

**NEW ASH GREEN VILLAGE ASSOCIATION LIMITED**Meeting of the **AMENITY COMMITTEE** held**On TUESDAY 27<sup>TH</sup> SEPTEMBER 2022 at 8.00pm at the VA Meeting Room**

**Present:** Adrian Clark – Acting Chair  
 Paul Yeoman  
 Paul Campion

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

1. **APOLOGIES** were received from Alex Franklin  
 Jerry Ash  
 Terry Vivian
  
2. **MINUTES** of the meeting held on 16<sup>th</sup> August 2022 would be approved at the next meeting when the Chair would be present.
  
3. **MATTERS ARISING**
  - a) **Woodland Management Plan/Spring Croft Wood** OM confirmed that Jerry has until 30<sup>th</sup> September to complete the plan, after which time CoM will engage a third party to complete the plan. OM to update committee after CoM meeting on 4<sup>th</sup> October.
  - b) **91 Punch Croft/Replacement single storey extension** potential front door breach ongoing pending further investigation
  - c) **Manor Forstal RS/French drain at 55** Hardlands Director met with MFRS and concluded that surface water drainage is already in place and that the puddling is caused by undulations in the footpath, which would be down to MFRS to remedy.
  - d) **Over Minnis RS/Unapproved tree work** OM to investigate options for free trees to donate in order to close this matter
  - e) **48 Bazes Shaw/Conservatory** resident is refusing to remove existing breach, so approval is being withheld. OM to investigate options for us removing the trespass and liaise with SDC.
  - f) **42 Bowes Wood/Garage Extension** resident is refusing to remove existing breach, so approval is being withheld. OM to investigate options for us removing the trespass and liaise with SDC.
  - g) **Minnis Bench** plans to replace the vandalised bench on the Minnis were approved. PY to investigate costs of both recycled material and metal benches in a style similar to those recently installed on the sportsfield
  - h) **26 Farm Holt/Replacement windows and doors** despite a request from the resident, the breach still stands as the legally required process wasn't followed, as per the deed of covenant. OM to write to this effect.
  - i) **Turners Oak/Tree works** PY to meet with warden to discuss options for remedial work / possible replanting
  
4. **EXTENSION AND CONSERVATORIES**
  
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
  - a) **19 Westfield/Replacement conservatory roof** there was no objection to the application to replace the conservatory roof in accordance with the details submitted, provided it is finished to match the existing roof tiles, as closely as possible
  - b) **12 Lambardes/Installation of front step** there was no objection to the application to install a front step in accordance with the details submitted
  - c) **60 Capelands/Installation of new front step** there was no objection to the application to install a front step in accordance with the details submitted
  - d) **45 Chapel Wood/Installation of power to garage** there was no objection to the application to install power to the garage in accordance with the details submitted, provided the re-instatement is carried out to the correct specification
  - e) **5 Punch Croft/Replacement windows and doors** retrospective approval granted 13.09.22
  - f) **35 Knights 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
  - g) **61 Olivers Mill/Installation of solar panels** there was no objection to the proposal to install 9 solar panels on the rear roof elevation in accordance with the details submitted.
  - h) **12 Lambardes/Replacement garage door** more detailed photos and site visit required

- i) **5 Farm Holt/Shed** retrospective approval granted 22.08.22
- j) **104 Manor Forstal/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
- k) **77 Millfield/Replacement doors and windows** the application for replacement windows and front entrance door was 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) The design of the front entrance door remains the same as the original design including the horizontal mid rail which should be wide in accordance with the SPAN design
  - 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

## **6. VA MATTERS**

## **7. BREACHES**

- a) **101 Ayelands/Unapproved fence** landlord will undertake remedial work as soon as possible
- b) **71 Manor Forstal/Unapproved overground cable** cable has been removed so no further action required
- c) **57 Caling Croft/Unapproved alterations to front garden** breach issued 27.09.22
- d) **101 Manor Forstal/Unapproved lean to** resident advised this structure is temporary until funds allow for a replacement conservatory
- e) **118 Bazes Shaw/Unapproved ac unit** agreed no further action in 2013 (letter mis-filed)
- f) **42 Ayelands/Unapproved front door** breach issued 27.09.22
- g) **138 Ayelands/Unapproved front door** breach issued 27.09.22
- h) **139 Ayelands/Unapproved front door** breach issued 27.09.22
- i) **70 Seven Acres/Unapproved storage on VA land** breach issued 27.09.22
- j) **6 Bowes Wood/Unapproved fence** breach removed 26.09.22

## **8. RESIDENTS SOCIETY MATTERS**

- a) **Manor Forstal RS/Proposed tree work** OM and PY to meet to summarise points and circulate to committee for decision
- b) **Manor Forstal RS/Unapproved tree work** OM and PY to meet to summarise points and circulate to committee for decision
- c) **Knights Croft RS/Ash tree management proposal** OM and PY to meet to summarise points and circulate to committee for decision
- d) **Knights Croft RS/Proposed ash tree works** OM and PY to meet to summarise points and circulate to committee for decision
- e) **Lambardes RS/Proposed tree works** the application to remove a large Italian Alder was approved on the condition that an established (2m) specimen was planted in the same area but further away from the property after consultation with Amenity Committee.
- f) **Ayelands RS/Tree complaint** OM and PY to meet to summarise points and circulate to committee for decision
- g) **Bazes Shaw RS/Replacement bollards** a site visit and photographs are required before a decision can be made
- h) **Chapel Wood RS/Alteration to gardener's compound** the application to make alterations to the gardener's compound were approved in accordance with the details submitted
- i) **Chapel Wood RS/Installation of new access path** the application to install a new access path was approved in accordance with the details submitted. The Amenity Committee request that the new path is finished to match the existing paving slabs
- j) **Chapel Wood RS/Proposed tree works** the application to remove a flower crab tree was approved in accordance with the details submitted
- k) **Knights Croft RS/Tree plan** OM to investigate if the VA policy is written down and share with RS' as appropriate
- l) **Knights Croft RS/Proposed tree works** the application to remove an Ash and Alder tree was approved in accordance with the details submitted

## **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) EVCPs** this is still a work in progress, pending approval and signing of suitable contracts

**c) Millfield Lane Parking** this is ongoing pending the signing of suitable contracts

**d) Conservation areas** OM to circulate SDC email to committee members

**11. NEXT MEETING: 8<sup>th</sup> November 2022**