

NEW ASH GREEN VILLAGE ASSOCIATION LIMITEDMeeting of the **AMENITY COMMITTEE** held**On TUESDAY 31ST JANUARY 2023 at 8.00pm at the VA Meeting Room**

Present: Alex Franklin - Chair
 Adrian Clark
 Louise Walsh
 Paul Yeoman
 Paul Campion

Attendance: **Jo McGarvey – Office Manager**

1. **APOLOGIES** were received from Terry Vivian
2. **MINUTES** of the meeting held on 20th December 2022 were agreed and signed as a correct record.
3. **MATTERS ARISING**
 - a) **Woodland Management Plan/Spring Croft Wood** the Forestry Commission have come back with a list of conditions for the issue of the felling. Paul Y is meeting with Sean on Thursday 2nd to draft a response to the conditions, which will then be sent from the office
 - b) **Punch Croft Front Doors** this is an ongoing project
 - c) **Over Minnis RS/Unapproved tree work** awaiting results of tree survey before agreeing suitable replanting
 - d) **10 Manor Forstal/Replacement boundary fence** this work has been undertaken. Jo will take photos before the next meeting so a determination can be made on retrospective approval
 - e) **71 Millfield/Garden room / office** the application was refused as the committee felt that the location was unsuitable, it would be over development of the site, it could potentially be used as habitable living space and therefore not in keeping with the SPAN principles of the village
4. **EXTENSION AND CONSERVATORIES**
 - a) **133 Punch Croft/Conversion of store to WC** the application to convert the store into a WC 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
 - b) **150 Ayelands/Garden Room** there was no objection to the proposal to install a garden office in accordance with the details submitted and subject to the following conditions:
 - i) To be built in accordance with the design details submitted
 - ii) To be finished in the agreed colour scheme
 - iii) Completion and return of the Form of Undertaking
 - iv) Notification of start date to the VA
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **101 Punch Croft/Window alteration** there was no objection to the proposal replace the fixed window with an opening unit in accordance with the details submitted
 - b) **34 Penenden/Replacement windows** retrospective approval granted 17.01.23
 - c) **7 Spring Cross/Replacement window** approval given outside committee 24.01.23
 - d) **41 Bowes Wood/Replacement fascia, guttering & downpipes** the application for replacement fascia, guttering and downpipes was approved in accordance with the details submitted
 - e) **33 Capelands/Installation of flue** the application was approved in accordance with the alternative design details submitted, with the flue coming up through the sloped living room roof, and subject to the flue being finished in matt black
 - f) **7 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
 - vi) Notification of completed work to be given to the VA

g) 28 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
- vi) Notification of completed work to be given to the VA

6. VA MATTERS

7. BREACHES

- a) 42 Bowes Wood/Unapproved storage container**
- b) 101 Manor Forstal/Unapproved lean to**
- c) 81 Millfield/Unapproved rear fence** on hold pending works being undertaken
- d) 139 Colt Stead/Unapproved front door** works being carried out imminently. Office Manager to provide a photo for the next meeting
- e) 76 Manor Forstal/Unapproved flue** breach issued 31.01.23
- f) 5-7 Over Minnis/Unapproved heating units** Paul Y to investigate wraps to help conceal the units and results will be passed to business owner
- g) 136 Knights Croft/Replacement cladding** breach issued 31.01.23
- h) 54 Bowes Wood/Extension guttering** it was agreed to revisit this item at the next meeting
- i) 15 Bowes Wood/Front Door** breach issued 31.01.23
- j) 36 Over Minnis/Unapproved cladding** The cladding is old wood and part of the original floorplan rather than an extension. No further action is required
- k) 36 Knights Croft/Unapproved ridge tiles** it was agreed to revisit this item at the next meeting

8. RESIDENTS SOCIETY MATTERS

- a) Manor Forstal RS/Proposed tree work** Office Manager to write again for the requested information
- b) Bazes Shaw RS/Replacement bollards** Office Manager to write again for the requested information
- c) Capelands RS/Change of front door colour scheme** Office Manager to write again for the requested information

9. VILLAGE CENTRE

10. OTHER BUSINESS

- a) Replacement light heads** CoM requested that the Amenity Committee agree a couple of alternatives for the now obsolete column light heads. After discussions and viewing the available options, the committee agreed that the preferred options were Plurio and Avenue F2. Urban Deco would also be considered
- b) Auction of Shopping Centre** the upcoming auction of the Shopping Centre was noted
- c) Bowes Wood RS/Proposed planting around curtilage of 9 Bowes Wood** the application to install low level hedging around the front boundary was approved in accordance with the details submitted
- d) Covenants, Bylaws & Design Guidance** CoM requested that the committee review the Covenants and byelaws and suggest any revisions that they feel might be required. After lengthy discussion the revisions will be submitted to CoM

11. NEXT MEETING: 21st March 2023