



AGENDA

Meeting of the Commons Conservators
Thursday 24 June 2021 at 10am

Via videoconferencing – contact Gemma Stapeley (gemma.stapeley@twcommons.org)
for details.

1. DECLARATION OF BUSINESS INTEREST
2. APOLOGIES FOR ABSENCE
3. WELCOME TO NEWLY ELECTED BOROUGH COUNCILLOR
CONSERVATORS – Cllr Alex Britcher-Allan, Cllr Nicholas Pope and Cllr
Justine Rutland. Our thanks to outgoing Conservators, Cllr Barbara Cobbold and
Cllr James Scholes.
4. RUSTHALL ARCHAEOLOGICAL SITE UPDATE – Nigel Stapple of Wkd
Archaeology
5. MINUTES OF THE MEETING HELD ON 25 MARCH 2021 – attached
6. COMMITTEE MINUTES OF THE MEETING HELD ON 19 APRIL 2021, 10
MAY 2021 and 7 JUNE 2021 – attached.
7. MATTERS ARISING (CW)
8. WARDEN’S REPORT AND WORK SCHEDULE – attached
9. CLERK’S REPORT– attached
10. FINANCE REPORT, ANNUAL GOVERNANCE STATEMENT AND
STATUTORY ANNUAL RETURN 20/21– attached (ALG)
11. UPDATE FROM THE FRIENDS OF THE COMMONS – attached (CE)
12. MARKETING AND PR REPORT - attached (GS)
13. BENCH SCHEME REVIEW - attached (GS)
14. FEEDBACK FROM COMMITTEE REVIEW (CS)

15. EVENTS (GS)

ACTIVITIES ON THE COMMONS

- i) Rusthall Bonfire Saturday 30th October 2021. Erect and have a bonfire on the common, to be built on the day only, host bonfire and fireworks display between 6-9pm in the evening and remove any remaining ash the next day once this has cooled. All plans as previous years. (GS)
- ii) Southborough & District Wheelers Cycling Fair – attached (GS)

SIGNAGE

- i) Rusthall Bonfire – lamppost signs from 23rd October for one week.

16. ANY OTHER BUSINESS

- i) New Conservator induction (GS & SB)
- ii) Request for “No Fish to be removed” sign on Brighton Lake (SB)
- iii) Fairground car park, confirmation of requirement to seek Conservator approval for changes (CW)

17. PLANNING APPLICATIONS (GS)

- i) Bracken Cottage - Two Storey side extension and porch addition. Response on behalf of TWCC as follows: Bracken Cottage is located on the boundary of Tunbridge Wells Common, with its sole access and parking on the Common. The Cottage is in a very scenic part of the Common which is important for wildlife and features on both our website and our walking maps.

Bracken Cottage is granted an easement to access the property via the Common and for vehicles to park close to the property. There are 3 spaces in front of Gorse Cottage, which are shared between Bracken and Gorse Cottage and are generally fully used. Access to the property from the parking area is via a short pedestrian path across the Common.

The proposed extension raises a number of serious concerns as follows:

* There would be no further parking available on the Common to cater for increased long- term demand generated by enlarging the property.

* Due to the site location and access constraints, construction work would cause serious damage to the Common. There would not be any land available for trade vehicles to park or for materials to be delivered and stored.

*The proposal includes a yoga studio for home yoga tuition. There would be no parking for visiting vehicles for this purpose. We would also query whether this requires a change of use?

*There is a mature oak tree on the boundary of the Common that would be affected by the proposal.

*There is significant concern that the building and associated works would interrupt the watercourse for Bracken Cottage Pond or otherwise damage the pond and its wildlife.

We would reiterate that applicants/agents are invited to contact the Commons Conservators during the pre-application stage to discuss planning applications that directly affect the Commons, such as this one, communication should be via the Clerk, Gemma Stapeley - gemma.stapeley@twcommons.org.

Application approved.

- ii) 69 London Road Royal Tunbridge Wells Kent TN1 1DX - Listed Building Consent: Reconfiguration of the internal layout of the basement including tanking, insertion of stud walls, relocation of staircase into the basement and reinstatement of windows. Response on behalf of TWCC as follows: The Commons Conservators have no comment to make on the application but would remind the applicant that the land in front of the property is part of Tunbridge Wells Common. The Conservators wish to make it clear that no building materials may be placed on the land and no construction or delivery vehicles may park there or overrun the grass at any time.

DATE OF NEXT MEETING – 23 September 2021 at 2.00pm

EXEMPT SESSION - (minute taker needs to be decided)