

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED AMENITY COMMITTEE
Notes regarding items from the agenda of the scheduled meeting on 5th July 2022, actioned outside committee

Present: Alex Franklin – Chair
 Paul Yeoman
Attendance: Jo McGarvey – Office Manager

16.8.22

1. **APOLOGIES** were received from Adrian Clark, Jerry Ash and Terry Vivian
2. **MINUTES** of the meeting held on 12th April 2022 and notes of 24th May could not be approved. AF and PY agree that they are a correct record. OM to circulate to other members for approval
3. **MATTERS ARISING**
 - a) **Woodland Management Plan/Spring Croft Wood** awaiting update from Jerry
 - b) **91 Punch Croft/Replacement single storey extension** alterations approved retrospectively pending approved door style query
 - c) **93 Manor Forstal/Single storey rear extension** awaiting revised drawings
 - d) **141 Bazes Shaw/Alteration to window design** awaiting further information
 - e) **Manor Forstal RS/French drain at 55** awaiting outcome of site visit
 - f) **Over Minnis RS/Unapproved tree work** looking into more suitable trees and will advise
4. **EXTENSION AND CONSERVATORIES**
 - a) **56 Seven Acres/Single storey rear extension** OM to write to resident to request site plan showing position of extension in relation to boundary and neighbouring property. Also query why they are not building to the party wall
 - b) **35 Redhill Wood/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.
 - c) **48 Bazes Shaw/Conservatory** decision pending – awaiting legal advice
 - d) **18 Ayelands/Double storey rear extension** the application for a two storey rear extension cannot be approved in its current form due to reservations over its size and the potential loss of light to neighbours. OM to write to architect to this effect
 - e) **42 Bowes Wood/Garage Extension** decision pending – awaiting legal advice
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **72 Chapel Wood/Replacement front door** approved outside committee 16.06.22
 - b) **89 Manor Forstal/Shed** retrospective approval has been granted in accordance with the details submitted. OM to write to resident to advise of fence breach and request remedial action
 - c) **9 Westfield/Replacement garage door** retrospective approval has been granted in accordance with the details submitted
 - d) **11 Punch Croft/Replacement windows and doors** retrospective approval granted 29.06.22
 - e) **40 Bowes Wood/Installation of CCTV** the application to install CCTV has been approved in accordance with the details submitted on the condition that all GDPR legislation is adhered to
 - f) **105 Millfield/Replacement porch** there was no objection to the application to replace the porch entrance in accordance with the details submitted, provided it is finished to match the neighbourhood colour scheme and the brown wood cladding and roofline are retained
 - g) **166 Knights Croft/Replacement roof** there was no objection to the application to replace the roof in accordance with the details submitted, provided the necessary building regs etc are sought from SDC
 - h) **45 Bowes Wood/Replacement front door** retrospective approval has been granted in accordance with the details submitted
6. **VA MATTERS**

7. **BREACHES**
 - a) **108 Caling Croft/Unapproved pergola / lean to** breach letter issued to HA 06.07.22
 - b) **98 Knights Croft/Unapproved shed** OM to write to resident advising that the shed needs to be moved to the bottom of the garden or a breach will be issued
 - c) **28 Bowes Wood/Alterations to existing breach** OM to write to advise of new breach and request remedial works
 - d) **115 Colt Stead/Unapproved rear access ramp** OM to write and request removal of ramp or a breach will be issued. Resident's query about moving the gate will be a separate application
 - e) **9 Westfield/Unapproved front door** OM to write and request dummy transoms to door and side panel otherwise a breach will be issued
 - f) **101 Ayelands/Unapproved fence** OM to write and advise of incorrect fencing and request remedial action, otherwise a breach will be issued
8. **RESIDENTS SOCIETY MATTERS**
 - a) **Manor Forstal RS/Proposed tree work** OM to write again to request the full tree report
 - b) **Manor Forstal RS/Unapproved tree work** OM to write again to request the full tree report
 - c) **Knights Croft RS/Ash tree management proposal** PY to arrange site visit with SC & SB
 - d) **Knights Croft RS/Proposed ash tree works** PY to arrange site visit with SC & SB
 - e) **Knights Croft RS/Tree planting proposal** PY approved request in accordance with the details submitted. JA to confirm
 - f) **Lambardes RS/Proposed tree works** PY to arrange site visit with LARS and JA. PY approved request in accordance with the details submitted, in principle
 - g) **Ayelands RS/Tree complaint** this item has been pushed back to the next meeting
9. **VILLAGE CENTRE**
 - a) **NAG Vision**
10. **OTHER BUSINESS**
 - a) **Covenants, Bylaws & Design Guidance** OM to circulate to committee members for discussion of any potential revisions, as requested by CoM
 - b) **Design Guidance 2nd July** an oversight meant that no-one was present for this session. AF agreed to host a session on the 9th July to accommodate those that wanted to attend
 - c) **Penenden RS** have submitted their neighbourhood spec but there is a query over one of the door styles. AF to inspect and advise of house number(s)
 - d) **CoM** it was suggested that we invite Dean Gorton (CoM Chair) to the next meeting to try and build the link between the Amenity Committee and CoM. AF to extend invitation
 - e) **Finger Signs** AF advised that CoM are still trying to resolve this matter and are currently looking at alternative suppliers
 - f) **Utility Re-instatements** AF suggested that the Amenity Committee should liaise with the VA surveyor to ensure defects and re-instatements were reported and carried out to the correct spec. It was suggested that she join the Amenity Committee but this is a question for CoM.
 - g) **Millfield Lane EVCPs** the plans have now been circulated and comments are awaited from committee members
 - h) **Time-limit on applications** AF suggested that we place a time limit on applications similar to those put in place by SDC. It was suggested that 5 years was a reasonable length. Comments awaited from the committee members
 - i) **Amenity email addressed** OM to liaise with DG regarding the possibility of individual amenity email addresses
 - j) **Extensions** OM to send list of completed extensions to AF for inspection and confirmation that they have been built as per the approval granted
 - k) **Tree Survey** OM to chase Quaiffe for an inspection date
11. **NEXT MEETING: 16th August 2022**