

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

**21 February 2024 at 7:30pm (The Queen's Head)**

1. **Attendees:** Dave Evans (DE), Abigail Rutherford (AR), Tony Dixon (TD), (JI), Joanna Clark (JC), Simon Farron (SF), Tony Young (TY), Cllr Jonathan Andrews (JA),

**Apologies:** Kwan Phung (KP), Rev John Musson (JM), Declan Wells (DE), John Isbell (JI) Nick Cutmore (NC)

2. **Agree previous minutes (21 Nov 23):** No minutes were produced and circulated. Nothing for committee to sign off! This was a rather informal meeting called because of the resignation of the Chairman Steve Barnes from the DRA Committee on 4<sup>th</sup> October 2023. The way forward was discussed under the acting Chairmanship of Vice Chairman David Evans.

3. **Treasurer's Report (TD):** TD presented year end accounts with a closing bank balance as at Dec 31<sup>st</sup> 2023 of £319 71. Total spend for the year was £486.63 on information technology, hire of the village hall, membership of the Green Belt Council and the AGM.

The bank balance at the date of the meeting was £290.91 having been reduced by 2 Mailchimp subscriptions. Taking into account spending in prior years, the projected balance at year end is a shortfall of £178.89. Allowances were made for Village Hall hire, AGM cost Remembrance Sunday (2023 costs having been kindly paid by TY) and some unforeseen expenses.

4. **Planning – AR** reported on Planning applications, decisions and appeals Dec 2023 to Feb 2024

**New Applications:**

24/00247/PLUD  
Croft Cottage  
High Elms Road  
Downe  
BR6 7JL

Single storey side extension with porch canopy. LAWFUL DEVELOPMENT CERTIFICAT (PROPOSED)

24/00251/FULL6  
4 West Hill  
Downe3BR6 7JJ

Construction of a single storey rear extension.

24/00139/FULL6  
The Bungalow  
North End Lane  
BR6 7HQ

Single storey side and rear extensions, new porch extension, removal of chimneys, enlargement of roof to provide first floor accommodation and elevational alterations

23/04833/FULL1  
Parkside  
Luxted Road  
BR6 7JS

Demolition of existing detached single storey dwelling and erection of replacement detached single dwelling with outbuilding in rear garden (as alternative to works currently afforded a Certificate of Lawful Development under reference DC/22/03495/PLUD and prepared to address grounds for refusal of application

23/00816/FULL1)

24/00064/FULL1

Petleys

Luxted Road

BR6 7JS

Part demolition of existing timber frame barns and stores and alterations to existing stable block to include construction of two storey extension and roof alterations with addition of dormers to form a two bedroom residential unit ancillary to the main house

23/03656/FULL1

Downe Court

Cudham Road

Downe

BR67LF

Conversion of barn to dwellinghouse

23/04692/TPO

Downe Livery Stables

High Elms Road

Downe

BR67JL

Removal of 27 sycamores (x22 trees of modest size and x5 large trees). Subject to TPO OUDC 7 1951

23/04451/TPO

Downe Activity Centre

Birdhouse lane

Downe

BR6 7LJ

T4 Ash - Fell to a safe height.

T15 Oak - Fell to a safe height.

T17 Ash - Fell to ground level.

T20 Silver Birch - Fell to ground level.

T21 Oak - Fell to ground level.

T22 Ash - Fell to ground level.

T30 Ash - Fell to ground level.

SUBJECT TO TPO 2789 (6.6.2022)

**Applications yet to be decided:**

23/03887/FULL6

Honeysuckle House

2 Mill lane

Downe

BR6 7HP

Creation of a front dormer and an addition of a rear velux window to an existing loft conversion.

23/03144/FULL6

21 Standard Road

Downe

BR6 7HJ

Part one/ two storey rear extension with elevational alterations

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  
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:**

23/01906/FULL1  
Application Refused  
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)

23/04101/FULL1  
Application Refused  
Romney House  
Luxted Road  
Downe  
BR6 7JX  
Demolition of existing garage/office/workshop and cattery buildings. Erection of one dwelling with associated parking and works

23/04725/PLUD  
Development is lawful  
Copper Beeches  
North End Lane  
Downe  
BR6 7HG  
Single storey side and rear extensions  
LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

23/03073/FULL6  
Application refused  
1 Standard Road  
Downe  
BR6 7HJ  
Loft conversion consisting of three front gabled dormers and two rear roof lights, single storey side extension and elevational alterations (PART RETROSPECTIVE)

**New Appeals:**

22/03418/FULL

Downe Livery Stables  
High Elms Road  
Downe  
BR6 7JL

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

**Outstanding Appeals:**

AP/23/00234/ENFMCU  
Lower Bell  
Luxted Road  
Downe  
BR6 7JS

Appeal against i) Failing to comply with condition 2 of planning permission 15/03448/FULL1 by not implementing the landscaping scheme approved under ref 15/03448/CONDIT 1. ii) Failing to comply with condition 3 of planning permission 15/03448/FULL1 by not erecting boundary enclosures of a height and type and in such positions along the boundaries as approved by the Local Planning Authority

And,

Appeal against the enforcement notice issued for, without planning permission the material change of use of the land from agriculture to residential.

AP/23/00209/ENFMCU  
Old Farmhouse  
Luxted Road  
Downe  
BR6 7JS

Appeal against enforcement notice issued for the material change of use of the land from agricultural to residential curtilage.

23/00816/FULL1  
Application Refused  
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)

**Decided Appeals:**

22/03452/FULL6  
Appeal dismissed  
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.

**Enforcement Action**

Land West of and adjacent to The Boundary  
Hangrove Hill

Unauthorised change of use. Storage of large caravan.

## **5. Report from Cllr Jonathan Andrews:**

**6 Landway** - There is currently a blockage with the Council officers. There is no ROW officer who can schedule for the state of Landway to be reviewed for safety and to check whether remedial works are necessary. This has to be done before the ROW can be confirmed on the Council website. This confirmation has to be published before any objections can be lodged. JA will press the officers for a resolution.

DE stated that he had recently walked the path from the golf course end to Petleys and remarked that he felt that it was in Good condition. The gate at the golf course end was not locked.

TD offered any assistance possible such as photographs or video.

**7 Shire Lane unlawful development** – This was discussed as part of Cllr Jonathan Andrews report. The Council are taking the situation very seriously. It had been reported by Steve Barnes that when passing recently he had witnessed a Container Storage unit being delivered to the site.

**8 Downe Activity Centre** - in the light of the letter from the DRA Committee wrote to The Scouting Assn, the camp was pulled from the public auction. It is understood that they are reviewing the bid from the 'Friends'. There is no guarantee that it will not be put back into subsequent auctions but at least in has given the 'Friends' Charity breathing space.

**9. Biggin Hill Airport** - Due to the discussions in Dec and Jan, SB and TD missed the first meeting of what is now called the Airport Resident's Noise Action Forum.

TD contacted David Winstanley (Airport CEO) to explain the delay and request to come on board from now. DW was fine with SB as a consultant to the DRA. Next meeting is Tues 27<sup>th</sup> Feb which TD and SB will attend. TD received an introductory presentation and some minutes and it was clear the first meeting was just an introduction. We will have to see going forward if we can affect material improvements, but if we are not there, we certainly can't! TD will report back to group post 27<sup>th</sup>.

JA reported that the negotiation of the Noise Action Plan (NAP) between the Council and the Airport was continuing.

**10.** Zoe Knight had stepped down from the **Airport Consultative Committee (ACC)** as she joined without realizing that it was a requirement to be a member of a Residents Assn, which she did not wish to be.

## **13. Police & Road safety –**

Darwin Crime Stats

### **Criminal Damage**

- Criminal Damage – Lamp post cut down and electrics cut through.

### **Notable Vehicle related crime**

- Theft from Motor vehicle – VRM plates have been stolen
- Theft of motor vehicle – Audi outside the George and Dragon via distraction methods (Downe)
- Theft of motor vehicle – Eco sport stolen High Street Downe
- Criminal damage to vehicle – Window of car smashed (Downe village)

### **Off road motorbikes**

- Off Road Motor bikes
- Shrubs and tools stolen from land

## Downe Crime Update

Downe Village in the centre is currently our Hot Spot for vehicle crime with 1 x car window smashed, during the night. Most probably a failed attempt to steal the car. 1x Theft of m/v by distraction methods (car bumped from behind, when victim got out, someone who had been hiding down passenger side of victim's vehicle in the High Street, jumped in and drove off. 1x Theft of M/v again from High Street. This vehicle is now believed to be on false plates and has recently been seen around the village with 2 occupants wearing balaclavas. Later seen driving dangerously in convoy with BMW Shire Lane - probably just stolen a car, which is why they were wearing balaclavas when seen 15 mins b4. Lastly we have had a car set alight in wooded area of High Elms Rd. Local CCTV and a witness have identified a truck bringing a red car into the village where it was set alight in High Elms Rd then seen to leave the village via Luxted Rd and Jail Lane towards Biggin Hill. Details have been passed to Local Darwin officers. A great example of the community working together to identify suspects and prevent crime, which is why Downe Crime Watch was set up.

There is an ongoing issue with vehicles being stolen across the whole of Bromley but they are also targeting Downe. Suspects wearing Balaclavas in possibly the Ford Echo sport stolen from The High Street managed to evade Darwin SNT and made off along the narrow lanes. Darwin SNT are patrolling area when they can and following possible leads to target offenders.

Also increase in Tool boxes being stolen across Darwin Ward, which are being found across CUDHAM. Advice for residents to make sure Trade professionals lock their vehicles when attending addresses and carrying out work, even if parked on the drive and working close by.

The escaping dogs have been returned to the owner. The case against him has been dropped. They have escaped once since being returned but it is hoped that this was a 'one-off'

**JC once again stressed that the levels of crime in the area were very low**

**14 - Some of the later Agenda items were taken out of order or curtailed due to a time restraint which allowed enough time for the all important date of the AGM to be discussed and agreed on as 25<sup>th</sup> April 2024.** TD offered to put together a draft Agenda and circulate.

**Abigail Rutherford (AR) announced that she wished to step down from the RA as of the AGM due to considerations with her job. TD thanked her for her commitment and dedication in the past.**

**Tony Young expressed a wish to be involved in Planning and take on Abigail's position. Abigail offered to assist Tony with how to continue with the Downe Planning Log and Planning legislation.**

Meeting closed at 9.02pm

### Appendix A - Action log

No	Owner	Action	Status
23/03	JA	Investigate mini roundabouts at Shire Lane junctions	ongoing
23/08	JA	Seek clarity on road safety solutions for Shire Lane	ongoing
23/09	NC/SB	Submit report to JA on road surfacing and Idverde	ongoing
23/11	TD/SB	Respond to David Winstanley	Discharged
23/12	DE	Draft a DRA letter to TSA re Downe Scout Camp.	Discharged

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23/13		TD	Draft and circulate agenda for AGM	