

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED

Meeting of the **AMENITY COMMITTEE** to be held
On Tuesday 4th June 2024 at 8.00pm at the Pavilion

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

1. **APOLOGIES** were received from Terry Vivian
 Adrian Clark

2. **MINUTES** of the meeting held on 24th April 2024 were agreed and signed as a correct record

3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors**
 - b) **21 Redhill Wood/Replacement windows** awaiting CoM feedback
 - c) **15 Bowes Wood/Unapproved window in flank wall** awaiting CoM feedback
 - d) **35 Redhill Wood/Unapproved fence** awaiting CoM feedback
 - e) **3 Chapel Wood/Replacement front door** the request to reconsider an alternative door style was not approved. It was agreed that if Chapel Wood RS want to make an application to add this design to the list of approved doors, this would be considered on it's own merit.
 - f) **45 Bazes Shaw/Replacement patio doors** due to the mixture of brown and white windows and doors on Bazes Shaw, it was agreed that a further site visit would be required to establish which colour would be most in keeping with the area.

4. **EXTENSION AND CONSERVATORIES**
 - a) **14 Spring Cross/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
 Alex declared an interest and took no part in the discussion or decision. Adrian affirmed his approval outside of the meeting
 - b) **66 Redhill Wood/Extension** the application for a double 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
 Alex declared an interest and took no part in the discussion or decision. Adrian affirmed his approval outside of the meeting

5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **1 Westfield/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
 - b) **105 Punch Croft/Replacement windows and doors** the application for replacement windows and doors has been approved subject to the following conditions:
 - i) The design of the front entrance door remains the same as the original design including the horizontal mid rail which should be wide in accordance with the **SPAN** design
 - ii) The size of the external opening is not altered
 - iii) The design of the window units including the opening lights remains the same as the original built items
 - 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
 There was no objection to the proposal for new patio doors to be installed in accordance with the details submitted provided they were installed in an existing opening.

c) 146 Knights Croft/Installation of French doors There was no objection to the proposal for new French doors to be installed in accordance with the details submitted provided they were installed in an existing opening.

d) 40 Capelands/Replacement windows and doors the application for a replacement windows 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) The design of the window units including the opening lights remains the same as the original as built items, with the exception of the new lounge picture window
- 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

e) 16 Olivers Mill/Solar panels retrospective approval has been granted in accordance with the details submitted

f) 167 Millfield/Personal door to garage the application to install a personal door from the garden to the garage was approved in accordance with the details submitted, on the condition that the door is finished in white

g) 30 Seven Acres/Installation of Velux windows the application to install 2 Velux windows in the rear elevation and 1 in the front elevation was approved in accordance with the details submitted

h) 80 Ayelands/Installation of solar panels the application to install solar panels on the roof was approved in accordance with the details submitted

i) 72 Seven Acres/Installation of fence the application to replace a 5m stretch of wall with a fence was not approved as it was felt that this was not in keeping with the surrounding area and would have a detrimental effect on the aesthetic of the neighbourhood. It was suggested that the wall could be braced until such time the wall could be rebuilt.

6. VA MATTERS

a) Replacement barriers

b) Replacement cladding – composite material Alex to provide measurements of existing cladding in order to provide a definitive response on the use of Acoya

7. BREACHES

a) 21 Penenden/Unapproved cable

b) 86 Redhill Wood/Unapproved alteration to amenity land OM to write to resident regarding the destruction of ancient woodland / unapproved landscaping along the rear boundary fence. OM to advise resident to cease and desist with any further works in this area and to allow the area to return to its natural state, or risk further action.

c) 22 Chapel Wood/Unapproved front door OM to write to resident to advise that the replacement front door is not an approved design on Chapel Wood and that a breach has been issued.

8. RESIDENTS SOCIETY MATTERS

a) Bazes Shaw RS/Replacement bollards awaiting an update from the RS. OM to chase.

b) Knights Croft RS/Tree planting awaiting an update from the RS. OM to chase.

c) Knights Croft RS/Proposed tree work awaiting an update from the RS. OM to chase.

d) Chapel Wood RS/Tree removal this item was dealt with at the previous meeting

e) Punch Croft RS/Tree work the application to remove a damaged tree in front of number 88 was approved in accordance with the details submitted

9. VILLAGE CENTRE

10. OTHER BUSINESS

a) 2 Bazes Shaw/Trees – Insurance claim the committee confirmed that it would accept any recommendations from the insurance company regarding required works, subject to TPO consent from SDC.

11. NEXT MEETING: 23rd July 2024