

NEW ASH GREEN VILLAGE ASSOCIATION LIMITEDMeeting of the **AMENITY COMMITTEE** held**On TUESDAY 20th June 2023 at 8.00pm at the VA Meeting Room**

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

Attendance: **Jo McGarvey – Office Manager**

1. **APOLOGIES** were received from Adrian Clark
 Terry Vivian
2. **MINUTES** of the meeting held on 2nd May 2023 were agreed and signed as a correct record
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors** Office Manager to write to all affected residents advising of breaches
 - b) **Over Minnis RS/Unapproved tree work** after a site visit it was agreed that the application to remove the trees marked T12 and T13, with suitable replacements be approved in accordance with the details submitted. The application to plant south of T15 was not approved due to the already established nature of this area. The application to plant a Laurel to the east of number 12 was approved in accordance with the details submitted. The application to remove the hedge in front of numbers 8 and 9 and replace with hornbeams was approved in accordance with the details submitted but it was noted that these trees would need to be carefully managed to prevent issues in the future
4. **EXTENSION AND CONSERVATORIES**
 - a) **52 Redhill Wood/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
 - b) **6 Bazes Shaw/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 with the pitched roof being the approved option
 - 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) **71 Millfield/Garden room** the application for a garden room / office has been approved subject to the following conditions:
 - i) To be built in accordance with the design details submitted
 - ii) The only services to be run are power and internet
 - 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) **45 Knights Croft/Replacement roof** the application for the replacement roof has been approved in accordance with the details submitted
 - b) **94 Colt Stead/Revision to previous garage door approval** 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
 - c) **21 Redhill Wood/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, with the exception of the front door
 - 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) 8 Bowes Wood/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

e) 8 Penenden/Replacement windows retrospective approval issued 24.05.23

f) 8 Penenden/Replacement front door retrospective approval issued 23.05.23

g) 25 Olivers Mill/Replacement patio doors due to the location of the doors and lack of visibility, the application for the replacement patio doors with sun filtered glass has been approved in accordance with the details submitted

h) 63 Ayelands/Re-location of bathroom window the application for the relocation of the bathroom window was not approved due to the new position not being in keeping with the rest of the terrace

i) 39 Manor Forstal/Installation of window in flank wall the application for the new window has been approved in accordance with the details submitted and subject to the following conditions:

- i) To be built in accordance with the details submitted
- ii) Windows must be finished to match the neighbourhood colour scheme
- iii) Completion and return of the Form of Undertaking
- iv) Notification of start date to the VA

j) 26 Colt Stead/Revision to extension approval the application to amend the colour of the bi-fold doors to anthracite grey was not approved as this is not an approved frame colour for the neighbourhood

k) 44 Spring Cross/Installation of window in front elevation the application to install a new window in the front elevation was not approved. The permissible window design did not allow for fire escape access and the window with fire escape access was not in keeping with the aesthetic of the property. There is potential for an appropriate window to be sited in the side wall

l) 55 Bazes Shaw/Replacement windows retrospective approval issued 19.06.23

6. VA MATTERS

7. BREACHES

a) 42 Bowes Wood/Unapproved storage container OM to write to resident to remind them that the deadline for removal is approaching

b) 5-7 Over Minnis/Unapproved heating units awaiting costs from PY

c) 21 Punch Croft/Unapproved signage breach issued 20.06.23

d) 32 Spring Cross/Unapproved fence alterations and planting removal the gate has been concealed but is still in situ so a breach will be issued and SXRS will be asked to replant in this area

e) 36 Knights Croft/Unapproved ridge tiles new ridge tiles were not approved. OM to write to resident again to ask that the ridge is finished as per the approved drawings

f) 73 Manor Forstal/Unapproved fascia replacement breach issued 20.06.23

g) 45 Manor Forstal/Unapproved fence breach issued 20.06.23

h) 116 Knights Croft/Unapproved cctv breach issued 20.06.23

i) 123 Colt Stead/Unapproved cladding, meter boxes and utility supply OM to write to resident advising of the breach on the cladding and breeze block infill and request remedial action before 1st August meeting or a breach will be issued. OM to also write and request that utility companies inspect and undertake remedial action for meter boxes

j) 23 Bowes Wood/Unapproved flue this item was approved on 6th September 2012 so no further action

k) 64 Punch Croft/Unapproved boiler pipe OM to write to resident to advise that the pipe should be run across to the existing downpipe and then run down behind it to avoid a breach

l) 21 Penenden/Unapproved cable breach issued 20.06.23. OM to establish what enforcement action is available

m) 2 Redhill Wood/Unapproved rear access OM to write to resident to advise that gate must be restored to a single gate with adjacent fence panel and laurels reinstated

8. RESIDENTS SOCIETY MATTERS

a) Manor Forstal RS/Proposed tree work the application to plant a tree to mark the Coronation in the autumn was approved

b) Olivers Mill RS/Alteration to amenity land site visit conducted and application refused due to lack of perceived benefit

c) Manor Forstal RS/ Proposed tree work the application to remove the tree marked T20 and replant something more suitable further away from the property was approved in accordance with the details submitted. Further to a site visit, the tree marked T143 has already been removed

d) Colt Stead RS/Landscaping alterations the application to replace the current landscaping with slate chippings was approved in accordance with the details submitted

e) Punch Croft RS/Proposed tree work the application to remove three diseased Ash trees was approved in accordance with the details submitted

9. VILLAGE CENTRE

10 OTHER BUSINESS

a) Village Hall cladding the suggestion of approving replacement cladding to the damaged village hall fascia in a composite black material was approved

b) 68 Lambardes it was noted that two Italian Alders had been removed in front of this property by South East Water to enable them to repair a major underground leak

c) Bazes Shaw RS bollards OM to write to residents to advise that the neighbourhood has a breach logged against it for the unapproved concrete bollards alongside 148, which may have an effect on any future sale of their properties

d) Breach doors PC has now documented all of the front doors on Bowes Wood and will share his findings with the office to ensure the records are up to date and any required action can be taken

e) 56 & 57 Spring Cross fly-tipping of garden waste, unapproved composting bins and cutting have taken place. OM to write to resident and request remedial action otherwise a breach will be issued.

11. NEXT MEETING: 1st August 2023