

PEMBURY MATTERS

The Pembury Society Newsletter Autumn 2017

Dear Members,

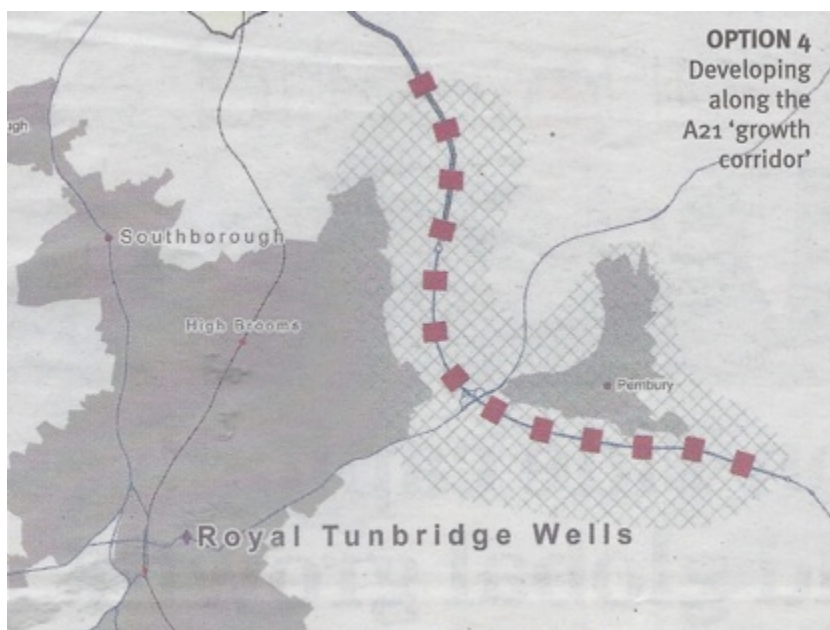
Our coming meeting is on Wednesday 18th October, at 7.45 pm, in St. Peter's Upper Church, when we have two speakers on matters which should be of interest, if not concern, to all Pembury residents.

The Local Plan for the Borough and The Civic Development

We are delighted to welcome Councillors Tracy Moore, and Alan McDermott, of Tunbridge Wells Borough Council, together with an Officer who deals with matters relating to the Local Plan.

The Local Plan has been going through its consultation process, and some of the Options could make a big difference to Pembury, so we need to hear where the process is now, the implications for us, and the likelihood of any major impact on Pembury.

Take a look at Option 4



This is just one of the 5 Options.

Please see over for part of the article about the Local Plan from our local Times Newspaper dated 5th April 2017.

This summarises the Options and gives the context.

THE CONTEXT:

The council states it will need to accommodate 13,000 houses within the borough by 2033.

Alongside the provision of housing there will need to be the creation of accompanying job opportunities, meaning development is not going to be residential in nature.

Housing is becoming increasingly unaffordable, with an average house price in Tunbridge Wells borough of £351,000 in 2015. This has led to entry-level house prices 11 times the earnings of households, compared to 6.5 nationally. Rents have also increased 'above inflation' since 2008.

Economically, it is recognised that while the town remains an attractive place to do business, a key issue is the lack of available land and premises, following the 'significant loss' of office floorspace in recent years – a trend set to continue.

Improvements to transport and infrastructure are also required.

However, the document notes there is 'likely to be no single way or option to deliver the development needed in Tunbridge Wells borough'.

While a number of locations throughout the borough could potentially accommodate 'some, or all, of the development required' in terms of physical space, many face constraints.

These factors include highway capacity and congestion and landscape sensitivity – with 70 per cent of the 126 square miles that make up the borough designated as the High Weald Area of Outstanding Natural Beauty.

Flooding and the nature of the existing built environment are also considerations.

'We want to positively plan for our borough's future, providing for needed development and associated infrastructure while retaining the quality of our local environment'

CLLR ALAN MCDERMOTT
Deputy Leader and Portfolio Holder for Planning and Transportation



THE SUGGESTED CATEGORISATION OF SETTLEMENTS IN THE BOROUGH

GROUPING	SETTLEMENT
Main Urban Area	Royal Tunbridge Wells and Southborough
Group A	Cranbrook, Paddock Wood, Hawkhurst (Highgate and The Moor), Rusthall, Pembury
Group B	Goudhurst, Brenchley, Lamberhurst, Five Oak Green
Group C	Speldhurst, Sandhurst, Benenden, Langton Green, Horsmonden, Sissinghurst
Group D	Frittenden, Bidborough, Matfield
Group E	Iden Green, Kildown

The Civic Developments have been very much in the news during the last month, and again it would be good to have a more detailed look at the proposal, what impact will arise for Calverley Park, and as ratepayers whether the costs are justifiable.

We shall have our usual question time, and judging from The Courier a number of issues and points of view may arise, so come for a lively Q & A time!

We shall also have the local historic maps on display, so come early if you would like to see these, and talk to Tony Nicholls.

The meeting will commence with a short AGM, at which I will be asking for re-election of the Committee and approval of the 2016-7 Accounts.

At our meeting next April we shall be looking at the Flora and Fauna of our locality, what to see, where and when to see it, with Melvin Cole and John Vale-Taylor.

Members and non-members welcome. (non-members £3 which enables you to join the Society). We look forward to seeing you on Wednesday 18th October. Put the date in the diary!

David Hanes - Chairman

Planning Officer's report:

The important matter concerning planning at the moment is the new Local Plan which is currently under discussion at the Town Hall. Some of the initial ideas would be catastrophic for Pembury if implemented. Therefore, once the plan is published, it is the intention of your committee to devise a plan of what could be acceptable development for Pembury and what is definitely a 'no-no'. Clearly we cannot be nimby and reject all development in the area, but we need to be prepared before specific applications are submitted. To this end we would encourage you to come to the autumn meeting to hear how the planners are thinking at the moment and then to let us know your thoughts on the future of your village.

As for current planning applications for Pembury the following three are the only ones that can be considered controversial.

Firstly there is the longstanding proposal to build a care home at Owlsnest Wood. This still shows on the Borough website as 'pending decision' but there has been nothing new in the public domain since May 2016, except the 'determination date' has recently been changed to 21 December 2017.

Secondly the owners of Cornford House care home have applied to double the size of the facility by building a very large and intrusive building adjacent to their boundary with Cornford Park. Not only are the residents of Cornford Park objecting to this scheme, but the Waterfield House surgery has also objected saying, in effect, they would be unable to cope with such a large increase in high dependency patients. This, of course, would have a detrimental effect on all patients registered with the practice, which is nearly everyone living in Pembury.

Finally there is the application to re-develop Sturgeon's yard in Henwood Green Road for residential use. The proposal is for a mix of modest and affordable homes and your committee initially thought this application would be straightforward, apart from a possible issue with the lack of a pavement at the access. However, we now fully appreciate the concerns raised by KCC Highways, the Parish Council & Gas Networks. There has been nothing new in the public domain for the past 3 months.

Kathryn Franklin - Planning Officer

Can you encourage friends to join the Society or advertise the meeting, using the poster on page 6? Thank you

Metal Detection Survey of the Village Green

On Sundays 8th and 22nd October, between 10am and 4pm, a team from the Southborough Historical Society are doing a survey of the Village Green for the Pembury Society, with approval of the Pembury Parish Council.

This is possibly the first time that such a survey has been done since the Green was laid out as it is today, and it will be interesting to see what artefacts are discovered. (See the historic map on page 4 for the smithy and fire station that were on the Green).

Come along and see this in action and maybe see some finds!

Pembury Village Green – from a historic map



AGM Resolutions:

1 To confirm the re-election of the Committee (see below)

(We would appeal to any who may be interested in joining the committee in the future to contact the Chairman.)

2 To approve the Accounts for the year ended 31st July 2017

(see page 5)

Current Committee

Chairman:	David Hanes The Lodge, 7 Lower Green Road	823174
	david@hanesfamily.co.uk	07702340821
Secretary:	Helen Castle	825185
	helencafc@gmail.com	
Membership Secretary:	Mick Castle	825185
	membspemburysoc@gmail.com	
Planning Officer:	Kathryn Franklin	823212
	kathryn.franklin@tesco.net	
Promotions Officer:	Richard Snow	825428
	richardssnow@tiscali.co.uk	
Committee Member:	Tony Nicholls	
	tony.pastpages@gmail.com	
Committee Member:	John Evans	458729
	evansjohn@talk21.com	

THE PEMBURY SOCIETY

FINANCIAL STATEMENT FOR THE YEAR ENDED 31 JULY 2017

GENERAL FUND	Year ended 31 July 2017	Year ended 31 July 2016
INCOME		
Subscriptions	775.70	1,080.50
Sales	281.50	-
Interest income	0.10	0.24
Other income	75.52	72.00
Total Income	<u>1,132.82</u>	<u>1,152.74</u>
EXPENDITURE		
Meetings and activities	107.52	140.10
Newsletters and posters	116.10	205.00
Notelet purchases	240.00	-
Insurance	182.89	182.14
Subscriptions to other Societies	35.00	35.00
Sundries	-	34.25
Total Expenditure	<u>681.51</u>	<u>596.49</u>
Excess of Income over Expenditure for the year	451.31	556.25
Less: Transfer to Project Fund	- 500.00	- 500.00
General Fund balance for the year after transfer to Project Fund	- 48.69	56.25
General Fund balance brought forward	1,701.35	1,645.10
General Fund balance carried forward	<u>1,652.66</u>	<u>1,701.35</u>
PROJECT FUND		
Transfer from General Fund	500.00	500.00
Bench at Burial Ground	- 644.00	-
Interpretation Panel artwork (Historic Map)	-	- 373.80
	- 144.00	126.20
Project Fund balance brought forward	577.80	451.60
Project Fund balance carried forward	<u>433.80</u>	<u>577.80</u>
TOTAL FUNDS at 31 JULY 2017	<u>£ 2,086.46</u>	<u>£ 2,279.15</u>
REPRESENTED BY:		
Bank Current account	1,566.65	1,759.44
Bank Deposit account	500.61	500.51
Cash in hand	19.20	19.20
	<u>£ 2,086.46</u>	<u>£ 2,279.15</u>

The Financial Statement for the year ended 31 July 2017 has been approved by the Committee and signed on their behalf by

David Hanes (Chairman)

Date 10th October 2017

I confirm that Financial Statement for the year ended 31 July 2017 has been prepared in accordance with the books, records and information supplied to me.

John Franks
44 Ridgeway, Pembury, Tunbridge Wells, Kent

Date 10th October 2017

The Pembury Society



Wed 18th October

St Peter's Church, Hastings Road at 7.45pm

The Local Plan for the Borough **and** **The Civic Development**

GUEST SPEAKERS

**Clr Alan McDermott &
Clr Tracy Moore (T.W.B.C.)**

COME AND GIVE YOUR VIEWS

The Meeting includes a short Pembury Society A.G.M.

Open to members and non-members. £3 admission for non-members