

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED AMENITY COMMITTEE
Notes regarding items from the agenda of the scheduled meeting on 24th May 2022, actioned outside committee

Present: Alex Franklin – Chair
 Adrian Clark
Attendance: Jo McGarvey – Office Manager

Adrian
 16.8.22

1. **APOLOGIES** were received from Paul Yeoman
- *. **The Amenity Committee would like it to be noted that due to the reduced number of members this meeting was not quorate. They politely request that the advert / newsletter is circulated as soon as possible so that new members can be recruited and business can proceed correctly.**
2. **MINUTES** of the meeting held on 12th April 2022 could not be approved.
3. **MATTERS ARISING**
 - a) **Woodland Management Plan/Spring Croft Wood** awaiting a report from Jerry Ash
 - b) **91 Punch Croft/Replacement single storey extension** OM to check progress and circulate photos
 - 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 with Hardlands and Greenlands Chairs and MFRS rep.
 - f) **Over Minnis RS/Unapproved tree work** looking into more suitable trees and will advise
4. **EXTENSION AND CONSERVATORIES**
 - a) **54 Bowes Wood/First floor extension** the application for an additional storey front 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) **3 Knights Croft/Revision to cladding material** approved outside committee 10.05.22
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **27 Colt Stead/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
 - vi) Notification of completed work to be given to the VA
 - b) **39 Bazes Shaw/Replacement windows and doors** retrospective approval granted 17.05.22
 - c) **12 Lambardes/ Replacement windows and doors** retrospective approval granted 17.05.22
 - d) **33 Over Minnis/Alterations to former sales office** there was no objection to the application to carry out alterations to the garden room / sales office in accordance with the details submitted, provided it is finished to match the neighbourhood colour scheme
 - e) **81 Ayelands/Solar panels** there was no objection to the proposal to install solar panels on the roof in accordance with the details submitted.
 - f) **11 Redhill Wood/Solar panels** there was no objection to the proposal to install solar panels on the roof in accordance with the details submitted.
 - g) **37 Knights Croft/Replacement front door** approved outside committee 09.05.22
 - h) **36 Capelands/Replacement garage door** there was no objection to the application to replace the garage door in accordance with the details submitted, provided it is finished to match the neighbourhood colour scheme

i) 78 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
- vi) Notification of completed work to be given to the VA

j) 79 Capelands/Replacement garage door approved outside committee 06.05.22

k) 57 Farm Holt/Alternate path material the application to install the footpath with slabs instead of brushed aggregate has been approved in accordance with the details submitted

l) 36 Colt Stead/Replacement front door retrospective approval granted 27.04.22

m) 50 Colt Stead/Unapproved personal door retrospective approval for the personal door has been granted in accordance with the details submitted. OM to write to resident and request that the door is replaced prior to sale completion with the following conditions,

The size of the external opening is not altered

- i) The design of the garage personal door remains the same as the original as built item
- ii) Frame sections are to the same dimensions as the original items
- iii) All materials to be finished to match the neighbourhood colour scheme
- iv) Glazing should be plain obscured glass (not leaded, squared or patterned)
- v) Notification of start date to be given to the VA

n) 41 Seven Acres/Replacement facias the application to replace the facias has been approved in accordance with the details submitted

o) 68 Chapel Wood/Replacement boiler pipework the application to run a gas pipe up the front of the house has been refused for aesthetic reasons

6. VA MATTERS

7. BREACHES

a) 22 Penenden/Unapproved windows dummy transoms installed and breach removed

b) 108 Caling Croft/Unapproved pergola / lean to OM to check and see if structure is still in place. Breach will be issued if not removed.

c) 98 Knights Croft/Unapproved shed Alex and Adrian did not object. OM to circulate to other members for a decision

d) 92 Colt Stead/Unapproved front door breach issued 24.05.22

8. RESIDENTS SOCIETY MATTERS

a) Manor Forstal RS/Proposed tree work awaiting advice from Jerry Ash

b) Manor Forstal RS/Unapproved tree work awaiting advice from Jerry Ash

c) Knights Croft RS/Wall reduction Alex declared an interest. Adrian did not object and given the safety concerns the application was approved.

d) Punch Croft RS/Proposed tree works awaiting advice from Jerry Ash

9. VILLAGE CENTRE

a) NAG Vision Alex and Adrian raised the following questions,

- i) How will the yard be serviced
- ii) Will it be gated and locked overnight
- iii) How will youths be deterred from hanging around at night and nefarious activities prevented
- iv) Where will the extra cars go if the studio car park is built over

10. OTHER BUSINESS

a) VA Surveyor has now been appointed and started work

b) Covenants, Bylaws & Design Guidance still to meet to discuss potential amendments

c) Over Minnis Bench OM to find out when this will be replaced

d) AG Replacement OM confirmed that Jim Quaiffe has now been appointed and we await his visit and subsequent report

e) Breaches OM to re-introduce pre-sale checks to ensure properties are compliant

11. NEXT MEETING: 5th July 2022