

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED

Meeting of the **AMENITY COMMITTEE** to be held
On Tuesday 23rd July 2024 at 8.00pm at the Pavilion

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

1. **APOLOGIES** were received from Terry Vivian
 Paul Campion
2. **MINUTES** of the meeting held on 4th June 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) **45 Bazes Shaw/Replacement patio doors** further to a site visit, it was agreed that white bi-fold doors would be the most suitable in this location
4. **EXTENSION AND CONSERVATORIES**
 - a) **15 Manor Forstal/Single side and first floor extension** the application for a single storey side and first floor 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
5. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **90 Caling Croft/Installation of solar panels** the application to install solar panels on the roof was approved in accordance with the details submitted on 22.07.24
 - b) **6 Bazes Shaw/Log burner flue** the application to install a flue for a log burner was approved in accordance with the details submitted on the condition the flue is finished in black and contained entirely within the property's boundary
 - c) **24 Bowes Wood/EVCP** retrospective was not granted. In order for retrospective approval to be issued the charger and cable should be housed in an acceptable unit. OM to write to resident with examples
 - d) **23 Bowes Wood/Replacement garage door** retrospective approval has been granted in accordance with the details submitted on the condition that the resident accepts responsibility for future maintenance and repairs
 - e) **29 Knights Croft/Replacement patio 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, and finished in the neighbourhood colour scheme.
 - f) **128 Ayelands/Summerhouse** OM to write to resident to request site plan before approval can be considered
 - g) **61 Manor Forstal/Replacement windows and doors** the application for a replacement windows and front entrance 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) There is a solid mid bar in the side panel of the front door
 - iv) Glazing should be plain obscured glass (not leaded, squared or patterned)
 - v) Frame sections are the same dimensions as the original items
 - vi) All materials to be finished to match the approved neighbourhood colour scheme
 - vii) Notification of completed work to be given to the VA
 - h) **56 Bowes 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, as per the letter sent from BWRS to resident on 7th July.

j) 34 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, which in this case is RAL Classic 5004
- vi) Notification of completed work to be given to the VA

j) 2 Lambardes/Replacement doors, windows and ramp the application to replace the front door was approved in accordance with the details submitted subject to the following conditions:

- i) The size of the external opening is not altered
- ii) 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
- iii) All materials to be finished to match the neighbourhood colour scheme
- iv) Notification of start date to be given to the VA

The application to replace the footpath with a shallow slope could not be considered at this time. The land in front of the property falls under the remit of Lambardes RS and as such any application for alterations must be made by them, as they will ultimately be responsible for this.

The application to replace the rear sliding door and kitchen window was approved in accordance with the details submitted, although the committee believe that a like for like replacement should be possible. Advice to be given to resident regarding this

k) 150 Knights Croft/Replacement window the application for a replacement kitchen window 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

l) 99 Knights Croft/Installation of solar panels the application to install solar panels on the roof was approved in accordance with the details submitted on 05.06.24

m) 99 Knights Croft/Replacement shed the application for the replacement shed has been approved in accordance with the details submitted subject to the following conditions:

- i) Any necessary permissions to SDC are sought in respect of the increased wall height
- ii) The shed is contained entirely within the property boundary

n) 99 Nights Croft/Alteration to window dimensions the application to alter the fenestration on the ground floor rear of the property was approved in accordance with the details submitted

o) 62 Knights Croft/Installation of solar panels the application to install solar panels on the roof was approved in accordance with the details submitted on 22.07.24

p) 53 Lambardes/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

q) 98 Millfield/Summerhouse retrospective approval has been granted in accordance with the details submitted

r) 12 Capelands/Replacement bi-fold doors there was no objection to the proposal for new bi-fold doors to be installed in accordance with the details submitted provided they were installed in an existing opening, and finished in the neighbourhood colour scheme.

6. VA MATTERS

a) Replacement barriers

b) Relocation of bench at Church Road Crossing it was felt that due to the design of the bench, it would not be practical to relocate it. It was also noted that this bench is widely used as a resting point for people walking from one side of the village to the shopping centre. It was suggested that the best course of action was to continue to press the police to deal with the ASB

c) NAGSPL/Installation of step and barrier retrospective approval was granted in accordance with the details submitted, on the condition that the retaining barrier be painted so match the building's colour scheme and that the step edge be fitted with non-slip surface in a contrasting colour.

d) Tree issue @ 6 Foxbury it was agreed that these trees should be added to the independent arboriculturist list for inspection and any works deemed necessary will be planned accordingly

e) 148 Bazes Shaw/Trespass the committee noted the correspondence in this matter and the breach recorded. This item is now with CoM for further enforcement action

7. BREACHES

a) 21 Penenden/Unapproved cable

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) Lambardes RS/Installation of CCTV camera** the application to install a CCTV camera was approved in accordance with the details submitted. OM to suggest using a dome camera so that it is less obvious which direction the camera is pointing
- e) Lambardes RS/Proposed tree work** PY and LW declared an interest in this item. After careful consideration, AF and AC approved the application to remove the trees in question but the final decision would be deferred until PC had a chance to respond
- f) Knights Croft RS/Proposed tree work** the application to remove tree numbers T56, T67, T68, T64, T66, T65, T162 and T53 was approved in accordance with the details submitted. The committee look forward to receiving the replanting proposals in due course
- g) Chapel Wood RS/Proposed tree work & parking bays** the application to remove T8 and T44 was approved in accordance with the details submitted and the committee await details for a replacement for T8. The application to add two additional parking bays in this area was approved in accordance with the details submitted, subject to planning approval from SDC.

9. VILLAGE CENTRE

10. OTHER BUSINESS

- a) Caling Croft front doors** a number of breach front doors have been brought to the committee's attention. These will be dealt with individually and noted at the next meeting
- b) Penenden parking bays** the quality of recent repairs undertaken to the area behind number 73 is not as per the specification for such works in the village. OM to write to the Society and request remedial action

11. NEXT MEETING: 3rd September 2024