branden and Councillor Winn to their first meeting of the Commons Conservators.

### Minutes of the Last Meeting

2. The Minutes of the meeting of 20 March 1995, were confirmed.

### Minutes of the Meeting of the Committee

3. The Minutes of the meeting of the Committee held on 2 June were received. Arising from those minutes, the following matters were considered or noted:-

101 Steps  
Work Plans  
Aerial Survey  
Financial Statement  
Annual Bonfire at Rusthall  
Mount Edgcumbe Hotel  
Queen Anne's Oak  
Racing  
Further Walks  
Representation  
Bracken Cottage

- (a) Racing - It was reported that Mr Christopher Hall had inspected the Racecourse and advised that it was quite unsuitable for horse-racing. Mr Shovelton said that, in view of this advice, the Friends would like, in conjunction with the Tunbridge Wells Borough Council Tourism Department, to mount a "fun" day in August or September 1996, as a bicentenary event after the games on the Common of 1796. The Chairman wondered whether it would not be more appropriate to hold this event at the Millenium.
- (b) Mount Edgcumbe Hotel - A briefing note by the Agent to the Manor of Rusthall was tabled. This related to:-
  - (i) access to residential properties and car parking at the hotel;

- (ii) the hotel signs; and
- (iii) unauthorised work; ie grass cutting.

**RESOLVED** -

- (1) The the recommendations contained in the Minutes be approved and confirmed subject to (2) - (4) below;
- (2) That, with reference to (a) above, the Warden discuss with the Friends of the Commons and the relevant Services of the Borough Council, the possible organisation and timing of a 'fun' event rather than horse racing and report back to the Conservators, in due course; and
- (3) That, in writing to the owner of the Mount Edgcumbe Hotel, as set out in the Committee Minutes referred to above, the Clerk also make it clear that, after the present sign had been removed, both the Manor and the Conservators would be prepared to discuss signage for both the Hotel and the nearby residential properties.
- (4) That the 101 steps be inspected during the next walk on Rusthall Commons to be conducted by the Warden.

**Financial Statement**

- 4. The Treasurer presented the Revenue Account for 1994/95 which showed a reserve of £32,075.08 carried forward. The Treasurer also submitted financial statements numbers 193 and 194 which confirmed that the half yearly precept had been received from Tunbridge Wells Borough Council.

**Four Wheel Drive Vehicle**

- 5. The Warden reported that a suitable four wheel drive vehicle had now been purchased and resprayed at a total cost of £4,500.00. Sign writing would be carried out shortly.

**RESOLVED** - That the purchase and respraying of the vehicle as referred to above been approved and confirmed.

**Conducted Walks**

- 6. **RESOLVED** - That the next conducted walks take place as follows:-

Monday, 24 July 1995 - Rusthall Common - meeting at St Paul's Church, Rusthall at 11.00 am.

Friday, 1 September 1995 - Tunbridge Wells Common - meeting at Fir Tree Road Car Park at 11.00 am.

Seat Repairs

7. It was reported that several concrete seat ends were still in position around the cricket pitch. The Warden stated that it would cost between £400/£500 to reslat these if new slats needed to be acquired. However, some slats were already in stock. Hopefully, individuals or organisations might wish to sponsor new seats as in the past.

RESOLVED -

- (1) That the work be put in hand to reslat as many seats as possible with existing slats and the remaining seat ends be removed; and
- (2) That the situation be reviewed by the Warden, in due course, when some sponsorship of new seats might have occurred.

Mrs G K Kentner


8. Baron Branden suggested that some mark of remembrance should be made to Mrs Kentner, Lady of the Manor until her death this year.

RESOLVED - That suggestions for such a memorial be made by members to the Warden and the Clerk and Chairman be authorised to approve a suitable memorial when all Conservators would be informed.

Date of Next Meeting

9. RESOLVED - That the next meeting of the Commons Conservators take place on 5 October 1995, at 4.30 pm, not 22 September as previously arranged.

SL\_COM\_21JUN/MIN:

  
CHAIRMAN  
5 October 1995



TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING - 6 SEPTEMBER 1995

Present: Mr M J H Girling (Chairman)  
Mr M Chapman  
Mr J Hicks

In Attendance : Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)  
Mr Patrick Shovelton, Friends of Tunbridge Wells  
and Rusthall Commons, attended by invitation

An apology for absence was received from Councillor Sayer

MINUTES

(1) WARDEN'S REPORT

The Warden submitted his report for the period ending 1 September 1995. Details of items where decisions were required are set out below:-

(a) Access

Unauthorised vehicles gaining access to the Commons had resulted in increasing damage in recent years. The provision of sufficient lockable barriers (13) to prevent vehicles gaining access onto Tunbridge Wells Common would cost approximately £2,500 including VAT. Emergency Services would be given a key to these barriers. No prices were yet available for any required on Rusthall Common.

(c) Sponsored Walk

The Volunteer Bureau had requested permission to hold a sponsored walk on Tunbridge Wells Common in order to raise funds for Shopmobility. They wished to place a stall and caravan in Fir Tree Road Car park for refreshments, administration and first aid.

(d) Happy Valley

Mr Cullen, the owner of the Beacon Hotel, had met with the Warden regarding restoration work in Happy Valley. He would be willing to provide public access via the 101 Steps which formed part of the Common. As the Conservators wished also to restore the Common in this vicinity, a joint application for National Lottery Funds had been suggested.

RECOMMENDED - That

- (a) The report be noted subject to (b) to (c) below;
- (b) The provision of lockable barriers to prevent unauthorised vehicular access to the Commons be approved subject to detailed information and costings being provided by the Warden;
- (c) Permission be granted for the Shopmobility Walk referred to above;

- (d) The principle of a joint application for National Lottery Funds for restoration work at Happy Valley being made by Mr Cullen and the Conservators be approved.

(2) FINANCIAL STATEMENT

The Treasurer submitted Financial Statement No. 195 which showed payments of £15,700.16 and receipts of £3,676.49.

He stated that the largest expense has been the purchase of the Land Rover for the Warden's use.

(3) BUDGETARY CONTROL

The Treasurer presented the Budgetary Control Report to August 1995.

(4) MEMORIAL TO MRS KENTNER

The Chairman suggested that a suitable memorial to the late Lady of the Manor would be the restoration of all seats around the cricket pitch on Tunbridge Wells Common and possibly the provision of two seats at Toad Rock and three on the cricket pitch at Rusthall Common. Mr Patrick Shovelton stated that the Friends would be prepared to donate at least £1,500 for this project.

RECOMMENDED - That the Warden obtain estimates for this work for presentation at the next full meeting of the Commons Conservators.

(5) SEEBOARD SUB-STATION

The Warden reported that he had received an application from Seeboard to position a sub-station near the Forum in order to increase the power supply to renovated properties on the Pantiles.

RECOMMENDED - That permission be not granted and that it be suggested to Seeboard that an alternative less conspicuous site be found.

(6) GARAGE, DUNORLAN PARK

The Warden reported on proposals to enhance security at the garage in Dunorlan Park where the Land Rover and tools are stored.

Cost of barring windows - £580.00 approx.  
Alternative method of  
security - £400.00 approx.

RECOMMENDED - That the Warden negotiate an acceptable price and report to the next full meeting of the Conservators.

(6) INSURANCE CLAIM

The Warden reported that it was necessary to replace stolen chain saws at a cost of £600.00 before the insurance claim could be settled.

RECOMMENDED - That these chain saws be replaced.

(7) ACCESS TO RUSTWICK, RUSTHALL

The Warden reported that negotiations were continuing with the Fire Brigade for easy or alternative access to Rustwick as it was impossible for the new larger fire engine to negotiate the road by the Parson's Nose Rock.

RECOMMENDED - That the position be noted and that there be no removal of any part of the Parson's Nose Rock.

(8) MOUNT EDGCUMBE HOTEL SIGN

Further to Minute 6 of the Committee Meeting of 2 June 1995 and Minute 3b of the full Conservators Meeting of 21 June 1995, the Clerk and Warden updated Conservators on the current position. The following points were mentioned:-

- (1) The planning application for the sign had not been decided by the Council because of insufficient information from the applicant.
- (2) A meeting of the Clerk and Mr Hough of Ibbett Moseley with the proprietor of the Hotel had not, apparently, progressed the matter.
- (3) Even if the Council granted (this was unlikely) consent for the sign, it seemed that such consent, by law, could not be implemented without the approval of the Manor and the Conservators.
- (4) The Hotel Proprietor seemed to be expecting the Conservators and/or the Council to design an acceptable notice for him before taking any action to remove the existing sign - this had not been agreed although Mr Legg, the Council's Conservation Architect was willing to give advice.
- (5) A solution, likely to be acceptable to both the Manor and the Conservators, would be for an existing old sign specifying both the Mount Edgcumbe Hotel and the Mount Edgcumbe Cottages should be replaced by a new sign mentioning the Hotel and the Cottages with the illegal Mount Edgcumbe sign, of course, being removed.

RECOMMENDED - That

- (1) Subject to conversations between the Clerk and the Agents acting for the Manor of Rusthall, the Solicitors acting for the Manor be instructed to initiate preliminary legal action for the removal of the illegal Mount Edgcumbe Hotel sign.
- (2) Subject to (1) above, the Clerk inform the Proprietor of the Mount Edgcumbe Hotel that legal proceedings are being initiated but that the Conservators would be pleased to consider a composite sign advertising both the Hotel and the Mount Edgcumbe Cottages but that preparation of a design for such a sign must not delay the immediate removal of the existing sign.

- (3) The Clerk inform the Proprietor of the Hotel that Mr Alan Legg of the Borough Council would be pleased to give advice as to an acceptable sign, in liaison with the Warden to the Conservators, and that he is therefore advised to make contact with Mr Legg.
- (4) That the Clerk pursue with the Borough Council any proposed enforcement action regarding the existing sign and urge that such action be expedited as far as possible.

(8) ACCESS TO MOUNT EDGCUMBE COTTAGES

Further to Minute 6 of the Committee Meeting held on 2 June 1995, the Conservators indicated their continuing concern about the situation of the occupiers of the Mount Edgcumbe Cottages whose access was sometimes blocked by cars coming to the Mount Edgcumbe Hotel. Previous plans produced by the Manor were not entirely acceptable to the Warden or to the Borough Council's Planning Authority nor to the occupiers of the Cottages. However, revised plans were now produced by the Warden which seemed to be acceptable to all parties. The Conservators noted that a much smaller area of Common land would need to be used and that a tree which appeared to be under threat was no longer under such threat.

RECOMMENDED - That the plans now submitted be approved so far as the Conservators are concerned.

(9) BICENTENARY EVENT

Further to Minute 8 of the Committee Meeting held on 2 June 1995, the Conservators considered a paper produced by the Friends of the Commons stating that the original suggestion that horse race racing around the old racecourse to mark the Bicentenary of races held in 1796 would be unsafe. There was now a suggestion that a "fun" event on the lines of a 1797 "diversions" event should take place in 1996 or 1997 on an early August Saturday on the Lower Cricket Ground.

The Council's Leisure Services were interested because this would tie in with their Annual Georgian Festivities on The Pantiles.

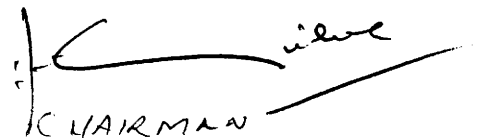
RECOMMENDED - That, subject to the Warden not being overburdened with this event, the principle of a bicentenary event as indicated above be approved and that further details be awaited.

(10) WORK SCHEDULES

The Warden submitted work schedules covering the period September to December 1995.

RECOMMENDED - That the schedules be approved.

SL\_6\_SEPT/MIN:

  
CHAIRMAN

5 October 1995

TUNBRIDGE WELLS COMMON CONSERVATORS

Thursday 5 October 1995

**Present:** Mr M J H Girling (Chairman)  
Councillors Mrs Braam, Sayer, Scholes and Winn  
Baron Nicolas van den Branden  
Messrs Butt, Hall, Hicks, Hill and Pullman

Mr Patrick Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

Apologies were received from Mr.M.Chapman and the Clerk.

**MINUTES OF LAST MEETING**

1. The Minutes of the last meeting held on 21 June 1995 were confirmed.

**MINUTES OF THE COMMITTEE**

2. The Minutes of the meeting of the Committee held on 6 September 1995 were considered by the Conservators.

The Minutes related to the following matters:-

- (i) Wardens Report
- (ii) Financial Statement
- (iii) Budgetary Control Report
- (iv) Memorial to Mrs.Kentner
- (v) Seeboard Sub-Station
- (vi) Security of garage at Dunorlan
- (vii) Insurance Claim
- (viii) Access to Rustwick, Rusthall
- (ix) Mount Edgcumbe Hotel sign
- (x) Access to Mount Edgcumbe Cottages
- (xi) Bicentenary Event
- (xii) Work Schedules

RESOLVED - that:-

- (a) The Minutes be approved and confirmed and the recommendations accepted subject to (b) to (f) below.
- (b) The Commons Conservators agree to match the £1,500 donation to the Memorial Fund for Mrs.Kentner, received from the Friends of Tunbridge Wells and Rusthall Commons, and that an approach be made to other interested parties to raise sufficient funding to cover the cost of replacing 15 seats around the cricket pitch and providing the further 5 seats on Rusthall Commons at a cost of £250 per seat, plus £20 for each plaque where fitted. The cost of removing old seats and preparing the site to be borne by the Conservators.
- (c) The cost of £550 to bar windows at the garage in Dunorlan to secure the Land Rover and tools be agreed.
- (d) The Clerk continue negotiations with the Mount Edgcumbe Hotel regarding the illegal sign.

- (e) The amended plan for the driveway to Mount Edgcumbe Cottages, taking approximately 1 metre of Common land, be agreed. The work to replace parking prevention posts on the access to be carried out before Christmas.
- (f) The Warden report back to a later meeting of the Conservators on the negotiations with Leisure Services of the Borough Council on the bicentenary event, with 1997 being the preferred date.

#### DISCIPLINARY PROCEDURE

- (3) The Conservators considered a suggested disciplinary procedure relating to the post of Warden (previously circulated), which is referred to in his Contract of Employment.

RESOLVED - that the disciplinary procedure be approved.

#### BOXING DAY MEET

- (4) The Chairman reported that the Eridge and South Down Hunt had applied to hold the Boxing Day Meet on Tunbridge Wells Common this year.

RESOLVED - that the Hunt be permitted to hold the Boxing Day meet on the Common but that an alternative venue be agreed with the Warden in the event of inclement weather, possibly below Mount Edgcumbe Rocks.

#### PHOTOGRAPHIC SURVEY

- (5) The Warden reported that he had been quoted the figure of £89 per Common for photographic surveys being carried out by helicopter.

RESOLVED - that agreement be given to the surveys being carried out.

#### SIGN - ST PAUL'S CHURCH, RUSTHALL

- (6) The Warden reported that he had received an application to replace an existing sign to Bretlands Beauty Centre and St. Paul's Church, Rusthall.

RESOLVED - that, subject to planning permission being obtained, no objection be raised.

#### CROSSINGS

- (7) The Warden reported that work was under way to improve crossings to the Common at Castle Road and opposite Castle Street.

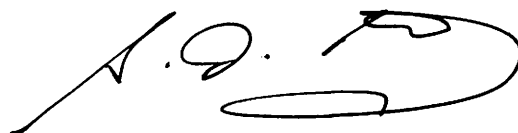
#### DOG BINS

- (8) RESOLVED - that Leisure Services of the Borough Council be informed that the Conservators wished to register their interest when that Service place an order for dog litter bins.

**DISABILITY ROUTE**

- (9) It was reported that a plan of disability routes across the Common had been seen at a recent Planning Meeting of the Borough Council.

RESOLVED - that the Warden approach the Access for the Disabled Officer to ascertain details of such a plan.

A handwritten signature in black ink, appearing to be 'A. G. D.' followed by a large, stylized flourish.

Chairman

5 January 1996

## TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE: 15 DECEMBER 1995

Present: Mr M J H Girling (Chairman)  
Councillor Sayer  
Mr M Chapman

In attendance: Mr G Levitt (Treasurer)  
Mr S Budden (Warden)  
Mr R Webber (Clerk's Support Officer)

Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall Commons, attended by invitation

An apology was received from Mr Jonathan Hicks

### WARDEN'S REPORT

1. The Warden submitted his written report and commented further on certain items as follows:-

#### Mount Edgcumbe Hotel

Mr Butler had now stated that the sign would be removed within the next month, and that the planning application would be withdrawn. Mr Butler now stated that, under the terms of his lease, it was the responsibility of the Manor of Rusthall to provide a sign.

#### Memorial to Mrs Kentner

The Warden reported that difficulties were being experienced in obtaining suitable timber for the memorial seat;

#### Aerial Photographs of the Common

Aerial photographs of the Common were available for viewing.

#### RECOMMENDED -

- (1) That the report be approved subject to (2) to (4) below;
- (2) That correspondence with the press regarding the Mount Edgcumbe Hotel now cease; no further action be taken providing the sign and its supports are removed and the concrete base be grassed over;
- (3) That work to provide the seats be carried out in conjunction with the work on the all abilities access trail in the spring.
- (4) That the press be made aware of vandalism on the Common by means of a press release.

#### Financial Statement

2. The Treasurer submitted Financial Statement No.196 setting out accounts paid in the sum of £30,867.04, and receipts in the sum of £42,266.40.



The Treasurer stated that the accounts had now been satisfactorily audited.

The Chairman of the Friends of Tunbridge Wells and Rusthall Commons asked questions relating to the amount of the precept, and stated that having regard to the amount of reserves held by the Conservators, they felt that there should be more expenditure now on the clearance of storm damaged trees, they also felt that there should be increased provision for litter collection.

**RECOMMENDED -**

- (1) That the Warden report to the next full meeting of the Conservators with details of costs etc for a more frequent litter collection service; and
- (2) The the level and use of reserves be considered in due course but related to the detailed Management Plan currently being prepared by the Warden.

VAT

3. The Treasurer reported that he had raised the question of the payment of VAT by the Commons Conservators with Customs and Excise, who had advised that VAT could be avoided if the Council donated goods and services to the Conservators without any financial consideration.

The Treasurer stated that he would report further to the next Conservators Meeting including suggested wording for an appropriate precept resolution by the Borough Council.

Linden Park Cricket Club

4. The Chairman reported that an application had been received from Linden Park Cricket Club to install two artificial net surfaces next to the pavilion.

**RECOMMENDED -** That approval be granted to this application

Access to Rustwick

5. The Warden reported that he had recently met a representative of the Fire Brigade to discuss the approach to Rustwick and Rusthall Place for their emergency vehicles. The Fire Brigade's new larger vehicles were unable to negotiate the Parson's Nose Rock.

The Friends of Tunbridge Wells and Rusthall Common registered their opposition to any interference with the rock surface.

**RECOMMENDED -** That the Fire Brigade be informed that the Conservators are opposed to the removal of any part of the Parson's Nose Rock or any other rocks in the vicinity and feel that alternative solutions to ensuring access to the above properties should be urged by and vigorously pursued.

Road Subsidence Pantiles Area

6. The Warden reported that it had proved necessary to excavate a small sump near the Pantiles to avoid water draining from the Common causing further subsidence of the road. The sump would be grassed over with no loss of common land.

RESOLVED - That the construction of the sump be approved.

Recycling of Christmas Trees

10. The Borough Council have requested permission to place a recycling centre for Christmas trees at Common View, Rusthall as last year.

RECOMMENDED - That no objection be raised

Stevens Amusements

11. The Chairman reported that Stevens Amusements had applied to hold a fun fair. The Conservators considered that the proposed venue was entirely unsuitable for a fun fair use.

RECOMMENDED - That the application be refused since the only suitable venue was in use by Shaw Amusements.

~~That the application be refused~~

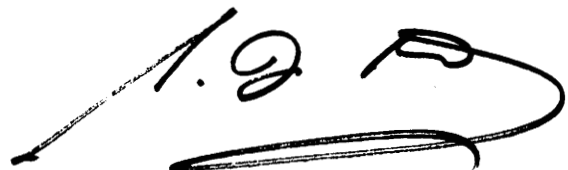
Friends of Tunbridge Wells and Rusthall Commons

12. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons informed the Committee that the Friends wished to make two donations to the Conservators.

- (a) Princess Anne's Oak - donation of railings and plaque
- (b) Tools for volunteer work - donation of 50% of the cost of £1,000.00.

RECOMMENDED - That the donations be accepted with gratitude and the 50% balance of the cost of the tools referred to in (b) above be met by the Conservators.

SL\_CC\_15DEC/MIN:



CHAIRMAN

5 January 1996

**TUNBRIDGE WELLS COMMONS CONSERVATORS**

**Friday 5 January 1996**

**Present:** Councillors Mrs Braam, Sayer, Scholes and Winn  
Messrs Butt, Chapman, Girling, Hall, Hicks and Hill

**Baron Nicolas van den Branden**

**Mr David Wakefield (Friends of Tunbridge Wells and Rusthall Commons)**  
**attended by invitation**

An apology for absence was received from Mr N Pullman.

**APPOINTMENT OF CHAIRMAN**

1. In accordance with the Third Schedule of the County of Kent Act 1981, it was noted that the Conservators 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 Gordon Butt, representative of the Freehold Tenants, be appointed as Chairman until the next annual meeting in 1997.

**MR GORDON BUTT IN THE CHAIR**

The Conservators placed on record their appreciation of Mr Girling's efficient service over the last year.

**MEMBERSHIP**

2. The Clerk reported the appointment of Conservators in accordance with the provisions of Section 104 of the County of Kent Act 1981 as follows:-

Appointed by the Manor of Rusthall -

Baron Nicolas van den Branden	)	
Mr M J H Girling	)	Second year of three year term until
Mr C Hall	)	31 December 1997
Mr J Hicks	)	

Appointed by the Freehold Tenants -

Mr G Butt	)	
Mr M Chapman	)	Second year of three year term until
Mr N Hill	)	31 December 1997
Mr N Pullman	)	

Appointed by the Borough Council -

Councillor Mrs Braam	)	
Councillor Sayer	)	1 January 1996 to 31 December 1996
Councillor Scholes	)	
Councillor Winn	)	

### APPOINTMENT OF COMMITTEE

3. **RESOLVED** - That
- (1) a Committee be appointed, consisting of the Conservators set out below and, having the constitution and terms of reference set out in Minutes 3 and 4 of the Committee meeting held on 22 March 1993 (approved by the Conservators at their meeting on 18 June 1993) and in Minute 5 of the meeting of the Conservators held on 18 June 1993), until the date of the first meeting of the Conservators in 1997.
- Chairman of the Conservators (Mr G Butt) ex officio  
Mr J Hicks  
Mr M Chapman  
Councillor Sayer
- (2) The thanks of the Conservators for the previous Committee's work over the past year be placed on record.

### MINUTES OF LAST MEETING

4. The Minutes of the meeting of the Commons Conservators held on 5 October 1995 were confirmed as a correct record.

### MINUTES OF THE MEETING OF THE COMMITTEE

5. The Minutes of the meeting of the Committee held on 15 December 1995 were considered by the Conservators.

Arising from those Minutes the following matters were considered or noted:-

- (i) Mount Edgcumbe Hotel - sign and driveway
- (ii) Memorial to Mrs Kentner
- (iii) Aerial photographs of the Commons
- (iv) Financial Statement
- (v) Payment of VAT
- (vi) Linden Park Cricket Club - Nets
- (vii) Access to Rustwick
- (viii) Road subsidence - Pantiles Area
- (ix) Recycling of Christmas Trees
- (x) Stevens Amusements
- (xi) Donations by Friends of Tunbridge Wells and Rusthall Commons

### **RESOLVED** - That

- (a) The Minutes be confirmed and the recommendations accepted subject to (b) to (f) below.
- (b) Plans now received from the Agents to the Manor of Rusthall showing a slight alteration to the course of the driveway at the Mount Edgcumbe Hotel and Mount Edgcumbe Cottages, be adopted.
- (c) No further action be taken for the present regarding the removal of the illegal sign at the Mount Edgcumbe Hotel as the proprietor, Mr Butler, had stated that the sign itself (ie not the supporting structure which would have to be removed) would be moved to the other side of the driveway to replace the existing metal sign within the next two weeks; and that such proposal be approved subject to the Agents to the Lord of the Manor applying for any necessary planning and/or advertisement permission.

- (d) A further aerial survey be carried out in five years time in order to assess the progress of the Management Plan.
- (e) The Warden seek further tenders for the purchase of timber for the provision of seats in memory of Mrs Kentner.
- (f) The donations from the Friends of Tunbridge Wells and Rusthall Commons for 50% of the cost of tools for volunteer workers and the railing and plaque at the Princess Anne's Oak be accepted with gratitude.

#### FINANCIAL STATEMENT

6. The Treasurer stated that the annual audit had now been satisfactorily carried out and that a precept of £81,000 (the requisite sum) for 1996/97 be requested from Tunbridge Wells Borough Council. He stated that he felt that the current reserves level was a prudent one given the Conservators' lack of power to borrow and was reasonable for any emergencies which might arise. The Conservators placed on record their thanks to the Treasurer for his reports and comments.

#### RESOLVED - That

- (1) The requisite sum of £81,000 for 1996/97 be approved.
- (2) The Tunbridge Wells Borough Council be requested to donate goods or services during 1996/97 to meet the requisite sum.
- (3) The precept for 1996/97 shall be £81,000 or such lower amount as is needed to meet the requisite sum.

#### LITTER COLLECTIONS

7. The Conservators felt that the present litter collection in key areas was insufficient in the winter period and that a five day week collection now would prove more beneficial in such key areas.

RESOLVED - That the Warden negotiate with Cleanaway the best possible price for a five day week litter collection service in key areas.

#### SEATS

8. The Chairman informed the Conservators that the Freehold Tenants would donate a sum of £1,500 towards the cost of provision/repair of seats.

RESOLVED - That the Conservators' thanks be conveyed to the Freehold Tenants for their generosity.

#### DATES OF MEETINGS - 1996

9. RESOLVED - That

- (1) The meetings of the Commons Conservators be held at 4.30 pm on the following days:-

19 March 1996  
21 June 1996  
18 September 1996  
9 January 1997

- (2) Meetings of the Committee be convened at 2.30 pm at least 2/3 weeks prior to the dates of the full Conservators' meetings.

*[Signature]*  
CHAIRMAN 19 March 1996

TUNBRIDGE WELLS COMMONS CONSERVATORS  
COMMITTEE MEETING - 1 MARCH 1996

Present: Mr G Butt (Chairman), Mr M Chapman, Mr J Hicks  
In Attendance: Mr R J Stone (Clerk), Mr G Levitt (Treasurer),  
Mr S Budden (Warden)

Mr Patrick Shovelton (Friends of Tunbridge Wells and Rusthall Commons), attended by invitation.

PRESS PRESENCE

1. After much discussion, it was

RECOMMENDED - that the Press be invited to attend all Commons Conservators' meetings, as at present, and formal Committee meetings. However, the quarterly meetings preceding the Conservators should be an informal one where Press presence is unnecessary.

WARDENS REPORT

2. The Warden submitted his report for the period ending 28 February 1996.

Details of items where discussions were required are set out below:-

(a) Signs

- (1) St Paul's Church and Bretland Beauty Centre. A significantly larger sign had been sited at the entrance to the Church and Beauty Centre which blocked the sight line for vehicles entering the main road. Retrospective planning permission had been sought.
- (2) Future applications for signs on Common land. In view of recent and anticipated problems of signing on the Common, the Warden felt that some guidance was needed generally for any future applicants wishing to place signs on Common land.

(b) Emergency Access - The Parson's Nose

The Warden reported that a survey had recently been carried out by Douglas Moat Partnership of the access to Rustwick at a cost of £600. This company was able to prepare a computerised model at a cost further cost of £380 plus VAT. It was hoped that the Fire Brigade would agree to pay a proportion of this cost and it was felt that as the rocks fell within a SSSI, English Nature should also be approached for a contribution.

(c) Kentner Memorial

The Warden reported that he had found a new supplier for the timber required for these seats at a cost of £65 plus VAT per seat and he felt that this work should be carried out independently of the Access Trail over the Common.

**RECOMMENDED** - That:-

- (a) The report be noted subject to (b) and (e) below.
- (b) As the sign at Rusthall Church and Bretland Beauty Centre applies to two enterprises, approval be granted.
- (c) Guidelines be laid down at a future meeting for all signs to be sited on Common land; signs to be of similar size and standard to the existing type/established signing and in keeping with the environment, the views of the Conservation Architect being sought.
- (d) The computer modelling of the rocks be carried out and financial assistance be sought from all other interested bodies. The question of the emergency access and possible "shaving" of the Parson's Nose rocks to be considered by the next Commons Conservators meeting when the survey has been completed.
- (e) The work on the memorial seats around the cricket pitch be commenced in the Spring or early Summer.

**TREE PLANTING**

3. The Warden reported that fifteen Oaks (behind Fir Tree car park) and twenty-five smaller trees (on the boundary of Onslow Cottages) had been donated through British Trust for Conservation Volunteers.

The Citizens' Advice Bureau had also informed the Warden that rather than presenting leaving gifts to their staff it had been agreed to donate trees for planting on the Common.

**RAILINGS OPPOSITE VALE ROAD**

4. **RECOMMENDED** - That the Warden seek quotations for replacement railings for those badly in need of repair opposite Vale Road.

The Friends of Tunbridge Wells and Rusthall Commons stated that they would be prepared to make a donation towards this project and it was suggested that TCM might be approached for a further donation.

**CABBAGE STALK LANE**

5. The Warden reported that Sustrans proposed to implement a national cycle-network which would include a route from Gatwick via Crawley to Tunbridge Wells. It is proposed that this cycle-way should utilise Cabbage Stalk Lane to make its way into the town. This would necessitate a change of status from Green Lane to Bridle Way and also resurfacing, which would benefit all users.

**RECOMMENDED** - That this proposal be welcomed and approved subject to the sight of detailed plans.

**FINANCIAL STATEMENT AND BUDGETARY CONTROL REPORT**

6. The Treasurer submitted the budgetary control report to February 1996 and Financial Statement No. 197 showing payments of £20,913.18 and receipts of £2,760.25. The balance on the Kentner Memorial Fund at the statement date was £2,150.

The Friends of Tunbridge Wells and Rusthall Commons expressed concern at the amount held in reserves, but the Treasurer stated that the auditors had not been critical of the level. The Treasurer reminded Members that the Conservators did not have power to borrow and the reserves would need to be planned in conjunction with future strategy.

#### GUIDED WALK

7. RECOMMENDED - That the Warden conduct his next guided walk on Tunbridge Wells Common on 10 March 1996, meeting at 10.00 am in Fir Tree Road Car Park when any projections for future plans could be discussed on site.

#### KERBING

8. The Friends of Tunbridge Wells and Rusthall Commons stated that they were disturbed at the amount of erosion taking place around the Commons edges. The Chairman of the Friends reported that he had held initial discussions with the Highways Department and the Warden about erosion in the Bishops Down Road/South of France area; at the top of Lime Hill Road; Castle Road and Mount Edgcumbe Road; and also along the Coach Road, Rusthall.

RECOMMENDED - That such erosion be inspected during the guided walk and that the Warden obtain prices for suitable kerbing.

#### CAR PARKING

9. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported that the question of car parking along Major Yorks Road and Castle Road had been considered at a recent meeting of TCM.

RECOMMENDED - That the policy of car parking on Commons roads be considered in depth at the meeting of the Committee following the completion of the management plan discussions.

#### CABLING ON COMMON LAND

10. The Clerk reported that he had been informed by Eurobell that cabling for television would be carried out by local contractors throughout Tunbridge Wells. This would probably involve entering Common edges but no start date had yet been given.

#### OPEN AIR SERVICE

11. The Warden reported that an application had been received for the Annual Open Air Service to be held on Rusthall Common on 16 June 1996.

RECOMMENDED - That no objection be raised to this Open Air Service, subject to the usual conditions of no loud music or amplification equipment being used and the consent of the Agent to the Lord of the Manor being obtained.

#### CONTRACTS

12. The Warden reported that improvements to the litter collection contract had been agreed without any increase in charges.

RECOMMENDED - That the Contracts for both litter collection and grass cutting be considered at the September meeting of the Conservators.



MOUNT EDGCUMBE COTTAGES DRIVEWAY

13. The Warden reported that a planning application for the separate access driveway to Mount Edgcumbe Cottages had now been approved, subject to final plans being submitted before commencement of any work.

SL\_CC\_1MAR/MIN

A handwritten signature in dark ink, consisting of a series of loops and a long horizontal stroke at the end.

CHAIRMAN

19 March 1996

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Tuesday 19 March 1996

**Present:** Mr G Butt (Chairman)  
Councillors Mrs Braam, Sayer, Scholes and Winn.  
Messrs Chapman, Hall, Hicks and Hill.

Mr Patrick Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

Apologies for absence were received from Baron van den Branden.

### **MINUTES OF LAST MEETING**

- (1) The Minutes of the meeting of the Commons Conservators held on 5 January 1996 were confirmed as a correct record.

### **MINUTES OF THE MEETING OF THE COMMITTEE**

- (2) The Minutes of the meeting of the Committee held on 1 March 1996 were considered by the Conservators.

Arising from those Minutes the following matters were considered or noted:-

- (1) Press presence
- (2) Sign - St Paul's Church and Bretland Beauty Centre
- (3) Future applications for signs
- (4) Emergency access to Rustwick
- (5) Kentner Memorial
- (6) Tree planting
- (7) Railings opposite Vale Road
- (8) Cabbage Stalk Lane
- (9) Financial Statement
- (10) Guided Walk
- (11) Kerbing
- (12) Car Parking
- (13) Cabling for television
- (14) Contracts
- (15) Mount Edgcumbe Cottages' driveway

### **RESOLVED - That**

- (a) the Minutes be approved and confirmed and the recommendations accepted subject to (b - k below)
- (b) the press be invited to meetings of the Committee where decisions are to be made, often involving expenditure deriving from public funds, but those meetings of the Committee usually those before meetings of the full Conservators, which make recommendations only be restricted to the Committee members and officers only to preserve the essentially informal nature of those meetings.
- (c) guidelines for future signage be obtained from the Planning Directorate of the Borough Council and considered at the next Committee meeting. Applicants to be informed that planning approval from the Borough Council is necessary for any signage permission.

- (d) the Clerk investigate whose is the legal liability to provide access for fire brigade vehicles and also the possibility of obtaining assistance with funding of any remedial works to the Parsons Nose from the Fire Department of Kent County Council. This matter to be considered at the next Committee meeting when the necessary report are available.
- (e) Works be commenced to install the memorial seats around the Upper Cricket Pitch in groups of five.
- (f) When the Management Plan has been prepared, areas be allocated for memorial tree planting.
- (g) The Warden seek quotations for decorative railings on the steps opposite Vale Road and also liaise with TCM regarding a safer access in this area.
- (h) the Conservators' thanks to the Treasurer for the detailed accounts supplied be recorded.
- (i) the Warden conduct a further guided walk for all Commons Conservators in approximately two months' time.
- (j) the Warden investigate the cost of kerbing the Common in the Bishops Down Road/South of France area; the top of Lime Hill Road; Castle Hill Road and Mount Edgcumbe Road and also along the Coach Road, Rusthall in order to avoid further erosion of Common edges.
- (k) the Committee, possibly at a special meeting consider, in depth, car parking around Tunbridge Wells Common.

#### **PLANNING APPLICATION MOUNT EDGCUMBE COTTAGE**

- (3) The Warden informed Members that the Planning Department of the Borough Council had received an application for alterations to Mount Edgcumbe Cottage comprising change to window opening and new conservatory.

RESOLVED - That no objection be raised to these alterations.

#### **SCOUTS ASSOCIATION**

- (4) The Warden reported that the Scouts Association had requested permission to place a tent on Rusthall Common for one night as a check point for an orienteering exercise.

RESOLVED - That permission be granted.

#### **SOUTH EAST WATER**

- (5) The Warden reported that work to reline water pipes around the Common edge had recently been carried out without any permission being obtained by Pipeway Contractors working for South East Water.

RESOLVED -

- (a) That the Contractors be reminded of the requirement to seek the permission of the Conservators before any work is carried out and of the need to pay the administrative fee of £50.
- (b) That, in this instance as South East Water had recently paid a generous donation to the Kentner Memorial fund, the fee be waived.

REMOVAL OF CLEARED TREES

- (6) The Warden was asked about the policy for the removal of cleared trees and brushwood.

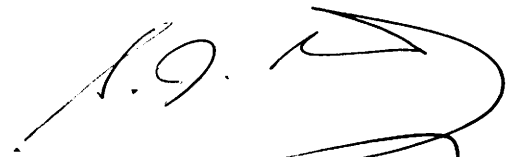
The Warden reported that brushwood was normally stacked to form natural habitats and trees cleared by the Contractors.

CRIME AUDIT

- (7) The Clerk reported that the Borough Council, in conjunction with the Police, had carried out a Crime Audit.

RESOLVED - That the Clerk report further to the next Committee meeting as to any effect this might have on the Commons.

SL\_CC\_19MAR/MIN:



CHAIRMAN

21 June 1996

**TUNBRIDGE WELLS COMMONS CONSERVATORS**  
**COMMITTEE MEETING - 3 JUNE 1996**

**Present:** Mr G Butt (Chairman)  
Councillor Sayer  
Mr M Chapman  
Mr J Hicks

**In Attendance:** Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mr P Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

**PRESENTATION BY EUROBELL**

- (1) Mr Paul Smith, Public Relations Officer, and Mr Euan Finlay of the West Kent Operation Section of Eurobell (cable company for television, telephone and radio) thanked the Committee for allowing them to present their proposals for work in the West Kent Area.

They explained that the licence for this work had been granted in 1994 and work would start in the Tunbridge Wells area in September 1996. It was hoped that this would be completed in January 1997. The trunk route for fibre optics would follow along the Forest Way from Crawley with diverse routes to avoid public utility interference. Work would be mostly carried out on highway, not private, land, unless absolutely necessary and landowners' permission would be sought. There should be little or no interference with Common land but the Manor would be approached if necessary. If Common land were involved the Warden and the Manor would be contacted before any work were commenced.

No planning permission was required for the siting of junction boxes - one for every 100 houses - but the agreement of the Local Authority Officers and Highway Authorities would be sought. It was agreed that there would be close supervision of contractors working for Eurobell in order to prevent any damage by vehicles to Common land.

As yet, no approach had been made to the Manor of Rusthall but a presentation had been made to representatives of the Friends of Tunbridge Wells and Rusthall Commons.

**RECOMMENDED** - That the Committee's thanks be expressed to Eurobell for their presentation and the matter be considered fully at the next meeting of the Commons Conservators.

**WARDEN'S REPORT**

- (2) The Warden submitted his report for the period ending 25 May 1996.

Details of items where discussions were required are set out below:-

- (a) **New Railings** - The Warden reported that Mr Dennison, St Helena, has agreed to pay £150, the cost of planting a hedge behind the new railings.
- (b) **Commemorative Planting** - The Warden felt it appropriate that commemorative planting to Mr David Dicks, with a small unobstrusive sand stone marker, within woodland on the Common should be permitted.

- (c) Kentner Memorial - It was suggested that plaques should be installed to indicate the Kentner memorial seats as follows:-
- 1 on the Linden Park cricket pitch pavillion.
  - 1 on Rusthall cricket pavillion.
  - 1 on the bench at Toad Rock.
- (d) Emergency Access to Rustwick - The Warden reported that the Fire Brigade had now stated that the smaller appliance which could negotiate the Parsons Nose Rock would be used in the case of an emergency in the Rustwick area.
- (e) Marlpit Pond - The Warden reported that it had been agreed that partial dredging of Brighton Lake should be carried as well as work on the Marlpit Pond.

**RECOMMENDED** - That

- (a) the Warden's report be noted subject to (b) - (f) below.
- (b) thanks to the Commons Conservators be given to the Friends for their donation of the railings at St Helena and that the Conservators agree to pay £200 for the plants to provide hedging.
- (c) the commemorative planting to Mr Dicks be agreed.
- (d) the plaques for the Kentner memorial seats be positioned as agreed above and the Conservators' thanks be expressed to the Friends of the Common and the Freehold Tenants for their generous donations to the memorial fund.
- (e) the Warden investigate further the funding of kerbing around the Common edge by the Highways Department.
- (f) the Warden obtain a quotation for the work of partially dredging Brighton Lake.

**FINANCIAL STATEMENTS**

- (3) The Treasurer submitted financial statements nos: 198 and 199 showing respectively payments of £25,506.49 and £12,796.17 and receipts of £494.32 and £40,647.31. He stated that the Kentner memorial fund had now been exhausted.

The Treasurer also presented the accounts for the year 1995/96.

**BUDGET FORECAST**

- (4) He reported that the budget forecast would be available for the agenda of the next full Conservators meeting.

**ANNUAL BONFIRE**

- (5) The Clerk reported that he had received the usual application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on Rusthall Common on 26 October 1996.

**RECOMMENDED** - That permission be granted on the usual terms and conditions.

#### **WORK PLANS**

- (6) The Warden submitted draft five year work plans for Tunbridge Wells Common for consideration by the Committee. These had been prepared in conjunction with the Freehold Tenants and an invitation would be extended to all Commons Conservators to offer any further input.

Plans for Rusthall Common would be submitted as soon as possible. The Chairman suggested that a special meeting take place during the last week in July in order to discuss Rusthall work plans.

The Committee's thanks were given to the Warden for his work in preparing these work plans.

#### **CONDUCTED WALK**

- (7) **RECOMMENDED** - That a walk on Rusthall Common take place on 23 June 1996.

#### **STATUES**

- (8) The Warden reported that permission had been granted for three wood carved statues to be placed on the Common near Fonthill for the three day High Street and Pantiles festival. The sculptor had now requested that the head of a Red Indian should be left on the Common but the Committee felt that this was not appropriate for Common land.

**RECOMMENDED** - That the sculptor be requested to move the three statues as soon as possible.

#### **ROAD SIGNS**

- (9) The Friends of Tunbridge Wells and Rusthall Commons reported that new signs had been installed at each end of Mount Edgcumbe Road and felt that they were inappropriate as they were wrongly spelt and badly sited.

**RECOMMENDED** - That the Clerk and Warden approach the Borough Highways Department.

#### **MUSEUM EXHIBITION**

- (10) The Chairman of the Friends of Tunbridge Wells and Rusthall Commons extended an invitation to Commons Conservators to a private viewing on 14 June 1996 of the museum exhibition of the Commons (13-27 June 1996).

#### **GUIDELINES FOR THE COMMONS**

- (11) The Freehold Tenants requested that guidelines for any future application for installations or exhibits on the Common should be prepared as soon as possible.

#### **TREES**

- (12) The representative of the Freehold Tenants reported that trees had been planted and staked by an unknown person by the footpath from Major Yorks car park to the pedestrian crossing.

**RECOMMENDED** - That a notice be placed on these trees giving one weeks notice of removal and requesting the owner to contact the Warden.

**MAPS**

- (13) Mr Patrick Shovelton reported that the Friends were in process of producing a map of the Common for walkers and for display and requested the assistance of the Borough Council in this production. The Clerk stated that the Tourism Department of the Borough Council were dealing with this matter.

**STROLLATHON 1997**

- (14) The Warden reported that he had received a request from the Rotary Club for permission to hold a sponsored strollathon on 26 May 1997.

**RECOMMENDED** - That approval be given in principle but the Warden obtain detailed plans for the proposed strollathon.

**MOUNT EDGCUMBE HOTEL**

- (15) The Warden reported that Mr Butler of the Mount Edgcumbe Hotel had requested permission to hold a concert on the Mount Edgcumbe Rocks on the day of the carnival, 13 July 1996, or on August Bank Holiday.

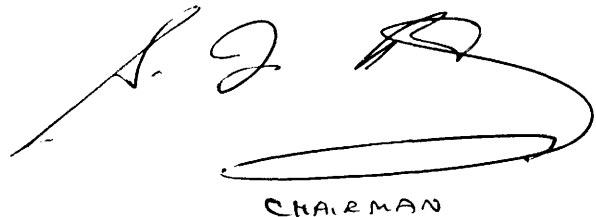
**RECOMMENDED** - That Mr Butler be informed that the Commons Conservators would consider this request when full details of the concert had been received.

**BRACKEN COTTAGE**

- (16) Referring to Minute No. 11 of the Committee meeting held on 2 June 1995, the representatives of the Freehold Tenants reported that it was necessary to replace the underground pipe from Bracken Pond and a contributions towards this work had been previously agreed.

**RECOMMENDED** - That the recommendation to the above Minute be rescinded and that the Commons Conservators meet the full cost of this work.

SL\_CC\_3JUN/MIN:  
VWS4



CHAIRMAN

21 June 1996



## TUNBRIDGE WELLS COMMONS CONSERVATORS

FRIDAY - 21 JUNE 1996

Present: Mr G Butt (Chairman)  
Councillors Mrs Braam, Sayer, Scholes and Winn  
Messrs Girling, Hicks, Hill and Pullman  
Baron Nicolas Van Den Branden

Mr Patrick Shovelton (Friends of Tunbridge Wells & Rusthall  
Commons) attended by invitation

Apologies for absence were received from Mr Christopher Hall.

### PRESENTATION BY EUROBELL

- (1) Mr Paul Smith, Public Relations Officer of Eurobell, thanked the Commons Conservators for allowing him to present the proposals of Eurobell for cabling work in the Tunbridge Wells area in order to provide television, radio and telephone facilities. In the first instance, this cabling would be to the High Brooms and industrial estate area connected to the trunk route from Crawley to Royal Tunbridge Wells. It was hoped that detailed plans would be available in August with work commencing in October but ducting work had already been carried out as far as Rusthall. It was unlikely that Common land would be affected and, if it was, this would relate possibly only to the edges of the Common. However, some secondary back-up might be necessary and roads across the Common might then be involved. Eurobell would liaise closely with the Warden should interference with Common land prove necessary.

Mr John Farris, Eurobell's Arboriculturist, would closely monitor any interference with trees along the route and permanent reinstatement to surfaces would be carried out at the same time as cable is laid.

The Chairman thanked Mr Smith for his presentation.

### MINUTES OF THE LAST MEETING

- (2) The Minutes of the meeting of the Commons Conservators held on 19 March 1996 were confirmed as a correct record subject to the addition to Minute No. 2(b).

'and so that all Conservators have the opportunity to discuss the Committee's recommendations before being publicised.

Referring to Minute No. 2(c), the Chairman stated that guidelines for future signage on the Common were not yet available from the Planning Directorate of the Borough Council but should be available for the next meeting of the Conservators.

### MINUTES OF THE MEETING OF THE COMMITTEE

- (3) The Minutes of the meeting of the Committee held on 3 June 1996 were considered by the Conservators.

Arising from those Minutes the following matters were considered or noted.

- (i) new railings;
- (ii) commemorative planting;
- (iii) Kentner memorial;
- (iv) emergency access to Rustwick;

- (v) Marlpit Pond;
- (vi) financial statements;
- (vii) 1995/96 accounts;
- (viii) annual bonfire;
- (ix) work plans;
- (x) conducted walk;
- (xi) statues;
- (xii) road signs;
- (xiii) museum exhibition;
- (xiv) guidelines for Commons;
- (xv) trees;
- (xvi) maps;
- (xvii) strollathon 97;
- (xviii) Mount Edgcumbe Hotel; and
- (xix) Bracken Cottage.

**RESOLVED** - That:-

- (a) The Minutes be approved and confirmed and the recommendations accepted subject to (b) to (h) below.
- (b) The planting of the hedge by the railings at St Helena be carried out in Autumn 1996.
- (c) The Marlpit Ponds be inspected on the conducted walk on Sunday, 23 June 1996, and the necessary work be carried out in September/October 1996 at the Chairman's discretion with maximum contribution available from the Environment Agency. The Chairman and Warden to liaise on the acceptance of quotation.
- (d) Desilting work on Brighton Lake be carried out in 1997.
- (e) Thanks be expressed to the Treasurer for the accounts.
- (f) A special meeting be held at 2.30 pm on 29 August 1996 to consider the five year work plan for Tunbridge Wells Common and draft plans for Rusthall Commons; any ideas for further work to be submitted to the Warden beforehand.
- (g) The rocks at Bulls Hollow be inspected during the conducted walk when a representative of British Mountaineering Council would be present.
- (h) Guidelines for future installation and exhibits on the Common be considered at the next meeting of the Committee.
- (i) The Warden contact local nurseries and press in order to ascertain the origin of the trees planted near the footpath from Major York's Road car park to the pedestrian crossing; the trees to be moved and replanted in the Autumn.
- (j) The Rotary Club be informed that approval for Strollathon 1997 be granted in principle.
- (k) The Warden contact Mr Butler of the Mount Edgcumbe Hotel to inform him that if the suggested musical event in the Mount Edgcumbe Bowl takes place without consent an injunction will be applied for.

- (1) Approval be given to the rescinding of Minute No. 11 of the Committee meeting held on 2 June 1995 relating to the payment of the cost for replacing pipework on Bracken Cottage and the full cost be met by the Conservators.

#### CRIME AUDIT

- (4) The Clerk suggested that John Haynes, Corporate Manager, of the Borough Council attend the next full meeting of the Conservators to comment on relevant parts of the Crime Audit.

RESOLVED - Mr Haynes be invited to attend the September 1996 meeting of the Conservators as suggested above.

#### CAR PARKING

- (5) Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall Commons, drew the attention of the Conservators to the problem of car parking around the Common and reported that little progress to deal with this problem had been made.

#### STATUES

- (6) The Warden stated that two of the three statues permitted on the Common near the Forum for the Pantiles festival had been removed but despite several requests the "Indian Head" remained.

RESOLVED - That Mr Smitherman, the sculptor, be informed that no further work is to be carried out on the Indian Head which must be removed within two weeks i.e by 8 July 1996, and any necessary legal action would be taken after that date.

#### ROAD SIGNS

- (7) The Warden reported that the Highways Department were investigating the possibility of amending the incorrect spelling and poor siting of the signs at Mount Edgcumbe Road.

#### MUSEUM EXHIBITION

- (8) Mr Shovelton, Friends of Tunbridge Wells and Rusthall Commons, expressed gratitude to the Museum staff for the excellent exhibition of the Commons and urged Conservators to view.

#### BUDGET FORECAST

- (9) The Treasurer submitted the latest budget forecast for the current year.

RESOLVED - That Conservators raise any questions on the forecast at the next meeting.

#### ACCESS TRAIL

- (10) The Warden reported that progress was being made on plans for the all-ability access trail, which would commence at Fir Tree Road Car Park with discussions taking place at the Environment Initiatives Sub-Committee and TCM.

POSTS - OLD RACECOURSE

- (11) The Warden reported that parking prevention posts had been removed and new posts were required on both sides of the road crossing with the Old Racecourse at a cost of £380.00.

RESOLVED - That this work be carried out.

MEMORIAL SEATS

- (12) The Warden reported that two seats had recently been donated by Mr Grannum and Mrs Pritchard in memory of their mothers.

RESOLVED - That the thanks of the Conservators be conveyed to the donors.

TIDY BRITAIN GROUP

- (13) The Warden reported that an award had recently been presented to the Conservators by the Tidy Britain Group for the clearances carried out during National Spring Clean Weekend.

RESOLVED - That the Conservators' thanks be conveyed to the Friends of the Common for their assistance at litter picks.

PATH FROM LIME HILL ROAD

- (14) Baron Nicolas Van Den Branden reported that the path from Lime Hill Road was deeply rutted.

RESOLVED - That the Warden investigate the problem.

CAR PARKING

- (15) Baron Nicolas Van Den Branden requested permission to install posts and chains at residents' expense to prevent unauthorised parking on Common land in front of properties in London Road in the Lime Hill Road area.

RESOLVED - That the Warden inspect the area and be authorised to agree the installation of posts and chains if he deems this to be necessary and appropriate.

SL\_CC\_21JUN/MIN:



CHAIRMAN

16 September 1996

NOTES OF A SPECIAL MEETING OF THE COMMONS CONSERVATORS  
HELD ON 29 AUGUST 1996

Present: Mr G Butt (Chairman)  
Councillor Sayer, Scholes and Winn  
Messrs Chapman, Girling, Hicks, Hill and Pullman  
Baron Nicholas Van Den Branden

Mr Patrick Shovelton, Friends of Tunbridge Wells and Rusthall  
Commons, attended by invitation

Apologies of absence were received from Councillor Mrs Braam and Mr Christopher Hall.

MANAGEMENT PLAN

- (1) The Warden submitted the suggested Management Plan for Tunbridge Wells and Rusthall Commons for the next five year period.

Members gave full consideration to all Compartments on both Commons, and suggested various amendments.

RESOLVED - That the Management Plan, as amended, be accepted as a basis for the next five years work.

COMMITTEE MEETING

- (2) RESOLVED - That the following matters be referred to the 2 September 1996 meeting of the Committee of the Conservators.

- (1) Highway Authority to be approached about extending the double yellow lines in Major York's Road.
- (2) Improvement of road crossing from the steps opposite Vale Road Post Office.
- (3) Erosion of Rusthall footpath.
- (4) Tunbridge Wells Borough Council to be approached re: payment for screening of litter bin at Common View, Rusthall (Minute No. 1(d) of 16 December 1994 refers). The Commons Conservators to contribute £50 to £60 for planting of hedge.

SL\_CC\_29AUG/MIN: - VWS4



CHAIRMAN

18 September 1996

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING - 2 SEPTEMBER 1996

Present: Mr G Butt (Chairman)  
Councillor Sayer  
Mr J Hicks

In Attendance: Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mr G Brown (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation in place of Mr P Shovelton.

APOLOGY FOR ABSENCE

An apology for absence was received from Mr M Chapman

1. MANAGEMENT PLAN

The Chairman referred to the special meeting of the Commons Conservators held on 29 August at which the Management Plan for the Commons was discussed. The Warden explained that it would be possible to produce the plan with the amendments etc agreed in time for the next meeting of the Commons Conservators, but that it may take longer to supply new specification for the grass cutting and litter contracts.

2. RESOLVED - That the position be noted.

WARDEN'S REPORT

The Warden presented his report for September 1996.

Details of items where decisions were required are set out below:-

- (a) Marlpit Ponds - the most favourable quotation to carry out repair works to both the Marlpit Ponds on Rusthall Common was in the sum of £1,200 + VAT and there would be a contribution of £500 from the Environment Agency. The work had originally been proposed to be carried out over 2 years to preserve amphibian life but, because of the ponds having dried up during the summer, this year's amphibian egg production has been lost.
- (b) Contracts - both of the Conservator's major contracts, namely grass cutting and litter clearance, terminate at the end of this year. The Warden suggested that the grass cutting contract should be renewed with the existing contractor for a further three year term but that the litter clearance contract should be put out to tender. The Committee considered that it was vital that the requirement for good supervision by the successful litter clearance contractor should be written into the specification.

Referring to the item concerning National Heritage Day set out in his report, the Warden stated that the walk would take place on 15 September meeting in the Fir Tree Road Car Park at 10.30 am.

RECOMMENDED - That

- (a) the Warden's report be noted subject to (b) and (c) below;
- (b) the quotation in the sum of £1,200 + VAT to carry out repair work to both the Marlpit Ponds be accepted; and
- (c) a new contract for grass cutting be entered into with the existing contractor for a period of three years but that the contract for litter clearance be put out to quotations and the Warden ensure that the need for efficient and regular supervision is written into the specification.

3. FINANCIAL STATEMENTS

The Treasurer submitted Financial Statement Number 200 and his Budgetary Control report to August 1996.

RESOLVED - That the Statement and the Control Report be noted.

4. AUDIT OF ACCOUNTS

The Treasurer reported that the Conservators accounts were on deposit from 28 August to 17 September. On the latter date, the District Auditor would be available to consider objections raised by members of the public.

RESOLVED - That the position be noted.

5. GUIDELINES FOR THE ERECTION OF INSTALLATIONS ON THE COMMON

Further to Minute 11 of the meeting of the Committee held on 3 June 1996, the Committee considered draft guidelines relating to the erection of installations on the Common.

RECOMMENDED - That

- (a) The draft guidelines be approved subject to (a) the views of the Borough Council's Planning Services, (b) the addition of the words "or fauna" after the word "flora" in the first paragraph and (c) the addition of the words "or licensing" after the word "installation" in the first and second paragraphs; and
- (b) A copy of the guidelines, as finally approved, be sent to public utilities and commercial properties on or bounding the Common and, when signs are erected on the Common setting out the byelaws, a reference to the guidelines for the erection of installations be also included.

6. PLANNING APPLICATION - SIGN BOARD, ST PAUL'S CHURCH, RUSTHALL

The Committee gave further consideration to the sign board at St Paul's Church for which a retrospective planning application had been made and the Warden explained that no objection has been raised. Although the sign board exceeded the proposed guidelines so far as its dimensions were concerned, the sign did, in fact, include two signs which taken together had an area less than two individual signs under the proposed guidelines.

RECOMMENDED - That the action taken in raising no objections to the sign board be approved and confirmed.

7. WORK SCHEDULE - AUTUMN 1996

The Warden submitted his Autumn work schedule and commented on the various actions proposed. He explained that the total cost would exceed the £10,000 within this year's estimates for Management Plan if work continues at the same level during the second half of the winter, but there were sufficient savings under other budget headings to meet the total cost.

RECOMMENDED -

- (a) The Autumn work schedule be further considered by the Conservators at the next meeting; and
- (b) That, for the future, the Warden present details of work proposed for the spring and summer periods as well as the autumn and winter work schedules.

8. ROCKS AT BULLS HOLLOW

In the context of the rocks at Bulls Hollow having been eroded by climbers, the Warden explained that Mr Daniels of the Mountaineering Council was to provide information regarding the protection of the rocks and this would be available at the next meeting of the full Conservators.

RW\_CC\_2SEP/DRF



18 September 1996



## TUNBRIDGE WELLS COMMONS CONSERVATORS

18 SEPTEMBER 1996

Present: Mr G Butt (Chairman)  
Councillors Mrs Braam, Sayer and Scholes  
Baron Nicolas van den Branden  
Messrs Chapman, Girling, Hall, Hicks, Hill and Pullman  
  
Mr Patrick Shovelton (Friends of Tunbridge Wells and Rusthall  
Commons) attended by invitation

Apologies for Absence were received from Councillor Winn.

### CRIME AUDIT

- (1) The Chairman welcomed Mr John Haynes, Corporate Manager, Tunbridge Wells Borough Council, who gave a presentation on community safety and a crime audit carried out by Crime Concern Limited. He explained that a body had recently been set up of the KCC, TWBC, the Police, Education and Probation Services and a inaugural meeting was held on 13 September 1996. Crime Concern Ltd, a non-profit making organisation, had developed from being part of the Home Office and their audit, which had taken into account offences, offenders, victims, social issues and areas affected, had been sent to agencies referred to above.

Mr Haynes stated that the Conservators would be kept informed of the progress of the Forum.

RESOLVED - That Mr John Haynes be invited to attend a meeting of the Committee when matters have progressed following further joint meetings of the agencies concerned.

### MINUTES OF THE LAST MEETING

- (2) The Minutes of the meeting of the Commons Conservators held on 21 June 1996, were confirmed as a correct record.

### MINUTES OF THE SPECIAL MEETING OF THE COMMONS CONSERVATORS

- (3) The Minutes of the Special Meeting of the Conservators held on 29 August 1996, were confirmed as a correct record.

### MINUTES OF THE MEETING OF THE COMMITTEE

- (4) The Minutes of the Meeting of the Committee held on 2 September 1996, were considered by the Conservators.

Arising from those Minutes, the following matters were considered or noted:-

- (i) Management Plan
- (ii) Marlpit Pond
- (iii) Contracts
- (iv) Open Air Concerts
- (v) National Heritage Day
- (vi) Volunteers

- (vii) Unauthorised Statue.
- (viii) Seats
- (ix) Work Schedules
- (x) Financial Statement
- (xi) Audit of Accounts - completed
- (xii) Draft Guidelines for the erection of installations on the Common
- (xiii) Planning Application - sign at St Paul's Church, Rusthall
- (xiv) Rocks at Bulls Hollow

**RESOLVED** - That:-

- (a) The Minutes be approved and confirmed and the recommendations accepted subject to (b) to (g) below.
- (b) With reference to the special meeting of the Conservators held on 29 August 1996, the Management Plan as amended and numbered be presented to the next meeting of the Committee with an appropriate index and maps.
- (c) The work on the Marlpit Ponds be carried out at the end of September/beginning of October 1996.
- (d) The grass cutting contract be retained by the current contractor.
- (e) The Warden investigate the possibility of the litter collection contract being allocated to a new contractor, bringing figures for this contract before the next meeting of the Committee.
- (f) The word "should" in the draft guidelines be replaced by the word "must" in each instance.
- (g) The question of the British Mountaineering Council's proposals for the notices on the rocks at Bulls Hollow, be considered at the December meeting of the Committee

**SUGGESTED EXTENSION OF DOUBLE YELLOW LINES, MAJOR YORKS ROAD**

- (5) The Chairman reported that this matter had been taken to the Highway Authority and it would be twelve months before Kent County Council could consider the suggestion of the extension of double yellow lines on this road.

**RESOLVED** - That this matter, the use of traffic islands to facilitate access to the Common and the question of parking around the Common be considered at the December meeting of the Committee.

**IMPROVEMENT OF CROSSING OPPOSITE VALE ROAD POST OFFICE**

- (6) The Warden reported that he had sought the advice of the Highway Authority on the improvement of this crossing by closing the footpath, but had been informed that a diversion only would be considered. It was felt that the improvement of the steps and access onto the highway was the only viable solution.

**RESOLVED** - That this matter be considered at the December meeting of the Committee.

#### EROSION OF FOOTPATH, RUSTHALL

- (7) The Chairman reported that this footpath appeared on a list of repair works to be carried out by the Highway Authority.

#### SCREENING OF LITTER BINS

- (8) The Chairman reported that the Borough Council were now prepared to allocate £100 towards the screening of the litter containers on the Common at Common View.

RESOLVED - That the Commons Conservators match this amount and that a hedge screen be planted as soon as possible.

#### BI-CENTENARY DIVERSIONS

- (9) The Chairman of the Friends of Tunbridge Wells and Rusthall Commons presented suggestions for the "Diversions" to be held on the Lower Cricket Ground on 16 August 1997. The Conservators, although supporting this occasion in principle, were not legally able to offer financial backing by way of a loan or grant to the Friends.

RESOLVED - That this matter be considered at the December meeting of the Committee when figures should be available from the Friends of Tunbridge Wells and Rusthall Commons.

#### APSLEY STREET, RUSTHALL

- (10) The Warden reported that he had received an application from residents in Apsley Street, Rusthall to form, at their own expense, an emergency access/parking area which would use approximately 28 metres x 1½ metres of Common land. The proposed area could also facilitate the passage of emergency vehicles.

RESOLVED - That this matter be considered at the December meeting of the Committee when details of the proposal would have been considered by the Agents to the Lord of the Manor.

#### ORDNANCE SURVEY MAP

- (11) The Chairman reported that he had been approached by Ordnance Survey who had asked if both Tunbridge Wells and Rusthall Commons should be indicated on the new Ordnance Survey Map as leisure sites.

RESOLVED - That both Commons be so identified on the new Ordnance Survey Map.

#### BOXING DAY MEET

- (12) Mr Christopher Hall informed Members that it was possible that the Eridge and South Down Hunt would wish to meet on the Tunbridge Wells Common on Boxing Day this year.

RESOLVED - That, if and when an application is received, permission be granted as in previous years.

SL\_TWCC\_18SE/MIN:

  
CHAIRMAN

9-1-97

## TUNBRIDGE WELLS COMMONS CONSERVATIONS

### COMMITTEE MEETING - 9 DECEMBER 1996

Present: Mr G Butt (Chairman)  
Councillor Sayer  
Mr M Chapman  
Mr J Hicks

In Attendance: Mr R J Stone (Clerk)  
Mr S Budden (Warden)

Mr P Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

#### WARDEN'S REPORT

1. The Warden submitted his report for the period ending 2 December 1996.

Details of items discussed are set out below:

- (i) Work Schedule - the Warden reported that clearance work at Happy Valley had been completed.
- (ii) Tree and Seat Donations - the Warden stated that it had been ascertained that the avenue of trees behind Master Transcriptions had been planted and donated by the King Charles School Old Boys' Association. Permission for this planting had been given by the Commons Conservators in 1986. Several of the trees had now died.
- (iii) Toilets at Wellington Rocks - the works to create disabled facilities at these toilets would involve the removal of a large sycamore tree at no cost to the Conservators.
- (iv) Litter Contractor - the Warden reported that three contractors had submitted tenders for the three year litter contract in the sums of:

A & A Amalgamated	- £12,499.92 (no VAT)
Bridglands	- £9,200.00 + £1,610.00 VAT
Cleanaway	- £20,500.00 + VAT

The level of litter collection is to be increased in the Wellington Rocks, Fir Tree Car Park, Upper Cricket Pitch and adjacent grassland, Toad Rock and Fonthill areas to seven days per week from April to October inclusive and five days per week November to March inclusive; the Fonthill area collection to include Monday in future. Collection in the Rusthall Cricket Pitch area is to be reduced to four days in the summer period and two days in the winter period.

- (v) Repairs to Rocks at Bulls Hollow - the Warden reported that the sum of £1,600.00 has been quoted for these repair works which include all rock repairs, signage and ring bolting. The British Mountaineering Council have stated that they would take responsibility for any ring bolting.

- (vi) Belleville - The Manor reported that the application for permanent easement for access to Belleville would involve no further encroachment onto common land.
- (vii) Dog Fouling - The Warden reported that areas around the Upper Cricket pitch, the grassland around Wellington Rocks and the triangle of land behind the car park at Fir Tree Car Park could be covered under the Tunbridge Wells Borough Council contract for dog litter removal for the sum of £330 per annum.

RECOMMENDED - That:-

- (a) The Warden's report be noted subject to (b) - (g);
- (b) No further action be taken regarding the avenue of trees behind Master Transcriptions.
- (c) No objection be raised to the removal of the scyamore at the toilets near Wellington Rocks, with the planting of screening hedge or similar if necessary.
- (d) The tender from Bridglunds for the litter picking contract be accepted.
- (e) Work proceed at Bulls Hollow to repair rock damage, ring bolting and sign; the Warden to make enquiries as to the requirements of any necessary further insurance for public liability.
- (f) No objection be raised to the granting of a permanent easement for access to Belleville.
- (g) Dog fouling litter be cleared by agreement with Tunbridge Wells Borough Council Leisure Services under their contract.

FINANCIAL STATEMENT

- 2. Financial Statement No. 201 was submitted showing payments totalling £24,314.04 and receipts of £41,081.33.

RECOMMENDED - That the accounts be approved and the Committee's thanks be submitted to the Treasurer for these accounts.

BUDGET FORECAST/CONTROL REPORT

- 3. The budgetary control report and financial projection for the year 1996/97 were tabled.

RECOMMENDED - That no objection be raised.

PARKING

- 4. The Chairman reported that he had recently attended the exhibition on Transportation Strategy at the Town Hall.

The Freehold Tenants submitted suggestions for alleviating the traffic problems:-

- (i) Speed restriction of 30 mph all around Tunbridge Wells Commons.
- (ii) Traffic calming on some roads across Tunbridge Wells Commons eg Fir Tree Road.

- (iii) Parking in Mount Edgcumbe Road/Castle Road be restricted to short term.
- (iv) The Fairground area used for parking be extended.
- (v) Cycle Ways be implemented.

The Friends of Tunbridge Wells and Rusthall Commons felt that the promotion of cycle ways, particularly in Major York's Road, would discourage car parking. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported that he had attended several workshops on Transportation Strategy and reminded the Conservators of the comprehensive report he had submitted to the Highways Department and the Commons Conservators in 1995.

The Clerk to the Commons Conservators reported that he had taken legal advice regarding car parking on the common, and it was understood that there should be no car parking on common land unless in connection with people visiting the Commons. In fact, the land used in Major York's Road has been permitted for use as a fairground and not primarily a car park.

RECOMMENDED - That all Members of the Conservators be requested to submit suggestions and proposals for improvements to the traffic problem to the Warden before 9 January 1996 for discussion at the next meeting of the Conservators.

#### ACCESS ONTO THE COMMON

5. RECOMMENDED - That the Warden liaise with the Borough Council to secure the improvement of crossing points onto the Common, particularly at the following locations:-  
Opposite Vale Road Post Office  
Vale Royal Hotel  
Outside the Forum  
St Paul's Church, Rusthall

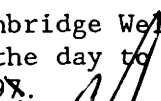
#### PARKING AREA IN APSLEY STREET, RUSTHALL

6. RECOMMENDED - That the Warden write to the residents of Apsley Street, Rusthall requesting confirmation of their proposals for car parking in that area, such parking to be subject to the residents covering all costs, no damage being caused to common land and an annual lease being obtained from the Manor.

#### BI-CENTENNIAL DIVERSIONS

7. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported on the arrangements being made for the Bi-Centennial Diversions to take place on the Common on 16 August 1997, with very helpful assistance from Tunbridge Wells Borough Council Leisure Services. The Friends of Tunbridge Wells and Rusthall Commons wished to make application to the Conservators for permission to have music and fireworks on the Common on that day.

RECOMMENDED - That the Friends of Tunbridge Wells and Rusthall Commons submit details of the programme for the day to the next meeting of the Commons Conservators on 9 January 1998.



#### RELAY RACE

8. The Warden reported that the relay race had taken place on the Common in October with no damage to Common land.

#### MAJOR YORK'S ROAD

9. The Warden reported that the white posts at the bottom of Major York's Road had been temporarily put in place by the Highways Department in order to protect an area which had been re-seeded with grass.

#### WORK SCHEDULES

10. The Warden tabled draft work schedules.

RECOMMENDED - That the work schedules be considered in full at 9 January meeting of the Conservators.

#### APPOINTMENT OF SUPPORT OFFICER

11. The Clerk reported that the Borough Council were undergoing an organisational review which included the identification of efficiency and other savings. As part of this process, the Council has suggested that the post of Commons Liaison Officer (Mrs Sylvia Luckhurst) should, in future, be funded by the Conservators as the duties involved very little Borough Council work and were mainly on behalf of the Conservators, with some work also being carried out for the Friends of the Tunbridge Wells and Rusthall Commons. Patrick Shovelton indicated that the Friends were willing to make an annual payment of £500 towards the cost of Mrs Luckhurst's post.

The Clerk then referred to four options in this connection and emphasised that the Council would not wish to cause any detriment to Mrs Luckhurst's present situation.

RECOMMENDED - That, for the time being, Mrs Luckhurst maintain a timesheet showing the hours worked for the Conservators and those for the Friends, with a view to the Clerk submitting a report on proposals for Mrs Luckhurst's post to a future meeting of the Conservators.

SL\_CC\_9DEC/COM:1

  
CHAIRMAN

9-1-97

**TUNBRIDGE WELLS COMMONS CONSERVATORS**

**9 JANUARY 1997**

**Present:** Councillors Mrs Braam, Sayer, Scholes and Winn  
Baron Nicolas van den Branden  
Messrs Butt, Chapman, Freeman, Hall, Hicks and Hill.

Lt. Col. Gerry Brown (Friends of Tunbridge Wells and  
Rusthall Commons) attended by invitation.

**APPOINTMENT OF CHAIRMAN**

- (1) In accordance with the 3rd Schedule of the County of Kent Act 1981, it was noted that the Conservators were required, at the first meeting held on or after 1 January each year, to appoint a Chairman for the ensuing year.

**RESOLVED** - That Councillor Arthur Sayer, a Conservator appointed by Tunbridge Wells Borough Council, be elected as Chairman until the Annual Meeting of the Conservators in 1998.

**COUNCILLOR SAYER IN THE CHAIR**

The Conservators placed on record their appreciation of Mr Butt's (the previous Chairman) efficient service over the last year.

**APOLOGY FOR ABSENCE**

- (2) An apology for absence was received from Mr Jack Girling.

On behalf of the Clerk (absent through illness), Mr Webber explained that Mr Girling was having a pacemaker fitted to his heart and the Conservators then signed a card circulated among them wishing Mr Girling well.

**MR PETER FREEMAN**

- (3) The Chairman welcomed to the meeting Mr Peter Freeman who had been appointed as one of the Freehold Tenant Conservators, consequent upon the vacancy caused by the resignation of Mr Pullman.

**MEMBERSHIP**

- (4) The Chairman reported that the undermentioned Conservators had been appointed by the bodies specified to serve for the period indicated.

**TUNBRIDGE WELLS BOROUGH COUNCIL**

Councillor Mrs Braam	)	
Councillor Sayer	)	1 January to 31 December 1997
Councillor Scholes	)	
Councillor Winn	)	

**FREEHOLD TENANTS**

Mr G Butt	)	
Mr M Chapman	)	3rd Year of a three year term until
Mr N Hill	)	31 December 1997
Mr P Freeman	)	



**MANOR OF RUSTHALL**

Mr M J H Girling	)	
Mr C Hall	)	3rd Year of three year term until
Mr J Hicks	)	31 December 1997
Baron Nicolas van den Branden	)	

**APPOINTMENT OF COMMITTEE**

- (5) **RESOLVED** - That a Committee be appointed, consisting of the Conservators set out below and, having the constitution and terms of reference set out in Minutes 3 and 4 of the Committee Meeting held on 22 March 1993 (approved by the Conservators at their meeting on 18 June 1993) and in Minute 5 of the meeting of Conservators held on 18 June 1993, until the date of the first meeting of the Conservators in 1998.

**Members of Committee**

Chairman of the Conservators (Councillor Sayer) ex-officio  
Mr M Chapman  
Mr J Hicks  
Councillor Scholes

**MINUTES OF LAST MEETING**

- (6) The Minutes of the meeting of the Commons Conservators held on 18 September 1996 were considered by the Conservators.

**RESOLVED** - That the Minutes be confirmed as a correct record.

**MINUTES OF THE MEETING OF THE COMMITTEE**

- (7) The Minutes of the meeting of the Committee held on 9 December 1996 were considered by the Conservators. With reference to Committee Minutes 10, the Conservators considered details of the proposals for "Diversions on the Common" which were tabled at the meeting.

**RESOLVED** -

- (1) That the Minutes be approved and confirmed and the recommendations accepted subject to
  - (a) the substitution of the year '1997' for year '1996' in the recommendation to Minute 4 and
  - (b) to (2) to (4) below;
- (2) That appropriate publicity be arranged for the tree planting referred to in Minute 1(2);
- (3) That with regard to Minute 7, no objection be raised to the programme for "Diversions on the Common" but a decision as to whether fireworks be permitted be deferred pending the obtaining of the views of the police and the fire brigade.
- (4) That, with regard to Minute 10, the Warden be asked to whether the replanting of the Cherry Avenue could be brought forward in the work schedule programme;
- (5) That, again in connection with Minute 10, the possibility of applying for lottery funds to finance some of the work schedule projects for the Commons be investigated by the Warden.

## PARKING

- (8) Further to Minute 4 of the meeting of the Committee held on 9 December 1996, Mr Webber, on behalf of the Warden (absent from the meeting due to sickness) reported that the Warden had not received any further suggestions or proposals to form part of the Conservators' response to the Borough Council's proposed Transportation Strategy. Mr Webber reminded the Conservators that the Freehold Tenants had submitted suggestions for alleviating traffic problems as set out in Minute 4.

Mr Hall referred to the legal advice mentioned in Minute 4 concerning car parking on the common and asked if he might see a copy of such advice.

**RESOLVED** - That the views of the Freehold Tenants on parking, as set out in Minute 4 above, be endorsed as the Conservators response to the Transportation Strategy and Mr Webber make arrangements for Mr Hall to see the legal advice received by the Clerk to the Conservators concerning car parking on the Common.

## BUDGETARY CONTROL REPORT AND PRECEPT

- (9) The Treasurer referred to his budgetary control report to November 1996 to which the Committee had recommended that no objection be raised. He referred to, the budget forecast for 1997/98 and in particular to the amount shown against the post of warden for the 1997/98 budget and explained that this included the cost of a Support Officer post (Mrs S Luckhurst) in view of a suggestion by the Tunbridge Wells Borough Council that the Conservators should meet the costs of the post as the vast majority of the work carried out by the postholder was directly in relation to the Conservators.

In accordance with the recommendation to Committee Minute 11, approved by the Conservators, a decision about the funding of Mrs Luckhurst's post needed to await a further report by the Clerk following the keeping of timesheets by Mrs Luckhurst showing the hours worked for the Conservators and for the Friends of the Tunbridge Wells and Rusthall Commons. In this situation, provision had also been made in the Tunbridge Wells Borough Council estimates for the post.

The Treasurer suggested that the best way of dealing with the situation might well be for Mrs Luckhurst to remain as an employee of the Tunbridge Wells Borough Council and for the Borough Council to be requested to donate her services during 1997/98 to the Conservators which would reduce the requisite sum for that year.

He generally considered that the precept should be levied on the same basis as last year and, again, reminded the Conservators that the precept accepted by the Borough Council for several years was in excess of that prescribed by the statutory formula set out in the County of Kent Act 1981 as amended by subsequent legislation.

## **RESOLVED** -

- (1) That the requisite sum of £81,000 for 1997/98 be approved;

- (2) That the Tunbridge Wells Borough Council be requested to donate goods or services during 1997/98 to meet the requisite sum; and
- (3) That the precept for 1997/98 shall be £81,000 or such lower amount (not to be less than £77,500) as is needed to meet the requisite sum.

**DATES OF MEETINGS - 1997/8**

(0) **RESOLVED** -

- (1) That meetings of the Commons Conservators be held at 4.30 pm on the following days:-
  - 18 March 1997
  - 25 June 1997
  - 25 September 1997
  - 8 January 1998
- (2) That meetings of the Committee be convened at 2.30 pm at least two/three weeks prior to the date of the full Conservators meetings at the discretion of the Committee but that the first meeting in 1997 of the Committee shall take place at 2.30 pm on 28 February 1997.

**BOXING DAY HUNT MEETING - TUNBRIDGE WELLS COMMONS**

- (11) The Chairman referred to a letter sent to the Clerk alleging contravention of byelaws by the hunt meeting on the Common on Boxing Day.

**RESOLVED** - That this matter be referred to the Clerk.

**EVENTS AT MOUNT EDGCUMBE HOTEL**

- (12) The Chairman referred to a letter (now copied to the Conservators present at the meeting) from Patrick Shovelton of the Friends of Tunbridge Wells and Rusthall Commons concerning parties and firework displays at or near the Mount Edgcumbe Hotel. Mr Webber referred to Mr Budden's awareness of the situation and reported his suggestion that a warning letter might be sent by the Solicitors acting for the Manor of Rusthall to the manager of the hotel.

**RESOLVED** - That the matter be referred to the Clerk to examine the situation further with a view to him, if considered necessary, conferring with the Manor of Rusthall's Solicitors about sending a letter to the Manager of the hotel concerned.

**WILDLIFE PROJECT - CONSERVATORS TROPHY**

- (13) Mr Webber reported that the Warden wondered whether the Conservators might wish to purchase a trophy (for the sum of approximately £100) to be presented to a runner up or some other category of person in the Environmental Awards for 1997, the overall winner of which would receive a trophy from the Mayor of the Borough of Tunbridge Wells.


RESOLVED - That this matter be referred to the Committee.

GRASS CUTTING AT LOWER GREEN ROAD NEAR THE MISSION ROOM, RUSTHALL

- (14) Councillor Winn referred to grass cutting in wet conditions on the above area of grass which had resulted in in a bog-like appearance to the area.

RESOLVED - That Mr Webber draw this to the attention of the Warden for appropriate action.

RW\_CC\_9JAN/MIN



CHAIRMAN

18 March 1997

## TUNBRIDGE WELLS COMMONS CONSERVATORS

### COMMITTEE MEETING - 28 FEBRUARY 1997

Present: Councillor Sayer (Chairman)  
Councillor Scholes  
Mr M Chapman

In Attendance: Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mr P Shovelton (Friends of Tunbridge Wells  
and Rusthall Commons attended by invitation)

An apology for absence was received from the representative of the Lord of the Manor.

#### MEMBERSHIP

1. The Chairman reported that Mr Jonathan Hicks, representative of the Manor, had tendered his resignation due to pressure of work. The Agent to the Lord of the Manor had stated that they would appoint a new representative as soon as possible.

RECOMMENDED - That the gratitude of the Commons Conservators be conveyed to Mr Hicks for his many years service as a Conservator.

#### COMMITTEE DATES

2. RESOLVED - That the Committee meet at 2.30 pm on the following dates:-

6 June 1997  
5 September 1997  
9 December 1997

#### WARDEN'S REPORT

3. The Warden presented his report to February 1997 and recommendations were made as follows:-

(a) Proposed junction improvement, Langton Road, Rusthall

RECOMMENDED - That no objection be raised to the improvement, and the Council be informed of the need to consult the landowners concerned.

(b ) Mayor's Trophy

RECOMMENDED - That the Warden be authorised to purchase, at a maximum price of £100, an appropriate trophy for presentation by the Commons Conservators to the winners of the wildlife Projects Class.

(c ) Cherry Tree Avenue

RECOMMENDED - That:-

- (i) The Warden proceed with arrangements for grafting from original trees if modern day equivalent species are not available;
- (ii) When costs are known, funding be sought from the Lottery Fund; and
- (iii) The replanting of the Cherry Tree Avenue be regarded as a millenium project.

(d ) Countryside Stewardship

RECOMMENDED - That the Warden proceed with formal application for funding for heathland maintenance as well as restoration.

(e) Seats

RECOMMENDED - That a rolling programme be set up of seat maintenance at £10 per annum per seat.

(f ) Work Schedules

RECOMMENDED - That the work schedules be approved.

FINANCIAL STATEMENT

4. The Treasurer submitted the budgetary control report to February 1997 and financial statement No. 202 showing payments of £17,851.01 and receipts of £1,010.67.

The Treasurer stated that there was a projected reserve of £40,000.00 at the end of the financial year.

The representative of the Freehold Tenants expressed concern at the amount of the reserves and felt that they should be reduced. The Friends of Tunbridge Wells and Rusthall Commons considered that the level of precept for 1996/97 should be maintained and that more clearance work carried out to reduce the reserves. However, the reasons for the precept level agreed at the last meeting of the Conservators were noted.

RECOMMENDED - That the following suggestions for additional expenditure in 1997/98 to be taken from reserves be considered at the next full meeting of the Commons Conservators.

- (a) A rolling programme of post installations to prevent vehicle access onto the Common over the next four years (Warden to provide costs);
- (b) Surfacing of footpath around Lower Cricket Pitch in the sum of £2,000;
- (c) Signage to include maps of Commons and Byelaws.

Further consideration should also be given to -

- (a) Providing nest boxes with the Warden seeking the advice of the RSPB;
- (b) Kerbing;
- (c) Increase in grass cutting programme; and
- (d) Provision of dog litter bins.

#### STROLLATHON

5. The Warden reported that permission had been given to the Rotary Club to hold a low-key sponsored walk from the Fairground Car Park on Sunday 20 April 1997. However, notice had recently been given that the event would now include up to four small marquees, three food stalls, a bouncy castle, St John Ambulance vehicles, Kent Messenger promotion unit, PA system, barrel organ and jazz band. Verbal permission had also been sought for the tethering of a hot air balloon.

#### RECOMMENDED -

- (1) That permission to hold the event be confirmed but not granted to the tethering of a hot air balloon.
- (2) That any future application for such an event be required to be made in writing when all details of the proposal should be submitted.

#### DIVERSIONS

6. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported on progress for arrangements for the day of Diversions. Tunbridge Wells Borough Council had now granted £3,000 for the event and the Freehold Tenants had agreed to underwrite the occasion in the sum of £2,500.00.

The Chairman also reported that arrangements for catering by Leatherby and Christopher and several competitions and races were well in hand.

With regard to Minute 7(3) of the Conservators' meeting held on 9 January 1997, the Warden reported that he had contacted the Fire Brigade regarding the firework display and they could foresee no problems with a professionally organised display.

RECOMMENDED - That, for this particular and special occasion, permission be granted for a firework display to complete the proceedings subject to these being professionally arranged and any other requests for firework displays be considered on their merits.

EROSION OF TEA GARDEN LANE

6. The Warden reported that the Highways Department had recently investigated the problem of erosion of common land by vehicles parking in Tea Garden Lane.

RECOMMENDED - That the next full meeting of the Commons Conservators consider the cost of preventing erosion by the installation of posts or kerbstones.

TUG OF WAR

7. The Warden reported that the Beau Nash Hotel wished to hold a tug of war match on the Common on 3 March 1997 in aid of Red Nose Day. No vehicles or public address system would be involved.

RECOMMENDED - That no objection be raised.

VERMIN - MOUNT EDGCUMBE AREA

8. The Warden reported that rats had been sighted in the Mount Edgcumbe area and he had consulted the Council's Pest Control Officer. Trapping appeared to be the only reasonable method of dealing with the problem.

RECOMMENDED - That the Warden write to the four hotels in the area for their co-operation in addressing the problem and report back on the costs of a control programme probably using a contractor.

BOXING DAY MEET

9. It was reported that a letter had been received objecting to the Boxing Day meet on the Commons on moral grounds.

RECOMMENDED - That no action be taken to vary the long practice of allowing the Hunt to meet on the Commons on Boxing Day.

CAR PARKING, APSLEY STREET, RUSTHALL

10. Further to Minute 6 of the meeting of the Conservators held on 9 December 1996 the Warden reported that an estimate had been received from this work to be carried out at the residents' expense.

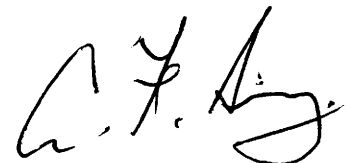
RECOMMENDED - That the position be noted.

HERITAGE DAY

11. The Warden reported that he would be conducting a walk on the Common on Heritage Day, 14 September 1997.

RECOMMENDED - That the position be noted.

SL\_CC\_28FEB/MIN



CHAIRMAN

18 March 1997



TUNBRIDGE WELLS COMMONS CONSERVATORS

Tuesday 18 March 1997

Present: Councillor Sayer (Chairman)  
Councillor Winn  
Baron Nicolas van den Branden  
Messrs Butt, Girling and Hall

Apologies for Absence: Councillors Mrs Braam and Scholes  
Messrs Chapman, Freeman, Hill and Hough

MR M J H GIRLING

1. The Chairman welcomed Mr Girling to this his first meeting after his absence on health grounds.

MINUTES OF THE LAST MEETING

2. The Minutes of the last meeting of the Commons Conservators held on 9 January 1997 were considered by the Conservators.

RESOLVED - That the Minutes be confirmed and signed as a correct record.

MINUTES OF THE MEETING OF THE COMMITTEE

3. The Minutes of the meeting of the Committee held on 28 February 1997 were considered by the Commons Conservators.

Arising from these Minutes the following matters were considered or noted:-

- (i) Membership - Resignation of Mr J Hicks
- (ii) Committee Dates
- (iii) Warden's Report
- (vi) Financial Statement
- (v) Strollathon
- (vi) Diversions
- (vii) Erosion of Tea Garden Lane
- (viii) Tug of War
- (ix) Vermin - Mount Edgcumbe Area
- (x) Boxing Day Meet
- (xi) Car Parking - Apsley Street
- (xii) Heritage Day Walk

RESOLVED - that

- (a) The Minutes be approved and confirmed and the recommendations accepted subject to (b) to (f) below
- (b) The Warden report to the next meeting of the Committee on the purchase of a cup or prize for the Mayor's Trophy Competition.
- (c) The Warden order a further 10 pairs of seat ends in the sum of £2,000.
- (d) The Warden identify the need for the siting of parking prevention posts and draw up a replacement programme and, if appropriate, seeking a discount on the large number of posts required.

- (e) The projected reserve of £40,952.00 be noted.
- (f) The Clerk contact the Planning Department of the Borough Council regarding parking at Dingley Dell to ascertain the present position and inform Councillor Rees

**ALL ABILITY ACCESS TRAIL**

4. The Warden tabled a plan of the amended All Ability Access Trail around the Linden Park Cricket Club area as the gradient onto Fir Tree Road near the cricket pavilion was unacceptable for wheelchair use.

The Commons Conservators considered the question of maintenance of the path when implemented and also indemnity against accidents. The installation of the path was being considered at a Council Board meeting on 18 March 1997.

**RESOLVED - That**

- (a) The Commons Conservators offer £300.00 per annum towards the maintenance of the All Ability access path.
- (b) Confirmation be sought that the Council's Insurers cover any claims for accidents on the All Ability Trail.

**DIVERSIONS**

5. Mr David Wakefield, representing Friends of Tunbridge Wells and Rusthall Commons, requested permission of the Commons Conservators to seek sponsorship of the Smoking Match during the day of the Diversions.

**RESOLVED - That** no objection be raised to the Friends seeking such sponsorship.

SL\_CC\_18MAR/MIN - Disk



CHAIRMAN

25 June 1997

TUNBRIDGE WELLS COMMONS CONSERVATORS

COMMITTEE MEETING - 6 JUNE 1997

Present: Councillor Sayer (Chairman)  
Councillor Scholes  
Mr M Chapman  
Mr J Hicks

In Attendance: Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mr P Shovelton (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

MR JONATHAN HICKS

1. The Chairman opened the meeting by welcoming Mr Jonathan Hicks to his last meeting of the Commons Conservators as he was about to take up employment out of the town.

The Chairman thanked Mr Hicks for all the work he had carried out on behalf of the Manor over the past five years.

WARDENS REPORT

2. The Warden presented his report to May 1997 and recommendations were made as follows:-

(a) Fires

Clearance work and path widening be carried out to reduce the risk of fires and to encourage heathland regeneration in the glade form. The Warden to bring figures for this work to the next full meeting of the Commons Conservators.

(b) Arts Event - Forum

Permission be granted for this event to take place, subject to no amplification equipment or loud music and no damage to Common land occurring. Any litter occasioned by the event to be cleared by the organisers to the satisfaction of the Warden.

(c) Development at Vale Road Post Office

- (1) Should planning permission be granted for the development of the old Post Office, enquiries be made of the developers as to how long the triangle of Common land would be required for administration offices and the delivery and storage of building materials. The developer should also be informed that planning permission would be required for hoardings and any road closure would have to be paid for by the developers, with a contribution for the use of the land being made to the Commons Conservators and possibly a rental to the Lord of the Manor.

- (2) The Clerk to the Commons Conservators write to the Highways and Planning Departments expressing concern at the proposals and informing them that the Commons Conservators are opposed to hoardings on this triangle of land, this matter to be brought before the next full meeting of the Conservators.

(d) Cabling

Concern was expressed that as yet no contact had been made between Eurobell and the Agents to the Lord of the Manor regarding the entry into Common land for cable laying.

(e) Litter Pick

Thanks be given to the Mormons and the Friends of Tunbridge Wells and Rusthall Commons for their recent litter picks.

(f) Mayor's Trophy

The Warden proceed with the necessary arrangements for the purchase of a trophy for presentation by the Commons Conservators at price of £76.00 + engraving charge.

(g) Cherry Tree Avenue

An order be placed this year for 40 grafts of Cherry Trees to be planted in Cherry Tree Avenue in three or four years time.

(h) Highways Van

Permission be granted to the Highways Department to site a van with a 50ft pole on Common land at the junction of Church Road and Inner London Road, in order to monitor the traffic situation in that area.

(i) Parking Prevention Posts

The Warden check the price quoted for the supply and installation of parking prevention posts by Bridgeland and Tates to ascertain if they include a 25 year insect attack and rot guarantee, as does that of D S Sissons, and report back to the next full Conservators meeting.

The representative of the Freehold Tenants stated that the Freehold Tenants would meet the Commons Conservators with the presentation of an equivalent number of parking prevention posts.

### FINANCIAL STATEMENT

3. The Treasurer submitted Financial Statements Nos. 203 and 204 showing payments respectively of £2,120.37 and £14,567.77 and receipts of £1,000 and £39,482.23. He also submitted the income and expenditure statement to the year ended 31 March 1997.

The representative of the Friends of Tunbridge Wells and Rusthall Commons re-iterated that they would wish to see more clearance carried out with the consequence of lower reserves.

The Treasurer reported that the annual audit will commence on 7 October 1997.

RECOMMENDED - That the Treasurer be thanked for his detailed accountancy.

### DINGLEY DELL

4. The Warden reported on the current situation of parking at Dingley Dell.

RECOMMENDED - That the Warden keep the situation under surveillance.

### PLANNING APPLICATION - THE HOBBLIES, RUSTHALL PARK, ROYAL TUNBRIDGE WELLS

5. The Clerk reported on the planning application to convert a barn into a self-contained dwelling.

RECOMMENDED - That no objection be raised to the renewal of the permission for this development.

### RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

6. The Clerk reported receipt of the usual application from the Rusthall Bonfire and Entertainments Committee to hold their annual bonfire on Rusthall Common on 25 October 1997.

RECOMMENDED - That permission be granted on the usual terms and conditions.

### DIVERSIONS

7. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported that the arrangements for Diversions to be held on Tunbridge Wells Common on 16 August 1997 were well in-hand.

The representative of the Friends of Tunbridge Wells and Rusthall Common thanked the Council and Freehold Tenants for their support.

RECOMMENDED - That the Commons Conservators' best wishes for the day be passed to the Friends of Tunbridge Wells and Rusthall Commons.

#### OPEN AIR SERVICE

8. The Warden reported receipt of an application to hold the annual open air service on Rusthall Common on 15 June 1997.

RECOMMENDED - That permission be granted, subject to the usual terms and conditions of no loud music or amplification equipment being used and the consent of the Agent to the Lord of the Manor being obtained.

#### CONDUCTED WALKS

9. The Warden reported that walks were to take place as follows and all were welcome:-

- (a) Conducted historical walk by Ian Beavis on 21 June, meeting at 10.00 am Fir Tree Car Park, Tunbridge Wells Common  
2.00 pm Toad Rock, Rusthall Common
- (b) Freehold Tenants Walk on 29 June 1997 meeting at 11.00 am at Fir Tree Car Park.

#### MOUNT EDGCUMBE HOTEL

10. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported that the Mount Edgcumbe Hotel had applied for an entertainments licence to hold discos on Sundays, 6.00 pm to 10.00 pm and Mondays, 6.00 pm to 11.00 pm, on their premises. Concern was expressed about the possible litter generated by these events and noise nuisance to local residents and those using the Common.

RECOMMENDED - That the Clerk write to the Borough Council stating that the Commons Conservators expressed concern at the frequency of discos, possibility of noise pollution and litter generated by these events.

#### FAIRGROUND CAR PARK

11. The Clerk reported on consultations which had taken place regarding the possible extension of the Fairground Car Park. There had been three major issues raised:-

- (a) It would be difficult to obtain planning permission for an extension as the car park is within a Green Belt and there will be no benefit to Common land.
- (b) Strictly speaking this would be a legal issue as the Fairground is not a car park.
- (c) There is no safe access from the Fairground to the town.

Discussions were still ongoing, but the Agent to the Lord of the Manor stated that the Manor were disappointed with the attitude of the Highways and Planning Departments and that the Manor would like the plans for the extension to proceed.

FOOTPATH AROUND THE LOWER CRICKET GROUND

12. The Freehold Tenants expressed concern at the overgrown state of the footpath around the Lower Cricket Ground.

RECOMMENDED - That the Warden inspect.

STAFF SUPPORT

13. The Freehold Tenants asked questions about the records of timekeeping kept by the Support Officer. The Clerk stated that the matter was in-hand.

SL\_CC\_6JUNE/COM:

  
CHAIRMAN

25 June 1997

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

**Wednesday 25 June 1997**

**Present:** Councillor Sayer (Chairman)

Councillors Mrs Braam and Scholes

Baron Nicolas van den Branden

Messrs Butt, Chapman, Freeman, Girling, Hill and Hough

M Scott (Deputising for Christopher Hall)

Mr Patrick Shovelton (Friends of Tunbridge Wells & Rusthall Commons) attended by invitation

**Apologies for Absence** were received from Councillor Winn and Mr G Levitt (Treasurer)

### **MINUTES**

1. The Minutes of the last meeting of the Commons Conservators held on 18 March 1997 were considered and confirmed.

RESOLVED - That the Minutes be confirmed as a correct record.

### **MINUTES OF THE MEETING OF THE COMMITTEE**

2. The Minutes of the meeting of the Committee held on 6 June 1997 were considered by the Conservators.

Arising from these Minutes the following matters were considered or noted.

- (i) Warden's report
- (ii) Fires
- (iii) Arts event - Forum
- (iv) Development at Vale Road Post Office
- (v) Cabling by Eurobell
- (vi) Litter pick
- (vii) Mayor's trophy
- (viii) Cherry Tree Avenue
- (ix) Highways Department Van
- (x) Parking prevention posts
- (xi) Financial Statement
- (xii) Dingley Dell
- (xiii) Rusthall bonfire
- (xiv) Diversions
- (xv) Open air service
- (xvi) Conducted walks
- (xvii) Mount Edgcumbe Hotel
- (xviii) Fairground car park
- (xix) Footpath around Lower Cricket Pitch
- (xx) Staff support

**RESOLVED** - that -

- (a) The Minutes be approved and confirmed and the recommendations accepted subject to (b) to (j) below



- (b) The payment of the cost of clearance and re-seeding work after the fires be authorised in the sum £3,000 plus a further £500 yet to be paid for final soil preparation.
- (c) When specific suggestions are received from the developers and if planning permission is granted to the development at the Vale Road Post Office, confirmation should be sought that there would be (1) an ultimate improvement to the triangle of common land which the developers wish to use for administration purposes and (2) an improvement in the access to the common.
- (d) Eurobell had now contacted the Agents to the Lord of the Manor. Consultation between the Warden and English Nature continue to assess the conservation of the Bulls Hollow site when cabling is carried out in that area.
- (e) The existing cherry trees in Mount Edgcumbe Road be preserved as long as possible before replacement with grafted trees.
- (f) The Warden accept the lowest price for parking prevention posts in the sum of £17.50 per post, the siting of the equivalent number of posts being presented by the Freehold Tenants to be agreed between them and the Warden.
- (g) Permission be granted to the Friends of Tunbridge Wells and Rusthall Commons to place two hoardings and additional small boards on the Common advertising the Diversions for one week before the event.
- (h) The Warden monitor the effect of any litter or other nuisance occasioned by musical events at the Mount Edgcumbe Hotel as the entertainments licence had now been granted for two evenings a week.
- (i) Conservators would support in principle an extension to the Fairground Car Park providing it was linked to traffic management schemes to restrict on-street car parking on routes across the Commons and to improvement to the appearance of the car park.
- (j) The Support Officer's time keeping records be monitored after the Diversions event has taken place.

### **VANDALISM**

- 3. The Warden reported that signs around Linden Park Cricket Pitch had been vandalised, and these will be replaced.

### **UNDERGROUND CAR PARK**

- 4. It was reported that there had been recent press coverage concerning a suggestion by the High Street Traders for a car park under the Common, but no firm proposal had yet been received.

### **KERBSTONES**

5. The Warden reported that he had recently taken delivery of granite kerbstones at a cost of £600.

### **BULLS HOLLOW**

6. The Warden reported that consultations were taking place with the British Mountaineering Council and English Nature regarding rock climbing and ring bolting in the Bulls Hollow area.

### **WORK SCHEDULES**

7. The representative of the Freehold Tenants said that they wished to see work schedules at Commons Conservators meetings.

**RESOLVED** - That the Warden produce a work schedule for the next meeting of the Conservators.

### **MANAGEMENT PLAN**

8. The Warden reported that the Management Plan should be available for the next full meeting of the Commons Conservators.

### **TREES BEHIND MASTER TRANSCRIPTIONS**

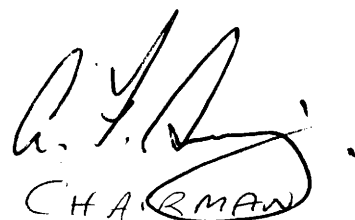
9. It was reported that six of the trees planted by the King Charles Old Boys' Association behind Master Transcriptions were dying.

**RESOLVED** - That these trees be removed and the King Charles Old Boys' Association be informed.

### **SIGNAGE**

10. The Clerk reported that he was looking into a scheme for direction and information signs on the Common.

**RESOLVED** - That proposals for the design and positioning of these signs be brought to a later meeting of the Conservators.

  
C H A RMAN

25 September 1997

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

### **Committee Meeting - 5 September 1997**

**Present:** Councillor Sayer (Chairman)  
Councillor Scholes  
Mr M Chapman

**In attendance:** Mr R J Stone (Clerk), Mr S Budden (Warden)

Mr D Wakefield (Treasurer to the Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

An apology for absence was received from Mr Christopher Hough.

Before the meeting commenced the Chairman called for one minute's silence in memory of Diana, Princess of Wales.

### **WARDEN'S REPORT**

1. The Warden submitted his report to September 1997 and recommendations were made as follows:-
  - (a) Access Trail - the Warden to monitor the progress of the access trail which is under construction.
  - (b) Diversions - The thanks of the Conservators to be conveyed to the Friends of Tunbridge Wells and Rusthall Commons for arranging the successful day of Diversions.

In view of the success of the day of Diversions a further day of frolics on the Common be considered in two years' time.
  - (c) Steps, London Road - The Warden investigate the responsibility for the structural safety and maintenance of these steps which are now very dangerous. The Warden to contact the Building Control Department of the Borough Council for structural engineering advice.

This matter to be considered fully at the next meeting of the Commons Conservators, the Chairman to authorise the necessary urgent remedial work in the meantime.
  - (d) Cherry Trees - As this year's season had elapsed, an order be placed next year for 40 grafts of cherry trees.

### **FINANCIAL STATEMENT**

2. The Treasurer presented budgetary control report for August 1997 showing a reserve of £41,036.00 and financial statement number 205 showing payments of £23,469.23 and receipts of £3,493.16.

### **DEVELOPMENT OF OLD POST OFFICE, VALE ROAD, ROYAL TUNBRIDGE WELLS**

3. The Clerk reported on proposals to develop the Old Post Office premises at Vale Road, by Honeygrove Properties Limited.

An application for planning permission had now been received by Tunbridge Wells Borough Council.

Should planning permission be granted the Commons Conservators raise no objection to the adjacent triangle of Common land being used for administrative purposes by the Developers, subject to the landscaping of this area and improvement to the access to the Common.

### **CLOSED CIRCUIT TELEVISION**

4. The Warden reported on the proposal to install one post on Common land for closed circuit television. This would cover the Common in the London Road/Castle Road crossing area.

**RECOMMENDED** - That no objection be raised.

### **MANAGEMENT PLAN**

5. The Warden reported that arrangements were in hand for the Management Plan to be available for consideration at the 25 September 1997 meeting of the Commons Conservators.

### **DIVERSIONS**

6. The Treasurer to the Friends of Tunbridge Wells and Rusthall Commons reported that the day of Diversions held on the Lower Cricket Ground on 16 August 1997 has been a success.

It would be possible to present the Conservators with a cheque for £200/£300 towards improvements on the Common. The Friends of Tunbridge Wells and Rusthall Commons submitted their thanks to the Conservators for their support and to PPP, Weatherspoon, Thomson Snell and Passmore and Imperial Tobacco and many others for their sponsorship.

Country Gardens (formerly Coblands) had also presented the Friends of Tunbridge Wells and Rusthall Commons with £50 for an Oak tree. This presentation would take the form of a commemorative Oak, the siting and planting of which is to be agreed with the Warden.

### **TRAVELLERS**

7. The Warden reported that travellers had camped on Rusthall Cricket Pitch and a letter had been served on 2 September giving three days notice for them to move. If the travellers are still on site on 8 September 1997 action will be taken to commence legal proceedings.

**PLANNING APPEAL, OLD POST OFFICE, DENNY BOTTOM, HARMONY STREET, RUSTHALL**

8. The Warden reported that a letter had been written to the Department of the Environment objecting to the planning proposal for the conversion of The Old Post Office into residential property and two further houses, on safety grounds and that it was also proposed to use Common land for access.

**GRASS CUTTING**

9. The Warden reported that there will be a possible overspend on grass cutting this year as so far 12 cuts had been carried out with a further 4 or 5 cuts being necessary.

**WORK SCHEDULES**

10. The Warden tabled work schedules which were mainly work as contained in the Management Plan.

He reported that £7,500 of this year's management plan budget had already been allocated and if the works on the steps already mentioned are carried out financial arrangements would have to be reconsidered.

**OAK TREES BEHIND MASTER TRANSCRIPTIONS**

11. The Warden reported that Mr Ashby of the Old Boys Association of King Charles the Martyr was planning to replant Oak trees which had been vandalised.

**RECOMMENDED** - That the Warden monitor the situation and lend the Old Boys Association any tree guards if required.

**COMPUTERISATION**

12. The representative of the Freehold Tenants suggested that the Warden should have a personal computer at a cost of approximately £1,300-£1,400.

**RECOMMENDED** - That the Warden discuss the provision of a computer with Mr R Boulton of the IT Department of the Borough Council.

**NOTICEBOARDS**

13. The Clerk reported that at a recent meeting of the Environmental Initiatives Committee of the Borough Council a proposal had been made for the Kent High Weald Project to produce noticeboards for siting on the Common at the Council's expense.

**SIGNAGE**

14. The Clerk reported that appropriate signage for the Commons is to be designed by Rebecca Warren - freelance designer.

**RECOMMENDED** - That this matter be discussed at a future meeting of the Commons Conservators.

**LAW AND ORDER**

15. The Chairman reported receipt of a copy letter from Councillor Scholes regarding law and order in the Town, particularly as it affected the Common and Pantiles areas.

The Conservators' support, together with that of the Police and Council Officers, will be required to monitor and deal with this situation in order to preserve public safety.

**RECOMMENDED** - That the matter be discussed at the next Conservators meeting.

A handwritten signature in black ink, appearing to be 'A. F. Ly...', written in a cursive style.

CHAIRMAN

25 September 1997

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

**Thursday 25 September 1997**

**Present:** Councillor Sayer (Chairman)  
Councillor Winn

Baron Nicolas van den Branden  
Messrs Butt, Chapman, Freeman, Girling, Hill and Hough

Lt Col Gerry Brown (Friends of Tunbridge Wells & Rusthall Commons) attended by invitation.

Apologies for absence were received from Councillors Mrs Braam, Scholes and Mr Hall; also from Mr G Levitt (Treasurer).

### **MINUTES**

1. The Minutes of the last meeting of the Commons Conservators held on 25 June 1997 were considered.

**RESOLVED** - That the Minutes be confirmed as a correct record.

### **MINUTES OF THE MEETING OF THE COMMITTEE**

2. The Minutes of the meeting of the Committee held on 5 September 1997 were considered by the Conservators.

Arising from these Minutes the following matters were considered or noted:-

- (I) Warden's Report
- (ii) Access Trail
- (iii) Diversions
- (iv) Steps - London Road
- (v) Cherry Trees
- (vi) Financial Statement
- (vii) Development - Old Post Office, Vale Road, Royal Tunbridge Wells
- (viii) Closed Circuit Television
- (ix) Management Plan
- (x) Travellers
- (xi) Planning Appeal - Old Post Office, Denny Bottom, Rusthall
- (xii) Grass Cutting
- (xiii) Work Schedules
- (xiv) Oak Trees behind Master Transcriptions
- (xv) Computerisation
- (xvi) Noticeboards
- (xvii) Signage
- (xviii) Law and Order

**RESOLVED** - that

- (a) The Minutes be approved and confirmed and recommendations accepted subject to
- (b) to (k) below;

- (b) The Warden monitor the progress of the surfacing of the access trail;
- (c) The Warden monitor the structural safety of the steps by P K Motors, London Road.
- (d) An approach be made to Country Gardens to seek their agreement to the Oak tree pledged to the Friends of Tunbridge Wells and Rusthall Commons to commemorate the day of Diversions being planted as the "Diana, Princess of Wales Oak" with a plaque indicating Country Garden's gift and the Friends interest;
- (e) Consideration be given to placing sunken tree trunks along the Coach Road around Rusthall Cricket Ground to prevent unauthorised entry; this matter to be referred to a future meeting to consider the installation of any parking prevention posts;
- (f) A meeting be arranged between Mr Nick Hill, Freehold Tenants' Representative, and the Warden to discuss his requirements for computerisation;
- (g) Ideas from Rebecca Warren for signage on the Common be brought to the next meeting of the Commons Conservators.
- (h) The work schedules be approved;
- (I) The projected reserve of £41,036.00 be noted and agreed;
- (j) A further 50 parking prevention posts be installed at the end of Cabbage Stalk Lane/Major York's Car Park and other key sites before the winter.
- (k) When the County Safety Forum meeting has been held, the question of law and order be discussed at the next following Commons Conservators meeting.

### **PHOTOGRAPHS**

- 3. The representative of the Freehold Tenants suggested that the Warden produce photographs for a presentation of a future meeting of the Commons Conservators.

### **DIVERSIONS**

- 4. The Vice-Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported on the successful day of Diversions and gave thanks to the Common Conservators for their support. (The Chairman of the Commons Conservators had won the Smoking Match.)

**RESOLVED** - That the possibility of arranging a further event in two years' time be considered in 1998.

### **COACH ROAD, RUSTHALL**

- 5. It was reported that kerb stones and parking prevention posts on the Coach Road, Rusthall has been knocked out of position.

**RESOLVED** - That the Warden investigate and resolve the problem.



**EUROBELL - CABLING**

6. The Warden reported that cabling work will be commenced in the Inner London Road/London Road area of the Common in two weeks' time.

**MR M J H GIRLING**

7. Mr Girling informed the meeting that he will be retiring from the Commons Conservators at the end of 1997 after 5 years service as a Conservator.

Previously Mr Girling had held the post of Clerk to the Commons Conservators for many years.

The Chairman thanked Mr Girling for his many years service to the Commons Conservators and stated that his guidance on all matters relating to the Commons would be missed. The Chairman indicated that Mr Girling would be very welcome at future meetings of the Commons Conservators if he wished to attend.

**FUTURE MEETINGS**

8. The Chairman reminded Members that the next meeting of the Committee would be held on 4 December 1997 at 2.30 pm; the next full meeting of the Conservators to be held at 4.30 pm on 8 January 1998.

Nicola van den  
Branden

CHAIRMAN  
8 January 1998

## **TUNBRIDGE WELLS COMMON CONSERVATORS**

### **Committee Meeting - 4 December 1997**

**Present:** Councillor Sayer (Chairman)  
Councillor Scholes  
Mr M Chapman  
Miss Sue Potts (representing Mr C Hough)

**In Attendance:** Mr R Stone (Clerk)  
Mr S Budden (Warden)  
Mr P Shovelton (Friends of Tunbridge Wells and Rusthall Commons) -  
attended by invitation

### **Apologies for Absence**

1. Apologies for absence were received from Mr Christopher Hough and from Mr G Levitt (Treasurer).

### **Membership**

2. The Clerk reported the appointment of Mr Jonathan Hicks as representative of the Manor of Rusthall.

**RECOMMENDED** - That the appointment be noted and confirmed at the January 1998 meeting of the Conservators.

### **Highway Proposals**

3. Mr Mike Sumpter, Senior Transportation Engineer, gave a presentation of proposals for highway alterations which would affect the roads around Tunbridge Wells Commons. Mr Sumpter answered questions from Committee Members.

**RECOMMENDED** - That:-

- (1) the proposals be noted; and
- (2) Mr Sumpter be invited to the next full meeting of the Commons Conservators in order to give a further presentation to all Conservators who would be circulated with details of proposals and relevant maps before that meeting.

### **Wardens Report**

4. The Warden submitted his report to November 1997 and recommendations were made as follows:-
  - (a) **Steps - London Road**

Repair work by Jarvis should commence during the week beginning 8 December 1997 and liability for any claim for accidents on these steps to be ascertained.

(b) Renovation of Public Toilets

The Warden monitor the reinstatement by the Contractor of the damage caused by them to the area around the access points.

(c) Bulls Hollow

The Warden proceed with signage and ring bolting monitor the area for any erosion.

(d) Fir Tree Road Car Park

A sign restricting car parking be installed in Fir Tree Road car park and stickers obtained for offending vehicles.

**Financial Statement**

5. The Treasurer presented financial statement No. 206 showing payments of £27,472.72 and receipts of £41,589.77.

**Budgetary Control Report and Precept 1998/99**

6. The Treasurer submitted the budgetary control report and precept required from Tunbridge Wells Borough Council for the year 1998/99, showing an increase of 3%.

**RECOMMENDED:-**

- (1) That next year's budget include an extra sum for concrete seat replacement.
- (2) That next year's precept be increased by 3%.

**Boxing Day Meet**

7. The Clerk reported receipt of an application from the South down and Eridge Hunt to hold the Boxing Day meet on the Lower Cricket Ground, Tunbridge Wells Common.

**RECOMMENDED** - That permission be granted, subject to the meet being held at the Castle Road end of the Lower Cricket Ground, the reinstatement of the land being carried out by the Hunt to the satisfaction of the Warden; no administrative support being provided by the Conservators.

**Travellers**

8. The Warden reported that travellers had arrived in the Wellington Rocks area on 27 November 1997, with eight vehicles, nine horses, plus children and dogs. After three days they had not left as promised and proceedings have been instituted with a summons issued on 3 December 1997. A Court Hearing is to be held on 9 December 1997.

**RECOMMENDED** - That the Warden ascertain the cost of installing parking prevention posts for this area.

### **British Telecom**

9. The Warden informed members that he had received an application from British Telecom to install a pole in Common ground, Mount Ephraim to provide a service for water meters in Church Road.

**RECOMMENDED** - That British Telecom be informed that permission is refused.

### **Strollathon**

10. The Warden reported that an application had been received from Tunbridge Wells Rotary Club to hold a Strollathon in 1998, as in September 1997.

**RECOMMENDED** - That permission be granted, subject to the same conditions as in the previous year.

### **Sewerage**

11. The Warden reported that he had received an application to refurbish sewers in the Brighton Lake area.

**RECOMMENDED** - That this matter be discussed at the January Conservators meeting when full details of the proposal are known.

### **Woodland Grant**

12. The Warden reported receipt of a letter stating that the Conservators were in the last year of the Forestry Commission's Woodland Grant.

**RECOMMENDED** - That the Warden apply to the Forestry Commission for a further five years Woodland Grant.

### **Freehold Tenants Walk**

13. The representative of the Freehold Tenants invited all Conservators to join the walk which the Warden would be conducting on 14 December 1997, meeting at 10.00 am in Fir Tree car park. It was suggested that the site of the proposed roundabout at the top of Major York's Road be inspected during this walk.

**RECOMMENDED** - That all Conservators be invited to join the walk.

### **Highway Lining**

14. The representative of the Freehold Tenants reported that lines on highways around the Common were not easily distinguishable at this time of year.

**RECOMMENDED** - That the Clerk write urgently to the Highways Department asking them to deal with this problem promptly.

**Chairman's Comments**

15. The Chairman closed the meeting by thanking all Committee members for their support during his year of office and wishing them all the compliments of the season.

*Nicola van den Branden*

CHAIRMAN

*8 January 1998*

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

**Thursday 8 January 1998**

**Present: Councillors Scholes and Winn  
Baron Nicolas van den Branden  
Messrs Butt, Chapman, Freeman, Hicks**

**Mr D Wakefield (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation**

**Apologies for absence were received from Councillors Mrs Braam and Sayer and Messrs Hall, Hill and Hough.**

### **APPOINTMENT OF CHAIRMAN**

1. In accordance with the Third Schedule of the County of Kent Act 1981, it was noted that the Conservators were required at the first meeting held on or after 1 January each year to appoint a Chairman for the ensuing year.

**RESOLVED** - that Baron Nicolas van den Branden, a Conservator appointed by the Manor of Rusthall, be appointed as Chairman until the annual meeting of the Conservators in 1999.

### **BARON NICOLAS VAN DEN BRANDEN IN THE CHAIR**

The Chairman asked that the Conservators' appreciation of Councillor Sayer's proficient service as Chairman over the past year be placed on record.

### **HIGHWAY PROPOSALS**

2. Mr Mike Sumpter, Senior Transportation Engineer, gave a presentation of proposals for highway alterations which would affect the roads around Tunbridge Wells Common. He stated that consideration of the Transportation Strategy commenced in 1994. He also intimated that since the Conservators' Committee meeting on 4 December 1997 various amendments had been made to suggested alterations and these could be seen in the report to the Transportation and Highways Board circulated within the Agenda for this meeting. Mr Sumpter answered Conservators' questions on the proposals, all of which would affect land covered by the map included in the 1890 Tunbridge Wells Improvement Act for possible highway development. It was reported generally that there was much public opposition to taking Common Land particularly as the land quality offered in exchange was not of equal parity. There was no mention in the Report of the siting of the Air Ambulance point. Consultation would be required if Fir Tree Road is to be closed and a new ambulance point required.

**RESOLVED** - that

- (a) The Commons Conservators' thanks be given to Mr Sumpter for his full and interesting presentation, and
- (b) This matter be considered at the next Committee meeting of the Conservators and detailed representations from the Commons Conservators be passed to Mr Sumpter after the next full Conservators meeting.

### **MEMBERSHIP**

3. The Chairman reported that the undermentioned Conservators had been appointed by the bodies specified to serve for the period indicated:-

#### **Tunbridge Wells Borough Council**

Councillor Mrs Braam	)	
Councillor Sayer	)	1 January 1998 - 31 December 1998
Councillor Scholes	)	
Councillor Winn	)	

#### **Freehold Tenents**

Mr G Butt	)	
Mr M Chapman	)	First year of three year term until
Mr P Freeman	)	31 December 2000
Mr N Hill	)	

#### **Manor of Rusthall**

Baron Nicolas van den Branden	)	
Mr C Hall	)	First year of three year term until
Mr J Hicks	)	31 December 2000
Mr C Hough	)	

### **APPOINTMENT OF COMMITTEE**

4. RESOLVED - That a Committee be appointed to serve until the date of the first meeting in 1999:-

#### **Members of Committee**

Chairman of Conservators (Baron Nicolas van den Branden) ex-officio  
Councillor Scholes  
Mr C Hough  
Mr M Chapman

### **MINUTES OF THE LAST MEETING**

5. The Minutes of the meeting of the Commons Conservators held on 25 September 1997 were considered by the Conservators.

RESOLVED - That the Minutes be confirmed as a correct record.

### **MINUTES OF THE MEETING OF THE COMMITTEE**

6. The Minutes of the meeting of the Committee held on 4 December 1997 were considered by the Conservators. Arising from these Minutes the following matters were considered or noted:-

- (1) Warden's Report
- (2) Financial Statement

- (3) Budgetary Control Report and Precept 1998/99
- (4) Boxing Day Meet
- (5) Travellers
- (6) British Telecom
- (7) Strollathon
- (8) Sewerage
- (9) Woodland Grant
- (10) Freehold Tenants Walk
- (11) Highway Lining

**RESOLVED - That**

- (a) The Minutes be approved and confirmed and recommendations accepted subject to (b) to (h) below
- (b) The issue of the cost of any action required when travellers camp on the Common be revisited by the Clerk; the possibility of necessary legal work being undertaken by the Borough Council's Legal Department to be investigated by him.
- (c) The installation of parking prevention posts around the Wellington Rocks area be not be implemented as costs would be prohibitive with no guaranteed success.
- (d) A further 50 parking prevention posts be ordered for installation at Fir Tree Road/Major Yorks Road junction, Cabbage Stalk Lane entrance and other key sites.
- (e) No objection be raised to Southern Water installing manhole covers to the sewer serving Bracken Cottage.
- (f) No objection be raised to two replacement inspection covers being installed near Brighton Lake.
- (g) In view of the fact that the Conservators had refused BT permission for an overhead pole to supply a line to the water meter at the top of Church Road, BT had now requested permission to provide a service by a 4" trench at the top of the Mount Edgumbe Hotel drive. No objection be raised, subject to the usual conditions.
- (h) No objection be raised to the proposed Strollathon being arranged by the Rotary Club on 20 September 1998, subject to the terms and conditions agreed for last year's event.

**DATES OF MEETINGS - 1998/99**

**7. RESOLVED - That**

- (1) Meetings of the Commons Conservators be held at 4.30 pm on the following days:-
  - 26 March 1998
  - 18 June 1998
  - 24 September 1998
  - 7 January 1999
- (2) That meetings of the Committee of the Conservators be held at 2.30 pm on the following days:-



26 February 1998  
26 May 1998  
3 September 1998  
3 December 1998

### **RECYCLING OF CHRISTMAS TREES**

8. The Warden reported that the Borough Council had requested permission to place a recycling centre for Christmas trees at Common View, Rusthall as in previous years.

**RESOLVED** - That no objection be raised.

### **PROPOSED FROLICS ON TUNBRIDGE WELLS COMMON**

9. The Warden reported that the Friends of Tunbridge Wells and Rusthall Commons had requested permission to hold a childrens event on the Lower Cricket Ground on 17 July 1999, in similar vein to the Day of Diversions held in August 1997.

**RESOLVED** - That permission be granted in principle for this event to take place, pending provision of details of proposals.

### **FOOTPATHS AROUND LOWER CRICKET GROUND**

10. The representatives of the Freehold Tenants reported the fact that the heavily used footpaths around the Lower Cricket Ground were in a very bad condition. The Warden reported that to surface the lower footpath from Castle Road to the traffic lights to the standard of the all ability trial would cost £4,850 + VAT.

**RESOLVED** - That

- (a) That the Warden obtain further quotations for this work and also for the surfacing of the footpath at the top of the cricket ground and
- (b) This matter be considered further at the next Committee meeting for confirmation at the March meeting of the Conservators.

### **SIGNAGE**

11. The Warden circulated the Consultants' report on signage and displayed models of suggested signs to be made from local oak.

**RESOLVED** - That this matter be considered at the next Committee Meeting when full proposals for the number of signs required and map showing siting should be available.

### **FOOTPATH MARKER**

12. Representatives of the Freehold Tenants reported that the footpath marker by Bracken Cottage had been vandalised. The Warden stated that this had been provided by the Kent High Weald Project who would be informed of the damage.

**STORM DAMAGE**

13. Questions were asked about damage on the common during the recent storms. The Warden reported that there had been very few fallen trees.

**POSSIBLE DEVELOPMENT - RUSTHALL ELMS/MIDDLEFIELD**

14. Councillor Scholes stated that the Conservators should be aware of possible development of land adjacent to Rusthall Elms/Middlefield which could affect Rusthall Common.

Nicola van den  
CHAIRMAN Graden  
26 March 1998

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

### **Committee Meeting - 26 February 1998**

**Present:** Baron Nicolas Van den Branden (Chairman)  
Mr M Chapman

**In Attendance:** Mr R J Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mr P Shovelton (Friends of Tunbridge Wells & Rusthall Commons)  
attended by invitation

Apologies for absence were received from Councillor Scholes and Mr C Hough.

### **WARDEN'S REPORT**

1. The Warden presented his report for the period ending 16 February 1998 and recommendations were made as follows:-

(a) **Bulls Hollow**

Repair works be carried out if the suggested resin treatment and test area of the rocks proves satisfactory.

(b) **Baxterley House**

The self-seeded Sycamore causing damage to the retaining wall to be removed and the stump ground away a total cost of £250.

(c) **Public Conveniences - Wellington Rocks**

Representations be made to the Borough Council for the public conveniences to be painted in a less conspicuous colour - possibly dark green.

(d) **Workshops**

The Warden to investigate cost of collapsing and rendering safe the area of the old workshops.

(e) **Footpaths**

The work to renew the footpath surfaces around the Lower Cricket Ground be carried out. Further, the Warden prepare a programme for future footpath maintenance.

(f) **Vandalism**

Two additional litter bins be ordered and held in store in order to replace damaged bins without delay. The Warden to investigate the possibility of providing an anti-graffiti surface on litter bins and report back to the next full meeting of the Commons Conservators.

(g) Fir Tree Road Car Park

It was reported that the Warden had placed a notice in Fir Tree Car Park informing the public that this car park was for the use of members of the public wishing to use the Common. Letters had also been prepared for placing on the windscreens of offending cars.

It was agreed that no barriers should be installed to prevent unauthorised commuter parking in this car park but that the position be monitored for six months by the Warden.

**WARDEN'S WORK SCHEDULE**

2. The Warden reported that the winter work contained in the winter schedules had been completed and also an early grass cut had been carried out.

**FINANCIAL STATEMENT**

3. The Treasurer submitted a financial statement number 207 showing payments of £24,413.77 and receipts of £1,404.41 (including a hot air balloon landing fee). He also submitted the Budgetary Control Report to February 1998 showing a reserve carried forward of £37,799.00.

**HIGHWAY PROPOSALS**

4. The Freehold Tenants circulated a letter setting out their views on the proposals for highway changes around the Common. An exhibition was currently displayed in the Foyer to the Council Chamber of the Town Hall and the Friends of Tunbridge Wells and Rusthall Commons reported that their petition against these proposals now contained more than 1,000 signatures.

**RECOMMENDED - That**

- (1) The Commons Conservators take a stance against the taking of Common land for these proposals; and
- (2) The Warden prepare a draft letter to the Highway Authority setting out the Commons Conservators' Committee comments for circulation to all Conservators for their input.

**CHILDREN'S EVENT**

5. The Chairman of the Friends of Tunbridge and Rusthall Commons stated that the Borough Council had agreed to a grant of £1,000 to the Friends and possibly £2,000 during the next financial year to support the holding of a Children's Event on Tunbridge Wells Common in July 1999.

The Friends of Tunbridge Wells and Rusthall Commons would present a detailed programme of events to the next full meeting of the Commons Conservators.

## **FOOTPATHS**

6. The Warden reported receipt of a letter from the Freehold Tenants stating that many tarmac definitive footpaths on the Commons (maintainable by the Highway Authority) required resurfacing. He reported that there was to be an audit of these footpaths together with a schedule of works required during the next two months.

**RECOMMENDED** - That this matter be considered at the next Committee meeting.

## **TRAVELLERS**

7. The Clerk reported that it was not considered lawful for the Borough Council 's Legal Department to carry out work on behalf of the Commons Conservators when it proved necessary to remove travellers from the Common.

**RECOMMENDED** - That the matter be the subject of discussion with Mr Christopher Hall (a Commons Conservator) of Cripps Harries Hall.

## **ACCESS TRAIL**

8. The Warden reported that the Landscape Officer of the Borough Council had pointed out that there were no directional signs for the Access Trail on the Common. Two or three extra seats near Wellington Rocks had also been suggested, together with a "slow" sign in the Fir Tree Road.

**RECOMMENDED** - That:-

- (a) A sign be installed in Fir Tree Car Park indicating the Access Trail;
- (b) "Slow" sign be placed in Fir Tree Road; and
- (c) No further seats be installed.

## **FREEHOLD TENANTS' WALK**

9. The representative of the Freehold Tenants stated that the Warden is to take a walk for the Freehold Tenants on Rusthall Common on 29 March 1998, meeting in the layby in Coach Road, Rusthall at 10.30 am. All Conservators would be welcome.

**RECOMMENDED** - That all Conservators be invited to attend this walk.

*Nicola van den Branden*

CHAIRMAN

26 March 1998

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

**Thursday 26 March 1998**

**Present:** Baron Nicolas van den Branden (Chairman)  
Councillors Mrs Braam, Sayer and Scholes  
Messrs Butler, Butt, Chapman, Hicks and Hill

Apologies for absence were received from Mr Peter Freeman, Mr Christopher Hall and Mr G Levitt (Treasurer)

### **COUNCILLOR WINN**

1. The Chairman called for one minute's silence for Councillor Winn who had died recently and who had represented the Borough Council on the Commons Conservators for the past three years.

The Conservators stood as a mark of respect.

**RESOLVED** - That a floral tribute be sent on behalf of the Commons Conservators.

### **MEMBERSHIP**

2. The Clerk reported the appointment of Mr G Butler as a representative of the Manor of Rusthall, as Mr Christopher Hough had resigned due to pressure of work.

The Chairman welcomed Mr Butler to his first meeting of the Conservators.

### **MINUTES OF THE LAST MEETING**

3. The Minutes of the last meeting of the Conservators held on 8 January 1998 were considered.

**RESOLVED** - That the Minutes be confirmed and signed as a correct record.

### **MINUTES OF THE LAST COMMITTEE MEETING**

4. The Minutes of the meeting of the Committee held on 26 February 1998 were considered by the Conservators.

Arising from these Minutes the following matters were considered or noted:-

- (1) Warden's Report
- (2) Financial Statement
- (3) Highway Proposals
- (4) Children's Event
- (5) Footpaths
- (6) Travellers
- (7) Access Trail
- (8) Freehold Tenants Walk

**RESOLVED** - That:-

- (a) The Minutes be approved and confirmed and recommendations accepted subject to (b) to (g) below:

- (b) Resin treatment be carried out at Bulls Hollow.
- (c) The Conservators' feelings, as to the colour of the public conveniences at Wellington Rocks, be considered by the Borough Council when re-painting is carried out.
- (d) The work to collapse the old workshops be carried out after the Warden has investigated the possibility of presence of asbestos and when a suitable price for the work has been obtained in the region of £600-£1,000.
- (e) The surfacing of the footpaths around the Lower Cricket Ground be carried out and a programme for the necessary upgrading of other footpaths be considered at a future meeting of the Committee.
- (f) Two further litter bins be ordered in order to replace bins sent for restoration; experiments to be carried out to determine the most cost-effective form of anti-graffiti treatment.
- (g) The question of further seating on the Access Trail be considered at the next Committee meeting, after the Warden has informed Mrs Heritage of the Access Group of the cost of donating a seat and the formation of a wheelchair area along side.

#### **HIGHWAY PROPOSALS**

5. **RESOLVED** - that the letter, as drafted, commenting on highway proposals around Tunbridge Wells Common be sent by the Warden to the Chairman of the Highways and Transportation Committee before 6 April 1998.

#### **REGENCY FESTIVAL**

6. The Warden reported receipt of an application from the Borough Council's Leisure Department to hold a re-enactment of a battle on the Common, in conjunction with the Regency Festival. This would involve the firing of muskets, the pitching of tents for sleeping and cooking of food on the Common near the Pantiles.

**RESOLVED** - That permission be granted, the Fire Brigade being notified of the event.

#### **FRIENDS OF TUNBRIDGE WELLS AND RUSTHALL COMMONS**

7. The Clerk reported the retirement of Patrick Shovelton as Chairman of the Friends of Tunbridge Wells and Rusthall Commons.

**RESOLVED** - That the Clerk write to Mr Shovelton expressing the Conservators' gratitude to him for the setting up and running of the Friends of Tunbridge Wells and Rusthall Commons over the past ten years.

#### **FROLICS ON THE COMMON**

8. The Conservators considered a letter from Mr David Wakefield setting out the proposals for the day of Frolics on the Common on 17 July 1999.

## TUNBRIDGE WELLS COMMONS CONSERVATORS

### COMMITTEE MEETING - 26 MAY 1998

**Present:** Baron Nicolas Van Den Branden (Chairman)  
Councillor Scholes  
Mr M Chapman

**In Attendance:** Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mr David Wakefield (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

An apology for absence was received from Mr G Butler.

### MINUTES

#### 1. **Warden's Report**

The Warden presented his report to May 1998 and recommendations were made as follows:-

- (a) Dog Fouling  
RECOMMENDED that:-
  - (i) The contract for daily dog litter clearance in the four areas worst affected be implemented for one year.
  - (ii) Notices educating the public be placed on the bins where bags are to be issued.
  - (iii) The Warden report back to the Committee in six months' time on the success or otherwise of the contract.
- (b) CCTV  
RECOMMENDED that an appropriate fee be charged to Eurobell for the entry and use of Common land, for the installation of equipment.
- (c) Highways  
RECOMMENDED that:-
  - (i) The Council be requested to look into the feasibility of paying the cost of lighting in the area of The Forum in order to effect the use of CCTV.
  - (ii) The Warden report back to the September meeting of Commons Conservators.
- (d) Car Parking  
RECOMMENDED that the Warden report back to the next meeting of the Commons Conservators following a meeting to be held with the Borough Council's Corporate Projects and Planning Officer regarding car parking on the Common.



- (e) Belleville  
RECOMMENDED that permission be granted for the owner, Mr Grist, to erect suitable railings in order to prevent members of the public trespassing on his property, the Commons Conservators paying 50% of the costs subject to a maximum of £200.
- (f) Cycle Route  
RECOMMENDED that the Warden negotiate suitable surfacing and positioning of a cycle-way in Cabbage Stalk Lane.

2. **Fir Tree Car Park**

- (a) The Warden reported that the Highways Department had agreed to resurface and improve the entrance to Fir Tree Road car park. In the future a height barrier should be considered in order to prevent unauthorised access.
- (b) Damaged and dislodged parking prevention posts in Fir Tree car park are to be replaced.

3. **The Bumps**

Damaged and dislodged parking prevention posts are to be replaced.

4. **Financial Statement**

The Treasurer tabled Financial Statement No. 208 showing payments of £6,169.42 and receipts of £509.64.

He also submitted the income and expenditure account for 1997/98 and the balance sheet as at 31 March 1998, which showed a balance of £36,814.00.

RECOMMENDED - That the accounts be approved.

5. Highway Proposals  
Councillor Scholes reported that proposals for the use of Common land for highway alterations would now be completely withdrawn - all car parking around the Common, hospital will be removed and no loading/unloading to the shops near the hospital in peak hours permitted. *London Road NAB*

RECOMMENDED - That the Warden attend the Highway Services Board Meeting on 15 June when the new proposals for the area will be presented.

6. **Frolics**

The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported that arrangements are going ahead for the Frolics to be held on 17 July 1999.

7. **Millennium Celebrations**

The Treasurer reported that a request had been received from Mr Shaw to hold a fun fair on the Lower Cricket Ground in the summer of the year 2000.

RECOMMENDED - That the application be refused on the grounds of commercial gain, damage to Common land and noise nuisance.

8. **Open Air Service**

The Treasurer reported that a request had been received to hold the annual open air service on Rusthall Common on 21 June 1998.

RECOMMENDED - That permission be granted, subject to the usual terms and conditions.

9. **Rusthall Bonfire**

The Treasurer reported that the usual request had been received for permission to hold the Rusthall bonfire firework display on 24 October 1998.

RECOMMENDED - That permission be granted, subject to the usual terms and conditions.

10. **Lower Green Road, Rusthall**

The Warden reported that he had received a request to position a skip partially on Common land in Lower Green Road, Rusthall, pending building alterations.

The parking of this skip would require the removal of two parking prevention posts.

RECOMMENDED - That permission be granted subject to an undertaking to replace the parking prevention posts on the day of the removal of the skip and also subject to a fee of £25.

11. **Signage**

The Warden tabled a plan of the sign which the Borough Council wish to place in Fir Tree car park indicating the All Ability Trail. It was suggested that there should be an opening ceremony and also leaflets placed with Shopmobility and Tourist Information Centre.

12. **Logo**

Councillor Scholes suggested that a logo should be designed for the Commons Conservators and this could be used on the all ability access leaflet and other productions.

13. **Footpath Survey**

The Committee considered the footpath survey prepared by the Highways Department.

14. **SSISI**

The Warden reported that Dr Beavis of the Museum had suggested an application be made for the Tunbridge Wells Common to be designated as a site of special scientific interest.

15. **Footpath near Vale Road Post Office**

The Committee considered the safety of the footpath near the Old Vale Road Post Office where it meets the bend on London Road.

RECOMMENDED - That this matter be considered at a future meeting of the Commons Conservators.

SL-26MAY.DOC

Nicolas van den Bronden  
CHAIRMAN

18 June 1998

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

**THURSDAY, 18 JUNE 1998**

**Present:** Baron Nicolas van den Branden (Chairman)  
Councillor Scholes  
Messrs Butler, Butt, Freeman and Hall

**Lt. Cdr. Lawson, Friends of Tunbridge Wells & Rusthall Commons, attended by invitation.**  
Apologies for absence were received from Mr Mungo Chapman, Mr Nick Hill and Mr G Levitt (Treasurer).

### **MEMBERSHIP**

1. The Clerk reported that the Borough Council's representation on the Commons Conservators would be confirmed at the Central Board of the Borough Council at their meeting to be held on 23 June 1998.

### **MINUTES OF THE LAST MEETING**

2. The Minutes of the last meeting of the Conservators held on 26 March 1998 were considered.  
**RESOLVED** - That the Minutes be confirmed and signed as a correct record.

### **MINUTES OF THE COMMITTEE MEETING**

3. The Minutes of the Committee Meeting held on 26 May 1998 were considered by the Conservators.

Arising from these Minutes the following matters were considered or noted:-

- (i) Wardens report.
- (ii) Work schedules
- (iii) Dog fouling
- (iv) Eurobell - CCTV
- (v) Car parking
- (vi) Highway proposals
- (vii) Footpath survey
- (viii) Financial Statement
- (ix) Income and expenditure account for 1997/98
- (x) Balance sheet as at 31 March 1998

### **RESOLVED:-**

- (a) The Minutes be approved and confirmed subject to the amendment of Minute No. 5 to read:-

“ **Highway Proposals**

5. Cllr Scholes reported that proposals for the use of Common land for highway operations would now be completely withdrawn - all car parking on London Road will be removed and no loading/unloading to the shops near the hospitals in peak hours permitted. “

- (b) The Clerk raise the question of the problem of dog fouling with the Environmental Services of the Borough Council and bring the matter forward to the next meeting of the Committee.
- (c) Eurobell will be charged £200 for entry onto Common land, any damage to which should be repaired and grassed over.
- (d) After the meeting to be held on 19 June with the Council's Corporate Projects and Planning Officer regarding parking on the Common the Warden report back to the next meeting of the Committee.
- (e) A separate heading for individual large unplanned items of expenditure be shown on all future financial statements.

### **TRAVELLERS**

- 4. The Warden reported that since the last meeting of the Conservators, travellers had camped on The Bumps, Rusthall Common and this area had now been reinforced. Recently another group of travellers had camped near the Mount Edgcumbe Hotel, Mount Ephraim. No legal action had been taken in either case. Prosecution under the byelaws in future instances was suggested when a small fine could be imposed.

**RESOLVED** - That the Clerk discuss this problem with the Council's Legal Advisers and also with the Local Authority Association.

### **FOOTPATHS**

- 5. The footpath survey of footpaths on the Common prepared by the Borough Council's Footpath's Officer was circulated. This showed footpaths the maintenance of which was the full responsibility of the Council.

### **MILLENNIUM CELEBRATIONS**

- 6. Mr G Butler, representative of the Lord of the Manor, suggested that a scheme be set up for the donation of trees by the public for planting on the Common, with an appropriate tree planting ceremony, to celebrate the millennium.

**RESOLVED** - That

- (a) The Warden research any historical connection and seek the Council's Landscape Officer's views on the appropriate types and areas for such commemorative planting.
- (b) The matter be considered at a future meeting of the Committee of the Conservators with the Council's Landscape Officer in attendance.

### **HOT AIR BALLOON**

- 7. The Warden reported that Eurobell had requested permission to site a tethered hot air balloon on Tunbridge Wells Common on 5 August 1998 between 7.30 pm and 11.00 pm for hospitality purposes, when it was hoped that Eurobell's work in the town would be complete.

**RESOLVED** - That permission be refused.

### **SOUTHERN WATER AUTHORITY**

8. The Warden revisited the question of permission granted to Southern Water Authority last year to install a new manhole chamber on the Eridge Road near Brighton Lake.

**RESOLVED** - That permission be granted with an appropriate fee to be paid.

### **WILD FLOWER PLANTING CEREMONY - DUNORLAN PARK**

9. The Warden reported that he had been invited to attend and speak at the Wild Flower Planting Ceremony for school children in Dunorlan Park in September 1998. This would promote children's awareness of the Commons.

**RESOLVED** - That approval be given to this project and that the Warden report back to future meeting of the Commons Conservators.

### **FORUM**

10. Mr Butler drew the Conservators' attention to the problem of youngsters gathering outside the Forum.

**RESOLVED** - That:-

- (a) The Clerk bring the problem to the attention of the Council's Community Safety Officer and the Community Safety and Development Working Group of the Borough Council.
- (b) This matter be considered at the next Commons Conservators Committee Meeting.

**CHAIRMAN**  
**24th September 1998**

*Nicola van den Branden*

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

### **Committee Meeting - 3 September 1998**

**Present:** Baron Nicolas van den Branden (Chairman)  
Councillor Scholes  
Mr G Butler  
Mr M Chapman

**In Attendance:** Mr R Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

**Mr D Wakefield (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.**

### **WARDEN'S REPORT**

1. The Warden submitted his report for the period ending 24 August 1998.

Details of items discussed are set out below:-

- (i) Dog Fouling - the Warden reported that there had been a huge improvement, with good public co-operation, in the area behind Fir Tree Car Park where a bag dispenser had been installed.
- (ii) Footpaths - work on the footpaths around the Lower Cricket Ground had been completed but the representative of the Freehold Tenants reported that there was a "soft" patch on the longer path.

**RECOMMENDED** - That the payment to the Contractor be withheld pending inspection by the Warden.

- (iii) Old Workshops - The Warden reported that the work to demolish the workshops was now complete and top soil would be put down during the following week.
- (iv) Cherry Trees - Coblands will carry out this grafting work at cost and there should be approximately 100 trees left over after replanting of Donkey Walk.
- (v) Seats - the Warden reported that in four or five years time all concrete seats should have been replaced. The question of public donation of seats to commemorate the Millennium was considered.
- (vi) Ragwort - No further complaints had been received since Ragwort has been removed from visible spots on the Common.
- (vii) Southern Water - the origin of the tunnel discovered when the work was carried out by Southern Water Authority near Brighton Lake should be investigated by Recollections - a Tunbridge Wells historical society.

**RECOMMENDED** - That Mr Butler institute investigations.

(viii) Work Schedules

**RECOMMENDED - That:**

- (a) the proposed large area of heather below Victoria Grove be left to generate as appropriate scrub.
- (b) the three fire sites be used for heather restoration. Ashdown Forest have stated that they will let the Commons Conservators have any heather cuttings needed. Dormant seed by the race course has already generated heather growth.
- (c) the interest of school children should be encouraged in the natural history of the Commons. A natural history survey would be of great interest.

**GEORGIAN FESTIVITIES**

2. It was reported that during the recent Georgian Festivities on the Pantiles modern tents and cars had been parked on the Common with parking prevention posts being removed.

**RECOMMENDED -** That should permission be requested for any future encampment on the Common there should be no removal of parking prevention posts or parking permitted on Common land.

**BURNT AREA, HUNGERSHALL PARK**

3. In response to a question raised by the representative of the Freehold Tenants, the Warden reported that all Willow Herb will be cut shortly and dead trees removed.

**FINANCIAL STATEMENT**

4. Financial Statement Number 1 of 1998 was submitted showing payments totalling £34,217.76 and receipts of £44,116.45. A cash balance of £57,301.83 is held.

**RECOMMENDED -** That the accounts be approved and the Committee's thanks be submitted to the Treasurer for these accounts.

**BUDGETARY CONTROL REPORT**

5. The Budgetary Control Report to August 1998 was tabled. This showed the revised approved budget for the year and a projected reserve carried forward at 31 March 1999 of £22,317.00, a reduction of £14,497.00.

**FROLICS**

6. The Chairman of the Friends of Tunbridge Wells and Rusthall Commons reported that arrangements were going ahead for the Frolics to be held in July 1999. It is hoped to hold cricket and stool ball matches as well as 'bat and trap' - a Kentish traditional game. Frolics is to be a children's event with a high animal presence. A profit and loss account has been drafted. PPP had been approached for financial support but had declined. The Chairman reported that it will be necessary for financial backing to be sought from other sources e.g. banks, Weatherspoons etc



### **HOARDINGS**

7. The Warden reported that Trinity had, without permission, recently placed a hoarding advertising an event at the Trinity Arts Centre, at the Church Road/London Road crossing on Common land. The Warden requested removal and this was carried out but the Assembly Hall had since requested permission to similarly advertise the Pantomime.

**RECOMMENDED** - That permission be not granted.

### **ACCESS TRAIL**

8. The Warden reported that he has received a letter from the Access Group asking for reconsideration of their request for two or three further seats to be placed on the footpath from Wellington Rocks to the Station.

**RECOMMENDED** - That the Warden discuss with the Access Group the possibility of installing one seat on this footpath and that the matter be considered at the next full meeting of the Commons Conversators.

### **ST PAUL'S CHURCH, RUSTHALL - 1 AND 2 CHURCH COTTAGES**

9. The Warden reported receipt of a letter from the Chairman of the Maintenance Committee of St Paul's Church, Rusthall requesting permission to install pipework to upgrade the water supply to Church Cottages in order to provide central heating. This would entail pipe laying by the mole method from Langton Road.

**RECOMMENDED** - That permission be granted, subject to the consent of the Agent to the Lord of the Manor being obtained.

### **SIGNS**

10. The Warden showed examples of maps for signs to be displayed on the Commons - one in Fir Tree Car Park, one near Master Transcriptions and two on Rusthall Common. Local artist, Ron Burch, who had drawn these maps for the Friends of Tunbridge Wells and Rusthall Commons had agreed to them being used by the Conservators for a consideration of £50 per map for the use of his artwork.

The signs with an anti-graffiti finish on a bent oak table top base with coloured maps would cost £800 each (total £3,200.00).

The Friends of Tunbridge Wells and Rusthall Commons intimated that they would be prepared to offer some sponsorship. This matter will be discussed at their Committee meeting on 6 September 1998.

Tunbridge Wells Borough Council may be able to offer some financial support.

**RECOMMENDED** - That this matter be discussed fully at the next Commons Conservators meeting.

### **TRAVELLERS - LEGAL COSTS**

11. Discussions had taken place between Cripps Harris Hall, the Warden and the Clerk on the best method of reducing the legal costs of removing travellers from the Commons.

A pro forma affidavit had been prepared which could be completed by the Warden when required, costing approximately one half of the amount previously incurred.

### **CAR PARKING**

12. The Clerk reported that discussions were taking place with Council Officers for better car parking arrangements at Major York's Car Park which would include landscaping.

**RECOMMENDED** - That this matter be discussed at the next Committee meeting.

### **BRITAIN IN BLOOM**

13. The Commons had been favourably mentioned in the recent Britain in Bloom competition. Congratulations were also given to Mr Butler for his Britain in Bloom award for his Pantiles property.

### **FORUM**

14. The Clerk reported that discussions were in hand with the Council's Community Safety Officer regarding the problem of youngsters gathering outside the Forum.

### **PUBLICITY**

15. Mr Butler informed Members that he had mentioned the Common in his recent talk on Radio Kent.

### **CHRISTMAS LUNCH**

16. The Chairman informed Members that the Conservators' Christmas Lunch is to be held at the Spa Hotel on 17 December 1998.

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

**Thursday 24 September 1998**

**Present:** Baron Nicolas van den Branden (Chairman)  
Councillor Scholes  
Messrs Butler, Butt, Chapman, Freeman, Hall, Hicks

**Apologies for absence** were received from Councillors Price, Mrs Slowgrove and Wright, Mr N Hill and Mr David Wakefield (Friends of Tunbridge Wells and Rusthall Commons).

### **1. MINUTES OF THE LAST MEETING**

The Minutes of the last meeting of the Conservators held on 18 June 1998 were considered.

**RESOLVED** - That the Minutes be confirmed and signed as a correct record.

### **2. MINUTES OF THE COMMITTEE MEETING**

The Minutes of the Committee held on 3 September 1998 were considered by the Conservators.

Arising from these Minutes the following matters were considered or noted:-

- (i) Warden's Report
- (ii) Georgian Festivities
- (iii) Burnt area, Hungershall Park
- (iv) Financial Statement
- (v) Budgetary Control Report
- (vi) Frolics
- (vii) Hoardings
- (viii) Access Trail
- (ix) St Paul's Church, Rusthall - Church Cottages
- (x) Signs
- (xi) Travellers - Legal Costs
- (xii) Car Parking
- (xiii) Britain in Bloom
- (xiv) Forum
- (xv) Publicity
- (xvi) Christmas Lunch

**RESOLVED** - That

- (a) The Minutes be approved and confirmed;
- (b) The report from Mr Butler on the tunnels near Brighton Lake be noted. (His enquiries had shown that these tunnels were dug during the Second World War in 1940 when it was planned that Tunbridge Wells would be a regional centre for resistance should the Germans have occupied South East England. The tunnels would have been used to store supplies and equipment for guerrilla warfare.)

- (c) The Warden be authorised to purchase four further dog fouling bag dispensers, in addition to the one available from the Borough Council's Leisure Department, in the sum of £600 for positioning:-

2 - Mount Ephraim  
1 - Lower Cricket Ground  
1 - Denny Bottom  
1 - Common View, Rusthall

- (d) When the Highways Department have completed work on the Fir Tree Road Car Park, the resultant ballast be used to infill the demolished workshop area, which would then be top soiled and seeded.

- (e) The Warden report back to Members on the availability of heather cuttings from Ashdown Forest.

- (f) (i) The Warden prepare a resource pack for use by school children when studying various aspects of the Common; an open study area near Fir Tree Pond be considered.
- (ii) The Clerk contact Mrs Carol Parsons, Kent County Council District Schools Officer, to ascertain available funding for this project.
- (iii) The matter be considered further at the next meeting of the Committee.
- (iv) The payment of expenses in connection with teachers attending a briefing and visit to the Common be approved.
- (g) The Warden contact the Access Group in order to ascertain if they would be prepared to pay for one seat sited on the Access Trail, with the Commons Conservators being responsible for subsequent maintenance.
- (h) The Commons Conservators accept with gratitude the Friends' offer of a donation of £2000 towards information signs on the Commons.
- (i) In order to assess the position of the reserves, the Clerk, Warden and Treasurer to consider trends for future expenditure and income.
- (j) The Manor of Rusthall be involved in any negotiations for development of the Fairground Car Park.

### **3. EXCAVATIONS ON COMMON LAND**

Councillor Scholes enquired about digging on many areas of Common land. The Warden stated that sub-contractors are working for Eurobell, the authorised utility.

### **4. CIVIC SOCIETY AWARD**

The Clerk reported that a certificate is to be awarded to the Common Conservators for the excellent management of the Commons.

5. **LOCAL PLAN AND TRANSPORTATION STRATEGY**

**RESOLVED** - That the Clerk approach appropriate Officers of the Borough Council to keep him informed of any implications of the Local Plan and Transportation Strategy affecting the Common, and the Commons Conservators comment officially on any issues relating thereto.

6. **SUNNYSIDE ROAD, RUSTHALL**

The Warden stated that the residents of Sunnyside Road had requested permission to install two 10 mph signs.

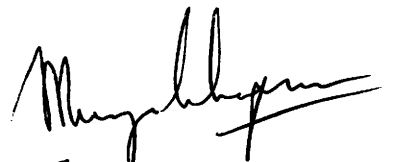
**RESOLVED** - That no objection be raised, subject to the consent of the Manor of Rusthall being obtained.

7. **PONDS**

The Warden reported that repairs were necessary to the Marlpit and Bracken Cottage Ponds. New clay liners are required in both ponds in the approximate sum of £1,600 each plus VAT.

**RESOLVED** - That this work be fully implemented.

sl-c-24s.doc

  
CHAIRMAN

7th January 1999

## **TUNBRIDGE WELLS COMMON CONSERVATORS**

### **Committee Meeting - 3 December 1998**

**Present:** Baron Nicolas van den Branden (Chairman)  
Councillor J Scholes  
Mr G Butler  
Mr M Chapman

**In attendance:** Mr R Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

**Mr David Wakefield (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.**

#### **1. LOCAL PLAN REVIEW - TUNBRIDGE WELLS 2000+**

Mrs Gill Harris, Planning Officer of Tunbridge Wells Borough Council, gave a presentation regarding Local Plan Review 2001-2011. There is to be no change in Green Belt Policy. The Transportation Strategy for the area is to be run in tandem with the Local Plan by the end of 1999. Comments on any issues raised in the Local Plan Review are required before the next full meeting of the Commons Conservators.

**RECOMMENDED** - That the Clerk write to the Planning Department of the Borough Council asking that the Conservators be kept informed of any comments received regarding Common Land or any nearby areas affected.

#### **2. PROPOSED ENHANCEMENTS TO THE COMMON AND ITS SURROUNDING AREAS**

Bryn Kemp, Traffic Engineer - Highways Department and Melanie Ims, Corporate Projects and Planning Officer of the Borough Council presented draft proposals relating to enhancements of the Common:-

- (a) Signage  
Introduction of wooden posts  
Removal of unnecessary signage  
Rationalisation of destination signs
- (b) Pedestrian Access  
Improved access opposite Vale Road  
Pedestrian crossing across A26 from Major York's car park to the Pantiles.  
Improved accesses from the Tarry path to St Paul's Church and across Mount Ephraim should also be considered
- (c) Traffic Management  
£150,000 has been allocated for highway improvements (including £60,000 from KCC).  
Partial closure of Fir Tree Road - Highways Department will look into which end of Fir Tree Road should be closed (possibly with temporary closure with wooden boards to ascertain best usage).  
Bishops Down Road to be closed - comments of the Spa Hotel to be sought by the Highways Department.

- (d) Lighting  
No objection raised by the Committee to suggested lighting in the Forum area.
- (e) Cycle Facilities  
The surface of Cabbage Stalk Lane is to be brought up to National Cycle Network Standard, if the scheme proceeds
- Cycleway proposed in Major York's Road would require removal of highway car parking.
- (f) Car Parking  
It was suggested by Councillor Scholes that Union House car park could be used for long-term/commuter car parking with Major York's car park used for short-term/Commons usage car parking.
- Concern was expressed that if car parking was removed from Major York's Road, it would move to other areas of the Common, like Nevill Park and Hungershall Park.
- Alternatively Major York's car park could be extended - no objection is raised in principal to the proposal with a quid pro quo removal of street car parking.

**RECOMMENDED - That:-**

- (a) a representative of each body on the Commons Conservators write to Melanie Ims expressing the views of their body on all proposals by early January 1999; and
- (b) a further short discussion take place at the full Commons Conservators meeting on 7 January 1999.

Mr M Chapman in the chair

**3. CIVIC SOCIETY AWARD**

The Clerk reported that the Civic Society had recently presented the Commons Conservators with an award for good management of the Commons. Mr David Wakefield intimated that, as a member of the Civic Society, he would make arrangements for a photograph and press release of the presentation of the award.

**4. WARDEN'S REPORT**

The Warden submitted his report to November 1998 and work schedules January to March 1999.

Details of items discussed are set out below:-

- (i) Fir Tree car park.
- (ii) Pond restoration - the Warden reported that he had accepted the quotation for £1,553.00 including VAT for work to re-line Bracken Cottage Pond.

- (iii) Abandoned vehicle - now removed.
- (iv) Replacement bus shelter - if replaced it was suggested that siting on the other side of London Road would be preferable.
- (v) Unauthorised use of Common Land by ARC and the Highways Department for storing materials.

**RECOMMENDED - That:-**

- (a) The Clerk write to the Highways Department requesting removal of these materials and stating that an administrative charge of £200 is required for this usage and £50 for each additional week's storage; the Common Conservators permission is required for such work in the future;
  - (b) The Friends of Tunbridge Wells and Rusthall Commons place an item in their next newsletter drawing the attention of members to the fact that the Common should not be used for storage of builders materials etc; and
  - (c) All members of the Commons Conservators inform the Warden of any unauthorised use of Common Land.
- (vi) Educational Use - The Warden reported that to produce a resource pack would cost £4,000-£7,000 for use in every school throughout the Borough.

**RECOMMENDED - That outside funding be sought for this project.**

- (vii) Memorial Planting - The Warden reported that he had received a request to plant memorial trees in the area overlooking Bracken Cottage.

**RECOMMENDED - That permission be granted.**

**5. FINANCIAL STATEMENT**

The Treasurer submitted financial statement No 2 of 1998 showing payments totalling £9,929.51, receipts of £43,599.06 and a balance of £90,971.38.

**RECOMMENDED - That the statement be approved.**

**6. BUDGETARY CONTROL REPORT AND PRECEPT 1999/2000**

The Treasurer submitted the budgetary control report for 1998/99 and precept required from Tunbridge Wells Borough Council for the year 1999/2000, showing an increase of 2½% - in line with inflation.

**RECOMMENDED - That the budget for 1999/2000 and a requirement of £81,800.00 be approved.**

**7. PLANNING APPLICATION FONTHILL CENTRE**

The Clerk reported receipt of a planning application for alterations, maintenance and disabled access at the Forum at the Fonthill Centre.



As the Commons Conservators' observations are required, the Clerk reported that he had written to the Planning Department stating that no objection was raised to these proposals, providing the Commons Conservators were indemnified against any loss or damage howsoever the same may be caused, the site should be reinstated to the satisfaction of the Warden and no vehicles should be allowed on to Common land.

**8. HEALTHLAND RESTORATION**

The Warden reported that Ashdown Forest has stated that they could not provide seed for use on the Common, this year.

As a result, £2,000 set aside for this purpose in this year's budget would be re-allocated for tree work and the tree work Budget for 1999/2000 to be adjusted accordingly.

**9. APSLEY STREET PARKING**

The Warden reported that an application had been received from the tenants of Apsley Street Rusthall for car parking on Common Land. A hard edge would be required to prevent erosion. Permission had previously been granted in principle and the residents would be prepared to consider funding.

**RESOLVED - That:-**

- (a) a site meeting be held with the residents of Apsley Street and the Manor of Rusthall; and
- (b) the matter be discussed at a future meeting when costs are known.

**10. BRET LAND ROAD**

The Warden reported that a length of 25 yards of footpath required resurfacing and this proved to be the responsibility of the Common Conservators.

This work had been carried out at a cost of £257.25.

**11. JUNCTION OF RUSTHALL ROAD/LOWER GREEN ROAD, RUSTHALL**

The Warden reported that an informal enquiry had been received regarding aligning the junction of Rusthall Road and Lower Green Road, Rusthall which would mean the taking of 2/3 feet of Common Land.

**RECOMMENDED -** That when a formal application is received this matter be considered by the Commons Conservators.

**12. STEPS - LONDON ROAD**

Enquiries were made as to the responsibility for any work to improve the steps on to London Road.

**RECOMMENDED -** That research be carried out to ascertain accountability for any work that may be necessary on the steps by P K Motors..

  
CHAIRMAN

7 January 1999

## TUNBRIDGE WELLS COMMONS CONSERVATORS

Thursday 7 January 1999

**Present: Councillors Price, Scholes, Mrs Slowgrove and Wright  
Baron Nicolas van den Branden  
Messrs Butler, Butt, Chapman, Freeman, Hall and Hicks.**

**Mr D Wakefield (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.**

**Apologies for absence were received from Mr N Hill.**

### APPOINTMENT OF CHAIRMAN

1. In accordance with the Third Schedule of the County of Kent Act 1982, it was noted that the Conservators 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 M Chapman, a Conservator appointed by the Freehold Tenants, be appointed as Chairman until the annual meeting of the Conservators in 2000.

### **MR M CHAPMAN IN THE CHAIR**

The Chairman asked that the Conservators' appreciation of Baron Nicolas van den Branden's efficient service as Chairman over the past year be placed on record.

### MEMBERSHIP

2. The Chairman reported that the undermentioned Conservators had been appointed by the bodies specified to serve for the period indicated:-

#### Tunbridge Wells Borough Council

Councillor Price	)	
Councillor Scholes	)	1 January 1999 - 31 December 1999
Councillor Mrs Slowgrove	)	
Councillor Wright	)	

#### Freehold Tenants

Mr G Butt	)	
Mr M Chapman	)	Second year of three year term until
Mr P Freeman	)	31 December 2000
Mr N Hill	)	

#### Manor of Rusthall

Baron Nicolas van den Branden	)	
Mr G Butler	)	Second year of three year term until
Mr C Hall	)	31 December 2000
Mr J Hicks	)	

### **APPOINTMENT OF COMMITTEE**

3. **RESOLVED** - That a Committee be appointed to serve until the date of the first meeting in 2000.

#### **Members of Committee**

Chairman of Conservators (Mr M Chapman) ex-officio  
Councillor Scholes  
Mr G Butler  
Mr G Butt

### **MINUTES OF THE LAST MEETING**

4. The Minutes of the meeting of the Commons Conservators held on 26 September 1998 were considered by the Conservators.

**RESOLVED** - That the Minutes be confirmed as a correct record.

### **MINUTES OF THE MEETING OF THE COMMITTEE**

5. The Minutes of the meeting of the Committee held on 3 December 1998 were considered by the Conservators. Arising from these Minutes the following matters were considered or noted:-

- (1) Local Plan Review Tunbridge Wells 2000+
- (2) Common Enforcement Scheme - Draft
- (3) Warden's Report
- (4) Financial Statement
- (5) Budgetary Control Report and Precept 1999/2000
- (6) Planning Application - Fonthill Centre
- (7) Heathland Restoration
- (8) Apsley Street Parking
- (9) Bretland Road Footpath
- (10) Junction of Rusthall Road/Lower Green Road, Rusthall
- (11) Steps, London Road
- (12) Dog Litter Bag Dispensers
- (13) Topsoil for old workshop
- (14) Seats on Access Trail
- (15) Ponds

**RESOLVED** - That:-

- (a) The Minutes of the Committee be approved and confirmed subject to (b)-(h) below.
- (b) Any comments on the Commons Enhancement Scheme be sent by each body to Melanie Ims, Tunbridge Wells Borough Council, before the next working party meeting due to be held on 27 January 1999. Further consideration of the draft proposals for highways around the Commons be brought to the next meeting of the Committee.
- (c) The topsoil be placed on the old workshop in the next dry weather spell.
- (d) No Common land be taken for the installation of a replacement bus shelter opposite the Kentucky Fried Chicken premises and a suggestion be made to the Highways Department that siting on the other side of London Road would be preferable.

- (e) The Clerk write to the Highways Department requesting the removal of the remainder of the Contractors' materials outside Thackerays and informing them that an administrative charge of £200 is required for this usage and £50 for each week additional storage; and to remind them that the Commons Conservators permission is required for any such future work.
- (f) Permission be granted for the planting of memorial trees by Mrs Sander in the area overlooking Bracken Cottage.
- (g) The Warden and the Treasurer hold a meeting in the near future to discuss trends for future expenditure in order that a paper may be prepared for presentation to the next full meeting of the Conservators.
- (h) Permission be granted for the £2,000 set aside for heathland restoration be reallocated for tree work and the tree work budget for 1999 adjusted accordingly.

#### **DATES OF MEETINGS - 1999/2000**

6. (1) Meetings of the Commons Conservators be held at 4.30pm on the following days:-
- 23 March 1999
  - 17 June 1999
  - 23 September 1999
  - 6 January 2000
- (2) That meetings of the Committee of the Conservators be held at 2.30pm on the following days:-
- 5 March 1999
  - 20 May 1999
  - 2 September 1999
  - 2 December 1999

#### **TRAVELLERS**

7. The Warden reported that travellers had camped near the entrance to Mount Edgcombe Hotel over the Christmas period. Notice had been served on them and they had departed within a few days leaving no rubbish.

#### **KERB STONES**

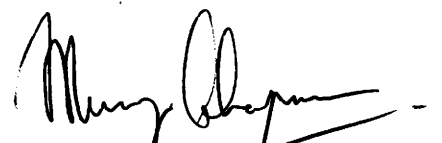
8. The Warden reported that he had recently acquired 100 kerb stones from the Highways Department. These were in-store and would be used to alleviate the erosion problem.

**RESOLVED** - That this matter be discussed at the next Committee meeting when estimates and plans for installation are known.

#### **SPONSORED WALK**

9. The Warden reported that an application had been received on Tunbridge Wells Mental Health Resource Limited to hold a sponsored walk on the Common in the Racecourse area involving 30-100 people on 25 April 1999.

**RESOLVED** - That permission be granted.

  
CHAIRMAN  
23 March 1999

## TUNBRIDGE WELLS COMMONS CONSERVATORS

### Committee Meeting - 5 March 1999

**Present:** Mr M Chapman (*Chairman*)  
Councillor Scholes  
Mr G Butler  
Mr G Butt

**In Attendance:** Mr R Stone (*Clerk*)  
Mr G Levitt (*Treasurer*)  
Mr S Budden (*Warden*)

Mr David Wakefield (Friends of Tunbridge Wells and Rusthall Commons) attended by invitation

### MINUTES

#### WARDEN'S REPORT

1. The Warden presented his report to March 1999 and work schedules to Spring 1999.

Recommendations were made as follows:-

(a) **Grass Cutting and Litter Picking Contracts**

RECOMMENDED - that although, the present contractor gives excellent service the Warden report to the next meeting of the Committee with comparative unit prices from other contractors. If Mr Bridgland can be shown to be competitive he be retained under the existing terms and conditions.

(b) **Parking at Denny Bottom**

RECOMMENDED - that a site meeting with English Nature be held before the next meeting of the Committee to consider the proposals for car parking suggested in the application from residents of Upper Street and Apsley Street.

(c) **Signage**

RECOMMENDED - that the Warden obtain further quotations for signage on the Commons and that this matter be considered further when these are available.

(d) **Ponds**

RECOMMENDED - that the Contractor inspect and repair as necessary any faulty ponds.

#### WALK

2. The Warden has arranged a conducted walk on Tunbridge Wells Common for the Freehold Tenants on 16 May 1999 meeting at 10 am in Fir Tree Car Park. All Conservators will be welcome.

#### VIEW POINT AT TOP OF CHURCH ROAD

3. RECOMMENDED - that the Warden inspect in order to confirm that Sycamores, as scheduled, not Oak trees as reported, have been removed to clear the view.

### **RUSTHALL ELMS DRIVEWAY**

4. In response to a question by Councillor Scholes, it was

RECOMMENDED - that the Warden check the map in order to confirm if this driveway is on common land.

### **FINANCIAL STATEMENT**

5. The Treasurer submitted Financial Statement Number 3 1998 showing payments of £38,450.65 and receipts of £1,224.93.

He also submitted the Budgetary Control Report to February 1999.

RECOMMENDED - That the accounts be approved.

### **FROLICS ON THE COMMONS**

6. The Chairman of the Friends of Tunbridge Wells and Rusthall Common reported that monthly meetings were being held to arrange the 'Frolics on the Common' on 17 July 1999. There should be a high animal presence on the day with many activities for children. The event will close with a tea party for the Friends. The Chairman requested suggestions for Companies in the Town who would be prepared to sponsor the event. The representative of the Lord of the Manor stated that the Pantiles Traders would offer support.

RECOMMENDED - that the Chairman of the Friends approach NPI, MEPC, Scottish Amicable and the Courier.

### **MAJOR YORK'S CAR PARK**

7. It was reported that an application had been received from Mr Blundell to extend Major York's Car Park; permission had been granted by Mr Christopher Hough, Agent to the Lord of the Manor, and materials had already been ordered.

The Warden expressed concern at these events.

RECOMMENDED - that,

- (a) The Warden and the Clerk contact Mr Hough to discuss the matter before the next full Conservators meeting.
- (b) No permission be granted for any extension to the car park unless there is a quid pro quo benefit, i.e. removal of street parking.
- (c) Mr Butler ascertain fully the Manor's rights over common land.
- (d) The matter be discussed at the next full Commons Conservators meeting.

### **CAR PARKING STICKERS**

8. The Warden requested permission to order 900 car parking stickers for placing on windscreens of cars parked on common land. Three quotations has been obtained, the lowest being that received from Imprint in the sum of £125 plus VAT for 900.

RECOMMENDED - that permission be granted.

#### **MAJOR YORK'S ROAD - DAMAGE**

9. The Warden requested permission to install more parking prevention posts at the bottom of Major York's Road in view of the damaged verge.

RECOMMENDED - that permission be granted.

#### **BISHOPS DOWN ROAD**

10. The Warden requested permission to install more parking prevention posts in view of the damage in the area of the Driveway to the Mount.

RECOMMENDED - that permission be granted.

#### **CHERRY TREE WALK, MOUNT EDGCUMBE ROAD**

11. The Warden reported that it had been necessary to take down a cherry tree which has reached the end of its life in Mount Edgcumbe Road. The tree will be replaced when the avenue is replanted.

#### **LOWER GREEN ROAD, RUSTHALL**

12. The Warden reported that it would be necessary to take one square metre of common land for the improvement of the junction at Lower Green Road.

RECOMMENDED - that approval be granted.

#### **DUDLEY ROAD/LONDON ROAD JUNCTION**

13. The Warden reported that it would be necessary for the Highways Department to take common land to realign the junction of Dudley Road and London Road but that they would return a slightly larger area.

RECOMMENDED - that approval be granted with the usual administrative charge being raised.

#### **PATH AUDIT**

14. Many informal paths over the Common are in need of repair.

RECOMMENDED - that, an audit be brought to the next meeting of the Commons Conservators.

#### **PLANNING APPLICATIONS AFFECTING PROPERTIES ADJACENT TO THE COMMON**

15. It was requested that the Commons Conservators be made aware of any planning applications which will affect properties adjacent to the Common.

RECOMMENDED - that the Clerk request the Planning Department to ensure that the Conservators are made aware of any such applications.

#### **GARAGE WALL, LONDON ROAD**

16. As this wall was repaired by the Conservators a year or so ago questions were asked as to the responsibility for future maintenance.

RECOMMENDED - that Mr Butler ascertain the Manor's responsibilities.

**FORUM**

17. As the lease by the Borough Council to the Forum expires later this year, it was

RECOMMENDED - that, the Clerk invite the Borough Council's officer responsible to attend a meeting before the expiration in order to hear the Conservators views before any subsequent lease is offered.

**TENT - MOUNT EDGCUMBE AREA**

18. The Warden reported that he was in touch with Social Services about a gentleman camping out in a tent just above Mount Edgcumbe Road.

RECOMMENDED - that the Warden be authorised to evict the offender.

**OPEN AIR SERVICE**

19. The Clerk reported receipt of an application to hold the annual open air service opposite Common View on Rusthall Common on Sunday 13 June 1999.

RECOMMENDED - that permission be granted subject to the usual terms and conditions.

sl-cc5ma.doc



CHAIRMAN

23 March 1999



## TUNBRIDGE WELLS COMMONS CONSERVATORS

Tuesday 23 March 1999

**Present:** Councillors Price, Scholes, Mrs Slowgrove and Wright.

Baron Nicolas van den Branden  
Messrs Butler, Chapman, Freeman, Hicks and Hill

Mr David Wakefield (Friends of Tunbridge Wells and Rusthall Commons)  
attended by invitation

**Apologies for Absence** were received from Mr G Butt and Mr C Hall.

### MINUTES

#### TRANSPORT STRATEGY REVIEW

1. Mr Tony Fullwood, Strategy Design and Projects Manager, reported verbally on the arrangements for the Local Transport Plan for the whole of Kent.

There is to be a local Transport Strategy outlined for each authority under Kent County Council.

No details are available at this stage but there is a Government White Paper. A Local Transport Plan should be available by July 2000. Local public consultation is to take place from 19 April 1999 to 25 June 1999 with a draft paper to be prepared in the autumn. This should be integrated into the Local Plan.

**RESOLVED** - That Mr Fullwood attend the Commons Conservators Committee Meeting on 20 May 1999 to give a further briefing on issues which may affect the Commons; any comments of the Committee being ratified at the full Conservators Meeting in June.

#### MINUTES OF THE LAST MEETING

2. The Minutes of the Meeting of the Conservators held on 7 January 1999 were considered.

**RESOLVED** - That:-

- (a) The Minutes be confirmed and signed as a correct record.
- (b) The Warden be authorised to place non-continuous kerb stones on the verge of the South-of-France area to prevent further erosion.

#### MINUTES OF THE COMMITTEE MEETING

3. The Minutes of the Meeting of the Committee held on 5 March 1999 were considered by the Conservators. Arising from these Minutes the following matters were considered or noted:-

- (i) Warden's Report
- (ii) Grass cutting and litter picking contracts
- (iii) Parking at Denny Bottom
- (iv) Signage
- (v) Ponds
- (vi) Freehold Tenants' walk
- (vii) View point at the top of Church Road
- (viii) Rusthall Elms driveway

- (ix) Financial Statement
- (x) Frolics on the Common
- (xi) Major York's Car Park
- (xii) Car parking stickers
- (xiii) Major York's Road - damage
- (xiv) Bishops Down Road - damage
- (xv) Cherry Tree walk
- (xvi) Lower Green Road, Rusthall
- (xvii) Dudley Road/London Road - junction
- (xviii) Path audit
- (xix) Planning applications
- (xx) Garage wall - London Road
- (xxi) The Forum
- (xxii) Tent - Mount Edgcumbe area
- (xxiii) Open Air Service

**RESOLVED** - That:-

- (a) The Minutes be approved and confirmed subject to (b)-(g) below.
- (c) The path audit be considered at a later meeting.
- (c) It be noted that the Agent to the Lord of the Manor had given no formal permission for the extension of the car park in Mayor York's Road.
- (d) The Warden order a supply of car parking stickers, each Conservator being given a number for placing on vehicles illegally parked on Common land.
- (e) The cherry trees in Cherry Tree Walk be replaced in three or four years' time when cuttings have grown on.
- (f) Permission be granted, under the usual terms and conditions, for the annual Open Air Service to be held on Rusthall Common on 13 June 1999.
- (g) The Agent to the Lord of the Manor be informed of details of the siting of the wall at the garage, London Road which was repaired by the Conservators last year.

**NEVILL PARK/BROKERS ARMS AREA OF COMMON**

- 4. The Warden reported that Mr Clemence who owns a house at the end of Nevill Park had requested permission for vehicular access over Common Land to his property whilst a swimming pool is being installed.

**RESOLVED** - That retrospective permission be granted subject to the payment of £25 administrative costs and to the land being reinstated to the satisfaction of the Warden upon completion of the work.

**STEPS - VALE ROAD**

- 5. The Warden reported that the steps on to London Road from the Common are to be replaced with a "build out" into the carriageway. No Common Land would be taken. Railings would be installed to match those in Castle Street.

**FOOTPATH - MOUNT EPHRAIM TO LONDON ROAD**

6. A suggestion was made by Councillor Wright that railings would be helpful to members of the public using this steep footpath.

**RESOLVED** - That the Clerk write to the Highways Department asking them to look into the matter.

**GEORGIAN FESTIVITIES**

7. The Warden reported that he had received an application from the Leisure and Tourism Services of the Borough Council for re-enactment soldiers to camp on the Common over night 31 July/1 August 1999 in connection with the Georgian Festivities. This would involve 3 tents but no parked vehicles.

**RESOLVED** - That permission be granted on the understanding that no vehicles are to be parked on Common Land.

**MAYOR YORK'S CAR PARK - ONE DAY SALE**

8. The Warden reported receipt of an application from the Client Services Officer of the Borough Council for permission to hold a one day sale of water butts, composters, etc, to encourage recycling. This will involve one marquee on site for the day.

**RESOLVED** - That the application be refused.

**SEATS**

9. The Warden reported that four new benches had been donated by Mr and Mrs Goulden in memory of their parents. These would be installed in Victoria Grove.

**RESOLVED** - That the donation be accepted with gratitude.



CHAIRMAN

17 June 1999

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

### **Committee Meeting - 20th May 1999**

**Those Present:** Mr M Chapman (Chairman)  
Councillor Price in substitution for Councillor Scholes  
Mr G Butt

**In Attendance:** Mr R Stone (Clerk)  
Mr G Levitt (Treasurer)  
Mr S Budden (Warden)

Mrs Jennifer Blackburn (in substitution for Mr David Wakefield, Chairman of the Friends of Tunbridge Wells and Rusthall Commons) attended by invitation.

An apology for absence was received from Mr G Butler, representative of the Manor of Rusthall.

## **MINUTES**

### **1. TRANSPORT STRATEGY REVIEW**

Mr Tony Fullwood, Strategy Design and Projects Manager, Tunbridge Wells Borough Council circulated the document 2000+ Transport Issues.

He stated that this is the first time that the Borough has had such a strategy. The document applies to the whole Borough area but would, in particular, affect the Common with regard to CO<sup>2</sup> emissions, lighting, air quality and noise, especially from the traffic problem which has seen a 95% increase in volume since 1980.

Mount Ephraim shows the highest CO<sup>2</sup> emission.

The Proposed Enhancements to the Common Document had been welcomed by the Commons Conservators and it was requested that this be included in the more detailed Draft Transport Strategy which would be available by winter 1999/2000. Comments to the Transport Strategy Team are required by 25 June 1999.

**RECOMMENDED** - That the Clerk to the Commons Conservators and the Warden draft a letter to the Strategy Design and Projects Manager setting out the views of the Commons Conservators on the Transport Document for consideration at the full Commons Conservators Meeting on 17 June 1999.

### **2. WARDENS REPORT**

The Warden presented his report to May 1999.

Recommendations were made as follows:-

- (a) Marlipit Ponds - Recommended that the Warden obtain specialist advice as to the relining of these ponds and bring prices to the next Committee Meeting.

- (b) Graffiti on Wellington Rocks - Recommended that the work to remove paint from Wellington Rocks be carried out in the near future in the sum of £350 +VAT.
- (c) Insurance Claim - Recommended that the Warden attend a site meeting with the Conservators insurers to inspect subsidence following the SWA excavation near at Brighton Lake.
- (d) Vale Road Post Office - Recommended that when the agreement being drawn-up by Honeygrove's solicitors is available for inspection, a reasonable administrative fee be charged for the use of Common Land during building works at this development.
- (e) Grass Cutting Contract - Recommended that the Warden obtain figures from other contractors who have carried out similar work for the Highways Department.
- (f) Country Gardens/Cobland Site - Recommended that the Clerk carry out informal enquiries in order to ascertain the amount of Common Land required for the development of the Country Gardens site for the community millennium project, linked with a nature trail onto the Common.

### 3. FINANCIAL STATEMENT

The Treasurer submitted Financial Statement No. 4 1998 showing payments of £2,314.78 and receipts of £383.68.

He also submitted the income and expenditure account for 1998/99 and the balance sheet as at 31 March 1999, which showed a revenue account balance of £35704.

Statement No. 1 of 1999 was tabled showing payments of £9615.50 and receipts of £41227.57.

The audit of the Commons Conservators accounts will take place in September 1999.

**RECOMMENDED** - That the accounts be approved and that the Committees gratitude to the Treasurer be placed on record for these accounts.

### 4. FROLICS ON THE COMMONS

The Warden reported that arrangements for the Frolics were well in hand, the only concern being for financial backing.

**RECOMMENDED** - That the Chairman of the Friends of Tunbridge Wells and Rusthall Commons report fully on the arrangements for the Frolics on the Common at the June Commons Conservators Meeting.

### 5. RUSTHALL BONFIRE AND ENTERTAINMENTS COMMITTEE

The Clerk reported that the usual request had been received for permission to hold the annual Rusthall Bonfire and Fireworks Display on 30 October 1999.

**RECOMMENDED** - That permission be granted subject to the usual terms and conditions.

**6. DONATION OF COMPUTER BY FREEHOLD TENANTS**

The Warden reported that the Freehold Tenants had donated a computer for use in the Conservators Office and that the Freehold Tenants would pay for all reasonable maintenance. The Freehold Tenants would also fund the required BT line and the internet.

**RECOMMENDED that -**

- (a) The Commons Conservators thanks to the Freehold Tenants be placed on record for this donation and the extended offers.
- (b) Consideration be given to the placing of information relating to the Common on Tunbridge Wells Borough Council's website, clearly stating that the Commons are managed by the Commons Conservators.

**7. FIRE ADVICE**

Recommended that the Clerk write to the Fire Service requesting that the Commons Conservators be informed of any fires on the Common.

**8. WALL - LONDON ROAD**

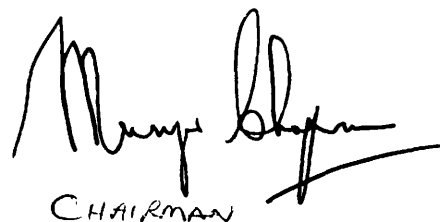
The question of the responsibility for the maintenance of the wall near the garage in London Road was considered.

**RECOMMENDED** - That the Clerk ascertain the responsibilities of the Manor generally and that the matter of communication with the Manor be discussed at the June Conservators meeting, following discussions with the Clerk and the Agent of the Manor.

**9. PATH AUDIT**

The Warden reported that arrangements were in hand for the path audit which will be available for the Commons Conservators meeting in June.

sl-may20.doc



CHAIRMAN

17 June 1999

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

**Thursday, 17 June 1999**

**Present:** Mr M Chapman (Chairman)  
Councillors Scholes and Mrs Slowgrove  
Messrs Butler, Freeman and Hill

**Councillor David Wakefield (Friends of Tunbridge Wells and Rusthall Commons)**  
attended by invitation.

**Apologies for absence were received from Councillors Price and Wigley, Baron Nicolas van den Branden, Mr Gordon Butt, Mr Christopher Hall and Mr Jonathan Hicks. Mr G Levitt, Treasurer, also tendered his apologies.**

### **MINUTES OF THE LAST MEETING**

1. The Minutes of the meeting of the Conservators held on 23 March 1999 were considered.

**RESOLVED** - That the Minutes be confirmed as a correct record.

### **MINUTES OF THE COMMITTEE MEETING**

2. The Minutes of the meeting of the Committee held on 20 May 1999 were considered by the Commons Conservators. Arising from these Minutes the following matters were considered or noted:-

- (i) Transport Strategy Review
- (ii) Warden's Report
- (iii) Marlpit Ponds
- (iv) Graffiti on Wellington Rocks
- (v) Insurance Claim
- (vi) Vale Road Post Office
- (vii) Grass Cutting Contract
- (viii) Country Gardens/Coblands Site
- (ix) Financial Statements
- (x) Frolics on the Common
- (xi) Rusthall Bonfire
- (xii) Donation of Computer by Freehold Tenants
- (xiii) Fire Advice
- (xiv) Wall - London Road
- (xv) Path Audit

**RESOLVED** - That:

(a) the Minutes be approved and confirmed and recommend actions accepted subject to (b) to (k) below:

(b) It be noted that the graffiti on the Wellington Rocks had been removed by a specialist firm for the sum of £350 + VAT.

(c) It be noted that the insurance claim for the fall on the Common was proceeding following the site meeting with the representative of the Conservators insurers.

- (d) It be noted that as yet no further communication had been received from Honeygrove regarding their proposed development of the Old Vale Road Post Office.
- (e) A new five year contract for grass cutting be drawn up with Bridglands.
- (f) The Clerk confirm that the Conservators' interest in the Country Garden's site be carried through in conjunction with the Council's interest.
- (g) Any volunteers from the Commons Conservators for Bat and Trap at the Frolics contact the Chairman of the Friends of the Commons, who confirmed that arrangements are well in-hand for this event.
- (h) Permission, under the same arrangements and conditions as usual, be granted for the Rusthall Bonfire and Fireworks display to take place.
- (I) The Commons Conservators' gratitude be placed on record for the donation by the Freehold Tenants of the computer for the Warden's use.
- (j) Enquiries by the Agent to the Lord of the Manor and the Clerk as to the ownership and responsibility for the wall in London Road continue.
- (k) A budget of £3,000 be allocated to commence work on the following paths, with power to the Chairman to grant permission for the spending of a further £500 if required.
  - (1) Mount Edgcumbe driveway to Castle Road north.
  - (2) Perimeter of upper cricket pitch from Fir Tree Road to Victoria Grove.
  - (3) Sainsbury's roundabout to junction of Hungershall Park and Major York's Road.

The Mount Edgcumbe Hotel to be notified of any work to be carried out under (1) above.

#### TRANSPORT STRATEGY REVIEW

- 4. **RESOLVED** - That the draft letter to the Council's Strategy Design and Projects Manager be agreed, subject to the inclusion of the word Road after Bishops Down in the fourth paragraph.

#### DIRECTION SIGNS

- 5. The Warden reported that the Borough Council had requested permission to place finger post directional signs on Common Land at (a) London Road/Church Road junction; (b) Vale Road triangle; (c) outside Thackerays; (d) Montacute Road - Sainsbury's roundabout.

The Warden expressed a desire that any sign on Common Land should be gold lettering on a green background.

**RESOLVED** - That the Commons Conservators inform the Borough Council that, as there are so many signs on the Common, a decision be held in abeyance pending further consideration.



#### USE OF LOWER CRICKET GROUND

6. The Clerk reported receipt of a letter from the Pastor of a local church requesting permission to hold informal family games and possibly barbecues on the Lower Cricket Ground on Sunday afternoons.

**RESOLVED** - That permission be granted for games, subject to the clearance of any litter and the reinstatement of any damage to Common Land, but no barbecues are to be held.

#### STOLEN CARS

7. The Warden reported that there had recently been two incidents of stolen cars being dumped on the Common.

**RESOLVED** - That the Warden implement whatever preventative measures he may think fit to prevent cars being driven onto Common Land.

#### EDUCATIONAL PACKS

8. The representative of the Manor enquired as to the progress of the development of the Schools Package.

The Warden reported that, as yet, there had been no further progress with this scheme.

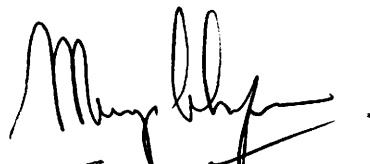
#### TIMING OF MEETINGS

9. **RESOLVED** - That future meetings of the Commons Conservators be convened for 2.30pm as from September 1999, providing there is no clash with Council Committee meetings.

#### CONDITION OF COMMON

10. The Chairman placed on record the Commons Conservators congratulations to the Warden on the excellent condition of the Commons this summer.

sl-17jun.doc

  
CHAIRMAN

23 September 1999

## TUNBRIDGE WELLS COMMONS CONSERVATORS

### Committee Meeting

2 September 1999

**Present : Mr M Chapman (Chairman)**  
**Councillor Scholes**

**In Attendance : Mr R Stone (Clerk)**  
**Mr G Levitt (Treasurer)**  
**Mr S Budden (Warden)**

Lieutenant Commander Lawson (Friends of Tunbridge Wells & Rusthall Commons) attended by invitation.

Apologies for absence were received from Mr G Butler and Mr G Butt.

### MINUTES

#### 1. COMMITTEE MEETINGS

The Chairman, representing the Freehold Tenants, questioned the necessity of holding quarterly Committee Meetings. The Freehold Tenants felt that the Committee should still be nominated but the practise of holding quarterly meetings should be discontinued and that meetings should be convened only in the case of emergencies.

**RECOMMENDED** - That this suggestion be considered at the next full Commons Conservators Meeting.

#### 2. FINGER POSTS SIGNS ON COMMON LAND

Mr Brian Hayward, Assistant Design and Heritage Officer, Tunbridge Wells Borough Council, gave a presentation to the meeting on the suggested siting of finger posts on Common land. It was agreed that the preferred colouring for such signs would be green with gold edge and white lettering. It was felt that more detail should be shown on the signs. ie Wellington Rocks, Rusthall etc.

The suggested sitings were:-

- a) junction of Church Road/ London Road
- b) outside Thackerays
- c) Vale Road / London Road
- d) Sainsbury's roundabout

Mr Hayward stated that the primary reason for these signs was to introduce visitors to areas of the town. If they were sited on Common land, the Manor would charge the Borough Council a rental fee of £25 per sign per annum. If signing is not acceptable to the Commons Conservators the only other option would be on Highway land adjacent to the Common.

**RECOMMENDED** - That Mr Brian Hayward attend the Commons Conservators meeting on 23 September 1999 when the matter could be the subject of full discussion.

3. WARDENS REPORT

The Warden presented his Report to September 1999 and recommendations were made as follows:-

a) The Forum

RECOMMENDED - That the Warden monitor the installation of the compound for refuse containers etc and parking area in order to ensure that there is no encroachment onto Common land.

b) Vale Road Post Office Development

RECOMMENDED - That mention be made in any agreement with Honeygrove that sub-contractors or other parties should be prevented from parking on any Common land other than the triangle mentioned in the existing agreement.

c) Walks on the Common

National Heritage Walk - 12 September 1999 - All Commons Conservators welcome.

Freehold Tenants Walk on Rusthall Common - 17 October 1999 - Meeting at 10.30am in layby in Coach Road Rusthall - All Commons Conservators Welcome.

d) Sussex Country Gardens

RECOMMENDED - That the Warden report back to the full Commons Conservators meeting on his consultation with Mr Good of Sussex Country Gardens regarding the gift, or otherwise, of the adjacent piece of land to the Common.

e) Footpath Repairs

RECOMMENDED - That the Warden, once the specification is received from G Bridgland, approach the other companies tendering for the work of repairing footpaths, in order to ascertain if a more realistic quotation is available.

4. WORK SCHEDULES

The Warden tabled his work schedule for the Winter period.

5. FROLICS

The Treasurer of Tunbridge Wells and Rusthall Commons informed Members that the day of Frolics on the Common had been a great success as far as raising the profile of the Common was concerned but a loss of approximately £2000 had been sustained.

If another such event were to take place, in possibly two year's time, sponsorship or backing by the Borough Council would be necessary. The Clerk suggested that an event could be organised by the Friends of the Common in conjunction with the Borough Council. If any event in 2001 is to take place the Friends should approach the Borough Council for funding now. Councillor Scholes questioned whether the Commons Conservators should back any such future event.

6. FINANCIAL STATEMENT

The Treasurer tabled financial statement No. 2 of 1999 showing payments of £12,011.56 and receipts of £1,731.29.

He also submitted budgetary control report to August 1999. Councillor Scholes questioned if the reserves maintained were acceptable.

7. INSURANCE CLAIM

The Warden reported that the insurance claim for a fall near Brighton Lake would possibly be settled out of court, which could create an unfavourable precedent.

RECOMMENDED - that the Treasurer avail the insurers of all the relevant details during his meeting with them due to be held next week. The Treasurer to report back to the Conservators at their next meeting.

8. EDUCATIONAL PACKS

The Warden reported that there had been no further development with the production of educational packs but the Freehold Tenants wished to ensure that this should be kept under review.

9. WALL - LONDON ROAD

The Clerk informed the Committee that discussions were continuing with the Agent to the Lord of the Manor regarding the responsibility for the maintenance of this wall - Minute No. 8, Committee Meeting 20 May 1999 refers.

10. FIR TREE CAR PARK

The Warden reported that a tree had recently split and half fallen in Fir Tree car park, which had necessitated the removal of the remainder.

11. LIGHTING IN THE FORUM AREA

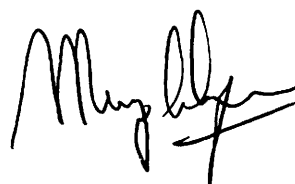
The representative of the Manor had raised the question of lighting in the area of the Forum and stated that the Manor had no objection to such lighting providing the Commons Conservators were in agreement.

12. UNDERGROUND CAR PARK

Councillor Scholes raised the question of the possibility of the installation of a car park underneath the Common, the entrance being sited at the lower end of London Road. This had been a subject of discussion at a recent meeting of the High Street Traders who were in favour of such a car park. Councillor Scholes stated that the Manor appeared to be in favour of such a scheme but the cost would probably be prohibitive.

13. CHRISTMAS LUNCHEON

The Clerk reported that the Conservators Christmas luncheon is booked for 10 December 1999 at the Spa Hotel and menus were made available to the Committee.



CHAIRMAN

23 September 1999

## **TUNBRIDGE WELLS COMMONS CONSERVATORS**

**Thursday 23 September 1999**

**Present:** Mr M Chapman (*Chairman*)  
Councillors Scholes and Mrs Slowgrove  
Baron Nicolas van den Branden  
Messrs Butler and Freeman

Mr David Wakefield, Chairman of the Friends of Tunbridge Wells and Rusthall Commons, attended by invitation

Apologies for absence were received from Councillors Price and Wigley, Messrs Butt, Hicks and Hill.

Mr G Levitt, Treasurer, also tendered his apologies.

### **FINGERPOSTS ON THE COMMON**

1. Mr Brian Haywood, Assistant Design and Heritage Officer, Tunbridge Wells Borough Council, gave a presentation to the meeting on directional signs and their suggested siting. It was hoped that these would be sited on the edge of common land at:
  - (a) Junction of Church Road/London Road
  - (b) Outside Thackerays
  - (c) Vale Road/London Road
  - (d) Sainsbury's roundabout

The Friends of Tunbridge Wells and Rusthall Commons expressed concern about the number of highway signs on the common.

### **RESOLVED - That**

- (a) Permission be granted for four signs to be sited on the edge of common land on the sites suggested.
- (b) These signs be painted maroon in keeping with others throughout the town.
- (c) The sign near Thackerays should include "the Common" in order to direct visitors to the town.

### **MINUTES OF THE LAST MEETING**

2. The Minutes of the meeting of the Conservators held on 17 June 1999 were confirmed.

**RESOLVED - That the Minutes be signed as a correct record.**

## MINUTES OF THE COMMITTEE MEETING

3. The Minutes of the Committee meeting held on 2 September 1999 were considered by the Commons Conservators. Arising from these Minutes the following matters were considered or noted:-

- (i) Committee Meetings
- (ii) Fingerpost signs on the Common
- (ii) Warden's report
- (iv) The Forum
- (v) Vale Road Post Office development
- (vi) Walks on the Common
- (vii) Sussex Country Gardens - adjacent land
- (viii) Footpath repairs
- (ix) Work Schedules
- (x) Frolics on the Common
- (xi) Financial Statement
- (xii) Insurance claim
- (xiii) Educational Packs
- (xiv) Wall - London Road
- (xv) Tree - Fir Tree Car Park
- (xvi) Lighting - Forum area
- (xvii) Underground car park
- (xviii) Christmas Luncheon

### RESOLVED - That

- (a) The Minutes be approved and confirmed, subject to the following amendment.

Minute 1 to read "should be convened when the Chairman feels this is necessary".

Also subject to (b) - (d) below

- (b) Committee meetings be convened in future when the Chairman feels that business requires. A substitute Committee member be nominated from each body.
- (c) As any settlement of the insurance claim could create a dangerous precedent, further discussions take place between the Clerk, Treasurer and Warden, after consideration by Zurich Insurance Company
- (d) The Warden continue discussions with Sussex Country Gardens, who are considering donating an area of land with a pond for possible use as an education centre. Country Gardens would like a small strip of Common land to improve their access. Discussions with Country Gardens should have Borough Council involvement and the Warden report to the next of the Commons Conservators in January 2000.

### IMPROVEMENT TO HIGHWAY SURFACE - A26

4. The Warden reported that the Highway Agency proposed to raise the level of the highway by 7 inches on the stretch of A26 from the Kent and Sussex Hospital to its junction with Major York's Road. Work is scheduled to commence in January (for three months) with improved kerbing being installed along London Road across the Common. This work would involve a single line system of traffic controlled by traffic lights. The Warden suggested that Fir Tree Road should be closed during this work in order to prevent this road becoming a 'rat run'.

RESOLVED - That

- (a) No Common land is to be used as a compound for storing equipment.
- (b) Fir Tree Road be closed whilst this work is carried out and traffic is being diverted around the Common.
- (c) The Commons Conservators query the hours contractors work in order to speed the completion of work.

#### TOAD ROCK RETREAT PUBLIC HOUSE - SIGN

5. The Warden reported that the licensee of the Toad Rock Retreat Public House had applied for permission to place a sign on Common land advertising the public house.

RESOLVED - That permission be granted, if the Highways Department agree, for a sign to be attached to the lamp post together with the directional sign to Toad Rock.

#### APPLICATION TO INSTALL MAST FOR MOBILE TELEPHONE SYSTEM - ORANGE PERSONAL COMMUNICATIONS

6. The Warden reported that an application had been received from Orange Personal Communications to install a mast on Common land near the Forum in order to improve mobile telephone reception. An existing lamp post would be removed and replaced with a simulated lamp post together with a small cabinet alongside.

RESOLVED - That it be ascertained if it is necessary to have such an installation on Common land.

#### STOLEN BENCH

7. The Warden reported that a bench, value £700, has recently been stolen from alongside the footpath which crosses Castle Street.

RESOLVED - That the Warden

- (a) Inform the Police; and
- (b) Replace with a hawthorn seat.

#### MILLENNIUM PLANTING

8. The Warden reported receipt of an application from the Rusthall Park and Rustwick Residents Association to plant a commemorative tree for the Millennium at the end of the road next to the Hobbies.

RESOLVED - That no objection be raised to the planning of a native species.

#### MOTOR BIKE NUISANCE

9. The Warden reported that there had recently been incidents of a youth riding a motor-bike, with no number-plates, on common land to the danger of members of the public.

RESOLVED - That the Warden inform the Police, pointing out that under the byelaws the Commons are to be regarded as highways.

#### REMOVAL OF EQUIPMENT FROM DUNORLAN PARK GARAGE

10. The Warden reported that it would be necessary to arrange for a skip to be rented in order to move Conservators' equipment from Dunorlan Park garage to the Cemetery area.

#### TEMPORARY STRUCTURE

11. The Warden reported that three or four people were living in the wigwam structure on Common land. He had approached them and had informed them that they must leave within two weeks.

RESOLVED - That the Warden inform Mrs Rowe, complainant, that the wigwam is to be demolished and the residents should move on.

#### TOILETS - WELLINGTON ROCKS

12. Councillor Scholes reported on activities at the toilets at Wellington Rocks which had recently featured in an article in the Courier newspaper. The Police and Warden are aware of activities in this area.

RESOLVED - That trees be kept trimmed in this area but no further action be taken.

#### CONTRACT FOR REPAIR OF FOOTPATHS

13. RESOLVED - That the footpath repair contract be allocated to G Bridgland as no other suitable tenders had been received.

#### RENTAL FEES CHARGED BY THE MANOR OF RUSTHALL

14. Mr G Butler, representative of the Manor of Rusthall, informed the meeting that when any rental fees for equipment situated on the Common are charged, two thirds of these fees are held by the Manor and one third is handed over to the Freeholders - last year the sum of £7,000.



CHAIRMAN

6 January 2000