

CHALFONT HEIGHTS ROADS COMMITTEE

REPORT ON THE 18th ANNUAL GENERAL MEETING

HELD AT THE CRICKET CLUB, CHALFONT PARK ON 15th JULY, 1972.

PRESENT: 41 Residents and 8 Committee Members.

INTRODUCTION

The Chairman, Mr. B.W. Clarke, opened the meeting by welcoming all residents present, and reminding them that when items arose on which a vote was required only one vote per household would be allowed.

He said thanks were due to the Chalfont Park Sports Club for allowing the A.G.M. to be held there, and on the Club's behalf he apologised for the present state of the furnishings.

CHAIRMAN'S REPORT

The Chairman said he was in the chair once again since Mr. R.W.J. Gouldbourn had resigned from the Committee on leaving the district, and the Committee had elected him to succeed as Chairman. Mr. Gouldbourn had served on the Committee for very many years, and as Chairman for over two years. A great debt was due to him for all the work he had done for the Roads' Committee, and the Residents on the Heights.

The Chairman stated that unfortunately some of the Committee Members would not be available for re-election. He himself was moving from the Heights and therefore, although he was staying in the district, he would no longer be eligible to hold office.

Mr. Bateman, the Treasurer, was also moving away and would have to resign, leaving vacant the post of Treasurer.

Mr. Sutton had asked to be relieved of the post of Secretary to the Roads Committee but he was prepared to remain as Trustee and act as Secretary to the Trustees, primarily to be concerned with building developments.

During the year just ended, the Committee had co-opted three new members, who were:-

Mr. E.C. Davis	Blue Cedar Cottage, Chiltern Hill.
Mr. G. Freshwater	Maples, Woodside Hill.
Mr. G.H. Jarvis	Lyndale Cottage, Woodside Hill.

The Chairman then reported on the Committee's work during the year.

ROADS

As reported last year, much work had had to be done on Sandy Rise, and this was now completed. This year's work would consist of repairs to potholes, and some resurfacing. A more substantial programme would be carried out next year. Mr. Mayer endorsed these remarks and explained that there would be approximately £900-00 to be paid for the road work which was starting in a few days' time. Increasing price levels meant that there could be no certainty that contributions would not have to be raised, but that every effort would be made to avoid this.

TREES AND VERGES

The Chairman expressed the gratitude of the Committee to Mr. Lloyd-Thomas for all the time spent and the advice he had given over the years. Unfortunately Mr. Lloyd-Thomas had recently had to retire from the Committee. The original 5-year plan for Trees and Verges which had been laid down when Mr. Hooper was in the Chair had now been completed. Another programme was now under way and Mr. Lloyd-Thomas had kindly agreed to continue to give the benefit of his expert knowledge to the Committee. Mr. Davis would be the Committee member responsible for trees, etc. and would liaise with Mr. Lloyd-Thomas. The accounts for the year showed that the Special Fund created for dealing with Trees and Verges was now in credit, and there was general agreement that Roads Maintenance and Trees and Verges were satisfactory.

GATES

Mr. Allen, of Upway, was thanked by the Chairman for making and erecting the gates at the junction of Joiners Lane and Upway, for the cost of materials only. The financial position was now such that it was possible to proceed with the erection of gates at the bottom of Chiltern Hill and the bottom of Woodside Hill. There were some difficulties regarding siting, but it was hoped that these would be overcome.

NOTICE BOARDS

Notice Boards had been maintained and amended during the year. At last year's A.G.M. the Committee had been asked to be alert when the widening of Joiners Lane commenced in order that the Estate should not be used as a by-pass to the Lower Road. Notices had been erected, warning that the gates at the junction of Joiners Lane and Upway may be closed and a programme of gate-closing had started.

PLANNING AND DEVELOPMENTS

Planning and development are the most important matters facing the Trustees and Roads Committee. Extensions to existing houses were being dealt with in the method already established. With the current enhanced value of land there was a tendency towards capitalisation and for new properties to be squeezed in on to existing plots. It is extremely difficult for Committee members and Trustees who are not professionally qualified in these affairs, to deal with applications of this nature. To help in this matter, Mr. H.M. Key, B.A., A.R.I.B.A., Gerrards Cross had been retained as Architectural Adviser to the Trustees. Three developments had already been referred to him, and his excellent detailed reports had been accepted by the Committee and used in their negotiations with the Landowners and Amersham Council. It would be appreciated that the services of an Architect are not without extra expense, and the Committee has therefore established a separate fund which would consist of extra monies received such as fees for variation of restrictive covenants, etc., thus the Architect's fees would not be another burden on the Roads Fund.

It has been suggested that a voluntary fund be started for the purpose of planting bulbs, etc. to improve the Estate. The Treasurer would be pleased to accept donations accordingly, with suggestions as to how they should be used.

PLEAS

Residents were asked:-

- a) To observe the speed limit of 15 m.p.h. and to see that other people so did, with a view to the safety of residents' children and animals, and the preservation of the road surfaces.
- b) Not to park or allow parking on their grass verges.
- c) Not to light bonfires on the roads, as this would result in damage to the road surfaces.
- d) To keep drains and gulleys outside their property clear, especially during bad weather. This applied particularly on the hill roads.
- e) To help with snow clearing when it becomes necessary.
- f) To pay subscriptions more promptly, and thus save the expense and hard work involved in sending out reminders.
Payment slips are attached to the A.G.M. Minutes which are sent to all Residents.

When the Chairman asked for comments on his Report, Mr. Jones asked the names of the Trustees, and they were listed as follows:

Mr. J.R.T. Hooper	Beechlawn, Chiltern Hill.
Mr. F.M. Simons	Trelawney, Woodside Hill.
Mr. V.J.R. Sutton	Cedar Heights, Lincoln Road.
Mr. B.W. Clarke	Greenroyd, Woodside Hill.

SUBMISSION OF ACCOUNTS

Mr. Bateman submitted his Statement of Accounts. The year had started with a balance of £719-67, Road Maintenance receipts were £1112-50 made up from standard contributions, and additional monies from miscellaneous and part payments. A sum of £261-00 had been received for the Tree Account. In the Financial Year just ended the Tree subscription had been increased from £1-00 to £2-00 and the Special Tree Account showed a much happier situation with a balance of £50-50. Bank deposit interest stood at £9-06 and expenses over the year amounted to £569-17. The high administration costs covered a 4 year period for typing and duplicating services. The balance at year ending 31st May 1972 was £1410-06, which was very much better than the opening balance.

Mr. Bateman observed that a complacent view should not be taken as there were high expenses to be taken into account this coming year, but in his opinion there would be no need to increase the subscriptions. Unpaid subscriptions at the end of the Financial Year were 24 excluding Sandy Rise, where the majority of people did not pay. Thirteen subscriptions have been received since the closing of 1971/72 Accounts. The new Treasurer would be asked to endeavour to secure any unpaid subscriptions.

In answer to a question raised by Mr. Malindine of Ellis Avenue, regarding the unpaid subscriptions from Sandy Rise, the Treasurer stated that if the Residents concerned cared to make a capital contribution and thereafter pay the half rate, the hill section of Sandy Rise would be made up.

The accounts were formally approved.

TREASURER'S NOTE: At a recent Meeting of the Roads Committee it was moved that the option for Residents to change their mode of payment by paying a capital sum and subsequently pay half rate, has been withdrawn. No change is proposed in existing

arrangements. The financial arrangement for any new roads would be reviewed when such an occasion occurred.

APPOINTMENT OF NEW COMMITTEE

The Chairman announced the names of the serving Committee Members. Mr. Allen asked what the full strength of the Committee should be and was advised that this was normally nine. Col. Dickson proposed that the Committee be returned en bloc. This was seconded by Mrs. Lloyd-Thomas, and carried unanimously. Col. Dickson asked that appreciation for the hard work done by the Committee be recorded.

Mr. Bates of Lewis Lane had volunteered to act as Secretary. This was proposed and seconded and carried unanimously.

Regarding a new Treasurer to replace Mr. Bateman, Col. Dickson proposed that it should be left to the Committee to elect a suitable member when Mr. Bateman had finally to retire. This proposal was seconded and unanimously carried.

APPOINTMENT OF AUDITOR

Mr. Hernaman was thanked for auditing the accounts. Although Mr. Hernaman had left the Heights he had expressed his willingness to continue to serve as Auditor. This was much appreciated and this proposal was carried.

ANY OTHER BUSINESS

- 1 Having seen the variety of trees planted on other roads of the Estate, Mr. Bates of Lewis Lane asked why Mountain Ash had been planted in this particular road. Answering Mr. Bates, Mr. Lloyd-Thomas said that the trees planted in Lewis Lane were in fact Whitebeam, which would grow to a height of approximately 20/23 feet, and a most suitable tree for the location.
- 2 Mr. Jones asked why a garage was allowed to be built in Ellis Avenue beyond the building line. It was advised that the garage in question was not in Ellis Avenue, but in Chiltern Hill, and not outside the building line.
- 3 Mrs. Wickham raised the questions whether Greenhedges, Lincoln Road was to be demolished and how many houses were to be built on the plot. The Chairman replied that both the Committee and the Architect had agreed that only two houses should be on the plot, i.e. 'Greenhedges' and one other, or two new houses.
- 4 Mr. Fowler raised the question of rumours of the compulsory purchase of Winkers Farm Riding School; some of the land to be used for a School and the remainder for housing. Mrs. Wickham was able to advise that the Divisional Executive had recommended to the County Education Authorities that they should purchase 17 acres of Winkers Farm land for a school for 700 to 1000 pupils, but the planners had no idea exactly where the school would be sited, and she said that this land had always been vulnerable and may possibly be withdrawn as Green Belt land when this subject is reviewed shortly. It is therefore advisable that the Roads Committee should watch this proposal very closely.

Mr. Aubrey, a member of the Farmers Union, was very perturbed by the rumours and said that the Farmers Union would strongly resist such development of Green Belt farm land.

Mr. Allen said he understood that the Housing Developers would probably be Messrs. Robert Russell, and in view of other Russell developments in the area, this caused him much concern.

Mrs. Wickham stated that in conversation with Mr. Hurst, of Aylesbury Education Committee he had said that in the future, there would have to be a Sixth Form College in Chalfont St. Peter, and it was suggested that the County Council might purchase the whole of the land for schools, thus avoiding the possible availability of land for housing.

Mr. Freshwater asked for Mrs. Wickham's advice on the best way in which to take up this matter with the Authorities, and Mrs. Wickham again stated that the definite siting of the school had not been decided upon; the situation was still very fluid. Mr. Freshwater said that the Committee should watch closely the Winkers Farm land development, and after further discussion it was unanimously agreed by the meeting that a working party should be formed to look after Residents' interests. The working party would include representatives from the Roads Committee, who would report the findings to the Committee. It was agreed that the non-Committee members to serve on the working party should be:-

Mr. Aubrey, Mr. Allen, Mr. Malindine, Mr. Morrison and Mrs. Wickham.

- 5 Mrs. Wickham advised that all roads in the Amersham Rural District were to be numbered, and that the Chalfont Heights Estate would eventually have its houses numbered.
- 6 Mr. Wallis asked how the location of ramps was decided. Mr. Mayer said he would look into the question of ramps in Lincoln Road, where Mr. Wallis's interests were, whereupon Mr. Sutton said that although the original idea of ramps on the Heights came from him, he would object to any extension of their use. Mr. Francis asked why there were no ramps at the lower ends of Woodside Hill and Chiltern Hill. The Chairman replied that ramps on hill roads could be hazardous. Mrs. Dean thought where there were ramps there were potholes, the cars bumped over the ramps causing disintegration of the road surface either side of the ramps. Mr. Sutton stated that Upway and Chiltern Hill had been full of potholes before the surfaces were made up, and the Residents only agreed to the making up of the roads provided that ramps were installed.
- 7 THE GATE AT UPWAY. Mr. Mayer advised the meeting that the gates at the end of Upway had recently been closed for a short period and that many Residents had shown great interest and asked for the formation of a rota of people to close the gates regularly. A surprising number of people coming from Joiners Lane had noticed that the gates were closed and manned, and had turned away without attempting to try to come through. The Chairman asked for volunteers to form a rota for manning the gates when they were closed, and suggested that these Minutes call for volunteers. Manning the gates would be for a period of approximately 1 hour occasionally.

There being no further business the Chairman thanked the Meeting and the Meeting was closed.

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 (through Mr. E.C. Davis) 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. V.J.R. Sutton, Cedar Heights, Lincoln Road.

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.
Mr. V.J.R. Sutton	Cedar Heights, Lincoln Road.

Architect to the Trustees Mr. H.M. Key, Gerrards Cross.

DEVELOPMENT - 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 variation of 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?'

continued overleaf

NOTE:

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.

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. B.W. Clarke	(Chairman)	Greenroyd, Woodside Hill.
Mr. J.H. Luya	(Treasurer)	Clayton, Lewis Lane.
* Mr. V. Sutton	(Secretary to Trustees)	Cedar Heights, Lincoln Road.
Mr. D. Bates	(Secretary to Roads Committee)	Bochym, Lewis Lane.
Mr. G. Freshwater		Maples, Woodside Hill.
Mr. E.A. Wilson		Squirrels, Winker's Close.
Mr. E.C. Davis	(Responsible for Trees)	Blue Cedars, Chiltern Hill.
Mr. G.H. Jarvis		Lyndale, Cottage, Woodside Hill.
* Mr. J.O. Mayer		Pipers Barn, Chiltern Hill.

* Holders of Road Lamps

On behalf of Committee

V. SUTTON