

# Chalfont Heights Roads Committee

## Minutes of the Fifty sixth Annual General Meeting

Held at the Parish Church Hall, Chalfont St Peter  
at 20.15 on  
Tuesday 1<sup>st</sup> March 2011

### Present:

Eighty-three residents (representing 64 properties) were present including ten members of the Committee as follows:

P G Cassell (Chairman), S. Allright, R J Burge, G Eykyn, J Garnham, K. Krokosz, Mrs P E McNair, N. Marchant, R. Mellor, K. Quilter.

Apologies for absence were received from:

Dorinda Lafone, Brenda Wickham, Mr and Mrs Bruce Allen, Mike Greaves, Bjorn Hall, Ted and Kay Steadman-Trehear, John O'Neill, Linda and Trevor Dent, Barry Leather, Pamela Bryan, Mr and Mrs Denis Palmer

Janice Buchanan (Retiring Secretary) and Holly Allright (Incoming Secretary) in attendance

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The Chairman welcomed everyone to the AGM and apologies were read out. The Chairman introduced committee members who would be submitting their reports. Residents were asked to ensure that they signed the attendance list which would be circulated during the meeting. Steve Allright as Deputy Chairman and Holly Allright as Incoming Secretary were introduced to the meeting.

### 56.1 Minutes

1.1 The Minutes of the fifty-fifth Annual General Meeting, held on 24<sup>h</sup> February 2010 were submitted for acceptance - proposed by Sheila Downs, seconded by John Warder and the proposal was carried. The Chairman advised that later in the meeting the following items would be discussed: Sandy Rise, Office Development, Gated Entrances.

### 56.2 Financial Report & Accounts – Keith Quilter (Treasurer)

2.1 The Treasurer referred to the accounts attached to the report and invited questions on any points which needed clarification. Roger Cairns queried the difference between the items for legal fees in 2009 and 2010. The Chairman explained that there had been two issues in 2009 which were responsible for the significantly higher cost in that year. One was litigation by a resident for damage alleged to have been caused by speed humps and the other the cost of incorporation into a limited company which means that the Trustees are now Directors and have legal protection. Also the cost of changing Directors is nil as opposed to the cost of changing Trustees being several hundreds of pounds. The Treasurer also advised that legal costs were incurred in establishing the ownership of a piece of verge. Mr Ballantyne queried the subscription figures and the Chairman and Treasurer advised the meeting of certain anomalies which exist e.g. Haig Homes, Youth Club and some residents who receive concessions because of age or other considerations which will eventually phase out. The interest item of £238 and £397 for corporation tax was also raised and the Treasurer informed the meeting that interest

- was for the current year but corporation tax was payable on the previous year when our interest income was significantly higher.
- 2.2. Acceptance of the Financial Report and Accounts was proposed by Bryan Davies, seconded by Barry Hume and the proposal carried.
- 2.3 The proposal to leave the Annual Subscription for 2011 unchanged was brought to the meeting. Michael March queried the account number to be used for Standing Orders. Treasurer advised that the new account number would be circulated. The switch from the previous bank account to the new business account has been difficult but should go smoothly from now on. Residents are encouraged to pay by standing order to save the charges incurred when paying by cheque.  
Acceptance of proposal Dr Warder, seconder Nigel McAllister.
- 2.4. The Chairman advised that in some cases residents have withheld payment of subscriptions because of outstanding issues e.g. drives, drains. The Chairman proposed that the committee should not undertake any capital works if subscriptions are withheld. Derek Bryan voiced strong support of the proposal and indicated that the committee should not be bullied. Withholding subscriptions could be a last resort but this has not been the case currently. Dr Warder indicated details should be brought before the meeting. Proposal was seconded by Ann McAllister.

### **56.3 Committee Reports**

#### **3.1 Roads and Signs – Rob Burge**

- 3.1.1. Rob Burge commented on para 4.2. of report. Blockage has been investigated but is outside our boundaries – situation will be monitored. Sandy Rise and Lewis Lane – road surfaces will be surveyed in March 2011. Damage to verges is caused mainly by parking of lorries, vans. At the corner of Lincoln and Woodside the verge has been damaged by a large unknown vehicle. Resident advised that Sandy Rise is used by a large number of cars and lorries and the surface is being eroded. Use of the turning circle which does not belong to the estate is something of a grey area. Other residents complained of a drain constantly running which will be investigated and also damage to verge on north side of Lincoln Road. Robin Mellor commented that there are conditions pertaining to building works on the estate and contractors are required to reinstate verges to their original condition.
- 3.1.2 The issue of speed humps was again discussed and one resident felt that there should be additional warning markings to drivers for their existence. Rob Burge commented that chevrons had been considered previously but the majority of residents felt that such intrusive marking were not conducive to a private estate. He confirmed that our present warnings and markings do comply with existing government regulations for private estates. There are 15mph signs at each gate and also bollards marking positions of the humps and these were deemed to be sufficient. If the speed limit is adhered to there is no problem and excessive speed as well as being dangerous does cause damage to the road surfaces and particularly to the humps themselves. Mention was made of rubber speed humps. Derek Bryan commented that these had been considered previously but were unpopular and needed constant maintenance.
- 3.1.3 Michael March referenced the surface of the Upway Spur which is showing damage by tree roots. Jasper Garnham to comment later in the meeting.
- 3.1.4 Mrs McAllister advised that when large consignments of building materials are due, it is possible to contact the company concerned and ask for a small vehicle to be used. Another resident confirmed this was possible and that one company he had dealt with had suggested using a fork lift truck if use of a large vehicle should prove difficult.

### **3.2 Snow Clearance - Steve Allright**

- 3.2.1 Thanks were expressed to all 20 volunteers who helped with snow clearance. The names were read out to the meeting and applause followed. SA indicated that he still had four snow shovels for further volunteers. Thanks were expressed to Kris Krokosz who liaised with the Haywarden re siting of the new grit bins. It is hoped that the bright colour of the bins will weather in time. Some smaller bins will be added in some further locations. Sandy Rise indicated the age range of their helpers was much higher than other volunteers. SA requested that e-mail details of younger helpers could be sent to him.
- 3.2.2 Quenten Pollard actually took out his own digger for several hours and was given a bottle of champagne in appreciation which met with applause from the meeting.
- 3.2.3 Royal Wedding. It has been suggested that a street party be held on this occasion. Volunteers required to form sub-committee to organise food/drink/marquee etc. and invited to see SA after the meeting. The top end of Lewis Lane has been suggested as a possible venue.
- 3.2.4 Sponsorship – A firm of insurance brokers indicated they would pay to display their name on bins if we were happy. Another company indicated that they would be prepared to care for the islands if small signs could indicate their sponsorship. The meeting was generally in favour of sponsorship if it was handled sensitively.

### **3.3 Trees, Verges and Islands - Jasper Garnham**

- 3.3.1 JG humorously commented on the lack of daffodils signifying St David's Day and informed the meeting that 2010 had been a fairly easy year with very little damage sustained.
- 3.3.2 Paul Morris, Fineland Forestry, will provide logs for verges if required at no charge. Residents should contact JG.
- 3.3.3 Roots in Upway. The ash trees are causing damage to the road surface and it is expected that further damage to roads, verges and drains will be sustained as the trees get larger. The roots can be cut to a certain extent. Eventually some trees will come down in storms. The meeting was invited to submit ideas or questions.
- 3.3.4 A tree survey was carried out in November 2010 by Paul Morris. He reassured us that no tree was in a potentially dangerous condition. It is essential to have an annual check of the trees to comply with our insurance. JG indicated that as usual further pruning would be necessary during 2011.

### **3.4 Development – Robin Mellor, Tricia McNair and Kris Krokosz**

- 3.4.1 District Councillor John Warder addressed the meeting referring to incoming legislation regarding planning. He stated that the local authority, Chiltern District Council, will remain in control and that local neighbourhoods should not be misled by the terminology. Optimism regarding the proposed changes should be avoided. Dr Warder indicated he would be willing to speak with the committee to explain the changes. The Development Sub-Committee would need to continue to consider plans carefully. George Eykyn, committee member, stated that the proposals are

subject to parliamentary approval. He suggested we should wait and see what is ratified in November 2011.

- 3.4.2 Quenten Pollard suggested an independent planning consultant should be called in to advise residents. RM commented that CHRC do not usually have problems with the council. The committee will meet later in the month and would discuss this suggestion. CHRC does object when a development is deemed unsuitable.
- 3.4.3 RM commented that some plans have been approved, but that building work has not yet commenced and therefore development fees have not been received.

**56.3.5 Acceptance of the committee reports** was proposed by Mr Ballantyne and seconded by Mr Michael March.

#### **56.4 Committee**

- 4.1 The Chairman advised the meeting that all committee members were ready to stand for re-election. This proposal was seconded and passed unanimously.

#### **56.5 Any Other Business-**

- 5.1 The Chairman stated that no items for discussion had been received in advance of the meeting.
- 5.2 **Traffic.** Prior to the opening of the office development in Chiltern Hill at the request of the residents at the last AGM a traffic survey was carried out to provide a base line. The results of that survey indicated that there had been no significant increase in traffic over the previous two years. Again concern was expressed about the plans to build three further office blocks on the site. The Chairman informed the meeting that he had written to CDC to protest against the proposal. At the moment the Committee is not aware of there being a significant increase in traffic as a result of the first block being built but will keep a watchful eye and will repeat the traffic survey if residents do have concerns that there is a significant increase in traffic.
- 5.3 **Parking.** Dr Warder commented that the existing office block employs 265 people. The football club is hired for parking at Mill Meadow. With three more buildings, parking will increase considerably but this will depend on the density of office use. The only parking left is the Church Lane Car Park. Existing arrangements also include a bus service to GX station and provision of a shower and changing room for cyclists. The Chairman indicated that the committee will re-act as and when it is necessary to do so.
- 5.4 **Sandy Rise.** The committee has worked very hard on this situation. Residents in Sandy Rise should avail themselves of the telephone numbers of the Youth Club and Montessori School in case of difficulties and were also advised to take note of car registration details. The turning circle again came under discussion and its ownership by the Council was confirmed. Originally apparently there were yellow lines but these are not apparent and in the current financial state it is unlikely that the Council would be prepared to replace the yellow lines even if a Traffic Regulation Order was obtained. The Chairman advised that the Youth Club does pay three subscriptions to the estate and he reiterated his advice to residents to contact the Youth Club and/or the Montessori School if and when problems occur. The committee felt that there was no more that they could do on behalf of the residents since immediate action needs to be taken if vehicles obstruct the turning circle or residents' drives.

- 5.5 **Gates.** Two residents had indicated by e-mail within the previous twenty-four hours, not to the Chairman but to a committee member, of their desire to see gates on the estate. This matter has been discussed at considerable length at previous recent AGMs and since the formal seven days notice has not been received the Chairman did not allow further discussion on this matter to take place.
- 5.6 **Neighbourhood Watch.** Mr Ballantyne enquired regarding the response to forming a Neighbourhood Watch Scheme. George Eykyn said the response had not been strong enough at present. It could be looked at again. Some time ago a scheme did exist on the estate but it failed owing to the difficulty encountered in getting sufficient volunteers for each road. George Eykyn also requested residents to contact him regarding any change of details for the database.
- 5.7 Mr Ballantyne thanked the committee for their hard work on behalf of the residents and applause ensued.
- 5.8 Jasper Garnham advised that the question of Dog Litter Bins would be raised in committee.

There being no further business the Chairman thanked everyone for attending and the meeting closed at 21.32.