

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED
 Meeting of the **AMENITY COMMITTEE** to be held
On Tuesday 26th November 2024 at 8.00pm at the Pavilion

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

1. **APOLOGIES** were received from Jo McGarvey
2. **MINUTES** of the meeting held on 15th October 2024 were agreed and signed as a correct record
3. **MATTERS ARISING**
 - a) **Punch Croft Front Doors**
 - b) **128 Ayelands/Proposed Summerhouse** application withdrawn by resident, VA to monitor the property to ensure that this hasn't been installed without approval.
 - c) **2 Lambardes/Potential extension breach** OM wrote to resident advising of the issues and request remedial works. Committee asked for this to be carried over to give resident more time to respond.
 - d) **21 Redhill Wood/Breach windows** Amenity Committee happy to meet with resident in new year. Requested that Redhill Wood RS Chair also be present and OM to take minutes.
4. **EXTENSION AND CONSERVATORIES**
 - a) **162 Knights Croft/Single storey rear extension** the application for a single storey rear extension was approved subject to the addition of timber cladding above the window, 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) **92 Ayelands/Porch Cladding** retrospective approval was granted in accordance with the details submitted.
 - b) **98 Manor Forstal/Replacement window** retrospective approval was granted in accordance with the details submitted.
 - c) **55 Bazes Shaw/Replacement shed** retrospective approval sought. Site visit required to establish dimensions before approval can be given.
 - d) **66 Ayelands/Replacement garage door** pending, photos provided to Committee and awaiting response.
 - e) **1 Bazes Shaw/Replacement windows and doors** – retrospective approval sought. Retrospective approval was granted for the replacement windows, but the replacement front door was not approved. OM to write to resident to advise of the breach and request remedial action.
 - f) **55 Millfield/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.
 - g) **32 Redhill Wood/Installation of bi-fold doors** the application to replace the rear doors with bi-fold 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, which in this case is white
 - vi) Notification of start date to be given to the VA
 - h) **1 Knights Croft/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.

6. **VA MATTERS**

- a) **Replacement barriers** awaiting a response from the Hardlands Director to arrange a meeting
- b) **Disabled access project** the Committee felt that the Hardlands Director should take on the responsibility of arranging the inspection of the footpaths and the Committee would be happy to look at what has been proposed and make any recommendations.

7. **BREACHES**

- a) **54 Caling Croft/Unapproved alteration to front garden** resident advised that they are happy to remove the pebbles. OM wrote to resident to confirm this, and request Caling Croft RS turf the area. Inspection required and update to be given at next meeting
- b) **94 Colt Stead/Unapproved window boxes** breach issued 26.11.24
- c) **24 Bowes Wood/Unapproved EVCP** proposed design for EVCP enclosure was approved in accordance with the details submitted
- d) **91 Chapel Wood/Aerial trespass – Air conditioning unit** breach issued 26.11.24
- e) **50 Lambardes/Unapproved RWP** breach issued 26.11.24
- f) **113 Millfield/Unapproved rendering** breach issued 26.11.24
- g) **150 Millfield/Unapproved colour front door** breach issued 26.11.24
- h) **89 Manor Forstal/Overdevelopment of rear garden** breach issued 26.11.24
- i) **10 Manor Forstal/Unapproved alteration** resident to reinstate the brickwork to the original design within 2 months otherwise a breach will be issued.
- j) **81 Caling Croft/Unapproved front door** breach issued 26.11.24
- k) **61 Olivers Mill/Unapproved electrical cable** OM to write to resident to advise of the breaches and request remedial action; remove the electrical cable from the outside of the fence and arrange for it to be reinstated within the property boundary at ground level. The Committee has also requested that the wooden trellis attached to the top of the fence to be removed as this is also a breach.
- l) **1 Colt Stead/Unapproved bricks** OM to write to resident to request that unapproved bricks are replaced with bricks of the correct style and colour
- m) **34 Over Minnis/Aerial trespass** breach issued 26.11.24

8. **RESIDENTS SOCIETY MATTERS**

- a) **Bazes Shaw RS/Replacement bollards** RS provided a sample of the proposed cladding to cover the unapproved bollards. The Committee has approved these, subject to the bollards being painted black, in keeping with fence colour, and adding reflectors.
- b) **Olivers Mill RS/Additional bins** application withdrawn
- c) **Punch Croft RS/Proposed tree work** the application for tree works was approved in accordance with the details submitted
- d) **Seven Acres RS/Driveway works** it was noted that the speed bump has been removed. No further action is needed.
- e) **Lambardes RS/Block paving colour** the Committee approved the use of dark grey block paving for the replacement of the existing blocks. However, any future footpath replacement is to be applied for and approved on an individual basis.
- f) **Lambardes RS/Non-slip paint at s/o 19** the Committee approved the application of a clear non-slip paint to be applied to the slope by the side of 19 to prevent falls as a temporary measure.
- g) **Lambardes RS/Footpath replacement** the Committee approved the application for the block paving in front of number 55 to be re-laid using the approved dark grey bricks.

9. **VILLAGE CENTRE**

10. **OTHER BUSINESS**

- a) **21 Redhill Wood/garage removal and driveway** the Committee suggested that in principle, this could be approved subject to drawings and permissions etc. OM to ask the Redhill Wood RS for their feedback about the proposed removal of the garage.
- b) **29 Bowes Wood/replacement fence** in principle the Committee has no objection to the replacement fence. PC (BWRS Chair) to discuss with the resident.

11. **NEXT MEETING: 14th January 2025**