

Minutes of the 61st Annual General Meeting
Held at the Parish Church Hall, Chalfont St Peter at 19.30 on
Friday 4th March 2016

Present: 48 people representing 37 households

Committee Members Present: J Pegler (Chairman), J Garnham, J McGowan, P Gourd, A Marchetti, K Quilter and Mark Simmons.

Committee Members Apologies: G Eykyn

Residents Apologies: 24 people representing 15 Households

1. Welcome

JP welcomed everyone to the 61st AGM, outlined the order of the evening and declared it quorate.

2. Apologies for Absence

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

3. Minutes

The Minutes of the 60th Annual General Meeting were accepted and signed. Proposed by David White, Seconded by Bruce Allen – All agreed.

4. Financial Report and Accounts for 2015

Summary Accounts had been circulated to each household prior to the meeting.

KQ reported that the majority of households had paid the annual subscription, most paying by standing order, others balance of direct payment or monthly direct debit.

In current year we have invested £27k in resurfacing of Ellis Ave and other patching.

JP added that the current reserves were inadequate given the age and condition of the Estate roads and the anticipated cost of eventual resurfacing. If the annual subscription remains unchanged at £300, the road resurfacing programme continues as planned, inflation in the costs of road resurfacing does not rise above 1%, and there are no major unforeseen events, then the earliest that reserves will rise to a level commensurate with the age and condition of the roads will be approximately 2020 or 2021.

Q- Can residents pay by DD

A- JP, Yes

Q- Jim Ballantine Sandy Rise: Cost of legal fees look high?

A- JP, The fees in 2015 were paid for general ad hoc items on which CHRC sought advice; the figure represents fees for 18 months

Motion to accept the 2015 accounts proposed by T Ansell, Seconded by M Greaves – Unanimous Support.

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

Chairman had circulated a note prior to the meeting along with the other Committee member's reports.

5.1 JP thanked M Greaves and members of the access group for their work on measuring the traffic flows and also the group's thorough input into the wider debate about Estate access.

5.2 JP thanked Cllr. Jonathan Rush for attending the meeting

5.3 JP thanked Derek Bryan for all of his work organising of the Hill Climb

5.4 JP thanked David White for manning the drinks and all those assisting with the set up

5.5 JP thanked his fellow Committee members for their work and support throughout the last year

JP highlighted the challenge faced by the Estate and local area, namely the changes to the protected status of both the Estate and the Green Belt.

JP has completed 3 years in role as Chairman and has always planned to run for 4; he will step down from his role at the next AGM and while he does not plan to seek re-election as Chairman, he will be happy to take on another role.

1 general request and 2 questions,

Mike Greaves made a request for some additional funding to broaden out the traffic survey using hired traffic counting machines – see formal decision under item 6 (Roads) below.

Q. Angela Brown: is there anything that can be done about decorations that are not taken down after Christmas?

A. JP Committee will encourage residents through our ongoing communications

Q. Mike Greaves: is there anything that can be done about people leaving bins on the verges?

A. JP In the next Chairman's note, the Committee will encourage residents to take in bins

6. Committee Reports for 2015 – All reports circulated prior to meeting.

Development – Peter Gourd

PG thanked his sub-committee members and Terry Ansell for their ongoing support and advice.

During 2015, there were 4 new Planning Applications with 3 approved by CHRC and then CDC. All applications must be passed by CHRC in advance of submitting to CDC, guidance is available on the website under the Development section. PG also made a plea to residents who are undertaking development works to ask contractors to be considerate when parking vehicles and to ensure these are not parked on the Estate's verges.

PG stated that the Chiltern and South Bucks plan is available online with the deadline for consultation being the 14th March. CHRC will be responding on behalf of Chalfont Heights, however, residents should also feel free to respond with facts and evidence. JP reiterated that this was residents' chance to say something and contribute to the consultation.

Terry Ansell stated that in his opinion he felt that this was a genuine consultation where the council are floating a number of ideas and the consultation gave residents the opportunity to express their views.

Q. J Ballantyne: Can we get an update on the development status of the Tithe Barn?

A. T Ansell: The Tithe Barn is one of various sites being considered in the HELA document covering a 7-10 year timescale; the HELA suggests 8-12

dwelling could be built there, however, this all hinges on relocating the Youth Centre and on our permitting access, and those aspects had not been addressed in the HELA.

Q. Angela Holmes: Why has the Tithe Barn been included in the plan?

A. Cllr Rush: This is part of plan described by Terry. Cllr Rush knows the Estate as he lived in Sandy Rise and is also a Trustee of Mill Meadow Trust and has a direct interest in the outcomes for these sites. JP added that CHRC held covenants over the Butler fields and this does give CHRC some leverage.

Q. Bruce Allen: Can the public footpath on Estate be turned into roads?

A. JP: We will need to check but we do not believe so and CHRC would strongly resist.

Michael March, Pembroke Lodge then added that theirs was the only house on the Estate to actually be situated within the Green Belt and feels strongly about any changes to this status. MM has read the HELA and attended a consultation on behalf of the Committee; there is live application for 5 dwellings on Winkers Farm, and interest from Cala Homes / Banner Homes for significantly greater numbers of homes in the fields.

Cllr Rush added he was not aware of the plans for Butler's Fields.

T Ansell added that hidden in the HELA that the Butler's Fields cover 11ha and CDC searching for minimum density of 30 residencies per HA.

Q. B Davies: Is there a CHRC view to reply suggesting a smaller plan?

A. JP: All proposals should be looked at according to their merits or otherwise. We do not envisage putting forward plans ourselves. In any event, there are a number of constraining factors such as education, roads, medical support all of which will put services to existing residents under strain, even before additional housing is considered.

Cllr Rush agreed and added that there are various sites being considered in the area and each plan needs to be approached on its own merits.

Q. Do we have any power with the covenants?

A. JP: The covenants were put in place by the Stroud family when the fields were sold in 1954; they were challenged in 1975 and held up at that time. The law relating to enforceability of covenants evolves over time and

enforceability also depends of specific circumstances. CHRC will be taking advice on this area.

Q. Who do the covenants favour?

A. JP: CHRC, rather than individual residents, are effectively the beneficiaries of the covenants.

Communications – Jon McGowan for George Eykyn

- More than 85% of residents receive email alerts
- Web views up 44% over the year, with Hill Climb driving traffic
- Request for any details of new residents moving into the area please ask them to make contact through the website

CLlr Rush asked for emails, JP said that the Contact@chrc.org.uk is the best address to make contact with the Committee

Neighbourhood Watch & Security – Jon McGowan for George Eykyn

- More than 200 subscribers to the alerts
- 2015/16 reduction in crime from previous year, down to 5 incidents
- 2014/15 for comparison 12 crimes, 13/14 22 crimes
- CCTV footage has assisted Police with investigations and arrests
- Legal issues have arisen about the gates and barriers; we would seek a mandate from the AGM to pursue a more sophisticated camera system, this was given at the meeting
- We are in touch with a professional contractor and will report back once we have feedback from them

Q. B Davies: can the CCTV retention period be extended to more than 7 days

A. JP agreed to investigate; JMG confirmed that it can be extended to 14 days

Roads, Signs and Snow – Mark Simmons

- CHRC have changed contractors for road sweeps.
- 2 sweeps have been completed by new company.
- Grit bins are all full of salt; contact Committee for lock combination.
- It has been difficult to coordinate utility work – especially gas main replacement - and we are now proceeding with road resurfacing that cannot be delayed further.
- Roads programme started with Ellis Ave. Full plan from 2016 to 2018 in the report, 2020 new phase of rolling programme starts again.

Question about the size of the speed humps

A. Have had comments in the past and CHRC have had the heights checked and all comply with standards.

Derek Bryan made a comment that the size of some of some of the bumps on Ellis Ave appear to have been reduced. JP, we will take this up with the contractors.

J Ballantyne made comment that volunteers on Sandy Rise getting a bit “long in the tooth”, could we appeal for new volunteers in the next communication.

Mike Greaves summarised the traffic survey, 40-50 volunteered over 12 hours to cover the 3 exits, 1400-1500 journeys made, analysis complicated by incident occurring on the A413 on the same day, however, 90% of traffic was residents, trade and deliveries. Same week in 2016 would like to put cables across the same 3 exits to get a better reading. Cost of 1 week rental £1,080.

Proposed, Derek Bryan

Seconded, Angela Browning

Unanimous agreement

Trees, Islands, Verges & Gates – Jasper Garnham

Not much to add to report, however, after 9 years in role JG believes it is now time to step down and JG will be looking for a replacement.

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

A. JG: Bollards are being painted 4 times a year.

Q. Carol Scott: Can Committee look into putting a mirror on corner of Chiltern and Sandy Rise?

A. JP: We will investigate and also look at trimming back the hedges here.

JP asked meeting to adopt Committee member’s reports

Proposed J. Ballantyne

Seconded B. Allen

Support Unanimous

7. Key Decisions

1. That the Annual Subscriptions remain at £300.

Proposed D. Bryan

Seconded M. March

Support Unanimous

2. That the basis for computation of Development Fees, and level of fees, remain unchanged.

Proposed T. Ansell

Seconded B. Davies

Support Unanimous

8. Committee

All members are seeking re-election for 2016/17

Proposed J. Ballantyne

Seconded M. Greaves

Support Unanimous

9. Any Other Business

Brian Davies thanked the committee for its hard work on behalf of the Estate.

The meeting closed at 9.30pm.

Formalities for CHRC Company Ltd.