

NEW ASH GREEN VILLAGE ASSOCIATION LIMITEDMeeting of the **AMENITY COMMITTEE** held**On TUESDAY 16TH AUGUST 2022 at 8.00pm at the VA Meeting Room****Present:** Alex Franklin – Chair

Adrian Clark

Paul Yeoman

Paul Campion

Attendance: **Jo McGarvey – Office Manager**

1. **APOLOGIES** were received from Jerry Ash
Terry Vivian
2. **MINUTES** of the meeting held on 12th April 2022 and notes from the meetings held on 24th May and 5th July 2022 were agreed and signed as a correct record.
3. **MATTERS ARISING**
 - a) **Woodland Management Plan/Spring Croft Wood** awaiting an update from Jerry. Dean Gorton has contacted Jerry to see if any assistance can be provided or if we need to bring in an external company to take this over. OM to contact Dean for an update. Paul will contact Jerry for a copy of the current plan
 - b) **91 Punch Croft/Replacement single storey extension** pending OM research into why 100PC was approved and circulate to members. Potential breach front door
 - c) **93 Manor Forstal/Single storey rear extension** no further updates so will be removed from agenda
 - d) **141 Bazes Shaw/Alteration to window design** no further updates so will be removed from agenda
 - e) **Manor Forstal RS/French drain at 55** OM to ask Duncan Mackway-Jones and MFRS for an update
 - f) **Over Minnis RS/Unapproved tree work** OM to write again to request plans for replanting
 - g) **56 Seven Acres/ 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
 - c) **48 Bazes Shaw/Conservatory** 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

This approval will only be granted on the condition that the existing breach is remedied before any works are undertaken
 - e) **42 Bowes Wood/Garage Extension** the application for a garage 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

This approval will only be granted on the condition that the existing breach is remedied before any works are undertaken
 - f) **105 Millfield/Replacement front porch** the revised door style (top glazing and solid bottom panel) was approved

4. EXTENSION AND CONSERVATORIES

a) 24 Bowes Wood/Single storey rear extension the application for a single storey rear extension was approved in accordance with the details submitted for the parapet roof option 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.

5. REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications

a) 68 Bazes Shaw/Disabled parking space There was no objection to the proposal to install a disabled parking bay in accordance with the details submitted. OM to advise that as this is on private land any such bay would be unenforceable

b) Turners Oak/Tree and footpath works after a site inspection by Paul Y it was agreed that the Ash tree should be removed as it is showing signs of die back but the Italian Alder should be retained. The footpath repairs should be such to allow for a gentle slope to accommodate the roots of the Alder.

c) 35 Lambardes/Replacement windows and doors the application for replacement windows and 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) Glazing should be plain obscured glass (not leaded, squared or patterned)
- iv) Frame sections are to the same dimensions as the original items
- v) All materials to be finished to match the neighbourhood colour scheme
- vi) Notification of start date to be given to the VA

d) 126 Punch Croft/Replacement of wall with fence there was no objection to the application to replace the existing wall with a fence in accordance with the details submitted

e) 26 Farm Holt/Replacement windows and doors the replacement windows do not confirm to the current specification and are therefore not approved. OM to advise resident of the breach and request remedial action from the contractor

f) 6 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
- vi) Notification of completed work to be given to the VA

There were no concerns over the location of the letterbox in the side panel

g) 101 Punch Croft/New waste drain the application for the new waste drain was approved in accordance with the details submitted. Resident should liaise with Punch Croft RS to ensure any re-instatements are completed to the correct spec

h) 93 Manor Forstal/Replacement patio door the application for replacement 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 units including the openings 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

i) 40 Westfield/Replacement garage door retrospective approval has been granted in accordance with the details submitted

j) 18 Penenden/Summerhouse retrospective approval granted 15.07.22

k) 18 Penenden/Replacement windows and doors retrospective approval granted 14.07.22

l) 100 Ayelands/Replacement personal door to garage and meter cupboard door the application for consent to be given for a new rear garage personal door and meter cupboard doors was approved in accordance with the following conditions:

- i) The size of the external opening is not altered
- ii) The design of the doors remains the same as the original as built item
- 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

m) 100 Chapel Wood/Installation of solar panels approved outside committee 22.07.22

n) 26 Lambardes/Replacement windows and doors the application for replacement windows and rear bi-fold 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 bi-fold doors to be installed in accordance with the details submitted provided they were installed in an existing opening.

o) 133 Punch Croft/Replacement windows the application for replacement windows 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

p) 7 Caling Croft/Replacement meter cupboard door there was no objection to the application to replace the meter cupboard door in accordance with the details submitted, provided it is finished to match the neighbourhood colour scheme

6. VA MATTERS

7. BREACHES

- a) 108 Caling Croft/Unapproved pergola / lean to** breach issued 16.08.22
- b) 97 Knights Croft/Unapproved shed** breach issued 16.08.22
- c) 28 Bowes Wood/Alterations to existing breach** breach issued 16.08.22
- d) 115 Colt Stead/Unapproved rear access ramp** breach issued 16.08.22
- e) 9 Westfield/Unapproved front door** breach issued 16.08.22
- f) 101 Ayelands/Unapproved fence** landlord has made contact to advise that repairs will be undertaken as soon as practicable
- g) 71 Manor Forstal/Unapproved overground cable** OM to write to resident to request remedial action or a breach will be issued at next meeting
- h) 57 Caling Croft/Unapproved alterations to front garden** OM to write to resident to request remedial action or a breach will be issued at next meeting
- i) 101 Manor Forstal/Unapproved lean to** OM to write to resident to request remedial action or a breach will be issued at next meeting
- j) 118 Bazes Shaw/Unapproved ac unit** OM to write and advise of aerial trespass and request remedial action or a breach will be issued at next meeting
- k) 42 Ayelands/Unapproved front door** OM to write advising of breach
- l) 138 Ayelands/Unapproved front door** OM to write advising of breach
- m) 139 Ayelands/Unapproved front door** OM to write advising of breach
- n) 89 Manor Forstal/Unapproved alterations to rear fence** breach issued 16.08.22

8. RESIDENTS SOCIETY MATTERS

- a) Manor Forstal RS/Proposed tree work** OM to write again to request tree report and speak to CoM regarding possible further action
- b) Manor Forstal RS/Unapproved tree work** OM to write again to request tree report and speak to CoM regarding possible further action
- c) Knights Croft RS/Ash tree management proposal** meeting with PY, SB & SC still outstanding
- d) Knights Croft RS/Proposed ash tree works** meeting with PY, SB & SC still outstanding
- e) Knights Croft RS/Tree planting proposal** approved subsequent to previous meeting
- f) Lambardes RS/Proposed tree works** it was recommended that the Italian Alder in front of 38 have the crown reduced and cut back to growth points but retain the tree. It was suggested that the ash tree to the side of 35 be felled due to Ash die back.

- g) Ayelands RS/Tree complaint** pushed back to next meeting
- h) Chapel Wood RS/Addition to approved front door style** the application for an additional door style was not approved as it was felt that this would set a worrying precedent and the current alternative door style is widely available
- i) Westfield RS/No parking signage** the application for a no parking sign was approved in accordance with the details approved. OM to advise RS of approved sign design
- j) Knights Croft RS/Installation of drainage channel** the application to install a new drainage channel was approved in accordance with the details submitted
- k) Spring Cross RS/Replacement signage** the application for replacement signage was approved in accordance with the details submitted
- l) Seven Acres RS/Proposed tree work** further to a site inspection it was agreed that the silver birch should be removed and an alternative tree planted further away from the boundary wall. It was also agreed that the conifer closest to the front door should be removed.

9. VILLAGE CENTRE

a) NAG Vision

10. OTHER BUSINESS

- a) Covenants, Bylaws & Design Guidance** OM to circulate to committee members and set up a meeting to discuss
- b) New applications with existing breaches** as per the discussions earlier in the meeting, it was agreed that residents would be asked for existing breaches to be rectified before any further approvals would be granted
- c) Door breaches** it was agreed to put the unapproved front door on Punch Croft and Penenden on the agenda for discussion at the next meeting
- d) Bowes Wood fences** Paul C advised that Bowes Wood RS do not have an approved colour scheme for their fences so the red fence at number 5 cannot be considered a breach. Number 6 have been advised that their fence breach needs to be rectified before the sale completes.
- e) Minnis bench** OM to contact Hardlands for an update on when this will be repaired / replaced
- f) Village wide rollout of EVCPs** OM confirmed that the Amenity Committee will be involved in the planning / design of any future rollouts within the village
- g) Next meeting** Alex advised that she will be away for the next meeting so proposed Adrian as acting Chair. There were no objections to this

11. NEXT MEETING: 27th September 2022