

NEW ASH GREEN VILLAGE ASSOCIATION LIMITEDMeeting of the **AMENITY COMMITTEE** held**On TUESDAY 21ST MARCH 2023 at 8.00pm at the Pavilion Board Room**

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

Attendance: **Jo McGarvey – Office Manager**

1. **APOLOGIES** were received from Terry Vivian
 Adrian Clark
2. **MINUTES** of the meeting held on 31st January were agreed and signed as a correct record.
3. **MATTERS ARISING**
 - a) **Woodland Management Plan/Spring Croft Wood** to be removed from agenda until further approvals are required
 - b) **Punch Croft Front Doors** this is an ongoing matter
 - c) **Over Minnis RS/Unapproved tree work** tree survey complete, awaiting management plan
 - e) **10 Manor Forstal/Replacement boundary fence** retrospective approval was given. OM to write to resident and request that fence, and posts, are painted in line with the neighbourhood colour scheme
 - f) **60 Redhill Wood/Extension Query** Ash PC requested a legal determination on the extension. It was agreed that this was not within the Amenity Committee's remit and OM would write to Ash PC in this regards
4. **EXTENSION AND CONSERVATORIES**
 - a) **21 Redhill Wood/Double storey side and single storey rear extension** the application for a double storey side and 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
 - b) **126 Punch Croft/Single storey rear extension** the application for a single storey rear extension, relocation or front door and garden gate 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) **156 Knights Croft/Garden Office** full, scale drawings required showing location of office in relation to property and neighbouring properties
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **87 Ayelands/Replacement windows** approved outside committee 03.03.23
 - b) **32 Ayelands/Replacement conservatory roof** elevations required along with details / drawing of proposed skylight
 - c) **18 Colt Stead/Replacement power to garage** the application for the replacement power cable to the garage has been approved in accordance with the details submitted on the condition that the re-instatement is completed to the correct spec. Power to garage policy to be included with approval
 - d) **25 Westfield/Replacement patio door** retrospective approval 10.03.23
 - e) **12 Bowes Wood/Replacement fence** the application for the replacement fence has been approved in accordance with the details submitted
 - f) **25 Spring Cross/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
 - g) **94 Colt Stead/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

h) 87 Ayelands/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, which in this case is white
- vi) Notification of completed work to be given to the VA

i) 51 Capelands/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, which in this case is blue
- vi) Notification of completed work to be given to the VA

j) 108 Ayelands/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) 58 Spring Cross/Shed / Garden room full, scale drawings required showing location of office in relation to property and neighbouring properties

l) 63 Punch Croft/Replacement windows and doors 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 and side panel remains the same as the original as built item
- 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

m) 41 Bowes Wood/Replacement personal door there was no objection to the application to replace the garage personal door in accordance with the details submitted, provided it is finished to match the neighbourhood colour scheme

n) 90 Colt Stead/Replacement front door and meter cupboard door approved outside committee 14.02.23

o) 108 Colt Stead/Solar panels there was no objection to the proposal to install solar panels on the south facing roof elevation in accordance with the details submitted

p) 15 Over Minnis/Solar panels there was no objection to the proposal to install solar panels on the roof elevation in accordance with the details submitted

q) 139 Colt Stead/Replacement windows retrospective approval issued 14.03.23

r) 50 Redhill Wood/Solar panels there was no objection to the proposal to install solar panels on the roof elevation in accordance with the details submitted

s) 78 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

t) 46, 47 & 48 Redhill Wood/Replacement drive more details are required. OM to take context photos to show how the new drive would look in relation to neighbouring properties

6. VA MATTERS

a) 4g pitch installation Paul and Alex both declared an interest. Due to only having two further members present, it was agreed to circulate the plans offline to reach a decision ahead of the next meeting

b) Play area improvements after some discussion, the proposals for improvements at Colt Stead and Olivers Mill play area were approved in accordance with the details submitted. It was felt that while providing a space for the older children was a good idea, there were serious concerns over the location, so this was not approved.

7. BREACHES

- a) 42 Bowes Wood/Unapproved storage container**
- b) 101 Manor Forstal/Unapproved lean to** OM to write to advise that a breach has been issued pending works being completed
- c) 81 Millfield/Unapproved rear fence** OM to write to advise that a breach has been issued pending works being completed
- d) 139 Colt Stead/Unapproved front door** approved replacement installed. Retrospective approval issued 14.02.23
- e) 5-7 Over Minnis/Unapproved heating units** further investigation has shown that wraps are available at a cost of approx.. £100 per unit. PY to pass contact details to OM for forwarding
- f) 54 Bowes Wood/Extension guttering** the guttering has been replaced as per approved drawings. OM to write to confirm removal of breach
- g) 36 Over Minnis/Unapproved cladding** should have been removed from the agenda prior to meeting
- h) 36 Knights Croft/Unapproved ridge tiles** OM to write to advise that a breach has been issued pending works being completed
- i) 21 Punch Croft/Unapproved signage** further investigation into legal obligation to display signage versus existing covenants
- j) 10 Spring Cross/Unapproved fence** the resident has agreed to change the fence. **UPDATE:** Spring Cross RS have confirmed that the fence has already been changed. OM to provide photos for the next meeting
- k) 21 Penenden/Trip hazard** OM to write to resident to advise of breach and trip hazard, and suggest correct procedure for installing power to garage and include power to garage policy

8. RESIDENTS SOCIETY MATTERS

- a) Manor Forstal RS/Proposed tree work** society confirmed that T101 was never part of the original planting scheme so they would not be replacing it. The also advised that the area surrounding T95 has flourished since the tree was removed. OM to request that a suitable tree is planted in an appropriate location to meet planting guidelines. This could perhaps be something to mark the Coronation.
- b) Bazes Shaw RS/Replacement bollards** breach issued 21.03.23
- c) Capelands RS/Change of front door colour scheme** approved outside committee on 16.03.23 subject to the following conditions:
 - i) The existing colour palette is completely and immediately replaced with the 6 new colours, plus white
 - ii) Those residents with original wooden front doors will be offered a choice from the new colour palette when the repaint is undertaken in 2024, to maintain consistency with the new colour scheme
- d) Farm Holt RS/Unapproved bollards** OM to write to affected resident and request that they submit an application to widen the driveway to enable full access. Issue RS with a breach for installing unapproved bollards without prior consent
- e) Manor Forstal RS/Relocation of bollard light** there was no objection to the application to relocate the bollard light, in accordance with the details submitted
- f) Chapel Wood RS/Landscaping alteration** there was no objection to the application to remove the dead bushes, in accordance with the details submitted
- g) Bowes Wood RS/Landscaping alterations** there was no objection to the application to create small areas of hardstanding / landscaping, in accordance with the details submitted

9. VILLAGE CENTRE

10. OTHER BUSINESS

- a) Fully glazed garage personal doors** OM to check through files for approved examples to see if a precedent has already been set

11. NEXT MEETING: 2nd May 2023