

REPORT ON THE 16th ANNUAL GENERAL MEETING

HELD AT THE CRICKET CLUB, CHALFONT PARK at 8.15 p.m. on 6th JULY 1970

PRESENT: 26 Residents and all Committee Members.

CHAIRMAN'S REPORT

Introduction

The Chairman introduced his report by welcoming Residents to the Meeting and thanked the Cricket Club for allowing the A.G.M. to be held there. Since the last A.G.M. Mr. M.C. Ashworth had resigned both from Chairmanship and Member of the Roads Committee and he (Mr. R.W.J. Gouldbourn) had been elected Chairman by the Roads Committee. Mr. Ashworth has now left the Heights and has offered his resignation as a Trustee. Mr. Gouldbourn said that the Residents owed much thanks to Mr. Ashworth for the tremendous amount he had done, firstly as Treasurer and latterly as Chairman.

Mr. Luya has joined the Committee as member for Lewis Lane.

Committee's Work

i) Roads The level section of Sandy Rise and Winkers Lane spur was surfaced recently. This work should have been completed last autumn but after placing the hoggin excessive rain prevented the surfacing from being completed, and so completion was deferred until early this summer.

This year's road programme will consist of Ellis Avenue, Lincoln Road and Upway, plus of course the making good of potholes.

Trees and Verges

Last year's tree programme cost £297 which was considerably more than that collected from Residents. This year however the cost will be £117 so over the years the costs balance out. This year the principal work will be in Lewis Lane but a certain amount of cleaning up will be done in Lincoln Road, Chiltern Hill and Sandy Rise.

Thanks were extended to the majority of residents who maintain their verges. Their co-operation was requested in the future, particularly in clearing drains leaves, etc.

Residents were particularly asked to copiously water the young trees recently planted outside their properties, particularly in periods of drought - this is very important in the early stages of growth.

Gates

At the 1969 A.G.M. gates were requested at the bottom of Woodside Hill and Chiltern Hill, but a detailed study brought to light problems in siting in order that no interference with vision from nearby drives would result. The matter will be reviewed again later.

Notice Boards

The notice boards have been maintained. There have been several instances of 15 m.p.h. signs being turned and in a couple of cases, stolen. The signs have now been concreted in.



## Sand

Sand on the hill sections will be again provided this year. Residents are requested to stop their children spreading and playing with the sand.

## Insurance

The public liability insurance policy is still in force. The cover given by the policy is for £100,000 total in any one year. It must be remembered by residents that since they are the ones providing the cover they cannot benefit from its protection.

## Trustees

The Trustees are the legal representatives of the Residents in respect of houses, roads and verges.

Following the A.G.M. 1969 proposal a Sub-Committee chaired by Mr. J. Luya was set up to consider the building development problems raised at that meeting and to put recommendations to the Trustees and Roads Committee. The findings of this Sub-Committee have now been submitted for consideration and will be circulated to Residents in due course together with the proposals of the Roads Committee. Many hours of discussion have been spent by both the Trustees and the Committee - it is a very complicated matter, and to devise a system that ensures that the interests of the residents are met, that it is not unnecessarily restrictive on "developers" and yet can be readily administered - is not easy.

In the meantime the following should serve as guide lines:

- a) Boundary to boundary development will not be permitted.
- b) The nominal minimum width of plots would be 60 ft., but this obviously must be related to the shape of the particular plot under review.
- c) For ~~release from~~ <sup>variation of</sup> covenant, where applicable and where it does not contravene the interests of residents, a payment of £250 or lesser sum according to circumstances must be paid by the developer to the Roads Committee Funds.
- d) Where relevant the opinion of neighbours will be sought before a development is permitted.
- e) By Deed of Covenant in the Chalfont Heights Estate, any development must be sanctioned by the Trustees in addition to permission from the local Council. In the long term, time would frequently be saved if development proposals (outline only) were presented to the Trustees for comment prior to formal submission to Amersham.
- f) Residents are advised that 'applications to build' are published in the local Library and also in the 'Bucks Examiner' under 'Do these affect you?'
- g) For the time being, until a final decision has been reached, all applications for development should be addressed to:- Mr. P. Lomas, Agent for Trustees of Chalfont Heights Estate, c/o. A.C. Frost & Co, Estate House, Gerrards Cross

To date there have been no cases of breach of covenant necessitating legal proceedings - a satisfactory settlement always has been worked out. But in the event of any breach of covenant an injunction can be sought by a neighbour or by the Trustees. Such a course of action is obviously undesirable, both because of the ill-feeling that results and the costs incurred. It is most desirable that any Resident should thoroughly study his Deeds and discuss any development proposals with the Trustees, and with neighbours where applicable.



## Pleas

Speeding. Residents are again reminded of the 15 m.p.h. limit on the Heights.

Drains. Residents are requested to clear the drains outside their houses particularly after heavy rains.

Parking on Verges. Should not be permitted. It causes them to be unsightly and causes obstruction.

Bonfires. Please do not light autumn bonfires on the road surface. It burns the tar and results in a breakdown of the surface.

Snow clearing. Co-operation and self-help by Residents, particularly on hill sections.

## Thanks to Trustees and Committee Members

The Chairman thanked the Trustees and Committee for the work they had done during the year. Mr. Jack Hooper sent his apologies for being unable to attend the meeting.

## SUBMISSION OF ACCOUNTS

The credit balance at the end of the 1969/70 year was £1042..12..3d, but there is some very heavy expenditure in prospect resulting from Sandy Rise, Winkers Lane Spur and the 1970/71 Work Programme, amounting in total to £1600 approximately.

The majority of residents regularly pay their subscriptions to the Roads Committee Funds but there is a small number who habitually do not.

The accounts were formally approved.

## ANNUAL SUBSCRIPTION

The annual subscription has remained constant for the past 15 years but an increase is now inevitable.

The proposed new charges were:-

Full rate - 6 guineas increased to £9 + £1 for trees = £10

Half rate - 3 guineas increased to £5 + £1 for trees = £ 6

NOTE The half rate is applicable to those residents who have paid a capital sum (at present £50).

There are several reasons for this increase, the main ones being:-

a) The cost of road maintenance has increased, both because units costs have increased and the length of roads surfaced has increased.

b) Road wear has increased, partly because of increased traffic and partly because tar is now not so readily available and a greater percentage of bitumen now has to be used with a consequent reduction in durability. Further, it is likely that the rate of tar/bitumen applications will have to be increased, resulting again in increased cost.

In future, income would be approximately £1000 per annum and expenditure would be £800 + £100 and £100 for surfacing, tree surgery and pot-hole repairs respectively.

The proposal to increase subscriptions was proposed and seconded.



Suggestions were put forward that the institution of gates and the erection of 'No Thoroughfare' notices would help to reduce traffic. This would be considered by the Committee.

#### NON PAYERS

The majority of residents do pay their annual subscription for road maintenance, etc. but there are about twenty-six who habitually do not; twenty of them live in Sandy Rise. All residents benefit from the generally good roads on the Estate and the 'non-payers' throw an unfair burden on those who do pay.

The Treasurer has made repeated attempts to obtain payment but his letters are generally ignored. The Committee are now checking the Covenants of all Residents who do not pay and the majority have a LEGAL OBLIGATION to do so. In due course bills will be sent and according to the terms of covenant many will be higher than the regular subscription.

A request was made that the names of 16 'non-payers' should be published. This was not carried, but it was agreed that the names can be disclosed to any seeking this information.

#### APPOINTMENT OF COMMITTEE

Mr. R.I. Morgan wishes to resign from the Committee and Mr. J. Mayer of Pipers Barn, Chiltern Hill is prepared to take his place on the Committee. Mr. Mayer's nomination was proposed and seconded at the Meeting.

Mr. F.M. Simons thanked Mr. Morgan for all the work he had done on behalf of the Residents for the past 15 years. He has been the member principally responsible for organising and directing Contractors' work on all the initial construction and maintenance of roads.

Mr. G.J. Freshwater proposed a vote of thanks to the Committee, who were then re-elected en bloc - carried unanimously.

#### APPOINTMENT OF AUDITOR

Mr. P. Brightwell regrets that he is no longer able to audit the Committee's Accounts. He was thanked for the work he had done in the past.

Mr. H.C. Hernaman very kindly, at short notice, audited the Accounts this year and has agreed to audit the accounts in the future.

#### OTHER BUSINESS

##### Building Development

It was requested that the recommendations on building development procedure submitted to the Roads Committee by the Ad Hoc Committee set up at the last A.G.M. should be published with the Minutes of this A.G.M.

NOTE:- These recommendations will be published shortly, together with proposed guidelines for development and comments by the Trustees.

##### Payment of Subscriptions by Bankers Order

It was agreed that in future payment of subscriptions can be by Bankers Order and the appropriate form is appended to these Minutes. Now that this method has been introduced, it is requested that if it is convenient to Residents, they should adopt this method, since the work load on the Treasurer will be reduced.

## Ramps

Mr. Malindine suggested that in order to slow down traffic at the corner of Ellis Avenue and Woodside Hill, two ramps (one on each road) should be constructed. The majority of residents present at the Meeting agreed with this proposal and it will be considered by the Committee. Factors that have to be considered are:-

- a) The cost.
- b) Increased road wear with a resultant increase in road maintenance cost.
- c) Possible complaints from road users.
- d) Who pays the bills in case of damage to car silencers, etc?
- e) Residents from other roads may object because it is likely that traffic would increase on their road, due to traffic avoiding the ramps.
- f) Many residents don't like Ramps.

## Salt on Roads in winter

Mr. Freshwater queried whether an approach could be made to the local Council asking that salt/sand could be spread on the Estate roads during the winter. The Committee thought that since these roads were private, the Council would not undertake this work. Mr. Freshwater undertook to write to Amersham Council.

## Refuse Collection

Mr. McMullen complained that after the collection of refuse, the area was frequently littered with paper and debris. It was requested that a letter should be written to the Council.

## Clearing Surplus Stones from Roads

Mr. Collins asked that periodically surplus stones should be swept off the roads and gutters. The Committee agreed that this was most desirable but very expensive, however, they would consider what could be done.



## THE RESIDENTS' TRUSTEES AND THE ROADS COMMITTEE

It is thought that the following information may be useful, particularly to new residents.

### THE RESIDENTS' TRUSTEES

The Residents' Trustees hold, on behalf of the residents, the freehold of the estate roads together with the rights conferred by the covenants applying to all land on Chalfont Heights Estate. These responsibilities were taken over, from the Stroud Trustees, in 1965.

The Residents' Trustees are thus owners of all verges and other land bordering the estate roads and of all trees thereon. The Trustees are very anxious to preserve the amenities of the estate for the benefit of all residents and before any tree is cut back, lopped or removed the Trustees must be consulted.

The Residents' Trustees are also responsible for ensuring that the covenants are complied with and any proposed developments or alterations to existing buildings must be approved. Will residents please submit proposals, in the first instance, to MR. P. LOMAS, c/o. A.C. Frost & Co., Gerrards Cross, until advised otherwise.

The Residents' Trustees are:-

Mr. J.R.T. Hooper

Beechlawn, Chiltern Hill

Mr. B.W. Clarke

Greenroyd, Woodside Hill

Mr. F.M. Simons

Trelawney, Woodside Hill

### THE ROADS COMMITTEE

The Roads Committee undertake the making-up and maintenance of the estate roads on behalf of residents. The cost of this work is covered by the annual subscription. The Committee holds a public liability insurance policy in respect of the roads; the cover provided is up to £50,000 for any one occurrence and up to £100,000 in any one year. (Policy is THIRD PARTY only and does not cover Residents).

The Roads Committee consists of:-

Mr. R.W.J. Gouldbourn (Chairman) Greenhedges, Lincoln Road.

\* Mr. L.C. Bateman (Treasurer) Wolverton, Woodside Hill.

\* Mr. V. Sutton (Secretary) Cedar Heights, Lincoln Road.

Mr. B.W. Clarke Greenroyd, Woodside Hill.

\* Mr. R.I. Morgan (temporary) Long Gables, Ellis Avenue.

Mr. E.A. Wilson Squirrels, Winker's Close.

Mr. E. Lloyd-Thomas (responsible for mess) Lantern Lodge, Chiltern Hill.

Mr. J.H. Luya Clayton, Lewis Lane.

Mr. J.O. Mayer Pipers Barn, Chiltern Hill.

\* Holders of Road Lamps

On behalf of Committee

V. SUTTON

TO: Mr. L.C. Bateman,  
Hon. Treasurer,  
Chalfont Heights Roads Committee,  
"Wolverton",  
Woodside Hill,  
Chalfont St. Peter, Bucks.

- 1 I enclose cheque value £10. 0. 0 / £6. 0. 0 in respect of my annual contribution to the Road Fund for the year 1970/71.
- or 2 I enclose cheque value £56. 0. 0 being a capital contribution of £50 plus the half-rate subscription of £6. 0. 0 for the year 1970/71.
- or 3 I have decided to use the Bankers Order method of payment and have instructed my Bank to make future payments in this way.

NAME \_\_\_\_\_ CAPITALS PLEASE

ADDRESS \_\_\_\_\_ Name and Address

\_\_\_\_\_

No receipt will be issued unless specifically requested.

NOTE: PLEASE HELP THE COMMITTEE BY PROMPT PAYMENT OF THIS YEAR'S SUBSCRIPTION.  
FUNDS ARE LOW AND NO MAJOR WORK CAN BE UNDERTAKEN UNTIL ADEQUATE MONEY  
IS RECEIVED.

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BANKERS ORDER

TO \_\_\_\_\_

\_\_\_\_\_ (insert name and address of own Bank)

Please pay on 15th October 1970, and annually thereafter on that date, the sum of £10. 0. 0 / £6. 0. 0 (delete as appropriate) to the NATIONAL WESTMINSTER BANK LIMITED, 83, PACKHORSE ROAD, GERRARDS CROSS, BUCKS, for the credit of the account of the:

CHALFONT HEIGHTS ROADS COMMITTEE - A/C No. 05402891

Signed \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_