

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED

Meeting of the **AMENITY COMMITTEE** to be held
On Tuesday 5th March 2024 at 8.00pm at the Pavilion

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

1. **APOLOGIES** were received from Jo McGarvey
 Terry Vivian
2. **MINUTES** of the meeting held on 23rd January 2023 were agreed and signed as a correct record
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors**
 - b) **21 Redhill Wood/Replacement windows** OM to provide details to AF for discussion at CoM
 - c) **15 Bowes Wood/Unapproved window in flank wall** OM to provide details to AF for discussion at CoM
4. **EXTENSION AND CONSERVATORIES**
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **74 Manor Forstal/Replacement front door** the application for a replacement front door was approved in accordance with the information submitted and subject to the following conditions:
 - i) The size of the external opening is not altered
 - ii) There is a central spline below the centre rail with an identical solid panel each side of it. Above the centre rail there is a central spline with equal glazed panels either side.
 - iii) Glazing should be plain obscured glass (not leaded, squared or patterned)
 - iv) Frame sections are the same dimensions as the original items
 - v) All materials to be finished to match the approved neighbourhood colour scheme
 - vi) Notification of completed work to be given to the VA
 - b) **167 Millfield/Replacement garage door** retrospective approval issued 08.02.24
 - c) **35 Over Minnis/Replacement doors and windows** 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 master bedroom window which will combine two panels to comply with building regs, with dummy transom
 - 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) **40 Manor Forstal/Replacement doors and windows** 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
 - e) **120 Colt Stead/Replacement shed** the application for the replacement shed has been approved in accordance with the details submitted
 - f) **6 Lambardes/Replacement windows and door** 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, with the exception of the bedroom and living room, which are to be reduced from 1,600mm to 1,500mm to comply with safety regs
 - v) All materials to be finished to match the neighbourhood colour scheme
 - vi) Notification of start date to be given to the VA

g) 5 Manor Forstal/Replacement front door the application for a replacement front door was approved in accordance with the information submitted and subject to the following conditions:

- i) The size of the external opening is not altered
- ii) There is a central spline below the centre rail with an identical solid panel each side of it. Above the centre rail there is a central spline with equal glazed panels either side.
- iii) Glazing should be plain obscured glass (not leaded, squared or patterned)
- iv) Frame sections are the same dimensions as the original items
- v) All materials to be finished to match the approved neighbourhood colour scheme
- vi) Notification of completed work to be given to the VA

h) 6 Lambardes/Replacement garage door retrospective approval has been granted after a site visit.

i) 27 Caling Croft/Shed OM to request further information including shed dimensions and site plan / elevations

j) 8 Bowes Wood/Replacement windows retrospective approval has been granted in accordance with the details submitted. Details to be shared with BWRS for their records

k) 100 Chapel Wood/Replacement windows 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

l) 9 Bowes Wood/Replacement front door the application for a replacement front door was approved in accordance with the information submitted and subject to the following conditions:

- i) The size of the external opening is not altered
- ii) There is a central spline below the centre rail with an identical solid panel each side of it. Above the centre rail there is a central spline with equal glazed panels either side.
- iii) Glazing should be plain obscured glass (not leaded, squared or patterned)
- iv) Frame sections are the same dimensions as the original items
- v) All materials to be finished to match the approved neighbourhood colour scheme
- vi) Notification of completed work to be given to the VA

m) 90 Chapel 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

n) 98 Knights Croft/Replacement windows and doors retrospective approval issued 23.02.24

o) 3 Chapel Wood/Replacement windows and doors OM to request a picture of the proposed replacement door before approval can be given

6. VA MATTERS

a) Replacement barriers ongoing

7. BREACHES

a) 21 Penenden/Unapproved cable ongoing

b) 35 Redhill Wood/Unapproved fence OM to write to resident advising of the breach and request remedial action before 24th April meeting or a breach will be issued. OM to provide details to AF for discussion at CoM

c) 25 Caling Croft/Unapproved access gate OM to write to resident to request that the gate is relocated to its original position or a breach will be issued

d) 103 Manor Forstal/Unapproved EVC cable it was agreed that this is a VA and MFRS matter and as such they would not comment any further that to agree with MFRS's concerns

8. RESIDENTS SOCIETY MATTERS

a) Bazes Shaw RS/Replacement bollards ongoing

b) Knights Croft RS/Tree planting behind gardeners compound further discussion is required over concerns about the proposed tree species. Greenland Manager to meet with KCRS Greenland representative to discuss options

c) Knights Croft RS/Proposed tree work Greenland Manager to meet with KCRS Greenland representative to discuss proposals

d) Knights Croft RS/Christmas tree the application for a permanent Christmas tree has been approved in accordance with the details submitted

e) Knights Croft RS/Tree planting the application for replanting at nos. 15 and 143 has been approved in accordance with the details submitted

9. VILLAGE CENTRE

10 OTHER BUSINESS

a) Over Minnis RS/Proposed tree work The application to fell three trees was approved in accordance with the details submitted. Replanting proposals to follow

b) 99 Knights Croft & 52 Capelands enquiries regarding replacement Acoya cladding boards – residents read incorrect information on the most recent newsletter. AF has requested that the correct information is circulated promptly

11. NEXT MEETING: 24th April 2024