

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED
Meeting of the **AMENITY COMMITTEE** to be held
On Tuesday 21st January 2025 at 8.00pm at the Pavilion

Present: Simon Cornelius - Chair
Alex Franklin
Adrian Clark
Louise Walsh
Paul Campion
Paul Yeoman

In Attendance: Jo McGarvey

APOLOGIES were received from None

1. **MINUTES** of the meeting held on 26th November 2024 were agreed and signed as a correct record
2. **MATTERS ARISING**
 - a) **Punch Croft Front Doors**
 - b) **2 Lambardes/Potential extension breach** OM to send second letter offering solutions to remedy the breaches of the capping, lack of facing brickwork and incorrect roof material.
 - c) **21 Redhill Wood/Breach windows** Awaiting dates from Paul Watson to set up meeting. A February meeting was suggested with SC, AF, LW & OM to attend. OM to contact RWRS Chair in this regard.
 - d) **162 Knights Croft/ Single storey rear extension** subsequent to the last meeting, it was recommended that the party wall was moved, and the architect has taken this on board and updated the drawings accordingly. Approval was subsequently issued for the revised drawings, subject to the usual conditions
 - e) **55 Bazes Shaw/Replacement shed** it was agreed to carry this item forward to allow the weather to improve to enable appropriate time for the shed to be painted
3. **EXTENSION AND CONSERVATORIES – NONE**
4. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **32 Caling Croft/Replacement front door** retrospective approval has been granted in accordance with the details submitted
 - b) **27 Millfield/Electric car charger** the application to install an EVCP on the external pillar of the garage block was not approved due to the potential impact of future EVCPs in the garage block and the already very difficult parking issues in the area. OM to write and advise that the EVCP should be installed inside the garage
 - c) **12 Penenden/Security alarm installation** the application to install a burglar alarm on the rear of the garage was approved in accordance with the details submitted, on the condition that it is not visible to passers by
 - d) **21 Over Minnis/Installation of extractor fan** the application to install an extractor fan was approved in accordance with the details submitted on the condition that the external cover is finished in brown
 - e) **94 Manor Forstal/Replacement windows** retrospective approval has been granted in accordance with the details submitted but a query was raised over the previously replaced door. OM checked the file and can confirm that the front door was retrospectively approved in 2022.
 - f) **107 Colt Stead/Installation of dummy transom bars** retrospective approval has been granted in accordance with the details submitted
 - g) **66 Ayelands/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
 - h) **104 Colt Stead/Installation of summerhouse** retrospective approval has been granted in accordance with the details submitted
 - i) **46 Bowes Wood/Installation of EV charging unit** the application to install an EVCP was approved in accordance with the details submitted subject to the following conditions:
 - i) The VA approval including a condition that the charging cable must not be placed on or across any amenity land ie hardlands and greenlands areas including footpaths except it may cross the driveway to the No.46 when a vehicle is being charged but the charging cable must be suitably protected so it does not present a trip hazard.
 - ii) When not in use the charging cable must be tidied away and cannot be left on amenity land.
 - iii) Neither the insurers for BWRS or the VA accepts any liability for whatever reason due to the installation and use of the electric vehicle charger,
 - iv) The charger must be installed within a storage unit suitable for the purpose, which is to be approved by the Amenity Committee. Information provided to the resident on the Anderson A3 as an example of a combined EV charger and storage unit. It is available in various colours.
 - v) The residents must make all prospective purchasers aware of the above conditions.

j) 38 Westfield/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

k) 29 Bowes Wood/Replacement fence the application to install a replacement fence was approved subject to the following conditions:

- i) The fence does not exceed 6ft in height from the ground level in the rear garden
- ii) The fence is painted to match the neighbourhood colour scheme

l) 136 Knights Croft/Cladding retrospective approval has been granted in accordance with the details submitted

5. VA MATTERS

a) Replacement barriers carried forward to allow for a meeting with DMJ

b) Disabled access project carried forward to allow for a meeting with DMJ

6. BREACHES

a) 61 Olivers Mill/Unapproved electrical cable breach removed 21.01.25

b) 50 Lambardes/Unapproved RWP breach removed 21.01.25

c) 29 Manor Forstal/installation of woodburning stove chimney OM to write and advise of the breach, safety concerns and request that the flue is removed. OM to also request confirmation of building regs and SDC approval before referring for possible enforcement action

d) 123 Penenden/Unapproved External Pipe work resident was advised prior to works commencing that the pipework would not be approved and that a breach was recorded after works were completed. Therefore the breach remains and remedial works are required prior to completion of the transfer. Other instances in the vicinity will be investigated and residents advised accordingly.

e) 5 Olivers Mill/Removal of bushes and concreting of land resident was aware of the breach and it is still in place. Reinstatement is required prior to completion of the transfer. OM to advise resident of brushed aggregate specification and planting scheme

f) 50 Caling Croft/Unapproved Stones in front garden OM to write and advise of the breach and request remedial action prior to completion of the transfer

g) 54 Caling Croft/Unapproved alteration to front garden awaiting further inspection to see if remedial works have been completed

h) 1 Colt Stead/Unapproved bricks CSRS wrote and expressed concern over the breach. Details have been recirculated to the committee and comments awaited

7. RESIDENTS SOCIETY MATTERS

a) Knights Croft RS/Proposed tree works the application to remove various trees was approved in accordance with the details submitted

8. VILLAGE CENTRE

9. OTHER BUSINESS

a) 1Millfield/Unapproved structure in rear garden OM to write to resident and advise of the breach and request that the structure is removed to avoid further damage to the garage wall of the neighbouring property. OM to request that the damaged guttering is re-instated immediately.

b) 61 Olivers Mill in response to a number of queries from Olivers Mill RS regarding this property the following comments were made:

i) The alteration to the front step was retrospectively approved in accordance with the details submitted

ii) The fence and cabling concerns have been covered in previous meetings and above

iii) The request for the removal of a bush at the rear of the property was dealt with at an earlier meeting and after looking at this again, the committee are still refusing this request
It was noted that there are various other breaches to this property, including external pipework on the gable wall and along the front wall which need to be rectified.

c) Lambardes RS/Appeal of previous decision SC advised that he had received a letter from Lambardes RS regarding the recent decision that did not approve the request to add an additional colour to the repaint scheme. LW and OM gave SC the full version of events and confirmed that the letter received was the opinion of one committee member. OM had already received an email from the Chairman of Lambardes RS confirming that the committee would not be appealing the initial refusal

d) SGN meter boxes LW advised that there had been some queries over acceptable meter box replacements and had advised SGN that only the brown ground level box had been approved for use in the village

e) 61 Manor Forstal/Window breach inspection and photo required for next meeting

10. NEXT MEETING: 25th February 2025