

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

18th January at 7:30pm (The Queen's Head pub)

1. **Attendees:** Dave Evans (DE), Abigail Rutherford (AR), Kwan Phung (KP), Tony Dixon (TD), Steve Barnes (SB), Simon Farron (SF), Joanna Clark (JC), Nick Cutmore (NC) and Cllr Richard Scoates (RS).
Apologies: Rev John Musson (JM), John Isbell (JI), Declan Wells (DW).
2. **Previous minutes:** 23rd November minutes agreed and signed off.
3. **Treasurer's Report:** £453.70 spent over the 2021 calendar year, of which c. £250 on donations. £480 forecasted budget for 2022, which leaves a projected balance of c. £25. Discussed possible ways to raise funds, including crowd funding page and commemorative tea towels depicting the new Downe Village Board.
4. **Planning – AR reported on Planning applications, decisions and appeals (Nov 2021-January 2022):**

New Applications:

21/05515/FULL6

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

21/05860/FULL6

13 Stalisfield Place

Downe

BR6 7HN

Single storey rear extension and enlargement of roof over existing store

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

21/05554/PLUD

1 Standard Road

Downe

BR6 7HJ

Single storey side extension

LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

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)

21/04977/FULL6

Greenacres

Luxted Road

Downe

BR6 7JX

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

Applications yet to be decided:

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).

21/00399/FULL1

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

DRA have objected to this change of use of a green belt field. Proposed usage a nuisance to neighbours.

21/00420/PLUD

Ashgrove

Luxted Road

Downe

BR6 7JX

Single storey rear extension LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

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.

DRA have made an objection as the proposal infringes on the neighbouring property privacy. RS states that No response to Council questions has been received from owner

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

DRA submitted a letter of objection. Overdue decision. We are informed by RS that there are unresolved issues with respect to all parking and deliveries taking place on the property. Also unresolved issue with regard to a Yew tree.

Decisions:

21/00918/FULL1

Application Refused
8 Stalisfield Place
Downe
BR6 7HN

Demolition of existing garage and construction of attached two storey 2 bedroom dwellinghouse with associated refuse and cycle store to side.

21/04748/FULL6

Application refused
1 Keith Cottages
Luxted Road
Downe
BR6 7JY

Single storey garage conversion with loft conversion to incorporate a side dormer and side rooflights to provide one bedroom granny annexe

21/02609/FULL6

Application Permitted
30 Standard Road
Downe
BR6 7HL
Erection of an outbuilding

New 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.

Outstanding Appeals:

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

20/01510/RECON

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

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

Millbush Cottage

Luxted Road

Downe

BR6 7JX

Erection of an open-sided car barn

AP/21/00081/S78

20/20/03579/FULL1

Redriff

Birdhouse Lane

Downe

BR67LJ

Demolition of existing stable buildings and erection of single storey four bedroom house with car port and stables (with associated refuse and cycle facilities)

DRA will make representations to object in line with original application.

20/023930/FULL1

Holwood Farm

Shire Lane

Keston

BR2 6AA

Change of use of part of the Holwood Farm Green Barn to Class A1 for fishmonger and changes to the car park layout (retrospective)

Decided Appeals: None

Enforcement Actions: Downe Livery Stables - construction of roadway, plus new outbuilding at with no apparent planning permission application. RS has asked enforcement to investigate.

5. Report from Cllr Richard Scoates -

- Traveller's site off Shire Lane has been appealed.
- High Elms Parking Issue: After review by council, double yellow or white lines are being considered for the Downe end of High Elms Road. SB reported that, after discussions with some residents and the school, that the Council would be asked to (a) create a white line between Greengates and Dunedin, (b) have no restrictions outside the school, and (c) paint "No Parking" in small layby opposite school to allow traffic to pass.
- RS continues to investigate a path going across Downe Recreation Ground.
- Bromley council faces continuing pressure regarding house building targets.
- Landway – RS believes the Council will adjudicate in March 2022. SB observed that he had written to the Secretary of State about the case.
- Thanks extended by the DRA to RS for his 12 years' of service (RS will be stepping down in May).

6. Biggin Hill airport - Two Bromley Council meetings were held and concluded that BHAL had not complied with all the requirements of the "Noise Action Plan" (NAP). They have until to 29 June to respond. The meeting agreed to present a DRA policy regarding development at the airport at the AGM, whereupon (much like the DRA's policy on the green belt), the DRA will seek a majority consensus on our view as a village regarding "developments detrimental to the community". **TD will draft a policy (AP 22/01)**

7. Downe & Cudham Community Fibre Broadband: This is progressing more slowly than planned, The original end date of end Feb, now look to be missed. Issue with residents receiving emails stating their voucher will be cancelled if not used, despite the fact that works remain ongoing. SB is in constant communication with Openreach

8. Update on Downe Scout Camp - The Friends of Downe Activity Centre has secured a £25k donation in order to refurbish an accommodation block (courtesy of KP Facilitation). Further update in the summer expected.

9. Police & Road safety – JC reported on Darwin Ward crime (below). Concern had been raised about car number plate issues outside North End Farm (apparently false plates being fitted/thrown in hedges etc).

CRIME FIGURES AT A GLANCE for PERIOD 1st October 2021 - 31 December 2021

Crime: Reports

2021 (75) 2020 (77)

Burglary Residential: -	2	2
Residential Burglary	2	
Vacant property entered		
Safe with jewellery & currency – Entry via back door		
Attempted Burglary	0	
Burglary Business & Commercial: -	1	
Commercial Burglary	1	

Horsebox Stolen			
Commercial Attempted Burglary	0		

Shoplifting:-		Under £200	Over £199

Saddlery & Gun Room	0		1

Motor Vehicle Crime: -	12		

TFMV - Theft from a Vehicle			
Wing mirror cover taken. Suspects seen to in same vehicle type and colour			
Bag stolen from back seat			
VRM Plates from work van			
Catalytic Converter: -	3		
Mazda			
VW Golf			
BMW 3 Series			
TOMV - Theft of a Vehicle	1	(4 in 2020)	
Land Rover discovery from dealership			
Vehicle Interference	2		
Side window smashed			
Smashed rear side window			
Criminal Damage to MV over £499	1		
Police Vehicle damaged whilst on crime scene (Windscreen and side window)			
Criminal Damage to MV under £500	2		
Horse riding whip used at car			
Passenger window smashed with hammer during road rage incident			

Criminal Damage: -	3		

Criminal Damage over £499	1		
Domestic related incident			
Criminal Damage under £500	1		
Domestic related incident			
Threat Criminal Damage		1	
Domestic related incident			

Theft and Robbery:-	3		

Theft other	3		
Nike trainers from doorstep			
Padlock Broken in relation to theft of horsebox			
Power tool stolen from van			
Robbery on a Person	0		
Robbery Commercial	0		

Drug Related Crimes: -	2		

Possession of cannabis – Community Resolution			
Mushrooms seized by UK Border Agency			

Public Order Section 4: -			7

Public Order Section 4a: -			1

Miscellaneous:-			
Firearmseized			

10. Queen's platinum jubilee - The meeting discussed what role the DRA Committee had in plans to celebrate this. Reach out to individuals who may be interested to arrange a village celebration. DE

mentioned that £105k has been allocated to the council for celebrations. **RS to find out if Downe is able to secure some funding (AP 22/02).**

11. 2022 meetings and AGM

18th March suggested for the AGM, JC to confirm availability of police officer to potentially to a talk during the meeting. Other meetings: 17th May, 19th July, 20th September and 22 November.

12. AOB

- a. **RAF Chapel:** Heating remains an issue, RS believes the structure will come to an end.
- b. **St Mary's church:** no report
- c. **Village Hall:** RS confident that the application for a Council grant for infra-red heating in the hall will be forthcoming
- d. **Primary School:** no report
- e. **Feedback from Federation:** DE has suggested the Federation has a role in lobbying the Council to refresh the status of TPOs across the borough
- f. **Orchard:** NC enquired whether the Council would be prepared to pass responsibility for running/maintaining the orchard to the Friends Group as a trust. **RS will investigate (AP 22/03).**
- g. **General Maintenance:**
 - i. Street lighting: RS to investigate responsibility of DE carrying out simple maintenance tasks on the streetlights (eg re-painting) **(AP 22/04)**
 - ii. Benches in the village. These are in a state of disrepair. SB has reported on Fix My Street after a visitor fell through one. The benches have now been cordoned off by the DRA. **RS to investigate replacement (AP 22/05).**

Meeting closed at 9.27pm

Appendix A - Action log

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