

NEW ASH GREEN VILLAGE ASSOCIATION LIMITEDMeeting of the **AMENITY COMMITTEE** held**On Tuesday 31st October 2023 at 8.00pm at the VA Meeting Room**

Present: Alex Franklin – Chair
 Louise Walsh
 Paul Campion

Attendance: **Jo McGarvey – Office Manager**

1. **APOLOGIES** were received from Terry Vivian
 Paul Yeoman
 Adrian Clark
2. **MINUTES** of the meeting held on 12th September 2023 were agreed and signed as a correct record
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors**
 - b) **99 Knights Croft/Replacement cladding** the committee agreed that the smooth sawn sample provided would be ideal for those properties clad in this kind of timber, the property in question should have rough sawn timber. OM to write and request a new sample of rough sawn composite
4. **EXTENSION AND CONSERVATORIES**
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **12 Capelands/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
 - b) **25 Manor Forstal/Replacement windows** retrospective approval issued 31.10.23
 - c) **2 Seven Acres/Blocking up of kitchen door** the application to brick up the side kitchen door was approved in accordance with the details submitted, provided it is finished with matching bricks and patched in correctly
 - d) **21 Redhill Wood/Amendment to window approval** the application to replace the windows in anthracite grey was not approved. After discussion with Redhill Wood RS, they confirmed that the neighbourhood colour scheme is white, with the exception of Knotts Landing. These particular houses were all built “off plan” and as such have different restrictions in the original transfer, which affords them a different colour palette.
 - e) **39 Bowes Wood/Replacement personal garage door and window** the application for consent to be given for a new rear garage personal door and replacement bedroom window was approved in accordance with the following conditions:
 - i) The size of the external opening is not altered
 - ii) The design of the window unit remains the same as the original as built items
 - iii) The design of the garage personal door 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
 - f) **11 Ayelands/Replacement windows and doors** retrospective approval issued 27.10.23
 - g) **130 Punch Croft/Replacement windows** retrospective approval issued 27.10.23
 - h) **130 Punch Croft/Conversion of bin store** retrospective approval issued 27.10.23
 - i) **11 Ayelands/Replacement windows and doors** retrospective approval issued 27.10.23
 - j) **2 Seven Acres/Relocation of boiler flue** the application to relocate the boiler flue was approved in accordance with the details submitted, provided the flue is the same size and colour as existing and it complies with current gas safety legislation
 - k) **60 Colt Stead/ Replacement windows and doors** retrospective approval issued 31.10.23
 - l) **66 Spring Cross/Replacement conservatory roof** the application to replace the conservatory roof was not approved as it is not in keeping with the village design principles. OM to write and suggest looking into the lightweight roof tiles as used on other conservatories in the village
 - m) **2 Seven Acres/Replacement conservatory roof** more information required. OM to write to resident to request a plan of the proposed new roof
6. **VA MATTERS**
 - a) **Replacement barriers** awaiting response from VA hardlands director

7. **BREACHES**

- a) **42 Bowes Wood/Unapproved storage container** breach removed 31.10.23
- b) **5-7 Over Minnis/Unapproved heating units** breach issued until remedial works are completed
- c) **36 Knights Croft/Unapproved ridge tiles** breach issued until remedial works are completed
- d) **123 Colt Stead/Unapproved meter cupboard infill** OM to write again to request remedial action or a breach will be issued at the next meeting on 12.12.23
- e) **64 Punch Croft/Unapproved boiler pipe** OM to write again to establish a date for remedial works or a breach will be issued at the next meeting on 12.12.23
- f) **21 Penenden/Unapproved cable** OM to write again requesting H&S compliance information
- g) **90 Chapel Wood/Unapproved fence** OM to write to request remedial action or a breach will be issued at the next meeting on 12.12.23
- h) **Turners Oak/Unapproved metal bollards** this item has been put back to the next meeting to allow for a site visit
- i) **40 Chapel Wood/Unapproved downpipe** the downpipe is not in principle a breach and had the resident applied directly, this would have been approved. The breach arises from the guttering being replaced in an unapproved colour, in this case black. As the responsibility for the shared service channel falls to the Residents Society, they should replace the whole run on the terrace in their preferred colour to remove any breach that may be imposed
- j) **9 Colt Stead/Unapproved windows** OM to write and advise of the breach and request remedial action or a breach will be issued at the next meeting on 12.12.23
- k) **52 Chapel Wood/Aerial trespass** OM to write and advise of the breach and request remedial action or a breach will be issued at the next meeting on 12.12.23

8. **RESIDENTS SOCIETY MATTERS**

- a) **Bazes Shaw RS/Bollards** the proposed cover for the breach bollards was not approved as it is not in keeping with any of the bollards located in the village. OM to write and advise that the bollards should be removed and replaced with bollards of an approved design
- b) **Knights Croft RS/Tree works T178** the application to fell T178, and replant with an appropriate species was approved in accordance with the details submitted
- c) **Knights Croft RS/Tree works T92** the application to fell T92, and replant with an appropriate species was approved in accordance with the details submitted
- d) **Knights Croft RS/Tree works T249** the application to fell T249, and replant with an appropriate species was approved in accordance with the details submitted
- e) **Seven Acres RS/Alteration to landscaping** more information / site visit is required before a decision can be made
- f) **Knights Croft RS/Tree works T58 & T59** the application to fell T58 and T59, and replant with an appropriate species further away from the property, was approved in accordance with the details submitted
- g) **Knights Croft RS/Replanting scheme** the application to replant two apple trees to replaced previously felled specimens has been approved in accordance with the details submitted
- h) **Knights Croft RS/Tree works T198** the application to fell T198, was approved in accordance with the details submitted. It was recommended that another tree be planted in a more suitable location so as to adhere to the "one out, one in" policy

9. **VILLAGE CENTRE**10. **OTHER BUSINESS**11. **NEXT MEETING: 12th December 2023**