

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

27th July 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), Rev John Musson (JM), John Isbell (JI), James Crawford (Chair of Cudham Residents' Association, visiting).
Apologies: Declan Wells (DW), Nick Cutmore (NC) and Cllr Jonathan Andrews (JA).
2. **Previous minutes:** May minutes agreed and signed off.
3. **Treasurer's Report:** £516.29 balance in the account, supplemented by sales of tea towels which provided c. £400 worth of profit; enough cash to fund the DRA until 2023. Usual expenditure this period, i.e., Mailchimp and village hall hire for the AGM.
4. **Planning – AR reported on Planning applications, decisions and appeals (May 2022 to July 2022):**

New Applications:

22/02353/FULL6

The Bungalow
Green Hill
Downe
BR6 7LB
Single storey rear extension

22/02160/FULL6

6 Buckston Browne Gardens
Downe
BR6 7FF
Single storey extension and swimming pool installation.

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

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

unresolved issue with regard to a Yew tree.

Decisions:

19/05271/AMD

Planning application is required

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

Approved

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

22/01884/PLUD

Application is lawful

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 LAWFUL DEVELOPMENT CERTIFICATE

22/01867/HPPA

Application Refused

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)

22/01953/TREE

No Objection

Downe Livery Stables

High Elms Road

Downe

BR6 7JL

Sycamore (T3) – reduce to boundary

21/01062/FULL1

Application Permitted

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).

New Appeals:

Outstanding 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.

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:

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 was not present, copy of his email update provided below):

Landway – I met with Steve, Dave and Abigail recently to discuss this. I recently received confirmation from the PROW consultant that the evidence of deceased individuals could be used when determining this matter but that it may be given less weight – although this could be mitigated by people signing a statement of truth, and perhaps also having their evidence attested and witnessed as has been suggested could be arranged. As Vice Chairman of the Rights of Way Committee I have been contacted about a meeting at the end of September to decide a case, which I believe to be the first Hayes case on their list. I am told there are still about 3 cases higher up the list (not including this one) than Landway, but at least the council are now setting up meetings to get decisions on some of these.

Road Safety Matters – Following the recent incident I have been in contact with the Road Safety Team and will be having a meeting with them in August to discuss matters. I have also reminded them of the list of outstanding road safety matters presented to me at the last meeting and asked them to follow up on these, so will push them for that again at our meeting.

Chris Ryder – Following the recent stables issue and other issues (to give one example, the handling of a s211 planning notice relating to tree works – how the decision deadlines worked here was not made clear and as a result the DRA and I were unable to comment properly), individuals from the DRA and I will be meeting with Chris Ryder in person in August to make clear the DRA's views and address concerns.

Stables – I have been informed by planning enforcement that the stables are required to submit retrospective planning applications for several works (the erection of a large wooden cabin and creation of a road on the Green Belt). Apparently their agent has promised an application would be submitted by 15 July but to my knowledge none has yet been submitted. I have followed up with them but have been told they will not take action whilst they “feel [the Stables] are actively trying to submit an application”. If nothing has been submitted by the end of this week I will respectfully make the point that given the delay enforcement should investigate this.

Downe Benches – As you will no doubt have noticed, the council have now removed the dangerous existing benches, but have not yet replaced new ones. I have been chasing regularly as to (a) when these will be ready and (b) whether the material will be suitable for a conservation area. No luck yet (despite weekly chasing!) but I will continue to persevere.

Biggin Hill Airport – There has been much discussion about the airport pushing again for a change to their lease to allow fee-paying passengers and at a meeting of the consultative committee on 7 July (which I was unable to attend but was substituted for by a fellow councillor), I understand the airport discussed amendments to the lease they plan to request. Needless to say, I remain opposed to any changes to the lease and am in conversations with fellow councillors about what can be done about this.

ULEZ – Not strictly an issue I've been dealing with on behalf of the DRA but just to let people know the TfL consultation (circulated on Downe Mailing) closes on Friday 29 July – as it will be TfL/the Mayor of London that ultimately decides whether and how to implement this it is important to respond to the survey if you want your views to be considered. You may have seen the council recently passed a motion opposing the ULEZ - Bromley Council says no to ULEZ expansion | News Shopper.

6. Cudham RA: James Crawford provided an update on Cudham activity. Cudham playground requiring some investment so “Friends of Cudham Recreation” was set up in order to raise funding.

7. Downe Primary School

As a result the operating losses at the school, Mark Robson elected to take voluntary redundancy. In addition, Jodene Pantelli resigned as headteacher. The school has now achieved Academy status under the “Pioneer

Trust" with Becky Dolan as new headteacher (starting September). Issues remain regarding lack of children at the school.

8. ULEZ

The Residents' Association has agreed to submit a response to the consultation supporting Bromley council's stance that extending the ULEZ zone to cover Bromley would not be in the best interests of the residents. It is felt that the Darwin ward in particular, being green belt land, does not suffer the same kind of pressure as inner city areas **(AP 22/15 SB)**

9. Village well

An area on the village green (close to village information board) was found to have a hole which led to a sharp drop. This is believed by some to be an old well - the area is currently cordoned off. DE proposed to install a well like structure in order to make the area safer as well as to provide an aesthetically pleasing focal point. SB insisted that before anything was done, the residents at Walnut Tree Cottage and Walnut Tree House were consulted, as there seemed to be confusion over whether they were in favour or not. JC offered to talk to them and show a picture of a proposal **(AP 22/16)**.

10. Downe & Cudham Community Fibre Broadband:

SB meeting Openreach on 9 August to discuss progress/issues (via a "snagging list"). Most engineering work has been completed.

11. Police & Road safety (JC)

Crime Stats

The following crime stats are for the Darwin Ward as a whole. Please note only 3 relate to Downe. One theft from vehicle North End Lane another concerning a dog attacking another dog. The dog is no longer in Downe and therefore no longer an issue. The main one being burglary at the scout centre Birdhouse Lane. Every building and piece of glass was smashed to bits. It was committed by suspects in Scream masks. They now have 24hr security, although this is due to finish at not an ideal time being that we are now into the school holidays.

Wider issue Theft of Catalytic Converters

A wider Bromley policing issue is the Theft of Catalytic converters from vehicles. There have been 160 mainly targeting Japanese cars. This is an organised gang. Bromley do not have the resources to deal with this. This requires a proactive cross border policing team to deal with this. Although not currently a Downe problem, my concern if left will filter into the Darwin Ward. It seems that although Downe is not an area they are targeting to commit offences they are using our area to change number plates.

Number plates

The dumping of number plates have not been seen at North End Lane for the last couple of months but more are turning up in Old Hill.

ASB

Scouts activity centre smashed to bits by suspects in scream masks. There have also been ASB concerning Pratts Bottom primary school.

Darwin Police Ward Panel Meeting

This took place on Tuesday. Please see crime stats for Darwin and notable events and extractions for our Darwin police team as documented below.

Policing Priorities set (for our Darwin team)

1. ASB - Scout Activity Centre and Pratts Bottom Primary School (youths been getting into the playground and urinating in kids wellington boots and other ASB behaviour.
2. Theft from motor vehicle
3. Speeding around Shire Lane and Rushmore Hill

E-scooters

I raised this also at the Ward Panel Meeting to get police point of view. We have small group of teenagers that have escooters. The complaints from the stables were about any mode of transport also didn't like

them going up and down near the stables on bikes. I spoke to Gemma and found that real issue was about the horses. E scooters and bikes are quiet worried horses would be spooked as well as road safety issues raised. We decided speaking to the kids to educate them was best way forward. They were advised how to behave if see a horse, to avoid the stables, not to go in the park if other children there. Stay out the middle of the road etc. basically they started to consider others and took them out to the park later in the evening when others had gone home. As expected this was bit of a trend that lasted a couple of weeks. There have been far less sightings if E scooters being used. The police agreed with this approach. They normally target people using E scooters to commit crime like drug dealing. As long as rider not causing a nuisance it is not a policing priority. To confiscate a E scooter takes 3 hours of an officers time, so it will only be done if really necessary. I pushed the kids back on to using their bikes and then there was that terrible accident Standard Rd!

Road Safety

Bottom end of Standard Rd j/w North End Lane huge ruts in road and raised drain cover. 15 year old seriously injured in a bike, broken femur and hip after hitting raised drain. What it did demonstrate is that here in rural areas like Downe we will wait along time for help. We waited 42 mins for first responder to horrific incident like this. He had serious injuries. It took 3 hours by time HEMs (helicopter) had arrived and he was being put in back of an ambulance.

Defib WhatsApp Group

This group proved its value at the standard road accident. I was on scene in minutes and quickly had a paramedic on our group on the phone talking me through what I should be doing to help. There was another medical professional Samatha that turned up later to help and Jayne who bought the Defib just in case. Having a group of people to call upon in a time of crisis is essential whilst waiting for for an ambulance. We need to identify more medical professionals in our village and make sure they are on that group. We plan to train more people in the village in life saving first aid.

Significant notable events from below

Saddle marking- this works on leather saddles, lots of people have synthetic ones and therefore police will be testing if this works on synthetic too so more saddles can be marked.

Bike marking event coming up

Police willing to mark tools or horse boxes with smart water.

A person previously known for stealing motorised horse boxes in this area has had his one stolen. So please be vigilant as he could be on look at for a replacement.

Police still marking cat converters - get yours done!

12. AOB

- a. **RAF Chapel:**
- b. **Airport:** David Winstanley addressing village at village hall on 3 August
- c. **St Mary's church:** JM reported issues with maintenance of St Mary's churchyard – idverde are responsible. JM to take this up with Cllr Andrews
- d. **Village Hall:**
- e. **Primary School:**
- f. **Feedback from Federation:**
- g. **Orchard**

Meeting closed at 9.38pm

Appendix A - Action log

No	Owner	Action	Status
22/06	JA	Chase C Ryder for clarity on tree felling at Downe Livery Stables	discharged
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)	ongoing
22/09	SB	Respond to idverde re re-instating grass cutting in Downe Recreation Ground	discharged
22/10	JA	Village well - check/clear with the Council	ongoing
22/11	JC	Village well - check with owners of Walnut Tree House/Cottage	Ongoing
22/12	SB	Village well - issue a Downe Mailing to inform village	ongoing
22/13	DE	Village well - provide a design	ongoing
22/14	SB	set up an event in the village hall for David Winstanley to address the village	discharged
22/15	SB	Submit Downe ULEZ response to consultation	
22/16	JC	Consult Walnut Tree House/Cottage about well ideas	