

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED
 Meeting of the **AMENITY COMMITTEE** to be held
 On **Wednesday 24th April 2024 at 8.00pm at the Pavilion**

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

1. **APOLOGIES** were received from Terry Vivian
2. **MINUTES** of the meeting held on 5th March 2024 were agreed and signed as a correct record
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors**
 - b) **21 Redhill Wood/Replacement windows** JM to send all relevant details to AF for next CoM meeting
 - c) **15 Bowes Wood/Unapproved window in flank wall** JM to send all relevant details to AF for next CoM meeting
 - d) **35 Redhill Wood/Unapproved fence** JM to send all relevant details to AF for next CoM meeting
 - e) **27 Caling Croft/Shed** the application to install a shed has been approved in accordance with the details submitted
 - f) **3 Chapel 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
4. **EXTENSION AND CONSERVATORIES**
 - a) **64 Colt Stead/Extension** it was agreed that option 2 would be the preferred option. JM to write to resident to this effect
 - b) **66 Redhill Wood/Extension** the application for a single storey porch extension and installation of roof lights 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
 - c) **6 Bazes Shaw/Amendment to extension plans** the application to install a flat roof on the previously approved single storey extension was approved in accordance with the details submitted
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **59 Farm Holt/Replacement windows** retrospective approval issued 12.04.24
 - b) **109 Manor Forstal/Shed** the application to install a shed has been approved in accordance with the details submitted
 - c) **31 Redhill Wood/Replacement facias and soffits** the application to replace the facias and soffits was approved in accordance with the details submitted
 - d) **142 Ayelands/Replacement windows** retrospective approval issued 13.03.24
 - e) **11 Spring Cross/Replacement conservatory roof** the application to replace the conservatory roof was approved in accordance with the details submitted on the condition that the new tiles match the existing roof tiles
 - f) **123 Penenden/External pipework** it was agreed that the preferred option was to run the new pipework at ground level and then up to the boiler in the rear garden so as to be visually unobtrusive. After a subsequent site visit, the works had already been completed.
 - g) **57 Punch Croft/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

h) 14 Spring Cross/Replacement windows and doors retrospective approval issued 30.01.24
i) 33 Olivers Mill/Replacement windows and doors retrospective approval issued 25.01.24
j) 57 Punch Croft/Replacement panelling the application to replace the existing wood panelling with uPVC was not approved due to the inability to repaint in future cycles. It was suggested that a cement board would be a suitable alternative to timber as this would have a comparable life span and could be painted to allow for changes in the Punch Croft colour palette.

k) 45 Bazes Shaw/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, which is brown
- v) Notification of start date to be given to the VA

The application to replace the rear ground floor door and window arrangement with patio doors was not approved as the proposed design is not in keeping with the design principles of the village and black is not an approved colour within the village

6. VA MATTERS

a) Replacement barriers

7. BREACHES

a) 21 Penenden/Unapproved cable

b) 35 Redhill Wood/Unapproved fence this item has already been covered under item **3.d)**

c) 25 Caling Croft/Unapproved access gate JM to write to resident as per previous meeting minutes

d) 103 Manor Forstal/Unapproved EVC cable JM to write to Residents Society as per previous meeting minutes

e) 56 Penenden/Bollards OM to write to resident advising of the breach and request remedial action before 4th June meeting or a breach will be issued

f) 67 Lambardes/Unapproved fascia OM to write to resident advising of the breach and request remedial action before 4th June meeting or a breach will be issued

g) 50 Lambardes/Unapproved guttering OM to write to resident advising of the breach and request remedial action before 4th June meeting or a breach will be issued

h) 17 Lambardes/Unapproved alterations to front garden OM to write to resident advising of the breach and request remedial action before 4th June meeting or a breach will be issued

i) 38 Lambardes/Unapproved front door colour OM to write to resident advising of the breach and request remedial action before 4th June meeting or a breach will be issued

8. RESIDENTS SOCIETY MATTERS

a) Bazes Shaw RS/Replacement bollards the Society advised that they are still looking at suitable solutions

b) Knights Croft RS/Tree planting PY met with KCRS and sent them an alternative list of trees to allay the concerns over fruit tree pests. We await an alternative planting scheme from the Society

c) Knights Croft RS/Proposed tree work PY met with KCRS and suggested a crown reduction on all three trees in that area rather than removing a healthy tree. We await further plans from the Society

d) Knights Croft RS/Disabled parking space There was no objection to the proposal to install a temporary disabled parking bay in accordance with the details submitted. JM to advise that as this is on private land any such bay would be unenforceable. It was also suggested that as the temporary sign in the bay near 91 was no longer required, this could be re-sited

e) Bowes Wood RS/Repaint the paint scheme for the 2024 repaint was approved in accordance with the details submitted. It was noted that the fence colour will be dealt with at a later date

f) Over Minnis RS/Number 8 JM to write and advise of the breach of Covenant in respect of the Personal Covenants of the original transfer dated 23rd May 1968, schedule C, point 3) "to keep the premises in good structural repair (including the garden walls and fences" The matter will then be referred to CoM for comment

g) Chapel Wood RS/Tree removal the application to remove two trees was not approved as sap being deposited on cars beneath is not an appropriate reason to fell healthy trees. PY recommended a crown reduction on both trees

h) Chapel Wood RS/Car parking provision the request for increase car parking provision will be referred to CoM. The Amenity Committee can only comment on submitted plans

9. VILLAGE CENTRE

10. OTHER BUSINESS

a) Punch Croft posts the issue of re-instating the missing posts was raised. JM advised that the possibility of re-instating missing posts and adding further parking deterrents is being discussed by CoM

b) Breaches meeting AF raised the concern of Amenity applications not always being copied to the relevant Resident Society. JM to ensure all details are shared in a timely manner

c) Breaches meeting AF raised a query over the safety of having EV charges in an enclosed garage. It was agreed that AF would refer the matter to the VA Hardlands Director for advice

11. NEXT MEETING: 4th June 2024