

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

**21st September 2021 at 7:30pm (Queen's Head)**

1. **Attendees:** Simon Farron (SF), Tony Dixon (TD), Dave Evans (DE), Abigail Rutherford (AR), Steve Barnes (SB), Joanna Clark (JC), and Cllr Richard Scoates (RS).  
**Apologies:** Rev John Musson (JM), Kwan Phung (KP), John Isbell (JI), Declan Wells (DW), Nick Cutmore (NC)
2. **Previous minutes:** 21<sup>st</sup> July minutes agreed and signed off.
3. **Treasurer's Report:** TD reported the bank balance currently at £514 - £355 had been spent so far this year. The figure projected for year end was £340 – this was deemed insufficient for the following year, so alternative funding needs to be sought. Full analysis is at Appendix B.
4. **Planning –** SB outlined his belief to the meeting that the DRA worked on the principle of “collective or cabinet responsibility”. This meant that all decisions were made by the DRA (or the sub-committees) were fully endorsed by the whole of the DRA committee. This applied equally to any sub-committee – eg Planning, Broadband, Police etc that the DRA had set up. Obviously, if there were differences of opinion, votes amongst committee members would be taken and the committee expected to support the outcome of such votes (as per the Constitution). DRA decisions made by any sub-committee on behalf of the whole of the DRA committee are reviewed at the next available meeting. Should any committee member wish to join any of the sub-committees, they would be welcome to do so. On Planning, the principles of how we work in order to be fair to all are published on the DRA page of the Downe website. The meeting agreed the foregoing principle and way of working.

AR reported on Planning applications, decisions and appeals (July to Sept 2021):

**New Applications:**

21/03682/TREE  
Walnut Tree House  
Luxted Road  
Downe  
BR6 7JS

Walnut tree in rear garden – reduce by approximately 30%. Cut back overgrown shrubs in garden. Holly tree – reduce by approximately 40%

*Subject to confirmation. Application not fully validated by council and should not have been on distribution list. No details yet available.*

21/03703/TPO  
Downe Livery Stables  
High Elms Road  
Downe  
BR6 7JL

Felling of all Sycamores of seed bearing maturity. SUBJECT TO TPO OUDC 7 1951

*The DRA had lodged a letter of objection to the felling of Sycamore trees, in favour of other solutions. It was confirmed that the DRA DID NOT want to see harm come to any horses. The objection was based upon a TPO in force since 1951, the fact that the previous stable owner had not needed to fell the trees, and that removal of such trees would have a detrimental effect on the landscape, and that other means be found to manage the situation. It was known the owners disagreed with this view. Two DRA committee members would meet the owners on-site soon. RS said he will call-in the application to committee if the officer is minded to approve.*

21/03409/HHPA  
26 Standard Road  
Downe

BR67HL

Single storey rear extension, extending beyond the rear wall of the original house by 7.75m, for which the maximum height would be 4m, and for which the height of the eaves would be 3m (42 Day Notification for Householder Permitted Development Prior Approval)

19/05159/CONDTI

2 Luxted Farm Cottages

Luxted Road

Downe

BR67JT

Details submitted to discharge condition in relation to planning ref: 19/05159/FULL6

Condition 5: Landscaping plan

21/00918/FULL1

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.

*RS will call-in the application to committee if the officer is minded to approve.*

**Applications yet to be decided:**

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).

21/02609/FULL6

30 Standard Road

Downe

BR6 7HL

Erection of an outbuilding

21/02108/PLUD

Landway House

Petleys Farm

Luxted Road

Downe

BR6 7JS

Erection of a 4 metre single storey rear extension introduction of a 3 square metre front porch and erection of a summerhouse with covered area for barbeque/ seating and hot tub  
LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED)

21/01552/PLUD

1 Crow Hill

Rookery Road

Downe

BR6 7JE

Installation of three roof light windows to west roof slope. LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED).

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.*

21/00737/ELUD

Land adjacent to the paddock  
Downe Road  
New Road Hill  
Downe  
Formation of access (existing lawful development certificate)

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.*

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:**

21/02526/FULL6

Application Refused  
The Orchard  
Rookery Road  
Downe  
BR6 7JQ  
Single storey side extension

21/01888/FULL1  
Application Permitted  
Downe Primary School  
High Elms Road  
Downe  
BR6 7JN

Single storey front extension to provide new entrance canopy with internal entrance hall alterations alongside works to the forecourt including improvements to site access and pedestrian segregation, removal of tree(s) and new refuse store.

21/02743/FULL6  
Application Permitted  
Lower Bell  
Petleys Farm  
Luxted Road  
Downe  
BR6 7JS

Installation of 2No. roof dormers to the rear elevation & installation of 2No. roof lights to the rear elevation

21/02663/FULL6  
Application Permitted  
White Hatch  
Petleys Farm  
Luxted Road  
Downe  
BR6 7JS

Installation of 2No. roof dormers to the rear elevation & installation of 2No. roof lights to the rear elevation

#### **New Appeals:**

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

#### **Outstanding Appeals:**

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:** Recent works to roof at Redriff found to be within PD.

#### **5. Report from Cllr Richard Scoates -**

- The Council proposals for parking controls at north and south ends of High Elms Road have been withdrawn (at the request of the DRA). RS will arrange for an on-site meeting to look at the issue (existing action 21/11)
- Landway: RS reported no further progress. Given the Council backlog, further delay is expected. RS feels that it is next in the pipeline to be heard after another case.
- Planning - not enough new build capability in the Borough – target is 712 properties pa, and this could rise to 1,600pa. The aim is to have a 5 year land supply plan. Redevelopment of the Walnuts in Orpington may lead to a 20 storie building.
- Street lighting - a Council exercise is underway to replace sodium street lighting with LED lighting. DE felt this would be an issue in Downe due to the bright light
- Scout camp blanket TPO - unsure - still outstanding

**6. Parks and greenspace–** SB report a reduction in the greenspace activity across the borough by iDverde. RS agreed – the Council was taking a more “biodiversity” approach. RS mentioned that “Friends Groups” could be set up to self-maintain the environment

**8 Downe & Cudham Community Fibre Broadband:** SB reported some area now had access to Ultrafast broadband (Standard Rd, Stalisfield, Mill Lane, Belle Vue Rd). Farthing St complete – but not activated. Most implementation work would be taking place in October and November with road closures etc

**9 Police & Road safety -** JC reported back from a meeting with Darwin Safer Neighbourhoods. **Since 1st June for Downe - crime stats -**

- There have been no residential burglaries, attempted burglaries even distraction burglaries.

- There has been 1 Theft from Motor vehicle in Luxted rd cottages, which was the theft from the builders van reported on DCW group.
- There have been 5 thefts from M/v for whole of Darwin ward but no where near Downe.
- There have been no theft of M/Vs for Downe but 6 in Darwin ward. Main Rd Biggin Hill, Leaves Green Road and Old Hill. There are no links to type of car being taken. Mixture volvo, Audi and Mercedes.
- **One to watch out for** - There was a white Peugeot driving around the borough on false plates with 3 male occupants concerned in Theft from M/v, so that's one to watch out for.
- **Saddle Marking initiative being offered by our Darwin officers.** Please let me know if you are interested so I can arrange this once I have the numbers. (Private message me please). They are also offering A4 Boards for stables which states "saddles marked by Met Police" to help prevent crime.

**HMO properties on Darwin ward** there have been NO occupants coming to police notice, NO calls to these premises and NO arrest enquiries at these addresses, which is currently a good sign.

## 10 AOB

- RAF Chapel:** n/a
- Airport:** Consultative Committee report had been circulated
- St Mary's church** – (written report from JM) - approval has been granted for the new stained glass window - will be a year till it's finished. New 'play and pray' area in the church now been launched!
- Village Hall:** Reopened. Music Quiz fundraiser to be held on 25 September
- Orchard:** Apple Day to be held on 1 and 2 October
- Primary School:** SB had met new head, Jodene Panteli. She has been invited to November meeting
- Feedback from Federation:** n/a

## Date of next meeting -

- 23 November

Meeting closed at 9.34pm

## Appendix A - Action log

No	Owner	Action	Status
20/10	RS	Request another Downe traffic speed survey	Ongoing
20/13	RS	Chase progress on residents proposal for restricted parking in a section of High Elms Rd (village end)	Ongoing
21/07	RS	RS to chase Gareth Bacon for a reply to queries re 26 Stalisfield	Ongoing
21/08	RS	RS to chase officers re tree report at Downe Hall Stables	Ongoing– waiting for applicant
21/09	RS	RS to check on blanket TPO at Downe scout camp	Ongoing
21/10	RS	RS to get Landway timeframe	ongoing
21/11	RS	set up a meeting with a Council Traffic Officer to discuss High Elms Road – preferably on-site in Downe	ongoing
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

## Appendix B – summary account

Opening Balance Jan 1st 2021 £719.48

### Income

<u>Date</u>	<u>Amount</u>	<u>Desc</u>
06/04/2021	£50.00	Donation from D.Evans
07/04/2021	£100.00	Donation from S Barnes

### Expenditure

<u>Date</u>	<u>Amount</u>	<u>Desc</u>
08/01/2021	£9.37	Mailchimp monthly
14/01/2021	£25.00	London Greenbelt Council Members
08/02/2021	£9.29	Mailchimp monthly
08/03/2021	£9.21	Mailchimp monthly
06/04/2021	£10.00	Bromley Council. RA Federation Sub
07/04/2021	£150.00	Donation to Ramblers Assc for assist
09/04/2021	£9.19	Mailchimp monthly
19/04/2021	£57.50	Donation to Mayors Charity for Cour unveiling
10/05/2021	£9.16	Mailchimp monthly
08/06/2021	£9.01	Mailchimp monthly
09/07/2021	£9.21	Mailchimp monthly
19/07/2021	£30.00	Downe Village Hall for RA Meeting 2
09/08/2021	£9.15	Mailchimp monthly
08/09/2021	£9.18	Mailchimp monthly

Total income £150.00

Total expenditure £355.27

Projected Balance £514.21  
Actual Balance £514.21  
Difference £0.00