

CHALFONT HEIGHTS ROADS COMMITTEE.

Minutes of the 24th Annual General Meeting held at the Chalfont St Peter Cricket Club on Friday 9th February 1979.

Committee Members present:- Mr L. Bateman - Trustee
 Mr D.A. Bates
 Mr D.R. Brown
 Mr G.H. Jarvis - Member responsible for
 Roads and Trees
 Mrs G.H. Jarvis - Treasurer
 Air Commodore S.J. Marchbank - Secretary
 Mrs J. Payne
 Mr E.A. Wilson - Trustee
 Mr V.J.R. Sutton - Trustee and Secretary
 to the Trustees

Meeting Chairman - Mr D.A. Bates

Apologies for absence - Mr J.H. Luya - Committee Chairman

Residents from 28 of the 184 properties on the Estate were present.

Confirmation of the record of the 23rd Annual General Meeting.

1. The record of the meeting was approved as circulated.

Chairman's Report.Introduction.

2. The Chairman opened the meeting, welcomed new residents to the Estate, introduced members of the Committee, and detailed their individual duties.

Roads.

3. The Chairman mentioned that the bad weather had damaged road surfaces. Repairs would be undertaken in due course.
 Mr Campbell referred to ruts in the road caused by traffic and lorries connected with development work. The member for Roads and Trees said that damage would be left until building was complete, at which time defects will be rectified.

4. Estate Traffic.(a) Road Safety.

The Chairman once again drew attention to the many cars driven at dangerous speeds on Estate roads. He added that there were a number of young children and elderly people who were endangered by this practice. He therefore asked residents to restrict their speeds in the interest of safety. It would be regrettable if a fatal accident occurred.

(b) Motor Cycles.

The Chairman commented that a considerable number of residents had complained about the noise and nuisance caused by young people using the Estate roads to constantly test their motor cycles, or to joy ride. It was to be hoped that the nuisance would not continue. The police had confirmed that road traffic regulations and laws ~~are~~ enforceable on the Estate, e.g. in respect of minimum age limits for drivers, helmets, and insurance, etc.

Replacement of damaged gate at the Upway entrance, and the post at the entrance to Chiltern Hill.

5. Both the gate and post are ready; when the weather improves, they will be installed.

7. The Chairman requested residents to refrain from dumping rubbish on the islands at the junctions of Lincoln Road/Woodside Hill, Chiltern Hill/Lewis Lane, and on the Winkers Close copse. Apart from being unsightly and causing unnecessary clearance work, such action lowered environmental standards.
8. Residents were also asked to avoid damage to the road verges by ensuring that vehicles were not parked on them.

Trees.

9. The Chairman informed the meeting that Mr Bishop, who had been a very good trees contractor, had given up working on the Estate as he had decided to change his occupation. Mr Jarvis had succeeded in obtaining the services of another man who would be starting work in the Spring.
10. Now that the trees on the Estate are maturing, problems could arise in connection with root damage to, and blockage of sewers. This had happened recently on Woodside Hill, but as a main sewer was involved, the Chiltern District Council carried out the necessary repairs without charge. The Roads Committee would be seeking the opinion of their solicitor about various aspects of the problem. In the meantime no trees would be felled.

Seat on Chiltern Hill.

11. The Chairman said he wished to thank those who had contributed to the cost of providing the seat which was now installed on Chiltern Hill.

TREASURER'S REPORT.

1977 Accounts

12. Referring to the record of Income and Expenditure distributed with the meeting agenda, the Treasurer said that after deducting £527.45 which represented the balance in the Chalfont Heights Fighting Fund (now transferred to a separate account), and £235 received in advanced for 1978 road subscriptions, the Roads Committee bank balances had increased by £155.42 during the year.
The accounts were accepted by the meeting without comment.

1978 Estimate of Income and Expenditure

13. The Chairman referred to the estimates of income and expenditure for 1978 (distributed with the Meeting Agenda) and said that the £283 increase in roads maintenance included an amount of £210 for Sandy Rise (see paragraphs 5-6). The increase of £452 for tree and road islands maintenance was due to the need to carry out work not completed by the contractor in 1977, and the inclusion of amounts for felling 3 dead elms, and preserving the oak tree on the island on Chiltern Hill.
There were no comments.

ELECTION OF THE ESTATE ROADS COMMITTEE.

14. All members of the Committee indicated their willingness to serve for a further year. It was proposed by Lieutenant Colonel D.A. Dickson, and seconded by Mr H.G. Wallis that they be re-elected en bloc. The proposal was passed unanimously.
15. Lieutenant Colonel Dickson expressed thanks on behalf of residents attending the meeting for the work undertaken by the Committee during the past year.

ROADS MAINTENANCE SUBSCRIPTIONS.

General Observations.

16. The Chairman said that the Committee were very concerned about the failure of a number of residents to pay their subscriptions promptly after receipt of the request. In some instances several reminders had been sent.

would cause minium inconvenience.

Mr Temple supported, and Mr G. Smith seconded the proposal which was agreed unanimously.

The Chairman next referred to the continuing problem of through non residential traffic using the Estate roads. This was increasing, but to date it had not proved possible to implement a practical control scheme.

At the end of an inconclusive discussion on the subject, Mr K.G. Smith, Mr Temple and Mr Bates agreed to meet at a later date to try and organise the periodic closure of entrances to the Estate as a deterrent to traffic.

Trustee's Report.

11. (a) Index of Residents.

Mr Sutton referred to the questionnaire circulated with the Minutes of the 1978 Annual General Meeting and said that of the replies received a considerable majority did not wish their names to be included in a booklet which would have been distributed throughout the Estate. The Trustees had therefore decided not to proceed.

(b) Development and Extensions.

Mr Sutton reported that during 1978 there had been 8 applications, mainly for minor projects. Two houses had been built.

He added that Lincoln House, Woodside Hill, had recently been sold to a property company in Gerrards Cross. They had immediatley segregated a plot of land, and had asked the Trustees for planning permission for an additional house. The Trustees could see no reason to object in principle. Detailed discussions in respect of covenants, right of access, and consultation with residents likely to be affected, would take place when further information was available.

Finally Mr Sutton said that he wished to thank Mrs Clifton for the help she had given the Trustees.

Mr K.G. Smith asked about the criteria applied when Trustees considered development applications. Mr Sutton replied that they were:-

- (a) the normal minimum width of plots must be 60 feet
- (b) boundary to boundary development not permitted
- (c) the house or bungalow must blend with others in the vicinity

Mr Smith then referred to the development on the corner of Chiltern Hill/Lewis Lane. He said he believed that when he wrote to the Chiltern District Council objecting to it, his protest might have had a greater chance of being sustained if the Council had not been aware that the Trustees had stated they did not object to the development in principle. He was also concerned about the lack of consultation, and delays in advising him of the Trustees decision.

Mr Sutton did not accept the comments in their entirety, and added that whenever he considered it appropriate he consulted residents likely to be affected by developments.

Mr Bateman commented that when he was considering a development he took into account its effect on the Estate as a whole, and not on an individual.

Any Other Business.

12. (a) Caravans and Vans.

Mr K.G. Smith and others expressed concern about the increasing number of caravans and vans being parked in front gardens on the Estate.

The general consensus was that apart from being an eyesore, especially if they were not screened, residents had a personal obligation to maintain high environmental standards. If these fell, the Estate would not continue to be a much sort after residential area.

Mr Sutton replying for the Trustees, said that he did not disagree with the views expressed, but there were difficulties relating to the interpretation, and enforcement of the terms of Estate Covenants. This being so, the Trustees could only rely on the goodwill and co-operation of residents.

(b) Trees on Woodside Hill.

Mr Ford referred to the trees on Woodside Hill, many of which had grown into one another, and he wanted to know if it would be possible to remove every other one.

Mr Jarvis said that the trees alternated chestnut and lime, and if every other one were to be taken out the hill would be left with all of one or the other. The existing policy provided for pruning the trees up to a height of 12 feet, and carrying out any work required to keep them healthy.

After further discussion the Chairman agreed that a detailed examination would be made to see if it would be possible, at reasonable cost, to improve the present situation.

(c) Conifers at the bottom of Sandy Rise.

Mr Temple said that conifers which had been planted as a screen at the hammer head at the bottom of Sandy Rise had been destroyed by vandals. Some had been replaced, and he wondered if the Estate could contribute to the cost of replacing the remainder.

He was informed that the Roads Committee had already agreed to provide the money.

(d) Ramps on Lincoln Road.^{et.c.}

Mr Burgess referred to excessive speed of traffic using Lincoln Road, and the risks to pedestrians and small children. He suggested that the installation of ramps would provide an effective solution to the problem.

There followed a general discussion covering aspects such as liability for damage caused to cars by ramps, marking the latter, cost of installation, and damage to the road surface. There was doubt in some residents minds as to whether ramps would meet with general approval, but there was no opposition to the view that unless something was done, ultimately there would be a serious or fatal accident.

Finally the Chairman agreed that the Roads Committee would look into an alternative system known to Mr Sutton. This consisted of metal discs attached to the road by bars or chains.

13. There being no further business to discuss the Chairman thanked residents present for their interest, and declared the meeting closed.

Chalfont Heights Roads Committee
24th Annual General Meeting
at 8pm on Friday 9th February 1979.
at
The Chalfont St Peter Cricket Club.

AGENDA.

Item

1. Confirmation of the record of the 23rd Annual General Meeting.
2. Chairmans report for the year ending 31st December 1978.
3. Treasurers Report
 - (a) 1978 Accounts - Annexure 1
 - (b) Estimate of revenue and expenditure for the year commencing 1st January 1979 - Annexure 11.
4. Election of a Roads Committee.
5. Roads Maintenance Subscription for the year commencing 1st January 1979.
No increase in existing rates proposed i.e:- remaining at
£20 full subscription
£16 reduced subscription
6. Proposed one day annual closure of the Upway entrance.
7. Trustees Report for the year ending 31st December 1978.
8. Any other business.