



July 2008
Issue No. 55



Summer Newsletter

Shopping Centre News

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All villagers will be aware that the Shopping Centre has been in decline for years. Whether this is a result of the opening of Bluewater, the development of the large 'out-of-town' superstores nearby, change in shopping habits for other reasons (such as Internet shopping) or the management of the Centre is a matter for debate.

The Village Association recognised this a long time ago and has pressed the agents for all parts of the centre to improve matters, but to little avail. Lately, Sevenoaks District Council has used its 'clout' to persuade what are now the three owners of the centre to meet and agree

that the 'status quo' is unacceptable and that 'regeneration' is essential. Whether this means refurbishment, redevelopment or a bit of each remains to be seen.

The initial approach of Broadway Malayan, the architects acting for the commercial landlords, shows wholesale redevelopment, together with a substantial amount of additional housing. Of particular concern is the apparent loss of car parking, especially by the school, together with a reduction in the number of retail units. Please make every effort to attend one of the SDC consultation events, so that you can get a feel

for the proposals and whether you have any sympathy for them.

The VA is keen to see a commercially successful, vibrant centre to the village, which fulfils the needs of villagers, is in sympathy with the architectural heritage of our iconic village and incorporated in its legal structure. The VA will strive to achieve nothing less, and remains to be convinced that simple refurbishment cannot achieve the desired outcome. Even if an overwhelming case for some form of redevelopment is shown, then the VA will ensure that this must not be at the expense of village amenity.

by Alan Pett

VILLAGE DAY

What a Hoot!



The village would like to say a huge thank you to the Co-op for sponsoring the Birds of Prey and the Children's Entertainer on Village Day, held on Saturday 5th July. Additional thanks to all of their staff, in particular Alex Sophianou (pictured left) and to the Nag Social team for organising and running the event. The sun shone and the day was a great success!

How the shopping centre looks today!



Contribution increase set at 2%



The Village Association's AGM agreed that contributions will increase by only 2% with effect from 25 June 2008. This very small increase has been kept to a minimum in light of the current economic climate, and will be sufficient to ensure

that that the Association continues to meet its responsibilities in relation to such matters as footpath repairs, health and safety legislation, landscaping, drain repairs – the list goes on. This increase amounts to approximately 0.06p per week for an

average sized three bedroom property. The new rate, which will be used in calculating second half year bills to be issued in September/October, is £15.40 per annum for each 100 square foot of internal floor space of your house and garage.

Council of Management

Ferri Jahed, Chairman of Redhill Wood Residents Society and Treasurer of the Village Association has retired from the VA's Council of Management. Ferri Jahed stood down as VA Treasurer at the AGM after

9 years of service on COM. We are indebted to him for his valuable contribution, particularly the streamlining of the F&GP committee and his tight financial control, which led to a nil increase in VA contribution last year

and only 2% this year. We shall sadly miss his sharp observations and pithy comments. Mike Rose, Chairman of Capelands Residents Society has joined the Council of Management which now consists of:

- Alan Pett** (Consultant Member)Chairman
- Bob Stinton** (Knights Croft).....Treasurer/Finance & General Purposes Committee
- Brian Hardcastle** (Over Minnis and Consultant).....Amenity Committee
- Bella Kirk** (Punch Croft).....Greenland Committee
- Terry Vivian** (Consultant Member).....Hardland Committee
- Keith Wale** (Consultant).....Village Hall Committee
- Pam Godden** (Farm Holt).....Communications
- Susan Heads** (Consultant Member).....NAGSPL
- Mike Rose** (Capelands)

“...nil increase in VA contribution last year and only 2% this year.”

Get fighting fit with Thai Boxing



Capital Punishment held yet another Thai Boxing show at the famous York Hall on 22 June 2008. The local Lumpini Thai Boxing club had three fighters on the fight card and took along 150 local and noisy supporters.

The club, which trains in the NAG Village Hall on Wednesday nights, now has five professional fighters and a further five competing at inter-clubs level.

On the 16th August head

coach Adam Grew will be fighting on the Muay Thai Legends bill, for the British Title, after winning the Capital Punishment Southern Area title last November, we will again be hoping for the loyal army of fans to come and support him!

In addition, in November we hope to take five fighters back to the York Hall.

There is also a 'Ladies only' night on Tuesdays held at the NAG Primary School. Most

emphasis is on fitness, all techniques are taught in a friendly and relaxed atmosphere.

This is an ever more popular sport which is well regulated and also teaches respect and discipline.

For further information please contact:

Adam on 07973435798

or Steve at stevenpalumbo@tiscali.co.uk

Hello, Hello, Hello.....



From left to right: PC Patching, PCSO Maycock, PCSO Fry

The principle behind neighbourhood policing is to provide dedicated, accessible and visible policing teams that respond to the needs of local communities.

The Neighbourhood policing team in New Ash Green has a dedicated Rural Beat Officer who is supported by two Police Community Support Officers (PCSOs). They are:

PC 12302 Pauline Patching 07807 340040

PCSO 56667 Lisanne Fry 07772 226041

PCSO 55554 Charlie Maycock 07989 992172

Our team is extremely approachable and can often be seen cycling around the area. PCSOs are professionally trained civilians working for the Police. The aim of our Neighbourhood policing team is to listen and talk to you, and find out what affects your daily life

and feelings of security. These might be issues such as anti-social behaviour, graffiti, noisy neighbourhoods, jobs or vandalism. They will then work in partnership with you and other agencies (if necessary) to find a lasting solution.

If you have anything you would like to discuss with either PC Patching or PCSOs Fry and Maycock you can either telephone them on the numbers as listed or attend one of the Police surgeries (dates listed below - further dates will be added in due course). The surgery gives you a chance to raise any concerns you have about local policing issues, you will be seen individually on a first come, first served basis. If it is not possible to see everyone during surgery hours, they will take your details and get in touch later. The team can also give advice on protecting yourself, your home and your property from crime and how you can play a part in keeping your community safe. According to recent statistics there has been a 20% reduction in crime in the West Kent Area – which is extremely good news! Please do not become blasé about this reduction of crime it does still continue! Motor crime is still high on the agenda and this includes vehicle theft, theft of fuel, theft from vehicles etc. Please assist the Police in reducing car crime. Make sure your vehicle is left secure at all times and do not leave items of value on show.

PLEASE BE VIGILANT AT ALL TIMES!!!



“Please assist the Police in reducing car crime. Make sure your vehicle is left secure at all times and do not leave items of value on show”.

PC Pauline Patching

Police Surgeries

Dates for the Police Surgeries are as follows:

- 21st July 2008 Turners Oak 10.30-11.30am**
- 2nd August 2008 NAG Library 10.30am-12pm**
- 20th August 2008 Hanover Place 10.30-11.30am**
- 2nd September 2008 VA Office 10.30-12pm**

All residents are welcome to come along to ask any questions or raise any concerns that they may have.

Age Concern

The Age Concern Lunch Club meets every Friday at 11.30am in the Youth and Community Centre. Lunch costs £3.50 plus a charge of 40p for membership. Why not come along and have lunch with your friends – you can also enjoy a game of Bingo! The team leader is Ann, who along with her team of volunteers, go all out to ensure you have a great time. Be sure to come along and we look forward to seeing you soon!



Don't rock in your chair Rock with NAGARA!



2008 marks the 10th anniversary of this very active club. NAGARA caters for retired and semi-retired people over 50, who are looking for new interests and activities in New Ash Green.

The emphasis is on a range of activities that reflect the interests of NAGARA's members (approximately 120). These currently include outings, excursions, visits, holidays – at home and abroad – walks, talks, keep-fit, lunches, and recreational activities such as theatre, concerts, outings and cinema trips.

Annual membership of NAGARA is just £7.00. If you would like further details, or a diary of forthcoming events, you can talk to the club secretary Trish Baillieu on 01474 871513. Alternatively, just come along to one of our monthly meetings in the New Ash Green Village Hall. They are held from 1.30pm to 4.00pm, usually on the first Friday of each month (the next one is on Friday 1st August 2008). The meetings include tea and biscuits, and we normally have a speaker or some other form of entertainment.

Memorable events last year included a canal boat trip, visits to Pashley Manor, Kew Gardens, the Albert Hall, the Thursford Christmas Spectacular, and a jazz night on a Medway steamer. We were also beautifully entertained by Milestone School's secondary band and the NAG Primary School choir.

The plans for this year include visits to the Terracotta Army, Deal & Walmer Castle and Mapledurham House, Eastbourne, plus theatre visits to *The Sound of Music*, *Buddy* and *Joseph*.

Anyone for Tennis?

The New Ash Green Tennis Club was founded in 1969, which makes it the oldest Sports Club in the Village. In those days the courts were next to the Manor House. However, Bovis reclaimed the land for a car-park in 1986 and the Club moved to

the Sportsfield, where our three newly resurfaced all weather courts are still situated.

The Club caters for Juniors and Adults with special memberships for Families (both parents and all children un-

der 18). Coaching is also available.

Several 'Socials' are arranged during the year. So why not come around and join us. For further information and membership details please phone 01474 874083.

Has Wimbledon inspired you? Why not call the NAG tennis club and start playing today!

Free Saturday Bulk Refuse Collection

The dates for this year's Bulk Refuse Collection are as follows:

- 26th July 2008
- 11th October 2008
- 20th December 2008
- 14th March 2009

It will take place at:

Punch Croft/Pavilion
11.15am to 12.30pm

Spring Cross 12.45pm to 2.00pm

PLEASE NOTE: THE DUSTCART WILL NO LONGER BE COLLECTING FROM THE JUNCTION OF FARM HOLT AND CHURCH ROAD.

We would like to remind residents of the following points:

1. Refuse must not be left at any of the sites before the Dustcart arrives. (If it is left before this the resident may face prosecution for fly tipping).
2. Residents are responsible for placing the refuse onto the dustcart themselves. It is not the responsibility of the Dustcart driver or Fellow Residents.
3. The following items will not be taken by the dustcart:-

Fridges and Freezers

Washing Machines and Tumble Dryers

Dishwashers

Cookers and Microwave Ovens

Cast Iron Boilers and Baths

Long Metal Poles

Building Materials

Engine or Vehicle Parts

Hazardous Waste i.e. Fluorescent tubes, TV and Computer Monitors

Batteries

Oil Tins and Filters

Paint and Paint Tins

Chemical Containers.



Walks and Woodlands

On February 3rd, a large group joined us for our first walk of the year, 'Beating the Bounds of New Ash Green'. Traditionally a Spring activity, the custom of 'Beating the Bounds' involved a walk around the parish, blessing the crops and praying for a good harvest, as well as reinforcing the location of the parish boundaries. At significant points young boys would be subjected to some indignity to imprint the location in their minds, such as being dunked in a pond, thrown over a hedge, or beaten with stripped willow wands (hence the dance known as 'stripping the willow'). In New

Ash Green the walk is held in winter and follows the outermost perimeter of the village, and we find it's usually the children who enjoy stripping the willow wands and using them to beat their parents at the various boundary markers... but it's all in good fun!

New Ash Green Woodlands Group meets on the 3rd Saturday of every month (with the possible exception of May), working on a variety of projects in the woodlands and orchard. We have people of all ages and abilities, so why not come along and join us?

For more information

please contact:

Carole Trowbridge on 01474 874976 for walks information,

Jerry Ash on 01474 879897 for Woodlands Group info and to be added to the e-mailing list, or visit our website at:

www.nagwoodlands.ik.com

For this year's walks meet in the orchard, New Ash Green, at 10.30am:

Sun Aug 3rd -

Meadow and Northfield

Sun Nov 2nd -

Woodlands in Winter



Vibrant Village Day!

Thank you to everyone on behalf of New Ash Green Social Committee (NAG Social) for attending our latest event - Village Weekend. We worked very hard to make it a success for you all and by the looks on people's faces and the attendance, it worked!

After taking our costs out, we still managed to make some money to go towards the Fireworks display that we can hopefully run in November—if we get a few more committee members!

Our total costs were approximately £1776, our total income raised/donated was £2018, of which there was cash sponsorship from the Co-op and Pets Pantry in the sums of £500 and £150 respectively. So, with a bit of clever maths you can see we made approximately £240 towards the fireworks.

If you would like a breakdown of our income/expenditure please contact us.

The main reason for village day is to hold a community event, celebrating the village and people of New Ash Green. Nearly all the stall holders were local neighbourhood groups, local charities or local clubs. Many people commented on just how thriving the community still is, perhaps uncommon for this day and age.

Contrary to urban myth, we are not a branch of the VA, and have no financial support or income from anyone other than what we raise ourselves, or that is donated. Currently there are eight committee members, (one of whom has been there for eight years and needs a break!) We are desperate for new members, and representatives from neighbourhoods to either join the committee, or pledge help for running an event.

Without a couple of new volunteers, there WILL BE NO VILLAGE DAY NEXT

YEAR! And possibly no fireworks night either! We really don't want this to happen and it's up to you, the villagers, to give us a hand! Please! If you would like to help out in any way, please contact our secretary:

barry-barbara@hotmail.co.uk or speak to one of our committee members. You can also find us on the NAG-Active website:

www.nag-active.co.uk

If you have any ideas for more events to be included in village weekend/week next year (if it goes ahead!), or other events for the calendar, let us know. Planned activities currently include:

Fireworks (Nov); Children's Xmas Crafts (Dec); Children's Xmas Party (Dec); Quiz night (tba).

We look forward to hearing from you all, regardless of age or gender!

NAGSocial Committee

"Without a couple of new Volunteers, there will be NO VILLAGE DAY NEXT YEAR!"

NAGSocial Committee

COVENANTS and BYLAWS

When houses change hands, the solicitors and the purchaser are careful to read, mark and inwardly digest the contracts before they are duly signed, sealed and delivered. By moving day, it is likely that more importance is accorded to finding the teapot than finding out the implications of the small print in the contract.

For those of you who have recently moved to New Ash Green or who have moved to a new house in the village, we wish you every happiness in your new home and hope that you will be pleased with the services which are provided for your benefit.

For all villagers, the New Ash Green Village Association Limited has a duty to draw attention from time to time the covenants and byelaws with which property owners have agreed to comply on behalf of themselves, their families, their guests, their tenants and their trades-people.

They make slightly heavy reading but their aim is to ensure that the quality of life for all villagers is not sacrificed due to thoughtless conduct on the part of the minority.

PERSONAL COVENANTS

1. To pay the Association the annual contribution due from the purchaser in respect of the property within the village.
2. To pay the Society the annual subscription due from a member.
3. To keep the premises in good structural repair (including the garden walls and fences shown on the plan marked 'A' with a 'T' on the inside of the boundary).
4. To keep all decorative finishes on the external elevation of the house on the premises and any garage on the estate owned by the purchaser in good order and in particular to renew the paintwork not less than once every four years using colours and materials approved by the Association.
5. To keep all windows on the premises regularly cleaned.
6. To keep the doors of any garage on the estate used by the purchaser closed except when open for reasons of access.
7. To permit the Society to have reasonable access to the premises and to any such garage as aforesaid to enable it to perform any works undertaken in the Covenants set out

in Clause 4.

8. To require that any tenant or other occupier who proposes to take possession of the premises enters into direct covenants with the Association and with the Society to guarantee performance and observance of the Covenants set out in Clause 5 during the period of possession by the occupier.

9. To require that any transferee of the premises enters into direct Covenants with the Association and with the Society to be bound by the Covenants set out in Clause 5 as if the transferee were the purchaser named in this transfer.

10. To remain bound the Covenants set out in Clause 5 until the direct Covenants specified in the preceding paragraph have been entered into by a transferee of the premises.

RESTRICTIVE COVENANTS

1. No part of the premises except the garage shall be let separately from the whole or use otherwise than for the purposes of a private dwelling.
2. No sign or advertisement shall be displayed on the premises so as to be visible from outside the premises except that a nameplate not exceeding 4 square inches in size may be displayed at an entrance.
3. No alteration shall be made to the external appearance of the house on the premises (including the colouring scheme) except with the prior written consent of the Association.
4. No alteration shall be made to the garden walls or fences on the premises except with the prior written consent of the Association.
5. No building or other structure shall be erected in the cartilage of the premises except with the prior written consent of the Association.
6. No exterior aerial shall be erected on the premises and no person shall be permitted to interfere with any television Rediffusion equipment on the premises.
7. No car, caravan or similar vehicle shall be parked in the cartilage of the premises otherwise than inside a garage or (in the case of a private car not standing higher at any point than 5 feet 6 inches above the ground and not bearing any sign or advertisement) on a driveway leading to a garage.

"A gentle reminder....."

8. Nothing shall be done or omitted to be done on the premises that may interfere with the amenity of other property owners or occupiers on the estate.

BYLAWS

The exercise of rights of way over Village grounds is subject to the observance of the following bylaws:

1. No tree or other plant shall be cut, pulled up or planted.
2. No litter shall be deposited otherwise than in a litter bin.
3. No radio or other electrical reproducer shall be played except as may be authorized by the Village Association on special occasions.
4. No vehicle shall be used in such a manner as to create an unreasonable degree of noise.
5. No bicycle or powered vehicle shall be ridden or driven otherwise than on a vehicular carriageway PROVIDED THAT this bylaw shall not apply to a bicycle ridden outside a residential estate and not on a footpath or footway.
6. No vehicle shall be parked on a residential estate otherwise than in a car park.
7. No car caravan or other vehicle standing higher at any point than five feet six inches above ground or bearing any sign or advertisement shall be parked on a residential estate except for the purposes of loading or unloading.
8. No obstruction shall be caused on roadways or elsewhere.
9. No person shall enter any area reserved by the Village Association for a special use without complying with all conditions that may be imposed by the Association from time to time regulating entry and conduct within that area.
10. Nothing shall be done or omitted to be done that may interfere with the enjoyment of amenity by other persons within the Village.
11. No horse shall be ridden or led otherwise

than on a vehicular carriageway or on land designated as a permitted ride by the Village Association. For the avoidance of doubt a permitted ride shall be defined in writing by the Association and its use shall be subject to the observance of special conditions as shall from time to time be laid down by the Association.

12. No person shall cause or permit any dog owned or kept by him or in his charge to enter or remain on any part of the amenity land unless the dog be and remain under proper control and be effectively restrained from causing annoyance to any person.

13. No person shall cause or permit any dog owned or kept by him or in his charge to enter or remain on any sports field or childrens playground on amenity land.

14. Every person (other than a registered blind person) who owns or keeps or is in charge of a dog which is on any part of amenity land shall immediately remove the amenity land any faeces deposited by the dog.

15. No person shall cause or permit any motor vehicle owned or kept by him or in his charge to enter or remain on any part of the amenity land unless it complies in all respects with all legislation for the time being in force relation to the use of motor vehicles on the public highway, including in particular (but not exclusively) the requirements that (i) there is in force in relation to the vehicle a policy of insurance satisfying the requirements of Section 143 of the Road Traffic Act 1988 (ii) the vehicle complies with all regulations made pursuant to Section 41 of the Road Traffic Act relating to the construction and use of vehicles and equipment (iii) there is fixed to and exhibited on the vehicle a current vehicle excise licence as prescribed by section 1 of the Vehicles (Excise) Act 1971.

16. No person shall cause or permit any motor vehicle owned or kept by him or in his charge to remain on any part of the amenity land for any purpose other than (i) access; (ii) the use of amenity land for the purpose of recreation.

"These are for everyone's benefit!"

NAG Library Reading Group

The group meets at 2pm in the library on the first Monday of the month, unless it is a Bank Holiday, in which case the meeting will be held the following Mon-

day. See librarian for further details regarding the book to be discussed that month.



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VA OFFICE OPENING HOURS

The VA Office is open to resident's

9.00am-4.00pm Monday to Friday.

The office is closed for all statutory holidays

If you would like to write an article for our next Newsletter, either as a member of a Club or Society or to write an article of local interest, please provide it to VA Office no later than 14th November 2008.

CHAIRMAN'S REPORT 2007 - 2008

Wow, what a year!

The year was dominated by events in the Shopping Centre. Firstly, the shocking news in November of the precipitate closure of Budgens. Then the campaign to get a replacement opened as soon as possible, mercifully successful. Finally, more positive news about the long-overdue regeneration of the Shopping Centre as a whole.

The Village Association worked energetically to achieve the reopening of the supermarket in short order (in concert with the Parish Council, Sevenoaks District Council and Michael Fallon MP, and the County Councillor). It was greatly heartening that such enormous community spirit was evident at the time and that this could be harnessed effectively to achieve a satisfactory outcome. A triumph for 'People Power' !!

The supermarket episode served to galvanise into action the District Council and Shopping Centre's commercial landlords. This led ultimately to agreement that the present state of the Centre is unacceptable and that 'regeneration' must be achieved. Whether this is to be by refurbishment of the existing units, wholesale redevelopment or some combination has yet to be determined. Clearly, the majority landowners favour redevelopment, probably based on a desire to achieve the maximum cash receipt for themselves, regardless of the nature of the subsequent retail offer. The Village Association will be monitoring the situation rigorously and will endeavour to secure an outcome that meets the needs of villagers. The VA has already obtained a legal opinion which supports the view that villagers are in a very strong position to control potential development. We shall continue to take such professional advice as is necessary to ensure that we get the best deal. Unless such advice can be obtained from villagers with the necessary skills and experience on a voluntary basis, it is inevitable that there will be costs associated with this, costs that will have to be borne by villagers through their VA contributions. However, a satisfactory outcome will enhance the Shopping Centre and hence the village as a whole. In turn, this would be expected to have an uplifting effect upon property values.

Turning now to other matters. The VA adopted a budget for 2007/8 with a nil increase on the previous year and has succeeded in keeping within that target. The increase proposed for the coming year is beneath headline inflation and reflects financial restraint, whilst sustaining services. Enhancements will be curtailed, however.

Hardlands, Greenlands and Village Hall management committees are to be commended for continuing to achieve a high quality service delivery, within budgetary constraints.

Greenlands benefits from the support that it receives from the members of the Orchard Working Party, who are to be congratulated on continuing to maintain this wonderful village amenity. The gardening staff of Greenlands deserves particular thanks for the conscientious way they discharge their duties, often in the kind of conditions where the rest of us stay indoors!

The voluntary membership of the Amenity Committee should also be acknowledged. This expert group, principally architects, give of their time freely to ensure that the village remains worthy of its iconic status in the worlds of architecture, landscaping and town planning. It is all too easy to lose sight of why our special environment largely stays the way that it should be. It should also be remembered that representatives of the Amenity Committee offer free advice on proposed alterations at their monthly Design Guidance sessions. (First Saturday of the month, from 10:30 - noon, in the VA Meeting Room).

The Directors of New Ash Green Sports Pavilion are facing a particularly severe challenge in maintaining the viability of the Sports Pavilion. Pubs are closing the length and breadth of the country at the rate of about 50 a week. This is the result of the cumulative effects of the smoking ban, the high costs of running such a business and cut-throat competition from supermarkets selling cheap alcohol. People are simply not going to pubs and restaurants in the way that they were only a year or so ago. The Pavilion management has the task of achieving the viability of the operation, burdened with the extra costs of the services provided to the sports clubs by way of heating, lighting, hot water and cleaning, over and above the costs of other licensed premises.

There have been changes in the staffing of the VA office. All members of the office staff, past and present, are to be thanked for their contributions, particularly Pat Kirtley, the Village Administrator, who is the 'face of the VA'.

Finally, I would like to thank wholeheartedly my fellow members of Council of Management, all volunteers, whose wisdom, experience and contribution to debate lead to the decisions that keeps New Ash Green such a special place.

Alan Pett—Chairman

May 2008

