

# **Minutes of the 60<sup>th</sup> Annual General Meeting**

**Held at the Parish Church Hall, Chalfont St Peter at 19.30 on**

**Friday 27<sup>th</sup> February 2015**

**Present:** 64 residents (representing 50 households)

**Committee Members Present:** J Pegler (Chairman), S Allright, G Eykyn, P Gourd, A Marchetti,, K Quilter, and Mark Simmons.

**Committee Members Apologies:** Jasper Garnham and Jon McGowan

**Residents Apologies:** Carol & Robin Scott, Carol & Peter Carter, Dee & Barry Guy, Richard & Judith Dunn, Helen & Vic Wiser, Jim Ballantyne, Alistair & Linda Graham, Keith & Fiona Tozzi, John O'Neill, Terry & Vivien Ansell, Meriel Garnham, Kris & Kim Krokosz, Mike & Juia Pallant, Kim Weblin, Mike & Marsha Reynolds, Jon & Lis McGowan, John & Susie Williams, Granville & Maureen Camsey, Dorina Lafone, Pamela Bryan, Vera Humphreys, Dr & Mrs Grieve, Gretta & Jonathan Cole, Anita March, Masooma Gourd

## **1. Welcome**

JP welcomed everyone to the 60<sup>th</sup> AGM, outlined the order of the evening and declared it quorate.

## **2. Apologies for Absence**

Apologies were read as noted above. JP apologised if he had missed anyone from the extensive list.

## **3. Minutes**

The Minutes of the 59<sup>th</sup> Annual General Meeting were accepted and signed. Proposed by Robin Mellor, Seconded by Bob Warrington – All agreed.

## **4. Financial Report and Accounts for 2014**

Summary Accounts were circulated to each household prior to the meeting.

KQ reported that the income figures in the report were slightly distorted compared with previous years because we now allow subscription payments to be made by instalments and not all instalments fell due before the end of the year.

There is a larger than normal cash balance at the moment as the planned resurfacing works have not started because of the impending National Grid work to replace pipes.

Q- Roger Cairns – If no road works have taken place then what has the £74k in the accounts been spent on?

A- JP – The first stage of spot repairs to the whole estate have been completed, including resurfacing of the major junction of Chiltern Hill/Sandy Rise/Lincoln Road. These works were agreed at the 2014AGM. Ellis Avenue should have been resurfaced last autumn but we are still waiting for the National Grid to start work.

Q- Roger Cairns – Was £74k value for money?

A- JP – The work was as quoted, as budgeted and reflected in the cash projections presented at last years' AGM. Full resurfacing work is more cost effective but the spot repairs were necessary and were agreed last year.

Q- Bob Warrington – Will the National Grid leave the road in a worse state than currently? Also he has been told that any work done on private ground is up to the resident concerned to put right. Is this correct?

A- JP – Does not know about the private drive costs. Lincoln Road spur has already been completed by the National Grid and the work did not leave much disturbance.

Motion to accept the 2014 accounts proposed by Roger Cairns, Seconded by Derek Bryan – All Agreed.

## **5. Chairman's Report** This was circulated prior to the meeting

There are two major items, composition of the Committee and the help they need and Access to the Estate.

1. JP thanked his fellow Committee members for all their hard work. JP also thanked Kris Krokosz who left the committee this year, Steve Allright (who will not be standing for re-election) for his work over many years and Tracy Boden who was standing down as secretary but had kindly agreed to

take these minutes. The Estate is a very busy place and the workload for the Committee is growing. The Committee works on a voluntary basis and we are losing committee members. More volunteers are needed to join the Committee or we may need to start thinking about paying for a managing agent or an administrator. If anyone is interested please speak to JP or GE or email one of them.

2. JP thanked Mike Greaves and the group looking at access to the estate. The matter would be covered later in the meeting.

In general, the estate remains a tranquil place, but there seems to have been an increase in the incidence of inconsiderate behaviour, mostly attributable to tradesmen or visitors. The Committee requests that residents remind tradesmen and visitors of parking rules (not on verges), speed limits, routes for heavy or large vehicles, working hours and similar matters.

The Parish Council has prepared a Draft Neighbourhood Plan which is the subject of a referendum on 5<sup>th</sup> March. The Plan designates Winkers Nightclub as a community resource, meaning it could not then be used for any other purpose. It appeared to have done so despite the owner's statement that the club is not viable and that the site would be improved by a small development of 4 – 5 houses for which planning permission had recently been refused, and contrary to the findings of the Independent examiner of the Draft Neighbourhood Plan.

The Committee wrote to the Parish Council and Chiltern District Council objecting to the designation of Winkers, but its views were not accepted. JP stated that it was for residents to decide whether they agreed with the Committee's view and, if so, whether that was a matter of such significance that they should vote against the Draft Plan, and he encouraged people to vote at the Referendum on 5<sup>th</sup> March whatever their view

6. **Committee Reports for 2014** – All reports were circulated prior to the meeting.

#### **Communications – George Eykyn**

Email notifications have a good take-up with 175 households, 85% of residents, receiving them.

The Website had been hacked but has now been repaired. The site has had fewer visitors but there has been less news.

Could people notify GE via email when new residents move in next to them so that they can be sent a welcome pack.

If anyone has any ideas for the site please contact GE.

### **Development – Peter Gourd**

5 Planning Applications have been approved and 1 that did not need approval.

Balcomie has been demolished and the constructor is being co-operative. One house is nearing completion and the other is well under way. The Winkers site application for 4 houses has been turned down but is going to Appeal.

The field next to Winkers, which has been proposed as a possible Gypsy site, is still waiting for a decision by the Council. It is a Green Belt site. PG reminded residents that all proposed development on the Estate must be approved by the Committee. It is best if the Committee see it before it goes to the Council.

New development guidelines will be issued soon.

Q- Bruce Allen – Are you in personal contact with the District Council regarding community use?

A- JP – The Parish Council is who needs to be approached for the community proposal and Chiltern District Council is who needs to be approached for Planning Applications.

### **Roads, Signs and Snow – Mark Simmons**

The road sweep was only partially successful in December – there is another due next month.

We have had very minimal snow this year so the grit bins should still be full.

The resurfacing project has been delayed due to the National Grid works. Lewis Lane and Ellis Avenue should be done during the spring but only after the refurbishment of the pipes has been completed.. MS has a plan of a plan of the gas mains that run through the Estate and will be available after the meeting for anyone who would like to look at it.

Q- Roger Cairns – Sweeping of the roads is important as the acid from the leaves as they decay damages the road surface.

A- JP – Timing of the sweep is difficult. Leaves seem to be dropping over a longer time frame. This year, we delayed to cater for that, but then the sweepers had problems because the leaves became very wet and limited the weight that the vehicles could carry.

Q- Trevor Stone – Is there a proposal for the resurfacing works of the smaller roads?

A- MS – These roads are done when the larger roads around them are done. Please contact MS if dangerous holes start appearing so that patching work can be carried out.

Q- Bob Warrington – Why did the CDC sweep Sandy Rise?

A- JP – CDC are responsible for the turning T at the end of Sandy Rise and also the paths that run off from it. All residents that are on the path route are reminded that overhanging foliage should be kept pruned to at least 2.3mtrs from the ground.

MS stated that all road humps conform to legal specifications even though some seem to have steeper profiles. If the humps are too shallow, they do not do their job of limiting traffic speeds. All humps will be checked again, however.

### **Trees, Islands, Verges & Gates – Jonathan Pegler in Jasper Garnhams absence**

In December part of the Upway Estate entrance fence was damaged but this was repaired quickly. The speed limit sign is missing and will be replaced.

Repairs to any verges that have been damaged by contractors are the responsibility of the resident employing the contractor concerned.

JG regularly walks the Estate with Paul Morris, our contractor.

Q- Roger Cairns – As this year has been quite quiet we seem to have spent twice as much as last year. Could the report be fuller?

A- JP – KQ brings all the detailed figures to the AGM each year, if anyone would like to see the figures they are available after the meeting.

## **Neighbourhood Watch and Security – George Eykyn**

There were 22 reported crimes in 2014. So far we have had 7 crimes reported to the police and a further 5 reported to the committee verbally. This is down on last year and lets hope it continues.

As was approved at the 2014 AGM, 2 cameras are now being trialled at the corner of Upway and Chiltern Hill. All data is on a loop and will not be stored for longer than might be necessary to pass the data to the Police in the event of a crime. We shall not ourselves be reviewing data, and will comply with the applicable guidelines form the Information Commissioner

All reports were approved – Proposed by Brian Davies, Seconded by Roger Cairns, all agreed.

## **7. Key Decisions**

1. That the Annual Subscriptions remain at £300.
2. That the basis for computation of Development Fees, and level of fees, remain unchanged.

Proposed Jon Holmes, Seconded Adrian Foy, Both motions were carried, with one vote against in the case of subscriptions and none against in the case of development fee.

## **8. Committee**

Steve Alright will not be standing for re-election this year.

Peter Gourd had been co-opted on to the committee during the year and will stand this year.

All members were re-elected. Proposed by Michael March, Seconded Bruce Allen. All agreed.

## **9. Any Other Business**

In the 1920's the Bugatti Owners Club held an annual hill climb event from Lower Road up to the top of Woodside Hill, obviously before the A413 was built. The Owners Club has been in touch with Derek Bryan and as it is approaching their 80<sup>th</sup> anniversary of the event they would like to commemorate it.

Derek has been in touch with the Chalfont Historical Society and they have pieced together quite a few records and pictures. They are proposing that through the Owners Club they try to assemble as many original cars as possible for a parade from Woodside Hill up to Gold Hill Common on Feast Day at the end of June. If anyone would like to volunteer to help as marshalls please contact DB on the website or through [hillclimb@chrc.org.uk](mailto:hillclimb@chrc.org.uk)

JM will also put up an article on the website when available.

### **Mike Greaves – Access Group**

After the 2014 AGM a group of people for and against gates on the estate was assembled. Mike gave a presentation on what they have been doing i.e. consulting with councils, police and other estates, evaluating effectiveness and robustness of various barriers and cameras and obtaining quotes, and conducting a survey of residents

The results are as follows:

Transport for Bucks has no objection to the installation of gates, including a gate at the Upway entrance. Prior to this we had been told that Upway would not be given approval for a gate; one resident says he has spoken to Transport for Bucks and been told that they would object to a barrier at Upway.

The police say that barriers are a very effective way to deal with crime. A local Estate Agent does not think that gates will have an immediate effect on house prices but prices on gated estates tend to be higher than elsewhere.

Woodside Hill Estate and an estate in Penn both gave the same feedback: that residents who had initially been against the installation of barriers were now wholly convinced of their efficacy. On one estate, traffic had reduced for 600 vehicles per day to 60

Our Estate Traffic Survey showed that there has been no overall increase in traffic in the last 4 years, but there is no reliable data on through traffic.

After a questionnaire was sent to each household the votes showed 74 in favour of the system mooted, 47 against and 76 did not reply. Appearance, noise, more traffic on Upway, CCTV preferred and cost were the main objections.

The questionnaire also showed that residents on the main roads were more likely to be in favour of barriers than people who lived in the side roads.

In the next few years 200 new homes are proposed on the Holy Cross site which could give an additional 400 cars in the village. Also 200 new homes are being built on the NSE site and Newlands Park is to be developed as well.

The system mooted in the survey was for 2 barriers, one on Chiltern Hill and one at the bottom of Woodside Hill. Upway was not thought feasible in 2014 but could be incorporated in view of recent talks with Transport for Bucks.

Costs – Taking into account electricity, meter housings, installation, concrete footings, extra signage plus £5k per gate and a contingency, the system that had been proposed would cost approximately £27k. The proposal put to the AGM was that a small group consisting of elements of the access group, together with CHRC security members should be formed to finalise a voting paper. This ballot paper shall be circulated and voted upon by every household and the Roads Committee mandated to act upon the results subject only to restraints outside their control.

An extensive discussion took place. Matters discussed included matters related to process:

- How any barriers would be funded (that had not been determined yet and depended on what was selected; cost, state of the Estate's finances, and what mandate the Committee was given);
- What percentage of votes cast in a referendum would be necessary to proceed;
- Whether an independent body should be involved in the drawing up of the voting paper;

There was also some discussion about the nature of any system, although this was not the subject of the motion being put to the AGM. Mike Greaves added that approximate costings for all options would be on the voting paper and Ian Dallow added that in the current draft are 8 options to vote on and there may be more after this meeting.



After further discussion about process, JP asked residents for their preference among the following three options:

- That a mixed group of residents prepare a voting paper and have it quality assured by an independent body.
- That the voting paper be prepared by a mixture of the people drawn from the “access” group and those on the committee dealing with security and communications issues.
- That an independent external body prepare the voting paper.

The voting was Option 1, 17 votes, Option 2, 24 votes and Option 3, 2 votes. A mixture of people drawn from the “access “group and committee members will therefore prepare the voting paper

It was proposed that the original motion put to the AGM be adopted but with the reference to mandate removed; the motion therefore end at the word “household”. It was further proposed that if necessary an Extraordinary Meeting would be called to report on the results.

Proposed by Brian Davies and Seconded by Shawn McCormack and agreed by all except for 2 votes.

The meeting closed at 10pm.