

**DOWNE RESIDENTS' ASSOCIATION
COMMITTEE MEETING – minutes**

24th May at 7:30pm (The Queen's Head)

1. **Attendees:** Dave Evans (DE), Abigail Rutherford (AR), Steve Barnes (SB), Simon Farron (SF), John Isbell (JI), Declan Wells (DW), Joanna Clark (JC), and Cllr Jonathan Andrews (JA)

Apologies: Rev John Musson (JM), Kwan Phung (KP), Nick Cutmore (NC), Tony Dixon (TD)

2. **New Councillor –** Jonathan Andrews introduced himself as the new Councillor for Darwin Ward. He reported he had taken a place as vice-chair Bromley Council Planning 4 Committee (chair is Peter Dean), and was also now on the Biggin Hill Consultative Committee. The DRA Committee welcomed him. SB had sent a list of outstanding issues (previously with Richard Scoates) to JA, and he agreed to chase these up (see Appendix B)
3. **Previous minutes:** 18 January minutes agreed and signed off.

Treasurer's Report: (TD supplied written update) – The bank balance at 17 May stood at £609.10. "Definitely solvent for the year with about £250 remaining at year end. Kwan's tea towel initiative made a little over £400 so, we would be going cap in hand to the lottery if we hadn't done it. The AGM cost us about £60 net to put on. We either consider that money well spent to engage with the village or we cut down on the cheese and wine next year....or both. I've used the same projected spending categories as before with £100 for unforeseen items"

4. **Planning –** AR reported on Planning applications, decisions and appeals (January to May 2022):

New Applications:

22/01953/TREE
Downe Livery Stables
High Elms Road
Downe
BR6 7JL
Sycamore (T3) – reduce to boundary

*JA to follow up with Chris Ryder (AP 22/06)
Why is application not made by applicant but on his own email
Why is pollarding works to a TPO tree 'Exempt'
Further clarification as to identification of Beech trees required*

Planning committee to convene to decide action

22/01884/PLUD
21 Standard Road
Downe
BR6 7HJ
Alterations to the roof to include a hip to gable extension, rear dormer for a loft conversion and rooflight in existing single story rear roof slope PROPOSED LAWFL DEVELOPMENT CERTIFICATE

22/01867/HPPA
21 Standard Road
Downe
BR6 7HJ
Single storey rear extension, extending beyond the rear wall of the original house by 6m, for which the maximum height would be 2.8m, and for which the height of the eaves would be 2.8m (42 day notification of householder permitted development prior approval)

Applications yet to be decided:

21/05569/FULL6

4 West Hill

Downe

BR6 7JJ

Ground floor front and rear extension and first floor side extension with terraced area with balustrade screen and addition of solar panels

21/05285/PLUD

2 Standard Road

Downe

BR6 7HL

Single storey rear extension (where prior approval is not required under 21/03409/HHPA), introduction of single storey side extension and creation of loft conversion incorporating hip to gable enlargements, rear dormer addition and rooflights. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

19/05271/AMD

Croft Cottage

High Elms Road

Downe

BR6 7JL

Non-material amendment to planning permission reference: 19/05271/FULL1 to allow an amendment to the roof design

19/05271/CONDIT

Croft Cottage

High Elms Road

Downe

BR6 7JL

Details submitted to approve conditions relating to planning permission reference 19/05271/FULL1 dated 11 September 2020:

Condition 6: Refuse storage facilities

Condition 7: Bicycle parking

Condition 8: Construction operatives/vehicles

Condition 10: Surface water drainage

21/01062/FULL1

Luxted Farm

Luxted Road

Downe

BR6 7JT

Partial rebuild and restoration of barn, erection of dormer windows and fenestration alterations; including enlarged doors, glazed roof panels and alterations to windows, in connection with change of use from agricultural barn to dwellinghouse and integral garage. (PART RETROSPECTIVE).

JA noted this application approved by committee in first weeks on new council formation by inexperienced members.

DRA Planning sub-committee to convene to decide on comment to council (AP 22/07)

21/00420/PLUD

Ashgrove

Luxted Road

Downe

BR6 7JX

Single storey rear extension LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

17/05866/CONDT1

Beechcroft

Hangrove Hill

Downe

BR6 7LG

Details of conditions submitted in relation to planning permission ref: 17/05866/FULL1

Condition 2: Materials Condition 3: Development in accordance with approved plans Condition 5: Details of landscaping Condition 6: Boundary enclosures Condition 7: Details of surface water drainage Condition 8: Sustainable Drainage Scheme Condition 9: Parking Condition 10: Arrangements for construction period

unresolved issue with regard to a Yew tree.

Decisions:

22/00385/PLUD

Development is lawful

Petleys Farm

Luxted Road

Downe

Improvement / upgrading of existing track

LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

Noted that Planning committee members felt this decision does not uphold the council commitment to preserving the conservation area.

21/00399/FULL1

Permitted

Land Opposite Great Hook Barn

New Road Hill

Downe

Change of use of agricultural land on west side of Farthing Street to outdoor recreational use, together with the erection of a timber framed field shelter to be used for canine welfare and walking facilities, and the erection of 1.2m high stock fencing boundary enclosure and double gated entrance

RETROSPECTIVE APPLICATION

Noted that this decision was despite many residents indicating the impact of this change of use on their quality of living. There is now also additional development that is continuing on the site of which enforcement has been notified.

21/05912/FULL6

Permitted

1 Keith Cottages

Luxted Road

Downe

BR6 7JY

Conversion of an existing garage into a one bedroom 'Granny flat'

22/00789/TREE

Approved

3 Forgecroft

Luxted Road

Downe

BR6 7JR

T1 Cherry – Cut back tree to path edge and to clear the phone cable

Noted that this is another example of poor documentation by the council in their decision making and a decision that fails to protect our conservation area.

21/01888/RECON

Approved

Downe Primary School

High Elms Road

Downe

BR6 7JN

Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow variation of Conditions 2, 3 and 4 pursuant to permission ref. 21/01888/FULL1 granted for (single storey front extension to provide new entrance canopy with internal entrance hall alterations alongside works to the forecourt including improvements to site access and pedestrian segregation, removal of tree(s) and new refuse store), to allow alterations including the retention of flat roof rather than proposed pitched roof, free standing pitched canopy, new roof light above waiting area, removal of proposed window on front elevation, and to allow the submission of details of external facing materials and proposed lighting for approval.

21/05241/FULL6

Application Refused

6 Buckston Browne Gardens

Downe

BR6 7FF

Single storey rear/ side extension. Installation of a swimming pool.

21/05515/FULL6

Application Refused

Majec

Luxted Road

Downe

BR6 7JT

Removal of existing roof structure and formation of new first floor accommodation and new roof construction and elevational alterations

19/03568/RECON

Application Refused

Kinross

North End Lane

Downe

BR6 7HQ

Minor material amendment comprising of variation of conditions 2 and 4 of planning Application ref: DC/19/03568/FULL6 for demolition of existing conservatory and erection of single storey ground floor extension to the side, elevational alterations to provide roof over extended bungalow with habitable accommodation in the roof space and rooflights to sides/ front to allow for incorporating sliding doors and Juliet balconies and the use of new slate tiles instead of retaining existing tiles.

Noted that this refusal is already the subject of an appeal so there will be no immediate impact of this decision.

21/05860/FULL6

13 Stalisfield Place

Downe

BR6 7HN

Single storey rear extension and enlargement of roof over existing store

21/04977/FULL6

Application permitted

Greenacres

Luxted Road

Downe

BR6 7JX

Erection of first floor extension and roof formation, internal and elevational alterations.

21/05554/PLUD

Development is lawful

1 Standard Road

Downe

BR6 7HJ

Single storey side extension

LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

New Appeals:

19/03568/RECON

Kinross

North End Lane

Downe

BR6 7HQ

Minor material amendment comprising of variation of conditions 2 and 4 of planning Application ref: DC/19/03568/FULL6 for demolition of existing conservatory and erection of single storey ground floor extension to the side, elevational alterations to provide roof over extended bungalow with habitable accommodation in the roof space and rooflights to sides/ front to allow for incorporating sliding doors and Juliet balconies and the use of new slate tiles instead of retaining existing tiles.

Outstanding Appeals:

AP/21/00232/ENFOP

20/00038/CHANGEDC

1 Eastcroft Villas

Luxted Road

Downe

BR6 7LA

Appeal against the installation of hardstanding for off-street parking, erection of a shed, fencing and gate on land that does not form part of the residential curtilage.

AP/21/00233/ENFMCU

20/00038/CHNAGEDC

1 Eastcroft Villas

Luxted Road

Downe

BR6 7LA

Appeal against the material change of use of agricultural land to incorporate it within the adjacent residential curtilage for off-street parking, erection of a shed, fencing and gate.

21/01743/FULL1

Redriff

Birdhouse Lane

Downe

BR6 7LJ

Demolition of existing stable buildings and erection of a new three bedroom house (with associated refuse and cycle facilities) and stables with creation of soft landscaped areas by removal of existing hard surfaces

21/01633/FULL1

Land North West of Sevenoaks Lodge

Shire Lane

Farnborough

Change of use of land from agricultural/ equestrian paddock to Gypsy and Traveller site comprising one pitch accommodating one mobile home, one touring caravan, and one dayroom, together with hardstanding area, 1.8m close board fence and access drive. RETROSPECTIVE APPLICATION

Decided Appeals:

20/01510/RECON

Appeal allowed

Eden Fields

Farthing Street

Downe

BR6 7JB

Removal of condition 7 (Remove Permitted Development Rights - Classes A/B/C/E) of permission ref.20/01510/FULL1 granted for demolition of existing stable buildings and erection of detached single storey three bedroom dwelling, in order to restore permitted development rights

17/01523/RECON

Appeal dismissed

2 Crow Hill

Rookery Road

Downe

BR6 7JE

Variation of condition 9 (demolition of existing buildings) of permission ref.17/01523 granted for change of use of the site from a cattery to residential use including demolition of existing buildings and structures, and the construction of a one/two storey four bedroom dwelling in order to retain two of the cattery buildings

AP/21/00086/S78

20/05151/FULL6

Appeal dismissed

Milbush Cottage

Luxted Road

Downe

BR6 7JX

Erection of an open-sided car barn

Enforcement Actions: Construction of roadway and hardstanding areas plus new outbuilding at Downe Livery Stables with no planning permission application. TBD.

5. **Report from Cllr Jonathan Andrews** - JA reported he had started to address some of the issues in Appendix B. The Shire Lane re-alignment issue was rejected by the Council due to worries about traffic speed
6. **Shire Lane encampment** – DE reported on the expansion of a rubbish disposal facility on the north side of Shire Lane (now in Darwin ward). JA agreed to contact Farnborough Councillors and ask Council enforcement to investigate **(AP 22/08)**
7. **Downe Recreation Ground** – SB read out a response from idverde to the complaint about not cutting all the grass in the Rec – it had been decided that this area would become a biodiversity meadow. The meeting discussed and agreed that it should be purely used as a recreational facility and, given there was plenty of greenspace in surrounding areas. SB agreed to respond **(AP 22/09)**
8. **Village Well** – DE reported on the hole that had appeared in the green in the village centre. It was believed to be the site of a well. DE felt it should be re-instated as a well (he was happy to build this). The meeting was happy to go ahead – actions being:
 - JA would check/clear with the Council **(AP 22/10)**
 - JC would check with owners of Walnut Tree House/Cottage that there were no objections **(AP 22/11)**
 - SB to issue a Downe Mailing to inform village **(AP 22/12)**
 - DE to provide a design & costing **(AP 22/13)**. It may be possible to use a potential grant from Anne Edwardes-Evans estate
9. **Downe & Cudham Community Fibre Broadband:** Currently work underway in Luxted Rd and Single St under a 15 day road closure permit. Expected that village end of Luxted Rd and West Hill will be addressed soon. Cudham Rd also on agenda next

10. Police & Road safety – JC reported on Darwin Ward crime. Here are the stats for February 2022 – April 2022 for Darwin Ward:

February

Theft From Motor Vehicle (inc number plates) x3
Theft of MV x1
Motor Vehicle interference x3
Outer building burglary (sheds/garages) x3
Fly tipping x1

March

TFMV x4
TOMV x2
Attempted Burglary x1
Outer building burglary x1

April

TFMV x3
Criminal Damage to MV x1
Outer building Burglary x1

However from these Darwin figures here are the actual recorded crimes in Downe.

Downe had;

1 x TFMV in February
1 x TFMV in March
1 x Burglary Non Dwelling (shed/garage) in March.

IT IS CLEAR FROM THESE STATS THAT OUR COMMUNITY IS NOT ALWAYS REPORTING CRIME OR ATTEMPTS. We will only get police resources in Downe if stats show need for them. We know there have been more attempts concerning the grey people carrier stealing tools, which does not reflect in these statistics.

All please report crime/ attempts or suspicious activity. If you struggle to get through to police on 101, then you can report online instead PLEASE REPORT is the message.

Number Plates

These are still turning up in North End Lane, Shire Lane and Old Hill.
Still hoping for council to install camera in this area to target abandoned number plates and vehicle crime, as well as to assist with the fly tipping issue.

Police Darwin Ward Meeting

I chaired this meeting for the first time in April. My panel set the following priorities for Darwin.
1 To target vehicle crime being caused by the silver people carrier stealing tools from builders vans left open on drives.
2. To Target speeding issue in Shire Lane / HGV issue.

Darwin Officer Abstractions & good news

Our Darwin officers have been staffing up response teams who have had to carry out aid for Protests and local elections. Last week they executed a search warrant in Downe Village and arrested a man for possession with intent to supply drugs. They also dealt with a cannabis farm in Rushmore Hill. Pratts Bottom now part of Darwin ward..

Downe Crime Watch

This has been quiet, indicating crime and / or suspicious almost non existence. Only real issue for Downe, is the silver people carrier targeting builders vans and tools. They have returned to Standard RD a few times. One to watch out for.

11. AOB

Biggin Hill airport - (JM submitted written update) - “Regarding the airport the draft minutes from the last Consultative Committee meeting have only just come out - they are not yet in the public domain, so I can't forward them to you. There are a couple of things worth noting - the Airport is increasingly aware of the need to consult with local communities and have appointed a communications director. It's also worth noting that James Crawford, chair of Cudham RA, has arranged Cudham RA to visit the airport and for David Winstanley to answer questions - this is in late July. I wonder if this is something that Downe RA might like too?

Hotel is still scheduled to open later in the year, and there are still ongoing discussions about the redevelopment of West Camp. A garden reflecting on WW2/RAF from Chelsea Flower show may be located outside the Hotel entrance. There is an ongoing issue is for more hangar space, and I know how unsightly locals have found the ones already sighted. Jonathan might want to ensure that locals are properly consulted about planning issues - there is a conflict as LBB are both the planning authority and landlord.

Numbers of flights are recovering well, and it's well known the airport are looking to re-negotiate operating hours and to allow companies to sell seats on some flights. I wonder what Jonathan's view is on this?

Let me know of any questions you would like raising at the next consultative committee - this is late July”

SB agreed to set up an event in the village hall for David Winstanley to address the village **(AP 22/14)**

Church – JI reported a visit from the diocese Generous Giving Adviser on Sunday 19th June at 9.30am - members of the RA are very welcome to attend, to see how we can all help to support our village church

12. 2022 meetings - 26th July, 20th September and 22 November.

Meeting closed at 9.46pm

Appendix A - Old Action log (closed)

No		Owner	Action	Status
20/10		RS	Request another Downe traffic speed survey	Discharged – see App B
21/07		RS	RS to chase Gareth Bacon for a reply to queries re 26 Stalisfield	Discharged
21/09		RS	RS to check on blanket TPO at Downe scout camp	Discharged – see App B
21/10		RS	RS to get Landway timeframe	Discharged – see App B
21/12		SB	Request change of traffic priority at Holwood Farm junction	Discharged – see App B
21/13		SB	Invite Jodene Panteli to a DRA meeting	Discharged
21/14		RS	Get Council clarity on TPO at Downe Livery	Discharged – see App B
22/01		TD	Draft a Biggin Hill Airport policy proposal	Discharged (done)
22/02		RS	Investigate funding for Jubilee	Discharged
22/03		RS	Investigate possibility of Orchard being owned by Friends of Downe Orchard	Discharged – see App B
22/04		RS	Investigate maintenance of street lights by Downe residents	Discharged – see App B
22/05		RS	Investigate bench replacement	Discharged – see

Appendix A - New Action log

No	Owner	Action	Status
22/06	JA	Chase C Ryder for clarity on tree felling at Downe Livery Stables	
22/07	DE/AR/SB	DRA Planning sub-committee to convene to decide on comment to council	
22/08	JA	Shire Lane encampment - contact Farnborough Councillors and ask Council enforcement to investigate (AP 22/08)	
22/09	SB	Respond to idverde re re-instating grass cutting in Downe Recreation Ground	
22/10	JA	Village well - check/clear with the Council	
22/11	JC	Village well - check with owners of Walnut Tree House/Cottage	
22/12	SB	Village well - issue a Downe Mailing to inform village	
22/13	DE	Village well - provide a design	
22/14	SB	set up an event in the village hall for David Winstanley to address the village	

Appendix B - Outstanding items with Richard Scoates (now with JA)

Landway – DRA applied to have path registered as a Public Right of Way in June 2020. When will this be dealt with ?

Luxted Farm – planning permission was given for a barn conversion. A totally new house has now been built. We are awaiting an enforcement officer report

Downe Livery Stables - DRA objected to sycamore tree removal, a built road across the land and the erection of a large wooden outbuilding. We are aware of decisions regarding the trees, but are awaiting Council enforcement officer report on the other issues. We understand the Council was going to review the TPO status on the land ? Rumour has it the owners have appealed to the Secretary of State ?

New Road Hill - use of agricultural land for dog care seems to have been granted, but there are further works going on in adjacent land. We are awaiting Council enforcement officer report

North End Lane (village end) parking - the Council produced a plan, which did not agree with discussions had with the DRA – or with the wishes of residents. Comments were fed back to the Council. What is the status confirm resident’s preferred solution will be implemented

Downe traffic speed lowering project – a plan was produced in 2019 to lower traffic speeds to 30mph (from 40mph) in the lanes and 20mph (from 30mph) in the High St and High Elms Rd to the school). A residents vote was taken. An invalid speed measurement exercise was carried out – RS had been actioned to carry out another speed measurement.

HGV signs – four were requested surrounding Downe. Two were installed. Outstanding are one needed at Church Hill, Cudham, and an inappropriate sign at Berrys Green

Darwin Ward Councillor Facebook page – will the next Councillor implement ?

Additional footpath section across Downe Rec (in Sep 2020 Rights of Way officer was going to investigate). RS observed that some form of path may be possible. What is the progress ?

Tree Planting - Council support for tree planting scheme (Downe Livery Stables). RS was actioned to find out what help the Council could offer ?

Downe Scout Camp – The Council were to confirm that blanket TPO exists across the whole site

Holwood Farm junction – DRA requested the Council investigate a re-alignment of Shire Lane/Downe Road junction at Holwood – to give priority to Shire Lane/Downe Road - rather than New Road Hill (requested July 2021)

Downe Orchard – RS was to investigate the feasibility of transferring ownership of Downe orchard from Council to a Friend's group/trust

Downe Street Lights – RS was to investigate local maintenance (by residents) of heritage street lights

Downe village wooden benches – reported on Fix My Street in Sept 2021. No action has yet been taken to replace them.