

**NEW ASH GREEN VILLAGE ASSOCIATION LIMITED**

Meeting of the **AMENITY COMMITTEE** held via Zoom  
On **TUESDAY 7<sup>th</sup> DECEMBER 2021 at 8.00pm**

**Present:** **Jerry Ash – Interim Chairman**  
 Simon Cornelius  
 Alex Franklin  
 Terry Vivian

**Attendance:** **Jo McGarvey – Office Manager**

1. **APOLOGIES** for absence – Adrian Clark
2. **MINUTES** of the meeting held on 19<sup>th</sup> October 2021 were agreed and signed as a correct record
3. **MATTERS ARISING**
  - a) **Extra Parking Page 1594, 1596 Item 6(a) and (b) refers** the determination date of this application is 22<sup>nd</sup> December 2021, so an update should be available for the next meeting
  - b) **Woodland Management Plan/Spring Croft Wood** Jerry Ash confirmed that a first draft of the plan has been done. There has been positive correspondence with the Rural Payments Agency and Forestry Commission and Jerry is confident that there will be an approved WMP during the winter
  - c) **Anthony George replacement OM** to chase CoM for an update
  - d) **Colt Stead RS/To note fence colour** at time of meeting we still haven't received a response but with the impending production of guidance specifications on a neighbourhood basis, a decision will have to be made and published
  - e) **Bazes Shaw/Installation of heat pumps OM** to advise that installations should all be at the rear of the properties. If there is suitable justification for front of house installations, the boxes must be sympathetically concealed
  - f) **55 Capelands/Single storey rear extension** the application for a single storey rear extension was approved in accordance with the details submitted and subject to the following conditions:
    - i) To be built in accordance with the design details submitted
    - ii) All materials and design details to match existing
    - iii) Windows must be finished to match the neighbourhood colour scheme
    - iv) Completion and return of the Form of Undertaking
    - v) Notification of start date to the VA
 The Society has no objections to the application.
  - g) **91 Punch Croft/Replacement single storey extension OM** to write again to request revised drawings and advise regarding potential replacement of doors and windows
  - h) **Penenden RS/Proposed tree works OM** to check with Greenland Chair to establish outcome of site visit.
  - i) **62 Spring Cross/Single storey rear extension** the application for a single storey rear extension was approved in accordance with the revised details submitted and subject to the following conditions:
    - i) To be built in accordance with the design details submitted
    - ii) All materials and design details to match existing
    - iii) Windows must be finished to match the neighbourhood colour scheme
    - iv) Completion and return of the Form of Undertaking
    - v) Notification of start date to the VA
 The Society has no objections to the application.
  - j) **58 Farm Holt/Rear disabled access** the application to widen the back door was approved in accordance with the details submitted
4. **EXTENSION AND CONSERVATORIES**
  - a) **2 Lambardes/Ground floor rear and first floor side extension** the application for a single storey rear and first floor side extension was approved in accordance with the details submitted and subject to the following conditions:
    - i) To be built in accordance with the design details submitted
    - ii) All materials and design details to match existing
    - iii) Windows must be finished to match the neighbourhood colour scheme
    - iv) Completion and return of the Form of Undertaking
    - v) Notification of start date to the VA
 The Society has no objections to the application.

**b) 110 Knights Croft/Conservatory** further details had now been received and the application for a conservatory was approved in accordance with the following conditions:

- i) To be built in accordance with the details submitted
- ii) To be finished to match the neighbourhood colour scheme
- iii) All brickwork to match existing
- iv) Roof should be plain glass or equivalent and not coloured
- v) Acceptance by the resident of the responsibility for future external redecoration of the rear elevation of the property
- vi) Completion and return of the Form of Undertaking
- vii) Notification of start date to the VA

## 5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**

**a) 74 Capelands/Replacement windows** retrospective approval issued 29.10.21

**b) 85b Ayelands/Replacement garage door** approved outside committee 29.10.21

**c) 49 Redhill Wood/Installation of skylight** the application for the installation of a skylight was approved in accordance with the details submitted

**d) 31 Seven Acres/Replacement conservatory roof** OM to write to resident to request roof sample to ensure closest possible match to existing roof

**e) 19 Redhill Wood/Works to TPO trees** works already completed

**f) 100 Chapel Wood/Replacement front door** approved outside committee 16.11.21

**g) 57 Colt Stead/Replacement double glazing** retrospective approval granted 15.11.21

**h) 65 Spring Cross/Replacement front door** the application for a replacement front door was approved in accordance with the information submitted and subject to the following conditions:

- i) The size of the external opening is not altered
- ii) There is a central spline below the centre rail with an identical solid panel each side of it. Above the centre rail there is a central spline with equal glazed panels either side.
- iii) Glazing should be plain obscured glass (not leaded, squared or patterned)
- iv) Frame sections are the same dimensions as the original items
- v) All materials to be finished to match the approved neighbourhood colour scheme which in this instance is **Blue**
- vi) Notification of completed work to be given to the VA

**i) 9 Millfield/Replacement windows and doors** retrospective approval granted 05.11.21

**j) 74 Capelands/Summerhouse** retrospective approval granted 04.11.21

**k) 20 Farm Holt/Replacement windows and door** the application for replacement windows and rear patio doors has been approved subject to the following conditions:

- i) The size of the external opening is not altered
- ii) The design of the window units including the opening lights remains the same as the original as built items
- iii) Frame sections are to the same dimensions as the original items
- iv) All materials to be finished to match the neighbourhood colour scheme
- v) Notification of start date to be given to the VA

There was no objection to the proposal for new patio doors to be installed in accordance with the details submitted provided they were installed in an existing opening.

**l) 106 Manor Forstal/Replacement front door** the application for a replacement front door was approved in accordance with the information submitted and subject to the following conditions:

- i) The size of the external opening is not altered
- ii) There is a central spline below the centre rail with an identical solid panel each side of it. Above the centre rail there is a central spline with equal glazed panels either side.
- iii) Glazing should be plain obscured glass (not leaded, squared or patterned)
- iv) Frame sections are the same dimensions as the original items
- v) All materials to be finished to match the approved neighbourhood colour scheme which in this instance is **Black**
- vi) Notification of completed work to be given to the VA

**m) 115 Punch Croft/Power to garage** the application to run a power cable to the garage was approved in accordance with the details submitted and subject to all hard and soft landscaping being satisfactorily re-instated

**n) 129 Millfield/Replacement front door** retrospective approval has been granted in accordance with the details submitted

**o) 130 Millfield/Replacement front door** the application for a replacement front door was approved in accordance with the information submitted and subject to the following conditions:

- i) The size of the external opening is not altered
- ii) There is a central spline below the centre rail with an identical solid panel each side of it. Above the centre rail there is a central spline with equal glazed panels either side.
- iii) Glazing should be plain obscured glass (not leaded, squared or patterned)
- iv) Frame sections are the same dimensions as the original items
- v) All materials to be finished to match the approved neighbourhood colour scheme which in this instance is **White**
- vi) Notification of completed work to be given to the VA

**p) 85 Colt Stead/Alteration to window design** the application to vary the window opener has been approved subject to the following conditions:

- i) The size of the external opening is not altered
- ii) The design of the window units remains the same as the original as built items, including dummy transom
- iii) Frame sections are to the same dimensions as the original items
- iv) All materials to be finished to match the neighbourhood colour scheme
- v) Notification of start date to be given to the VA

## 6. VA MATTERS

**a) 1 The Mead/Removal of tree** the application to remove the tree adjacent to the property was approved in accordance with the details submitted

**b) Works to SX / MF buffer zone** works were approved outside committee. It was suggested that future proposals are put forward with a statement of purpose or objectives for the project and a plan for forward management. OM to advise Greenlands

**c) VA trees at entrance to North Ash Road** Knights Croft RS to be advised to contact the developers of the site. All affected trees fall within the boundary of Manor Gardens, which is not under the remit of the Village Association

## 7. BREACHES to be treated as a separate item due to the number of potential breaches

## 8. RESIDENTS SOCIETY MATTERS

**a) PCRS/Guttering at 123** OM to write to Punch Croft RS to advise that if retrospective approval is sought, it will not be granted. It was recommended that the guttering be re-instated to prevent damage to the neighbouring property

**b) PCRS/Tree works at 140** the application to remove a tree in front of 140 Punch Croft was approved in accordance with the details submitted and we await proposals for its replacement

**c) MFRS/Footpath widening at 15** The application to widen the footpath was approved in accordance with the details submitted

**d) KCRS/Tree removal** the application to remove a tree on Beryl's Green was approved in accordance with the details submitted and we await proposals for its replacement

**e) MIRS/Tree removal on spine road** Jerry to arrange site visit with Paul to discuss the proposals

## 9. VILLAGE CENTRE

## 10. OTHER BUSINESS

**a) Ash Parish Council/Jubilee tree planting** the suggested area of the Orpins triangle cannot be approved as this has been on the VA list of agreed wild flower meadows, and the meadow has recently been completed. The committee supports the planting of a tree in principle and is happy to hear further suggestions from the Parish Council

**b) Ash Parish Council/New bench** the committee considered the suggested locations and suggested a site to the west of the first team rugby pitch, close to the shelter belt, might be suitable, subject to Parish Council, CoM and Greenlands manager agreement

**c) RSLO Forum** it was agreed to hold a meeting in the new year to discuss the action points arising from this meeting

**d) Symology** it was suggested that a member of the amenity committee sign off all re-instatements by utility companies to ensure acceptable standards of work

**e) Alterations** OM to ensure that the 'form of undertaking' is sent out with every approval letter

**f) Extensions etc** it was suggested, and agreed, that all extensions should be checked once complete to ensure that they have been built in accordance with the approved designs

**g) Finger signs** it was noted that the replacement signs were not installed to the correct spec and work is being undertaken to remedy the situation. OM to keep the committee updated

**h) Design guidance** OM to prepare rota for 2022 and circulate to committee members

**11. NEXT MEETING: 18 January 2022**