

NEW ASH GREEN VILLAGE ASSOCIATION LIMITEDMeeting of the **AMENITY COMMITTEE** held**On TUESDAY 12th September 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 8th August 2023 were agreed and signed as a correct record
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors** further to advice from CoM it was agreed that the approved front door style would be put on the VA website and that a letter would be drafted regarding replacement, including a photograph, for CoM approval prior to circulation
 - b) **99 Knights Croft/Replacement cladding** awaiting sample
 - c) **26 Punch Croft/Alteration to window** approved as per the details from 8th August meeting
4. **EXTENSION AND CONSERVATORIES**
 - a) **45 Knights Croft/Summer house** the application to install 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
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **59 Seven Acres/Solar panels** approved outside committee 09.08.23
 - b) **53 Capelands/Solar panels** approved outside committee 17.08.23
 - c) **51 Bazes Shaw/Solar panels** approved outside committee 17.08.23
 - d) **1 Capelands/Solar panels** approved outside committee 04.09.23
 - e) **120 Farm Holt/Front door** retrospective approval issued 30.08.23
 - f) **133 Punch Croft/Canopy** the application to install a rain canopy over the front door was not approved as it is not in keeping with the design principles of the neighbourhood. It was also noted that the example used had not received approval (see item 7.j))
 - g) **62 Ayelands/Shed** the application to install a shed in the rear garden was approved in accordance with the details submitted
 - h) **112 Punch Croft/Power to garage** retrospective approval issued 12.09.23 in accordance with the details submitted
 - i) **115 Punch Croft/Garage alterations** the application to increase the height of the garage door was approved in accordance with the details submitted
6. **VA MATTERS**
 - a) **Replacement barriers** after further discussion, it was agreed that an alternative design for the barriers would be considered. OM to send the link to the Hardlands Director along with the concerns over the previously suggested alternative, namely health and safety concerns over the security of the barriers just being bolted to the ground. A concern over potential theft was also raised
7. **BREACHES**
 - a) **42 Bowes Wood/Unapproved storage container** OM to write again stating intention to take further action to remove the breach
 - b) **5-7 Over Minnis/Unapproved heating units** OM to write again regarding the covers for the heating units
 - c) **36 Knights Croft/Unapproved ridge tiles** OM sent the details for the correct capping and is currently awaiting a response
 - d) **45 Manor Forstal/Unapproved fence** due to the irregular levels in and around the garden it was agreed to issue retrospective approval for the fence but the resident would be advised that it needed to be repainted in accordance with the neighbourhood colour scheme
 - e) **123 Colt Stead/Unapproved cladding, meter boxes and utility supply** it was noted that the utility supply was signed off by the network so no further action can be taken in this respect. The replacement cladding has now been replaced to match in with neighbouring properties but the meter cupboard infill bricks were not the correct colour. OM to write and advise of the correct bricks
 - f) **64 Punch Croft/Unapproved boiler pipe** awaiting a date for remedial work

g) 21 Penenden/Unapproved cable this cable has now been replaced with an overhead one. OM to circulate photos to committee. OM to write to resident asking for confirmation that this is now an armoured cable which confirms to relevant electrical safety specifications

h) 26 Chapel Wood/Unapproved porch fascia it was agreed that the current white uPVC cladding to the porch could be painted black to match the neighbouring properties on the understanding that they would be responsible for future painting and maintenance, in line with the neighbourhood specification

i) 118 Farm Holt/Unapproved gate due to concerns over the potential to extend the rear gardens, the gate could not be retrospectively approved. The committee did understand the security concerns and suggested security lights might be more appropriate

j) 107 Punch Croft/Unapproved canopy OM to write to resident to advise of breach that was highlighted by another application (see item 5.f))

k) 38 Lambardes/Unapproved gate due to the location and design of the gate, it was agreed that no further action would be taken at this time

l) 45 Knights Croft/Satellite dish OM to write to resident and request that the dish is relocated to an unobtrusive position

m) 51 Knights Croft/Aerial trespass OM to write to resident to advise of the breach and request that the dish is removed from the wall (belonging to Knights Croft RS) and placed within their own boundary in an unobtrusive position

8. RESIDENTS SOCIETY MATTERS

a) Bazes Shaw RS/Bollards OM to request sample of sleeve to determine whether retrospective approval can be granted

b) Caling Croft RS/Proposed tree works the application to remove a dead Rowan tree was approved in accordance with the details submitted

c) Westfield RS/Proposed tree works the application to remove a Silver Birch was not approved as this is a fine and healthy specimen

d) Bowes Wood/Proposed tree works the application to remove two dead trees was approved in accordance with the details submitted

e) Bowes Wood RS/Proposed footpath extension the application to extend the footpath was approved in accordance with the details submitted

f) Chapel Wood RS/Gutter issue the committee considered Chapel Wood's query but agreed that their remit was merely to comment on the aesthetics of the application. The original breach would be brought back to the next meeting to consider issuing retrospective approval for the additional downpipe

g) Lambardes RS/Proposed tree works the application to remove 4 ash trees at the side of number 21 was approved in accordance with the details submitted

h) Lambardes RS/Proposed tree works the application to remove T47, due to the damaged caused to the wall by roots, was approved in accordance with the details submitted

9. VILLAGE CENTRE

10. OTHER BUSINESS

a) Utility works it was noted that one of the utility companies (most likely Virgin Media) are completing reinstatements in tarmac. This is not acceptable and the VA Surveyor is doing her utmost to get these issues rectified. Any further strips should be reported to her straight away

b) Allotment parking the provisional application to install 16 parking spaces at the edge of Northfield was approved in accordance with the details submitted, subject to Parish and District council consent

11. NEXT MEETING: 31st October 2023