

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED
 Meeting of the **AMENITY COMMITTEE** to be held
On Tuesday 25th February 2025 at 8.00pm at the Pavilion

Present: Simon Cornelius – Chair
 Alex Franklin (AF)
 Louise Walsh (LW)
 Paul Campion (PC)
 Paul Yeoman (PY)

In Attendance: Hannelie Bauer
 Kyle Fuller
 Duncan Mackway-Jones

APOLOGIES were received from Adrian Clark (ACL)

1. **MINUTES** of the meeting held on 21st January 2025 were agreed and signed as a correct record
2. **MATTERS ARISING**
 - a) **Punch Croft Front Doors** OM to draft letter to go to residents about the Bovis doors and Amenity Committee to approve
 - b) **2 Lambardes/Potential extension breach** OM sent second letter offering solutions to remedy the breaches of the capping, lack of facing brickwork and incorrect roof material. No response. OM to chase. LW declared an interest and took no part in the discussion.
 - c) **21 Redhill Wood/Breach windows** meeting took place in February with resident, Amenity Committee and RWRS Chair, breach remain and awaiting further response from RWRS Chair pending further discussion with RWRS Committee
 - d) **55 Bazes Shaw/Replacement shed** awaiting confirmation that the shed has been painted in accordance with the retrospective approval, it was agreed to carry this item forward to the next meeting to give the resident time to undertake the works
 - e) **123 Penenden/Unapproved external pipework** breach removed 07.02.25
 - f) **1 Colt Stead/Unapproved bricks** breach retracted 17.02.25
 - g) **54 Caling Croft/Unapproved alteration to front garden** breach removed 28.01.25. CCRS asked to returf the area
 - h) **50 Caling Croft/Unapproved Stones in front garden** breach removed 21.02.25
 - i) **10 Manor Forstal/Alteration to garage pillar** brickwork not reinstated, it was agreed to carry this item forward to the next meeting to give the resident time to undertake the works
 - j) **5 Olivers Mill/Removal of bushes and concreting of land** repairs undertaken and planting completed
3. **EXTENSION AND CONSERVATORIES**
4. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**
 - a) **46 Chapel Wood/Roller garage door** approved outside committee on 05.02.25
 - b) **1 Bazes Shaw/Solar panels** retrospective approval issued on 05.02.25
 - c) **60 Bazes Shaw/Solar panels** retrospective approval issued on 05.02.25
 - d) **74 Bazes Shaw/Solar panels** retrospective approval issued on 05.02.25
 - e) **86 Bazes Shaw/Solar panels** retrospective approval issued on 05.02.25
 - f) **40 Lambardes/Solar panels** approved outside committee on 23.01.25
 - g) **42 Chapel Wood/Shed** retrospective approval has been granted in accordance with the details submitted
 - h) **111 Knights Croft/Replacement windows and doors** retrospective approval issued 29.01.25
 - i) **104 Coltstead/Windows** retrospective approval has been granted in accordance with the details submitted
 - j) **5 Spring Cross/ Replacement Windows and Front Door and Side Panel** the application for replacement windows and front entrance door was 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) The design of the front entrance door and side panel remains the same as the original as built item
 - 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) **59 Redhill Wood/Replacement front door** the application for replacement front entrance door was approved subject to the following conditions:
 - i) The size of the external opening is not altered
 - ii) 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

The RWRS Chairmain has been made aware and is happy with the proposed replacement door.
 - l) **66 Redhill Wood/Repaint cladding** the application to repaint the cladding and fascia has been approved in accordance with the details submitted, on the condition that it is finished to match the neighbourhood colour scheme. The RWRS Chariman has been made aware and is happy with the repainting works.

m) 35 Knights Croft/Replacement cladding and fascia the application for the replacement cladding and fascia has been approved in accordance with the details submitted, on the condition that it is finished to match the neighbourhood colour scheme

n) Hanover Place/Car park cameras OM to write to Hanover Place requesting plan with proposed locations for cameras and signage

o) 68 Chapel Wood/Replacement windows the application for replacement windows has been approved subject to the following conditions:

- i) The design of the rear upstairs window to be changed to match neighbouring property
- 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 as built items
- iv) Glazing should be plain obscured glass (not leaded, squared or patterned)
- v) Frame sections are to the same dimensions as the original items
- vi) All materials to be finished to match the neighbourhood colour scheme
- vii) Notification of start date to be given to the VA

p) 73 Farm Holt/Shed the application for a garden shed was approved in accordance with the information and size submitted

q) 63 Seven Acres/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, which in this case is white

r) 66 Caling Croft/EVCP to side of garage further investigation required. OM to provide resident with garage charging policy as charger must be installed inside the garage. Resident to contact Kent County Council about the work as the lighting distribution board is within this area. Resident to contact CCRS to discuss the option of running the cable under the Caling Croft pathway.

s) 57 Spring Cross/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 start date to be given to the VA

t) 86 Capelands/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 start date to be given to the VA

5. VA MATTERS

a) Replacement barriers DMJ stated current barriers are dangerous. Amenity Committee said the proposed replacement barrier style was not in keeping with the village aesthetic. DM stated there are 3 different sizes of barrier within the village and sourcing a style that accommodates multiple size is challenging. PY to investigate having the barriers fabricated and to get a price and design for these.

b) Disabled access project DMJ asked for Amenity Committee assistance to identify where there are problems across the village and to then also get input from the residents societies. These to then be marked on a map for further discussion.

6. BREACHES

a) 29 Manor Forstal/installation of woodburning stove chimney response to be chased as not compliant with building control regulations and a safety risk

b) 1 Millfield/Unapproved shed resident wrote to office to say they will be instructing contractor to removing the shed

c) 61 Manor Forstal/Unapproved bathroom window OM to write to resident advising of the breach and request remedial action

d) 19 Colt Stead/EVCP to side of garage OM to write to resident to say charger should be relocated to inside of garage. Resident to confirm how deep the power supply has been installed under the gravel

e) 76 Manor Forstal/Unapproved flue breach to be issued as this should be installed internally

f) Turners Oak/Unapproved repairs to path OM to write to them to say they should not take on repairs on land they do not own and that legal action can be taken and that if there were to be any 3rd party claims they would be liable

7. RESIDENTS SOCIETY MATTERS

- a) Farm Holt RS/Proposed tree works to rear of 4 Farm Holt** approved outside committee on 04.02.25
- b) Manor Forstal RS/Proposed tree works** the application to remove various trees are subject to MFRS providing a replanting proposal
- c) Punch Croft RS/Proposed tree removal** the application to remove the tree at the side of garage 101 was approved in accordance with the details submitted
- d) Lambardes RS/CCTV** LARS to provide layout plan as to where these will go and it was suggested they are installed on residential land in order to comply with GDPR.
- e) Penenden RS/Car Park Repairs** PERS to rectify the car park repairs in accordance with the specification

8. VILLAGE CENTRE

9 OTHER BUSINESS

- a) 3 Foxbury/Windows** retrospective approval has been granted in accordance with the details submitted
- b) Bazes Shaw RS/Unapproved landscaping** needs to be rectified in accordance to village standards
- c) Olivers Mill RS/Reporting breaches** OMRS ask for clarity in terms of reporting breaches and it was agreed that the best way is to report these to the VA via the ticket system.
- d) Approval outside AC meetings** it was proposed that all applications should be agreed at the meetings and not outside unless it is an emergency in terms of health and safety
- e)** All minutes to be received by VA COM and signed off before made publicly available.

10. NEXT MEETING: 8th April 2025