

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

20 July 2023 at 7:30pm (The Queen's Head pub)

1. **Attendees:** Dave Evans (DE), Abigail Rutherford (AR), Tony Dixon (TD), Rev John Musson (JM), Simon Farron (SF), , Nick Cutmore (NC), Steve Barnes (SB), John Isbell (JI), Jonathan Andrews (JA), Tony Young (TY)
Apologies: Kwan Phung (KP), Joanna Clark (JC), Declan Wells (DW)
2. **New committee member** - SB introduced Tony Young (from Petley's Farm) who will become a co-opted member of the committee
3. **Agree previous minutes (23 May):** Agreed and signed off.
4. **Treasurer's Report (TD):** TD had previously supplied and circulated the full report. In summary, the account contains £86.77, with a prediction of being £240 in the red by year end. £144 payment had been made by SB for a two year renewal of the Wix website hosting facility due to space having run out – it is now £6 per month rental (previously £3 per month). Discussions were had about various organisations (beneficiaries of Mailchimp – Downe Mailing) contributing to these DRA costs, and TD would also seek Downe Lottery assistance (**AP 23/06**)
5. **Planning –** AR reported on Planning applications, decisions and appeals May to July 23

New Applications:

23/02593/PLUD
26 Standard Road
Downe
BR67HL

Creation of loft conversion incorporating hip to gable enlargements, rear dormer addition and front rooflights. Introduction of incidental outbuilding within rear garden. **LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)**

23/02226/HHPA
Highfield
Rookery Road
Downe
BR67JQ

Single storey rear extension, extending beyond the rear wall of the original house by 3.20m, for which the maximum height would be 3.70m, and for which the height of the eaves would be 2.95m and single storey rear extension, extending beyond the rear wall of the original house by 2.54m, for which the maximum height would be 2.90m, and for which the height of the eaves would be 2.95m (42 Day Notification for Householder Permitted Development Prior Approval)

23/01906/FULL1
Land West of and adjacent to The Boundary
Hangrove Hill
Downe

Change of use of land to gypsy and traveller site comprising one pitch accommodating one mobile home and one touring caravan, together with associated hardstanding areas and access drive (retrospective application)

The DRA committee had sent in an objection and JA reported that 30 other objections had been received. A decision expected in August. The issue of items already being placed on site would be referred to enforcement by JA (AP 23/07)

23/01942/TPO
1 Rookery Villas
Rookery Road
Downe

BR6 7JQ

Redwood – reduce by up to 10m. Subject to TPO 1790 (2.2.2001)

Noted that this had been “decided” then the decision withdrawn – understood to be a mistake. Bromley Tree Officer (Chris Ryder) is actively involved in investigating

Applications yet to be decided:

23/00816/FULL1

Parkside
Luxted Road
Downe
BR6 7JS

Demolition of existing detached dwelling and erection of replacement chalet style detached dwelling with detached garage (as alternative to works currently afforded a Certificate of Lawful Development under reference DC/22/03495/PLUD)

23/00934/PLUD

The Bungalow
North End Lane
Downe
BR6 7HQ

Single storey side and rear extensions and internal alterations LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

21/01606/CONDIT

Luxted Farm
Luxted Road
Downe
BR6 7JT

Discharge of conditions in relation to planning application ref 21/01062/FULL1

Condition 3 Surface Water Drainage
Condition 4 Highway Surface Water Drainage Details
Condition 5 Cycle parking Details
Condition 6 Refuse Storage Details
Condition 7 Landscaping (soft and Hard)
Condition 8 Car Parking Details

22/03418/FULL1

Downe Livery Stables
High Elms Road
Downe
BR6 7JL

Erection of two storey building providing cart barn and grooms accommodation above.

22/03417/FULL1

Downe Livery Stables
High Elms Road
Downe
BR67JL

Demolition of existing stables, barns and buildings. Change of Use/regularisation of land as equestrian use, erection of stables and ancillary equestrian facilities including; site office and WCs/showers, riding arena, horse walker, amended parking, drainage, surface water attenuation and holding pond, formation of highway access.

JA reported enforcement was underway regarding unauthorised building on site

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

Decisions:

22/03213/FULL1

Application refused
Land opposite Briar Cottage
2 New Road Hill
Downe
Erection of agricultural building

22/03269/FULL6

Permission s.t legal agreement
Landway House
Petleys Farm
Luxted Road
Downe
BR6 7JS

Erection of single storey rear extension and introduction of front porch incorporating link to existing annexe outbuilding in front of house (alternative works to rear and porch extension granted a Certificate of Lawfulness for proposed development under Council reference 21/02108/PLUD).

20/01510/CONDIT

Eden Fields
Farthing Street
Downe
BR6 7JB

Details submitted to discharge conditions in relation to planning permission ref 20/01510/FULL1: Conditions 3, 4, 5, 6

23/01050/PLUD

Development is lawful
Beechwood
Hangrove Hill
Downe
BR6 7LG

Proposed ground floor front, side and rear extensions with internal and external changes. Lawful development certificate proposed.

21/05285/PLUD

Development is lawful
26 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)

New Appeals: None

Outstanding Appeals:

22/04745/FULL3

Application Refused

The Orchard

Rookery Road

Downe

BR6 7JQ

Change of use of existing outbuilding to one bedroom dwelling, together with elevational alterations

22/03452/FULL6

Application Refused

Majec

Luxted Road

Downe

BR6 7JT

Enlargement to roof to include hipped roof construction with front and rear dormers to provide accommodation at first floor level, and alterations to roofs of existing flat roofed single storey extensions to include pitched roof and foot lanterns.

22/03885/FULL6

Application refused

Croft Cottage

High Elms Road

Downe

BR6 7JL

Proposed first floor rear dormer extension

21/05569/FULL6

Application Refused

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

AR reported the appeal had been dismissed

22/02353/FULL6

Application refused

The Bungalow

Green Hill

Downe

BR6 7LB

Single storey rear extension

AR reported the appeal had been dismissed

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.

AR reported the appeal had been allowed

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

AR reported the appeal had been dismissed

Decided Appeals:

Enforcement Action

1 Standard Road – additional dormer window. ***JA reported the no planning application yet submitted***

6. Report from Cllr Jonathan Andrews:

ULEZ: the judicial review ruling expected end July. The committee raised the issue of TFL signage on non-TFL roads and whether this contravenes greenbelt policy

Landway: the consultant is expected to report back to the Council in September. SB had spoken to the consultant and had supplied him with a full set of documentation, as the Council had not done so themselves.

Shire Lane safety - JA stated the Council would not allow mirrors on Shire Lane, and did not think roundabouts would be an effective solution. The meeting requested JA to seek more information and clarity on options for Shire Lane **(AP 23/08)**

- 7. Village Benches** – the meeting recorded it's thanks to DE for all the hard work in renovating the benches. The Downe Lottery would be re-imbursing him for the work
- 8. Road repairs & Idverde performance** – NC raised the issue of poor quality road repairs carried out by Council contractor Rineys, and wanted to know what the Council would do about poor contractor performance and how was work inspected? NC stated that this was a poor state of affairs for Council Taxpayers – especially as utilities had made good repairs to the roads. JA reported that a sub-contractor had been fined £20k and that the Portfolio Holder had stated “all works were inspected”. An additional contractor had now been taken on board by the Council. SB raised the fact that Idverde performance had worsened, citing examples of failure to cut grass in Downe rec, failure to attend to dangerous growth on Shire Lane obscuring drivers sightlines etc/ JA reported he had taken the latter issue up, and was still chasing. NC and SB offered to come to the Council to talk to relevant officers. Initially, NC and SB would put together a report for JA **(AP 23/09)**
- 9. Downe street lighting** – DE had submitted a full report on the new LED heritage lamps (lamp post by lamp post) to the Council and awaited a response. Some residents were against the new LED lighting, and some were for it. Some complaints about intrusion of light into windows had been noted - JA asked for examples **(AP 23/10)**
- 10. Downe & Cudham Community Fibre Broadband (SB)** – - fibre project now closed down. Buckston Browne Gardens now resolved.
- 11. Police & Road safety** – Shire Lane was discussed only (as above)

12. AOB

- **Biggin Hill Airport** – SB/DE reported the BHACC was proposing a change to the constitution and a review of membership. Zoe Knight was following events closely.
- **Village Hall** - TD reported that £26k had been raised for the renovation fund. The first stage of external repair work was expected to start in September. An initiative to repair the 100 hall chairs had been launched - asking residents to “sponsor” a chair for £25 each. 54 chairs had been sponsored so far
- **New church stained glass window** - JM reported the ceremony to unveil the new window would be on 24 September 2023 (2pm)
- **Plastic cones** - JM observed that many of these had started appearing in the village. Many along Cudham Rd had been placed there to allow logging lorries to travel down the road without being blocked in by cars.

Meeting closed at 9.25pm

Appendix A - Action log

No	Owner	Action	Status
23/02	JA	Request PROW consultant to contact SB re Landway	discharged
23/03	JA	Investigate mini roundabouts at Shire Lane junctions	ongoing
23/04	SB	Issue a draft dog control response to committee then to JA	discharged
23/05	SB	Issue draft Bromley Local plan draft response to Committee then to Council	discharged
23/01	SB	Send condolence card to Vee & Nick Gerry re Alan Perry	discharged
23/06	TD	Investigate Downe Lottery support for the DRA costs	
23/07	JA	Notify enforcement regarding items on land in Hangrove Hill	
23/08	JA	Seek clarity on road safety solutions for Shire Lane	
23/09	NC/SB	Submit report to JA on road surfacing and Idverde	
23/10	DE/SB	Submit examples of street light problems to JA	