

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED

Meeting of the **AMENITY COMMITTEE** held
On TUESDAY 8th August 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 June 2023 were agreed and signed as a correct record
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors** this has been referred back to CoM for advice
4. **EXTENSION AND CONSERVATORIES**
 - a) **118 Punch Croft/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
 - b) **55 Capelands/Revision to extension plans** 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
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **25 Redhill Wood/Summer house** the application for a summer house has been approved subject to the following conditions:
 - i) To be built in accordance with the design details submitted
 - ii) Completion and return of the Form of Undertaking
 - iii) Notification of start date to the VA
 - b) **99 Knights Croft/Replacement cladding** the application to replace the cladding with Accoya, a sustainable treated timber, composite material was approved in principle, subject to receiving a sample to confirm that the colour, profile and finish match the existing wood
 - c) **65 Spring Cross/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
 - d) **47 Redhill Wood/Replacement front door** the application for the replacement front door has been approved in accordance with the details submitted
 - e) **43 Chapel 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
 - 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

f) 5 Westfield/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) 15 Colt Stead/Replacement cladding the application to replace the cladding with wood was approved in accordance with the details submitted. The application to replace the cladding with a composite material cannot be properly considered until a sample has been provided

h) 26 Punch Croft/Window alteration the application to increase the size of the window in the flank wall was approved in accordance with the details submitted and subject to the following conditions:

- i) To be built in accordance with the details submitted
- ii) To 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

i) 66 Lambardes/Solar panels approved outside committee 20.07.23

j) 44 Bazes Shaw/Solar panels approved outside committee 25.05.23

k) 163 Millfield/Replacement windows and doors 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

l) 44 Spring Cross/Additional window the application to install an additional window in the side elevation of the property 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) To 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

m) 45 Knights Croft/Replacement cladding the application to replace the cladding was approved in accordance with the details submitted

n) 45 Knights Croft/Replacement windows and doors 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

The application to replace the front door has been approved on the condition that it is replaced with an approved SPAN front door

6. VA MATTERS

a) Replacement barriers the Hardlands Director has asked the committee to reconsider their previous decision on alternative styles for the replacement barriers. His email will be circulated for comment

7. BREACHES

a) 42 Bowes Wood/Unapproved storage container OM to continue to chase resident for removal

b) 5-7 Over Minnis/Unapproved heating units costs of £65 per unit for a vinyl covering were submitted and PY is happy for his contact details to be passed to the property owners

c) 21 Punch Croft/Unapproved signage large sign removed and smaller sign relocated to front door glass

d) 32 Spring Cross/Unapproved fence alterations and planting removal breach issued 08.08.23

e) 36 Knights Croft/Unapproved ridge tiles OM to write to resident for an update

f) 45 Manor Forstal/Unapproved fence legislation has come to light regarding measuring fences from the highest ground point, so another site visit is required for further measurements

g) 123 Colt Stead/Unapproved cladding, meter boxes and utility supply the resident has promised to correct the cladding and former meter cupboard breaches. OM to monitor works. The Utility supplies were connected by the network suppliers so there is no further action that we can take to remedy the unsightly layout

h) 64 Punch Croft/Unapproved boiler pipe remedial work has yet to be completed. OM to chase resident for a date for works

i) 21 Penenden/Unapproved cable it has become apparent that this is a civil matter, so further research is required to establish what options for removal are available to us

- j) **2 Redhill Wood/Unapproved rear access** breach issued 08.08.23
- k) **26 Chapel Wood/Unapproved porch fascia** breach issued 08.08.23
- l) **118 Farm Holt/Unapproved gate** OM to write to all residents in that block advising of breach and requesting the immediate removal of the gate

8. RESIDENTS SOCIETY MATTERS

- a) **Lambardes RS/Proposed tree work** the tree survey and it's recommendations were acknowledged and approved
- b) **Punch Croft RS/Proposed tree work** the application to remove the tree in front of 100 Punch Croft was approved in accordance with the details submitted. It was recommended that a hornbeam be considered as a suitable replacement
- c) **Millfield RS/Yellow lines** the application to install yellow lines at the entrance to the Millfield spine road were approved in accordance with the details submitted
- d) **Caling Croft RS/Installation of bulkhead lights** the application to install two new bulkhead lights was approved in accordance with the details submitted
- e) **Caling Croft RS/Repaint specification** confirmation of the colour scheme for garage doors was noted without comment
- f) **Caling Croft RS/Installation of bollards** retrospective approval granted in accordance with the details submitted
- g) **Bazes Shaw RS/Bollards** letter received from BSRS advising that plans for remedial action will follow in due course
- h) **Knights Croft RS/Proposed tree work** the application to fell two dead trees, and replant with appropriate species was approved in accordance with the details submitted
- i) **Caling Croft RS/Installation of direction sign** the application to install a directional sign was approved in accordance with the details submitted
- j) **Bowes Wood RS/Alteration to landscaping** the application to replace an area of grass adjacent to number 15 with granite sets was approved in accordance with the details submitted
- k) **Bowes Wood RS/Alteration to landscaping** the application to replace planting to allow permanent access to water meters at numbers 11 and 35 was approved in accordance with the details submitted
- l) **Bowes Wood RS/Alteration to retaining wall** the application to replace the wooden retaining wall at number 20 with a low brick wall was approved in accordance with the details submitted

9. VILLAGE CENTRE

10. OTHER BUSINESS

- a) **Ash Parish Council/Commemorative bench** the preferred location to install a commemorative bench was agreed to be on the site of the previous bench in the meadow
- b) **38 Lambardes/Potential breach rear gate** OM to supply photos for the next meeting
- c) **51 Knights Croft/Potential breach satellite dish** OM to supply photos for the next meeting
- d) **45 Knights Croft/Potential breach satellite dish** OM to supply photos for the next meeting
- e) **112 Punch Croft/Power to garage** retrospective approval sought. Application to be added to agenda for next meeting
- f) **Lambardes RS/Tree works** application to remove tree marked T47 on plan as roots are causing the recently replaced wall to move and crack will be considered at the next meeting

11. NEXT MEETING: 12th September 2023