

Adam Calvert, Churchwarden
Paul White, Churchwarden
David Balcombe, Deputy Warden
Ray Tanner, Treasurer
c/o Parish Church of St Peter & St Paul
Church Lane
Tonbridge
Kent
TN9 1DA

21 June 2021

Dear Adam, Paul, David and Ray,

St Peter & St Paul, Tonbridge

Thank you for your letter dated 27 May 2021. I was also pleased to be able to meet with Ray, David and Paul in person at St Peter & St Paul on 11 June 2021. I shall respond to the issues raised in your letter in turn.

1) Marker Pegs for the driveway to the proposed new house

We discussed the locations of the Marker Pegs, which had been positioned by a 3rd Party to set the location for the new boundary fence between the vicarage and development land.

As confirmed at our meeting the drawing which accompanied the Statutory Notice- Ibbett Mosely ref: 0910-SK07, Dec 08 was the agreed plan, and is what should have been pegged out. This drawing shows a 4m wide access road, with a fence location 14m at a right angle from the rear elevation of the vicarage.

As confirmed and agreed at our meeting, a diocesan surveyor will attend with the fencing contractor to ensure the fencing installation matches the proposal highlighted above.

A further issue was identified with a mature tree, blocking the proposed driveway. It was agreed that the Board would review any implications of the tree with their tree specialists and confirm any resultant action to the PCC representatives.

2) Alterations to the Vicarage

It was noted to the PCC representatives that the planning permission for the works to the Vicarage expired on 11 June 2021.

Following review of the original design, and in consideration of the elapsed planning. A new proposed scheme was drafted, which the PCC representatives

had been made aware of, and the design was shared at the meeting. Whilst maintaining quality (it was noted that the proposal is situated within a conservation area) the scheme provides a simpler approach. The design continues to undertake all proposals within the original scheme, including the important study, toilet, and storage within the new extension. The only omission was the proposed double garage. In lieu of the garage, an area of hard standing for several cars along with a large timber shed would be provided.

The PCC representatives confirmed that they would share the plans with the wider PCC at the next meeting in July and report back to the Property Director.

3) Potential Alternative Proposals

3a)The PCC requested the Board consider the private sale of the land to a neighbouring landowner. As confirmed at the meeting, the Board as a charitable organization is bound by the rules of the Charities Act. Therefore the disposal of the land is to achieve 'best value'. Given the land has proven development potential, the value is estimated between £250-350k. The neighbour had expressed an interest in the purchase of the land, and their details were passed to the Boards agents, Savills, where they would be able to express their interest in the land. This was noted by the PCC representatives.

3b)The existing Coach House building is improved in preference to extending the vicarage. The Statutory Notice that was served, and agreed, in 2008 did not make provision for improvements to the Coach House. The proposed works to the Vicarage will make much needed improvement to the facilities which will provide a good base for a new Incumbent at Tonbridge. This was noted by the PCC representatives.

3c)Long term arrangements for the Car Park and Coach House in lieu of Transfer to Glebe. The Statutory Notice that was served, and agreed, in 2008 set out a clear position for the Transfer of the Coach House and Car Park to Glebe. As set out in the notice there is an intention to grant leases for both the Coach House and Car Park to the PCC at a peppercorn rent. This remains the intention. It was agreed that the Boards Property Director will issue some Heads of Terms for the proposed agreement for the PCC to consider and respond to.

4) Implications for the Parish

4a)The PCC raised a concern over the size and use of the car park. As confirmed above the intention is to provide a lease to the PCC for the use of the car park. An area of the car park will be required as a 'right of access' for the proposed development space, this space would be hatched and 4m wide.

4b)The PCC raised a concern over the continuing use of the Coach House. As confirmed above, it is the intention to grant a lease to the PCC to continue to utilize the Coach House as part of its mission within the Tonbridge area.

5) Summary

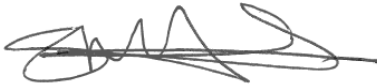
The Board recognize that the proposal at St Peter & St Paul's is a sensitive development. The Board has committed significant funding to the project over 10 years, with agreement to those plans with the parish, to realise the development site and enable the proposed improvements to the vicarage. The Statutory Notice served in 2008 which was supported by the PCC, sets out a clear route map for the proposed scheme.

We remain committed to this project and hope that we can reach agreement on terms for the i) PCC's lease of the Coach House and Car Park, ii) The revised plans to the Vicarage iii) Fence location, particularly in respect to any further discussion if the tree cannot be removed.

A key benefit in the sale of the development site, will be to provide a significant and high level of investment into the vicarage which will benefit the Church at St Peter & St Paul. The granting of a lease should provide a level of certainty to the PCC for the continued use of this space to support the mission of the Church. Any unused proceeds from the sale of glebe land will contribute to the Stipends Capital Fund, of which the interest is used to support parishes who are unable to meet the costs of parish ministry through their indicative offers.

I look forward to our continued engagement moving forward, should you have any further queries or concerns, please do not hesitate to contact me.

Yours sincerely,



Stephen Hoad BSc (Hons) FRICS MCIOB C.BuildE FCABE
Property Director

Cc: The Bishop of Rochester
The Bishop of Tonbridge
Archdeacon of Tonbridge
CPAS
Matthew Girt, Diocesan Secretary