

NEW ASH GREEN VILLAGE ASSOCIATION LIMITEDMeeting of the **AMENITY COMMITTEE** held**On Wednesday 13th December 2023 at 8.00pm at the Pavilion**

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

Attendance: **Jo McGarvey – Office Manager**

1. **APOLOGIES** were received from Terry Vivian
2. **MINUTES** of the meeting held on 31st October 2023 were amended and will be approved at the next meeting
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors**
 - b) **99 Knights Croft/Replacement cladding** on receiving a new sample showing the rough sawn timber, the application to replace the cladding was approved on the condition that the dimensions and profile are consistent with neighbouring properties and that it can be painted according to the neighbourhood colour scheme.
 - c) **21 Redhill Wood/Unapproved replacement windows** this item will be escalated to CoM for consideration of enforcement action
 - d) **2 Seven Acres/Replacement conservatory roof** the application to replace the roof was approved in accordance with the plans submitted on the condition that the new tiles match the current roof and neighbouring properties
 - e) **66 Spring Cross/Replacement conservatory roof** after considering neighbouring properties with similar roofs, the application to replace the existing roof was approved with the omission of finials
 - f) **30 Seven Acres/Driveway widening** further to a site visit, it was noted that this work has already been undertaken. OM to write to resident and request the specification of the works to ensure proper construction. OM to also request that the drive is edge properly, a dropped kerb should be applied for and ascertain responsibility for future maintenance
4. **EXTENSION AND CONSERVATORIES**
 - a) **10 Chapel Wood/Garden room** the application for a garden room has been approved subject to the following conditions:
 - i) To be built in accordance with the design details submitted
 - ii) To be finished in the neighbourhood colour scheme
 - iii) Completion and return of the Form of Undertaking
 - iv) Notification of start date to the VA
 - b) **94 Colt Stead/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

The Society has no objections to the application
 - c) **8 Capelands/Shed** retrospective approval was issued in accordance with the details submitted
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **65 Bazes Shaw/Replacement windows and doors** retrospective approval issued 17.11.23
 - b) **9 The Mote/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
 - c) **12 Penenden/Replacement windows and doors** retrospective approval issued 22.11.23

d) 35 Bowes Wood/Replacement patio doors & new bi-fold doors the application to replace the existing patio doors with bi-folds was approved in principle, subject to sight of the final design of the new doors and with the following conditions:

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

e) 35 Over Minnis/Replacement doors retrospective approval issued 22.11.23

6. VA MATTERS

a) Replacement barriers OM to write to Hardlands Director and apologies for the misunderstanding that the suggested barriers are not already in use in the village, but that the barriers suggested by CoM are present on Knights Croft and are not the preferred option of the Amenity Committee. OM to advise that when CoM sought advice and approval from the Amenity Committee, they approved the alternative which was communicated to the Hardlands Director on the 18th September.

7. BREACHES

a) 123 Colt Stead/Unapproved cladding, meter boxes and utility supply porch cladding has been replaced, matching bricks replaced in meter cupboard infill, so no further action is required

b) 64 Punch Croft/Unapproved boiler pipe the pipe has now been repositioned in accordance with the Amenity Committee request, so no further action is required

c) 21 Penenden/Unapproved cable OM to write to resident again to request H&S information

d) 90 Chapel Wood/Unapproved fence the resident advised that works will take place in the spring once the weather has improved. OM to liaise with Chapel Wood RS for completion of works

e) Turners Oak/Unapproved metal bollards retrospective approval was issued on the basis that there are other examples of similar approved bollards in the vicinity

f) 40 Chapel Wood/Unapproved downpipe the new downpipe was given retrospective approval and OM to liaise with Chapel Wood RS regarding rectifying the colour

g) 9 Colt Stead/Unapproved windows due to the lateness of communication with the resident, this item will be carried forward to the next meeting

h) 52 Chapel Wood/Aerial trespass the resident advised that the aerial is due to be removed imminently. OM to liaise with Chapel Wood RS to ensure works have been undertaken

i) 35 Redhill Wood/Unapproved fence it was agreed that a site visit was required in order to obtain more details before a decision could be made

8. RESIDENTS SOCIETY MATTERS

a) Punch Croft RS/Change of repaint colour scheme the application to amend the colour scheme for garages, railings and bollards was approved in accordance with the details submitted

b) Punch Croft RS/Composite cladding sample the sample for the replacement cladding on the town houses was approved in accordance with the details submitted. Approval for the replacement cladding was approved in principle in 2020

c) Bazes Shaw RS/Replacement bollards OM to write again to suggest replacing the unapproved bollards with something similar to those recently installed at Turners Oak

9. VILLAGE CENTRE

10. OTHER BUSINESS

a) Ash PC/Commemorative benches the application to install two new benches was approved in accordance with the details submitted. It was suggested that the bench recently installed on the triangle in front of 13 Lambardes be relocated to the meadow to replace the one that was vandalised and removed. One of the new benches could then be located on the Lambardes site with the second location to be confirmed by the Greenlands team. This is to try and reduce the number of different bench styles around the Minnis.

b) Hanover House/Bin shed doors the application to install doors to the bin store was approved in accordance with the details submitted on the condition that the doors are finished in white

c) 42 Bowes Wood/Garage extension approval had previously been withheld due to the presence of a breach on the property. The breach has been removed so OM to write and confirm approval (agreed in principle on 8th August 2022)

d) 15 Bowes Wood/Unapproved window in flank wall this item will be escalated to CoM for consideration of enforcement action

e) Sportsfield/Bollards OM to take photos of the new bollards for retrospective approval

11. NEXT MEETING: 23rd January 2024