

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

23 May 2023 at 7:30pm (The Queen's Head pub)

1. **Attendees:** Dave Evans (DE), Abigail Rutherford (AR), Joanna Clark (JC), Cllr Rev John Musson (JM), Simon Farron (SF), , Nick Cutmore (NC), Steve Barnes (SB), Jonathan Andrews (JA)
Apologies: John Isbell (JI), Kwan Phung (KP), Tony Dixon (TD), Declan Wells (DW)
2. **Agree previous minutes (31 January):** Agreed and signed off.
3. **Treasurer's Report (TD):** TD had previously supplied and circulated the full report. In summary, opening balance on 19 May was £262.30. It is predicted that the account will be £86.70 in deficit at year end. The AGM raised £65. TD is arranging to re-imburse DE for AGM food/drinks cost (£91.09) and SB has been re-imbursed £21 for Land Registry searches..
4. **Planning – AR** reported on Planning applications, decisions and appeals Jan 23 to May 23

New Applications:

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

Beechwood

Hangrove Hill

Downe

BR6 7LG

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

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) **(no DRA comments)**

23/00934/PLUD

The Bungalow

North End Lane

Downe

BR6 7HQ

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

Applications yet to be decided:

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. **(above two waiting on Bromley Highways reports)**

22/03213/FULL1

Land opposite Briar Cottage

2 New Road Hill

Downe

Erection of agricultural building **(DRA Committee queried Article 4 direction on the land)**

22/03269/FULL6

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).

21/05285/PLUD

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)**

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:

23/00942/PLUD
Development is lawful
Millbush Cottage
Luxted Road
Downe
BR6 7JX
Enlargement of existing rear dormer
LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

23/00935/PLUD
Development is lawful
The Bungalow
North End Lane
Downe
BR6 7HQ
Loft conversion with a dormer to the rear elevation, two velux windows to front elevation and removal of chimneys
LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

22/04154/FULL6
Application Refused
Highfield
Rookery Road
Downe
BR67JQ
Demolition of existing conservatory and erection of single storey side/ rear extension with garden patio **(DRA committee unaware of reason for refusal)**

22/04687/FULL6
Application Refused
Honeysuckle House
2 Mill Lane
Downe
BR6 7HP
Rear dormer/ Juliet balconies and addition of a velux roof window to an existing loft conversion

New 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

Outstanding Appeals:

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

22/02353/FULL6

Application refused

The Bungalow

Green Hill

Downe

BR6 7LB

Single storey rear extension

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.

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 (***Inspector found in favour of Bromley refusal***)

Decided Appeals:

22/01867/HPPA

Appeal Allowed

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)

Enforcement Action

1 Standard Road – additional dormer window (*owner has applied for retrospective planning permission*)

5. Report from Cllr Jonathan Andrews:

Council Plans Committees : JA reported he is now chair of Planning Committee no 3, and a member of Planning Committee 1

ULEZ: Bromley Council has launched a judicial review (along with 4 other boroughs). Hearing is expected in July. Decision expected in September (after the August implementation date ?). Camera installation has been referred to an arbitration council

Biggin Hill Airport: noise discussions ongoing. Three Councillors have applied to join the BHACC

Shire Lane gipsy site: Inspector has found in favour of Bromley's refusal. Occupants have been given one year to move. Footpath nearby is to be re-instated

Potholes - another contractor (in addition to Rineys) has been engaged for the repair works

Landway: No news. Consultant due to visit site at request of residents in August. SB requested JA get consultant to talk to him (**AP 23/02**)

Hangrove Hill – a caravan had been placed on land at the bottom of Hangrove Hill, and an application for Traveller site submitted to the Council. This application had been rejected, and another was expected. The meeting expected this issue would be treated in the same way as the Council had treated Shire Lane encampment

Shire Lane - JA had received a request to install traffic lights at junction of Shire Lane / High Elms Road. After discussion, the meeting requested JA to investigate mini roundabouts at 4 junctions in Shire Lane to reduce danger and speed (**AP 23/03**)

Dog control in public spaces - the Council have issued an on-line feedback system for new proposals to address dog control in the Borough. SB observed that this would make no difference to offending, and worse, would adversely affect residents as dogs would need to be on a lead in all footpaths and bridleways. SB would submit a DRA draft to the committee and then responds via JA (**AP 23/04**)

6. Bromley Local Plan – SB had promised a DRA committee response to the consultation on changes by Bromley. SB will circulate a draft and then submit (**AP 23/05**)

7. Broadband - fibre project now closed down. One area (Buckston Browne Gardens) still outstanding, but Openreach plans are underway.

8. Downe & Cudham Community Fibre Broadband (SB) – by and large, the fibre broadband implementation rollout is complete. Buckston Browne Gardens is the outstanding area in Downe.

9. Police & Road safety – JC reported the Darwin Panel meeting was not till the day after this meeting, but summarized the following events:

- Several locked field gates had been broken open
- A car had overturned in Jail Lane (over limit driver)
- A serious assault in High Elms Road (road rage incident)
- The “loose dogs” were still in police custody
- An “unruly dog” incident had been resolved

- JA commended the residents who actively went out to search for a missing dog - and found the dog

10. AOB

- **Village benches** - DE reported he would address the refurbishment of the village centre circular bench. He would also treat the two new benches
- **Alan Perry** - the meeting noted with sadness the passing of Alan Perry (ex committee member). SB will send a card on behalf of the committee (AP 23/06)

Meeting closed at 9.30pm

Appendix A - Action log

No	Owner	Action	Status
22/19	SB/JC	update the 2019 road safety report to include Shire Lane. Action amended so JC can provide some material	Discharged (new action)
22/20	JA	Check will the Council will accept (as evidence) a kept log of traffic incidents	outstanding
23/01	SB	Issue DM on anything being arranged for King's Coronation	discharged
23/02	JA	Request PROW consultant to contact SB re Landway	
23/03	JA	Investigate mini roundabouts at Shire Lane junctions	
23/04	SB	Issue a draft dog control response to committee then to JA	
23/05	SB	Issue draft Bromley Local plan draft response to Committee then to Council	
23/01	SB	Send condolence card to Vee & Nick Gerry re Alan Perry	