

NEW ASH GREEN VILLAGE ASSOCIATION LIMITED

Meeting of the **AMENITY COMMITTEE** to be held
On Tuesday 15th July 2025 at 8.00pm at the Pavilion

Present: Simon Cornelius – Chair
 Adrian Clark (ACL)
 Alex Franklin (AF)
 Louise Walsh (LW)
Apologies: Paul Campion

In Attendance: Darryl Patrick
 Samantha Drummond

1. **MINUTES** of the meeting held on 15th July 2025

2. **MATTERS ARISING**

- a) **Punch Croft Front Doors** draft letter about SPAN doors to go to COM for approve. It is recommended that pictures of the approved doors should be circulated with this letter when it goes out to all Punch Croft residents.
- b) **2 Lambardes/Potential extension breach** Response received from resident 22.05.25, resident to submit retrospective approval for cladding and capping. Will re send and chase in 2 weeks. LW declared a conflict of interest and stepped outside of the meeting.
- c) **55 Bazes Shaw/Replacement shed** has been part painted as resident could not gain access due to fence. To be inspected before the next meeting.
- d) **10 Manor Forstal/Alteration to garage pillar** brickwork not reinstated. 2nd chase letter sent 19.06.25.
- e) **66 Caling Croft/EVCP to side of garage** 22.05.25 resident is putting this on hold. Completed, remove.
- f) **35 Caling Croft/Unapproved alterations to front garden** office to follow up before next meeting.
- g) **53 Punch Croft** electric car charging #7350 – Approved, to be returned to spec and will have to be re visited if not correctly reinstated.

3. **EXTENSION AND CONSERVATORIES**

- a) **64 Colt Stead/Double storey rear extension**
- b) **114 Ayelands/Conservatory** refurbishment we have had no response from the resident chaser letter sent 01.08.2025.
- c) **94 Manor Forstal** extension and alteration to front porch #7510. Front porch rejected as is taking VA land and not their own. Rear extension needs further drawings showing extension and party wall letter requesting more information sent 01.08.2025.

4. **REPLACEMENT WINDOW AND DOOR UNITS & other Miscellaneous Applications**

- a) **69 Capelands/Replacement cladding on garage to artificial cladding** retrospective approval 16.06.25. Completed, remove.
- b) **24 Caling Croft/Decking and lean-to pergola** 8.06.25 resident has provided photo of position – Approved completed, remove.
- c) **37 Westfield/New meter cupboard door & replace door at back of house with white UPVC** retrospective approval outside of meeting on 18.06.25. Approved completed, remove.
- d) **24 Punch Croft/Replace fascia board with PVC** approval for white UVPC fascia and agreed by Chairman of Punch Croft.
- e) **32 Caling Croft/Installation of door to back of garage** – Approved, completed, remove.
- f) **76 Manor Forstal/Shed** retrospective approval. – Declined, drawings need to be resubmitted.
- g) **49 Spring Cross/Erection garden room** – Dimensions and elevations needed office to request this.
- h) **9 Redhill Wood/Replacement fascia board** - black fascia and white soffit to be done.
- i) **2 Millfield small cabin in garden** see sample provided. - Approved completed, remove.
- j) **59 Farmholt** replacement front door #7269 – Approved as long as RS happy with like for like.
- k) **90 Knights Croft** replacement french doors see sample provided. – Approved if like for like, remove
- l) **8 Over Minnis** installation of new windows and doors see sample provided. – Approved as long as like for like remove
- J) **68 Chapel Wood** Door step #7609 – Approved as long as same colour brick as house and same colour slabs as path are used, remove

5. **VA MATTERS**

- a) **Replacement barriers**
- b) **Disabled access project** remove and put to COM for attention and specifics.

6. **BREACHES**

- a) **29 Manor Forstal/installation of woodburning stove chimney** awaiting response from resident, 2nd chase letter 08.05.25. Breach to be referred to COM for action. - Remove
- b) **19 Colt Stead/EVCP to side of garage** Chased for update 22.05.25 - Breach
- c) **76 Manor Forstal/Unapproved flue** BreachChase letter 20.03.25 and emailed to Com Chair 23.05.25 - Remove.
- e) **17 Seven Acres/Unapproved chimney** it is part of building completed remove.

7. **RESIDENTS SOCIETY MATTERS**

- a) **Penenden RS/Car Park Repairs** 29.04.25 Secretary came back to say they do not currently have funds to

complete work. Inspection, replace when feasible.

b) Bazes Shaw RS/Unapproved landscaping meeting with BSRS chair is outstanding.

c) Farm Holt RS/Trees removal to side of 83 retrospective approval 05.06.25 completed remove.

d) Caling Croft RS/Installation of Bollards, AC have contacted tasked for more information. Office to contact RS.

e) Caling Croft RS/Communal storage area laying of hardstanding and erection of fence, AC have asked for more information. Office to contact RS.

f) Caling Croft RS/Car park excavation, AC have asked for more information. Office to contact RS.

g) Punch Croft tree felling #7626 replace with two trees and approved, remove

H) 11 Westfield – retrospective approval for front door and meter cupboard – Approved, remove

8. VILLAGE CENTRE

9. OTHER BUSINESS

a) House sales/Alterations check process - All agreed ok. 3 days for approval of minutes, then to COM, to sign electronically.

b) 26 Manor Forstal/Downpipe discharge & Condensate waste – too long standing nothing can be done.

10. NEXT MEETING: 2nd September 2025