

REPORT ON THE ANNUAL GENERAL MEETING

HELD AT THE CRICKET CLUB - CHALFONT PARK ON 11th JULY 1969

CHAIRMAN'S REPORT

Personalities

The Chairman (Mr M.C. Ashworth) introduced his report by saying that regretfully Mr Jack Hooper had recently resigned from the Committee. He had served 7 years as Hon. Secretary and 5 years as Chairman. He has done a tremendous amount of work for the Committee and much thanks were due to him.

Mr Lloyd Thomas has been invited to join the Committee. He is particularly welcome in his capacity as expert adviser on horticultural matters on the Estate trees and property.

The Chairman also referred to Mr P. Lomas who has agreed to act as agent for the Trustees. He is a partner in Messrs A.C. Frost & Co. and an erstwhile resident on the Estate.

Apologies had been received from Mr Vic Sutton, our Hon. Secretary, Mr Reg Morgan, who were unable to be present for the A.G.M.

Committee's Work

(i) Roads Apart from Sandy Rise and a spur off Winkers Lane, all roads on the Estate are now made up. Much of the Committee's work is now concerned with routine maintenance. As a general principle it is expected that all roads will be re-surfaced once in 3 years. During the year Upway and the level section of Chiltern Hill has been re-surfaced, in addition minor repairs have been carried out elsewhere.

(ii) Trees and Verges The first two years of the five year programme have been completed - £250 has been spent to date. Work on Winkers Lane, Winkers Close, Lincoln Road and various islands has been completed. This year's work will be concerned mainly with Ellis Avenue. Liaison will be maintained with residents.

Thanks are due to those residents who have helped to keep tidy and beautify the verges. In particular thanks are due to Mr Lloyd Thomas for his work around the oak tree in Chiltern Hill.

(iii) Sandy Rise It has been agreed that the level section of Sandy Rise will be made up and the 8 residents concerned will contribute a capital sum of £50. It is hoped that other residents will agree to the wisdom of making up the hill section and will make their contribution for the new work and for the wear and tear they give to the remaining roads on the Estate.

The Committee would like all roads on the Estate to be completed.

(iv) Miscellaneous - By-Pass Landscaping Numerous approaches have been made to the Bucks County Council requesting them to outline their landscaping proposals for the new By-Pass. Although they have promised to let us have them no plans have been received. We wish to integrate our proposals with theirs to soften the approaches to the Estate.



## Ramps

Some requests have been received that the ramps at the top of Chiltern Hill should be widened. The cost is high and at £40 each (120 total) the expenditure was not justified.

## Parking at the bottom of Chiltern Hill

Bucks County Council intend to restrict waiting from the Lower Road to the fly-over bridge but so far this has not been enforced.

## Gates

In order to preserve the private nature of the Estate it was suggested that gates should be erected at the bottom of Chiltern Hill and Woodside Hill. Estimates were obtained but it was considered that the expenditure was not justified.

## Notice Boards

New notice boards have now been erected together with 15 m.p.h. signs.

## Unightly Buildings

Numerous efforts have been made by the Committee to persuade owners to improve the appearance of the garages in Sandy Rise - so far without success. Promises have been received for the near future.

## Road Settlement - Lincoln Road

Settlement had occurred on several occasions on the line of the sewer in Lincoln Road - Amersham R.D.C. had been most co-operative and had carried out reinstatement and had recently completely re-excavated and backfilled a particular section to avoid recurrences.

## Winter Sand

Winter sand will be supplied for hill sections again this winter. Parents are requested to stop their children from scattering the sand.

## Insurance

The public liability insurance policy will be renewed as usual. The policy will give cover up to £100,000 in any one year - Premium £28.

## Trustees - New Developments

Although the Trustees took over the responsibility for the Estate several years ago, several developments have taken place since that time which were in fact sanctioned by the Stroud Trust. Such developments have now been completed and all future developments will require to be sanctioned by the Trustees.

Last March a letter was circulated to all residents reminding them that County planning and building permission is in itself not enough. The Trustees are determined, without being unnecessarily restrictive, to maintain the amenities of the Estate in the general interest of the community. Since the circulation of the letter at least one major development has taken place without sanction. Applications for development should be addressed to Mr Peter Lomas, Messrs A.C. Frost & Co. Mr Gunner was Agent to the Trustees previously but regretfully he had to relinquish the position when he left the district. The Agent will charge a fee for his services to cover costs. The Trustees do not charge for their services but it should be realised that considerable time and paperwork is involved.

## Pleas

Speeding - Residents are again reminded of the 15 m.p.h. limit which should be observed on the Heights.

Drains - Residents were requested to ensure that the road-drains outside their homes are cleared after heavy rains.

Parking on Verges - Residents were requested not to park or allow parking on the road verges.

Snow Clearing - Co-operation and self-help by Residents, particularly on hill sections, was stressed. It could not be left to the Committee to clear the roads.

## Future Work - Subscriptions for 1969/70

During the forthcoming work season it is proposed to resurface the rest of Chiltern Hill (lower section), Woodside Hill, Half Acre, Winkers Lane, together with the spur off Winkers Lane, if the residents require it, and part of Lewis Lane. This work can be covered at the present subscription rate, but it must be remembered that the subscription has remained static for 8-9 years and it may be necessary to increase it after next year.

We are now in the 3rd year of the 5 year tree surgery programme.

## Thanks to Committee Members

The Chairman expressed his thanks for the assistance and co-operation of members of the Committee during the past year.

## SUBMISSION OF ACCOUNTS

The Hon. Treasurer reported that 30 Residents had not paid their subscriptions - of these 16 were from Sandy Rise.

The Accounts were formally approved.

## ANNUAL SUBSCRIPTIONS

It was agreed that the annual subscription should remain unchanged at 6 guineas (full rate), 3 guineas (half rate), plus a further £1 for tree work.

## APPOINTMENT OF COMMITTEE

Reg Morgan wishes to resign as soon as all roads are completed and the Chairman would like to know of anyone on the Estate with similar knowledge who would be prepared to serve on the Committee.

It was felt that there should be a geographical basis of representation on the Committee and the need of a member from Sandy Rise was apparent.

Mr Diamond proposed that there should be two members for Lewis Lane. This was seconded by Mr D.A. Bates. The members would be Mr M.C. Ashworth and Mr J.H. Luya.

Mr F.M. Simons proposed a vote of thanks to the Committee who were then re-elected en bloc - carried unanimously.

New members would be Mr Luya plus a member from Sandy Rise yet to be nominated.



## APPOINTMENT OF AUDITOR

Mr P. Brightwell was thanked for the work he had done and was asked to be Auditor for the coming year.

## OTHER BUSINESS

### Work by Committee

Mr Diamond expressed the opinion that Residents may not be fully aware of the work done by the Committee and Trustees and suggested that a simple document outlining the History of the Committee and Trustees, their names, addresses and their functions, would be helpful.

The Chairman pointed out that such information had been issued on many occasions previously.

### Building Development

A great deal of discussion then ensued on the permission granted by the Trustees for works on the Estate to proceed which in many instances appeared to be against the general interest of the Residents.

It was pointed out that applications to build are published in the local Library and also in the Bucks Examiner - "Do these affect you".

In particular it was thought that the authority (on behalf of the Trustees) for vetting applications to build should be an Architect rather than an Estate Agent. The Chairman said he had confidence in Mr Lomas but if there was an Architect on the Estate who was prepared to undertake this work the Committee would be interested. The Chairman then outlined guide-lines which would be helpful in assessing future applications.

(1) The nominal minimal width of plots would be 60 ft. but this would be related to the particular plot under review.

(2) For the release from covenant, where applicable, a payment of £250 will be paid by the developer to the Roads Committee Funds.

(3) Boundary to boundary development will not be permitted.

The question of the 'fee' payable for vetting the plans was raised - was this reasonable? It should have been notified. It was pointed out that it was normal practice for a fee to be paid and was merely a continuation of this practice in the same manner as *Boyers* of Slough as hitherto. The Trustees have no funds and therefore the applicant must pay. This is inevitable in an Estate such as ours. The alternative is to have no vetting which in the long term is against everyone's interest.

The importance of obtaining permission from the Trustees to carry out new works was emphasised and it is in the interest of the Residents since delays could later ensue when selling property as 'approved' plans are normally called for by the purchaser.

It was then proposed to set up a Sub-Committee whose terms of reference would be to look into points raised during the evening and to make any recommendations to the main Committee that they thought would be in the best interests of the Residents as a whole.

The members would be:-

Mr J.H. Luya (Chairman)  
Mr J.O. Mayer  
Mr J. Davis  
Mr D.A. Bates

### Gates

The question was raised on the desirability of installing gates at the bottom of Woodside Hill and Chiltern Hill. Quotations had been obtained for these but the idea was shelved by the Committee since other expenditure was considered more important.

There was a general feeling that gates were required and it was agreed that simple single-bar gates (for decorative purposes only) would be set up as soon as practicable.

### Ramps

Some Residents thought that ramps should additionally be installed along Lewis Lane, Lincoln Road and on the Hill Sections. This was considered undesirable from financial and utility points of view and additionally, dangerous on the Hill Sections.

### Verges

Complaints were made about the overgrown verges at the end of Lincoln Road and Chiltern Hill on the lower side - this caused a hazard to traffic. Colonel Dickson was asked if he would clear the verges adjoining his property.

### Thanks

The Chairman thanked everyone for coming to the Meeting and expressed thanks to the Cricket Club for allowing the Residents to use the club building.



## 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 by the agents for the Trustees - P. LOMAS, Esq., c/o A.C. FROST & CO., GERRARDS CROSS.

The Residents' Trustees are:-

Mr J.R.T. Hooper	Beechlawn, Chiltern Hill
Mr M.C. Ashworth	Orchards, Lewis Lane
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 M.C. Ashworth (Chairman & Trustee)	
* 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.W. Gouldbourn	Greenhedges, Lincoln Road
* Mr R.I. Morgan	Long Gables, Ellis Avenue
Mr E.A. Wilson	Squirrels, Winker's Close
Mr E. Lloyd-Thomas	Lantern Cottage, Chiltern Hill
Mr J.H. Luya	Clayton, Lewis Lane

\*  HOLDERS of Road Lamps

On behalf of Committee

V. SUTTON