

# **Chalfont Heights Roads Committee**

## **Minutes of the Fifty third Annual General Meeting**

**Held at the Parish Church Hall, Chalfont St Peter  
at 20.15 on  
Friday 29<sup>th</sup> February 2008**

### **Present:**

Thirty-eight residents (representing twenty-nine households) were present including nine members of the Committee as follows:

P G Cassell (Chairman), D Bryan, R J Burge, G Eykyn, J Garnham, K. Krokosz, Mrs P E McNair, K. Quilter (Treasurer), J M O'Neill.

Apologies for absence were received from:

Dr and Mrs Grieve, Alan and Vera Humphries, Mike McKeenan, Michael March, Robin Mellor, Jonathan and Jayne Pegler, Jonathan Sitwell, Kay and Ted Steadman-Trehear, and Carol Smith

Janice Buchanan (Secretary) in attendance

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The Chairman welcomed everyone to the AGM and commented on the rather inclement weather. He went on to introduce committee members also at the table: Derek Bryan and Keith Quilter our new Treasurer, also Janice Buchanan, Secretary. Residents were asked to ensure that they had signed in on the attendance list.

### **53.1 Minutes**

1.1 The Minutes of the fifty-second Annual General Meeting, held on 23<sup>rd</sup> February 2007, were submitted for approval. This was proposed by John O'Neill, seconded by Roy Solomon and the proposal was carried.

### **53.2 Financial Report & Accounts – Keith Quilter (Treasurer)**

2.1 The Treasurer reported that the Estate is in a healthy financial situation and we have sufficient reserves to cover any major expenditure which might arise and in particular with the resurfacing of Woodside Hill after the extensive development projects there. We also have sufficient funding should there be any major road or tree expenditure. Acceptance of the Financial Report and Accounts was proposed by Jasper Garnham and seconded by Barry Hulme and the proposal carried.

2.2 The Treasurer advised the committee proposed that the annual subscription should remain the same as last year, £150 p.a. but asked the meeting to approve a late payment surcharge of £25 instead of the current £10. Barry Hulme (former Treasurer) commented that the £10 surcharge had originated when subscriptions were at £60 p.a. and he fully supported an increase to £25 especially as much time and effort is spent by the Treasurer chasing late payers. Increase of late payment surcharge to £25 proposed by John Williams and seconded by George Eykyn. Carried unanimously.

### **53.3 Honorary Auditors**

- 3.1 The Chairman thanked the honorary auditors Mr Roy Solomon and Mr John Williams for auditing the Estate accounts and advised that they are prepared to carry on for another year. Proposed by John O'Neill and seconded by Jasper Garnham. Carried unanimously.

### **53.4 Committee Report**

#### **53.4.1 Introduction**

- 4.1.1 The Chairman indicated that most matters affecting the Estate during 2007 were highlighted in the AGM Report.
- 4.1.2 The Chairman reminded residents that the District and County Councils have agreed to extend the double yellow lines on Chiltern Bridge. Derek Bryan had spoken with Councillor John Warder who advised that a request for an order in Council had been made. This will take a little time before it is granted and we should expect the work to be carried out work later in the year. A resident advised that the Chalfont St Peter Parish Council had been advised of the problem regarding parking on Chiltern Hill at their recent meeting when parking in the village was discussed.

#### **53.4.2 Roads and Signs – Rob Burge & Kris Krokosz.**

- 4.2.1. Rob Burge said that details of maintenance work on the roads last year were detailed in the Annual Report and that, in general, the roads were in good condition and maintenance costs this year should be within budget.
- 4.2.2 Jasper Garnham advised he had received details from Michael March of the edge of the new tarmac breaking up at the turning circle in the Upway spur. Bob Burge said he is aware of this and the problem will be dealt with by our contractors.
- 4.2.3 A general comment was made of the damage caused to verges by large Commercial Vehicles.

#### **53.4.3 Trees, islands and Estate entrances – John O'Neill & Jasper Garnham**

- 4.3.1 The Chairman commented that the verge at the end of Ellis Avenue was damaged yet again and asked that residents be vigilant and try to record details of any lorry or other vehicle causing damage. Derek Bryan reminded residents they note details (owners name, phone number & registration number) of any vehicles causing damage. It is possible to reclaim costs from the owners of these vehicles if we have full details. Drivers of large vehicles often are not given sufficient information regarding the address they are delivering to and we should be helpful in redirecting them.
- 4.3.2 Residents from Lewis Lane commented that their road is probably the worst road on the estate for damage caused by large vehicles. The road is narrow and the bends are tight. Every developer is given advice regarding access to properties but enforcement day to day is difficult. Apparently the weekly refuse collection is now made by a smaller vehicle and not the large lorry previously used which caused damage in this narrow road.

#### **53.4.4 Development – Robin Mellor, Tricia McNair & Derek Bryan**

- 4.4.1 In Robin Mellor's absence, Derek Bryan agreed to answer any queries. He commented that there were fewer developments last year compared to 2006, but the individual developments have been on a larger scale and that has inevitably caused some disruption. The committee takes every measure including discussing our requirement for development projects with the owners and site manager but sometimes problems occur.
- 4.4.2 Barry Bradbrook commented that the bungalow next door to his property was being enlarged by another storey. The work started nine months ago and is still continuing very slowly. Is it possible to have a timetable for completion? The exterior of the bungalow is like a builder's yard. Derek Bryan commented that this type of situation has occurred before where there have been problems with the builder or contractors. DB agreed the committee will talk to the owner.
- 4.4.3 Norman Fearn commented that the development fees seem modest in comparison to the value of properties on the Estate. Derek Bryan said that the Committee asked two years ago at the AGM for a £1,500 fee for development and rebuild but the residents felt this should be more and a motion was passed authorising a charge of up to £5,000. The committee had discussed the level of fees with our Architectural Consultant, John Nesbitt, who felt that the fees we now charge are reasonable related to the possible wear and damage to Estate roads by heavy vehicles which is the objective. The development fee figures in the accounts can become out of phase as they are paid before the projects commence. Rob Burge reminded the meeting that Woodside Hill will require the top surface planning when it is resurfaced after all the major projects there are completed.
- 4.4.4 Derek Bryan expressed the Committee's gratitude and thanks to John Nesbitt, our Architectural Consultant and member of the Development Sub-Committee. His professional advice is invaluable and he is determined to preserve and maintain the unique environment of the Estate.
- 53.4.5 There being no further questions on the Committee Report, the Chairman asked for a proposal to approve this section of the report. Proposed by Barry Hulme and seconded by John Williams. Carried unanimously.

### 53.5 Committee

- 5.1 The Chairman referred to the team of committed volunteers who are available for re-election for the year 2008 as follows:

Rob Burge	
Paul Cassell	Trustee
George Eykyn	
Jasper Garnham	
Kris Krokosz	
Patricia McNair	Trustee
Robin Mellor	Trustee
John O'Neill	
Keith Quilter	Treasurer

Re-election of all nine committee members was proposed by Ann Hulme and seconded by John Williams.

- 5.2 Paul Cassell expressed a sincere vote of thanks to Derek Bryan for his long service over 12 years in various capacities on the committee including 10 years as Trustee and 6 years as Chairman plus acting as secretary too. The Chairman said that Derek had carried out an immense amount of work and care on behalf of the estate which was to everyone's benefit. Rob Burge said that his neighbour, Derek, regularly checked all parts of the Estate to ensure that any problems were noted and dealt with and wished him well

for the future. Derek Bryan thanked the Chairman and the meeting, commenting that it had been a privilege to be able to give something back to the Estate in return for the pleasure of living in this delightful environment. Having lived here for thirty eight years it is only when one has time to explore all parts of the Estate one realises the extent and uniqueness of the place where we live. There is no reference manual on how to manage and run the Estate and the volunteer committee members learn as they do the job. He thanked everyone for their kind remarks and support over the past years.

- 5.3 Paul Cassell advised that the Committee had decided to elect Derek Bryan as Chairman Emeritus in recognition of his service to the Estate which will enable him to remain a member of the Development Sub Committee and attend committee meetings if required. It will also enable the Committee to continue to benefit from his experience and knowledge of the Estate.

## **52.6 Any other business**

- 6.1 Traffic Survey. Derek Bryan advised the meeting that a traffic survey was carried out in June 2007 as requested at last year's AGM. Bruce Allen, our County Councillor, was able to give us a contact in the County Council for arranging this installation and report. Details can be found in the AGM Report. There were no major surprises with peak traffic volumes each morning and evening when residents are going to work or taking children to school. There is also a smaller peak on Sunday afternoons. The average speed measured was 15mph. The replacement ramp at the site of the subsidence and close to the counter was not to be high enough and we believe this allowed higher speeds in this area. It has now been raised and should reduce traffic speed. One vehicle was monitored travelling in excess of 40mph. Should anyone wish to see details of speeds and flows of traffic there are charts available for inspection. Further measurements will be taken in April 2008 to establish if there is any significant change. As a result of the information from the Traffic Survey the Committee had decided that the cost of installing a traffic control barrier cannot be justified at present.
- 6.2 Derek Bryan commented that a number of residents coming down upper Chiltern Hill are driving on the wrong side of the island at the junction with Ellis Avenue despite a very clear and obvious keep left sign. Several cars per day are now doing this regularly, all driven by residents. This is a most dangerous practice and likely to cause an accident. Paul Cassell has also received a telephone call from a resident concerned about the same problem.
- 6.3 George Eykyn advised that there is still a problem with motor scooters at the top of Chiltern Hill, particularly after dark. The scooters do not appear to have lights. Is there an insurance liability against the estate should an accident occur?
- 6.4 A question was raised if stones be placed along verges to protect the grass? Our previous insurers advised us a few years ago that the Estate should not accept liability for accidents caused by any such obstacles. They therefore advised the Estate should not give consent for them to be used and anyone doing so would have to accept liability themselves. Keith Quilter advised that he had consulted his home insurer and has received their acceptance of liability for stones on his verge, so each individual should check likewise to safeguard themselves. There is concern that rocks or stones could be moved on to the road and therefore be dangerous.
- 6.5 Paul Cassell advised that there is a problem, especially on Chiltern Hill, of visitors or residents parking on the Estate roads when they should be using driveways wherever possible. Residents are requested to park on their own driveways and ask visitors to do so too and not park on the road or on the verges.

- 6.6 Rob Burge has received a comment from Carol Smith who expressed concern that traffic in Sandy Rise going to and from the Tithe Barn is travelling far too fast especially when children are around, She asked if the ramps sufficiently high? RJB will investigate this.
- 6.7 Janet Cassell asked if the turning hammer head at the bottom of Sandy Rise is the property of the Estate as the shrubs surrounding it are unkempt and overgrown. The Chairman replied that this area is outside the boundaries of the Estate.

There being no further business the meeting closed at 21.10.