

CHALFONT HEIGHTS ROADS COMMITTEE

REPORT ON THE ANNUAL GENERAL MEETING

HELD AT THE CRICKET CLUB - CHALFONT PARK ON 12th JULY 1968

(Committee and 19 Residents present)

CHAIRMAN'S REPORT

The Chairman (Mr. M.C. Ashworth) introduced his report by saying that he had been asked to be Chairman since Mr. Jack Hooper resigned last November. Mr. Hooper had been Chairman for 5 years and before that, Hon. Secretary for 7 years and a lot of thanks were due to him for all the work he had done. Fortunately he had agreed to remain a Member. Mr. Bateman had agreed to become Hon. Treasurer in Mr. Ashworth's place.

Mr. Morris and Mr. Moloney had also resigned and they were thanked for their help and efforts.

Mr. Gunner was a Committee Member, also acting as Agent for the Trustees. He has now moved from the area, so it was difficult for him to continue in this capacity. If anyone living on the Estate knows anyone who has Estate/Surveyor qualifications and who would be prepared to join the Roads Committee as a replacement for Mr. Gunner, the Chairman would be pleased to hear.

By-Pass Road Works

The works are now virtually complete and were achieved with minimal inconvenience to the Residents and minimum damage to property. Last winter the Contractor was held up due to the late delivery of bridge units and in order to make up lost time he had requested to close the lower part of Chiltern Hill to vehicular travel for a 6-week period. In return the Contractor undertook to carry out substantial road-works on the Estate at no cost to us. Unfortunately one Resident on the Estate objected, with the result that the whole by-pass was delayed and Residents lost free road works.

Landscaping of the approaches to Chalfont Heights is now being discussed with the County Offices.

Trees and Verges

The first year of the 5-year programme has been completed and included the dressing of the oak trees in Winkers Close and Chiltern Hill; the trimming of all trees to give 12 ft. clearance above the Estate Roads and also the clearing of the island in Lewis Lane - cost £250.

Next year tree work will be undertaken in Winkers Close, Winkers Lane and Lincoln Road at a cost of £210.

Particular thanks are due to Mr. Cook of Lincoln Road who did so much work in clearing the island at the junction of Woodside Hill and Lincoln Road and planting spring bulbs.

It would be very much appreciated if Residents would keep their verges tidy and if they felt so disposed to plant bulbs and shrubs to give a splash of colour.

#### Ramps

Generally the ramps had proved successful but there had been limited complaints that some low-slung vehicles had grounded. Consequently three ramps have been widened and the position now appears satisfactory.

#### Road Works

Halfacre Hill was completed a year ago; drainage soakaways have been constructed in the low spot in Ellis Avenue and the usual pot holes have been made good.

#### Sandy Rise

Sandy Rise is now the only road in the Estate that has not been made up. The latest information is that the majority of Sandy Rise residents do not wish the road to be made up. Should there be a change in opinion and a large majority wish the road to be made up and are prepared to pay, the Committee would make the necessary arrangements.

#### Insurance

The third party insurance policy to cover public liability in respect of the roads has been renewed. IT IS EMPHASISED THAT THE POLICY IS THIRD PARTY AND DOES NOT COVER RESIDENTS, i.e. ONESELF.

#### MISCELLANEOUS

##### Developments

Some new developments have recently taken place in the Estate. These were approved before the present Trustees took over from the Stroud Trustees. In future it is expected that better control will be exercised.

##### Road Lamps

Six Road lamps have been purchased by the Committee as a safety measure should they be required for road obstructions, etc. For Holders, see page 5.

##### Unsightly Buildings

The unsightly appearance of some buildings on the Estate was mentioned, particularly the block of garages in Sandy Rise. The Hon. Secretary has written to the owners of the garages requesting that they should be smartened up, but so far to no effect.

##### Winter sand

Sand piles will be placed at salient points to be available for drivers in winter conditions.

NOTICE  
Hankin Lane  
Bungalow



## Pleas

- a) Speeding - Recently the amount of speeding on the Estate had increased particularly in Lincoln Road and the lower section of Chiltern Hill.

All residents and their visitors were requested to observe the speed limit.

- b) Drains - Residents were requested to be responsible for clearing the road-drains outside their homes after heavy rains.

## Future Work / Subscriptions for 1968/69

A three-year budget has been prepared and includes road works and tree maintenance. This year the road works will include the resurfacing of Chiltern Hill from the oak tree to Upways corner; Upways; and the bottom 50 ft. of Woodside Hill and miscellaneous pot holes. This work can be covered by the present subscription rate. The subscription rate has remained unchanged for many years but in view of increased costs it is likely that an increase will be necessary in future years.

## 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 of the 177 Houses on the Estate, 150 Residents had paid their subscription. In this assessment 17 of the 'non-payers' are from Sandy Rise.

The accounts were formally approved.

## ANNUAL SUBSCRIPTIONS

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

## APPOINTMENT OF COMMITTEE

The present Committee was re-elected for the coming year.

## 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 - COMMENTS BY RESIDENTS

Tree Surgery - The general opinion appeared to be that residents were satisfied with the work done on the trees; however there were some comments that the work had been started too late, after the sap had started to rise. This point was appreciated by the Committee, but it was a case of starting the work late or not at all in the year 1967/68, since the firm concerned had been engaged on other urgent work resulting from the winter gales.

## Roads Committee Responsibilities

A proposal was put forward that the responsibilities of the Roads Committee should be extended to those of a Residents Committee. This view was not shared by the present Roads Committee who thought that this would be usurping the responsibilities of the Parish Council.

## Estate Signs

The Secretary advised that the County Engineer had agreed to erect a 'Chalfont Heights' notice at the new roundabout at the bottom of Kingsway.

A request was made that a 'Woodside Hill' board should be erected at the bottom of the hill. The Secretary undertook to approach the County authorities.

## Chalfont Heights Roads

A request was made that the loose stones on the roads should be removed. The Committee agreed to look into this.

## New Developments

It was generally agreed that a close watch should be kept on new developments in the area. The Chairman explained that Amersham Council had been asked to notify us of any proposed developments which would affect us, but they would not undertake to do this. The Committee did keep an eye on things by studying 'Do these affect you' published each week in the 'Bucks Examiner'.

Mrs. Freshwater said she was willing to make periodic visits to Amersham Council offices to check Development Applications.

The Chairman thanked everyone for coming to the meeting and expressed thanks to the Cricket Club for allowing the Residents to use their 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, -  
to be nominated later.

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. J.R.T. Hooper (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.

\* Holders of Road Lamps.

On behalf of Committee.

V. SUTTON

ANNUAL SUBSCRIPTION

The annual subscription for 1968-9 is now due. The amount is £7.. 6.. 0 or a half rate subscription of £4.. 3.. 0 for residents who have contributed a capital sum towards the cost of making up their road.

PLEASE HELP THE COMMITTEE BY PROMPT PAYMENT OF THIS YEAR'S SUBSCRIPTION.

PLEASE SEND IT NOW, TOGETHER WITH THE FORM BELOW, TO:

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===== CHALFONT HEIGHTS ROADS COMMITTEE =====

To: Mr. L.C. Bateman,  
Wolverton,  
Woodside Hill,  
Chalfont St. Peter, Bucks.

I enclose subscription of £7.. 6.. 0 / £4.. 3.. 0 / £40 plus half rate subscription of £4.. 3.. 0 for 1968-9.

NAME..... CAPITALS PLEASE -

ADDRESS..... Name and Address.

.....  
.....

No receipt will be issued unless specifically requested.