

CHALFONT HEIGHTS ROADS COMMITTEE

REPORT ON THE 17th ANNUAL GENERAL MEETING

HELD AT THE CRICKET CLUB, CHALFONT PARK at 8.15 p.m. on 16th JULY 1971

PRESENT: 34 Residents and 7 Committee Members.

CHAIRMAN'S REPORT

Introduction

In the absence of Mr Gouldbourn, the Committee Chairman, the meeting was chaired by Mr B. Clarke, and he introduced his report by welcoming Residents and thanking the Cricket Club for allowing the A.G.M. to be held there.

Roads

Welcoming Mr Mayer to the Committee, the Chairman drew the attention of the meeting to the considerable task taken on by Mr Mayer. After referring to the work which was presently being carried out, the Chairman apologised for the bad state of the roads. The level section of Sandy Rise, in particular, had had an unfortunate history from the beginning. Bad weather, heavy traffic and poor work had contributed to its present state. A new contractor had been engaged, and it was hoped that the maintenance work on the estate would be more satisfactory in the future.

Maintenance work had been carried out in Ellis Avenue, Lincoln Road and Upway, and all potholes had been made good.

This year's programme would include restoring Sandy Rise to a satisfactory condition, and making good of potholes.

Future programmes would be planned to ensure that all roads on the estate were resurfaced every three/four years, thus following the line instituted by Mr Morgan when he was the Committee Member for the 'Roads'.

Trees and Verges

The original tree programme instituted five years ago would be completed in 1971, but the Committee thought that work of this nature should be carried out as part of the Estate maintenance programme. Mr Lloyd-Thomas had produced a programme for the coming year, on which he would elaborate during the meeting, and Residents' views would be sought regarding further subscriptions to cover the cost of this programme.

Residents were requested to occasionally water all new trees planted on their verges, particularly during dry weather.

At this point discussion took place on whether the Residents wished the Tree Surgery programme to be continued. That this work should continue, and that the special payment by residents should remain at £1.00 per household was agreed. (See Any Other Business - Mr Collins for amendment)

Gates

The new gates for the end of Upway were being erected, and the Chairman thanked Mr Allen of Upway for his hard work in making and erecting the gates.

Due to the financial position it was not thought possible at the present time to erect gates at the bottom of Chiltern Hill, and Woodside Hill, but it

was hoped this work could be carried out when the financial position was stronger.

Notice Boards

The notice boards on the estate had been satisfactorily maintained during the past year.

Sand

The sand made available for the hill sections had not been used last winter, and could therefore be utilised if necessary this coming winter.

Insurance

The public liability insurance cover is still operative to the limit of £100,000 total for any one year. IT IS EMPHASISED THAT THE POLICY IS FOR THIRD PARTY CLAIMS AND DOES NOT COVER RESIDENTS' OWN CLAIMS.

Pleas

Residents were asked:

To observe the speed limit of 15 m.p.h.

Not to park or allow parking on their grass verges.

Not to light bonfires in the roads, as this could result in damage to the road surface.

To keep drains and gulleys outside their property clear. This should be done in good weather ready for storm flooding.

To help clear snow when it becomes necessary.

Where there is an excess of road chippings outside their property, to endeavour to clear them in the interests of road safety.

To pay subscriptions more promptly, and thus save the unnecessary expense, work and time involved in telephone calls and written reminders. Payment slips are attached to these Minutes.

Trustees and Committee

When thanking the Trustees for working so closely with the Committee, the Chairman pointed out that considerable responsibility was borne by the Trustees to see that the interests of Residents were well looked after, especially regarding new developments on the Estate. Residents should remember that any development to their property must be approved by the Trustees. Quite apart from this being a legal requirement, if this is not done difficulties might arise if the property is sold.

Residents were also asked to remember that the Committee and Trustees included a number of professional people and their time, experience and knowledge is freely given for the benefit of Residents. It therefore comes rather hard when the occasional letter from a Resident is received, written in terse terms as if it were addressed to the local Gas Authority.

Particular thanks should go to Mr Sutton and to Mr Bateman for their excellent work as Secretary and Treasurer and to all other members of the Committee.

Mr Jack Hooper sent his apologies for being unable to attend the Meeting.

Mr Finch of Woodside Hill moved the adoption of the Report. This was seconded by Mr Ward of Lincoln Road, and accepted by the meeting.

SUBMISSION OF ACCOUNTS

In presenting his statement of accounts, Mr Bateman said that 1970/71 was the first year at the new subscription rates -

Full rate	-	£9.00	+	£1.00 for trees	=	£10.00
Half rate	-	£5.00	+	£1.00 for trees	=	£6.00

Note: The half rate is applicable to those Residents who have paid a capital sum.

These new subscription rates brought in £1,088.87 in respect of Road Maintenance, and the special levy of £1 for trees brought in £149.00. With the exception of the majority of residents in the unmade section of Sandy Rise, only 4 residents had failed to pay a subscription and some of these may yet be received. Other income during the year included £100.00 in respect of a development in Sandy Rise, and £27.64 interest on Bank Deposit. Road Maintenance has been a costly item this year. The amount of £535.25 expended on Sandy Rise was almost entirely recouped from the residents concerned. It is important to record that a limited number of residents in the lower section of Sandy Rise do pay their subscriptions. The accounts were formally approved.

Secretary's Note: Perhaps the remaining residents in the Hill section should question their consciences whether they have a right to freely use the roads on the Estate, the maintenance of which is financed by others.

ANNUAL SUBSCRIPTION - 1971/1972

The cost of the Road Maintenance programme was not yet available, but it was thought by the Committee that there would be no need for an increase in the present rate. See Any Other Business in respect of Tree Surgery.

APPOINTMENT OF COMMITTEE

It was proposed by Mr Aspinall of Winkers Lane that the Committee be re-elected en bloc. Mr Davis of Chiltern Hill seconded this - carried unanimously.

APPOINTMENT OF AUDITOR

Mr Hernaman was thanked for auditing the accounts. Mr Bateman proposed that Mr Hernaman be re-elected, and Mr Finch seconded this proposal - carried unanimously.

ANY OTHER BUSINESS

Referring to Tree Surgery, Mr Finch asked that the trees at the top of Woodside Hill be considerably thinned to allow more light into his property. Mr Lloyd-Thomas replied that since we had overspent last year, only £70 was available for tree surgery this year, and this was to be devoted to minor tidying up. Asking if Residents would like the trees to be left uncontrolled, or would be in favour of continuing Tree Surgery, Mr Lloyd-Thomas said it was

his opinion that if the trees were left unchecked, in about five years time it would probably be necessary to remove every alternate tree. The cost of Tree Surgery was very heavy, approximately £5 was charged to fell just one dead tree, and if a major Tree Surgery programme was to continue, it would be necessary to make an increased charge to Residents.

Mr Freshwater of Woodside Hill asked the Committee's views on Residents dealing with their own trees, and was advised that this was not encouraged as work of this nature should be carried out professionally and to the wishes of Residents generally although, of course, the Residents were welcome to express their particular wishes. The Chairman thought that the work carried out by the Tree Surgeons improved the appearance of the trees, and asked that the matter be left to the discretion of Mr Lloyd-Thomas, letting him report again next year.

Mr Collins of Ellis Avenue asked whether it would not be better to increase the Tree Surgery levy, and Mr Davis of Chiltern Hill seconded this. Mr Marchbanks of Lincoln Road said he would like the growth of the trees outside his house to be controlled, and thought that any extra payment he had to make would be money well spent. It was pointed out that the meeting had already agreed to keep the Tree Surgery levy at £1, but after further discussion, a vote was taken and an increase to £2 was agreed.

Mr Allen of Upway drew attention to the gradual erosion of the east corner of the junction between Upway and Joiners Lane, which was being caused by traffic. He had some views as to what might be done to improve this. At this point Mr Sutton put it to the meeting that some Residents might like to contribute to a voluntary fund for general improvement and beautifying of the Estate to cover such items as gates, clearing of islands and planting shrubs and bulbs, but Mr Collins of Ellis Avenue considered that a special meeting should be called to discuss this, perhaps to be included in a Residents social gathering.

The Committee was asked to be alert when the widening of Joiners Lane commenced, to prevent short-cutting through the Estate to the village.

Mr Rogers asked about the work being done on the surface of Sandy Rise, and Mr Mayer advised that the potholes were being dealt with, also reinstatement of the surface where necessary, and the Contractors had been advised to pay particular attention to falls to suit position of existing gulleys and avoid over-loading the surface water drains.

Mr Davis asked if some form of contract could be drawn up between the Estate and any Developers in order that control could be kept on the type of machinery used and the roads over which it was taken. Developers should also see that Contractors' materials were not placed on the verges. The Committee would consider this.

Mr Brown, Ellis Avenue, pointed out that the soakaway in the dip in Ellis Avenue had flooded during the recent storm. Mr Mayer stated that he would go along to look at the soakaway to see what could be done to prevent further flooding.

Mr Collins asked why the A.G.M. was held in July when he thought a great number of people were on holiday: could it not be held at a different time

of the year? The Chairman agreed with this view but at present the date was tied to the financial 'end of year'. If this could be brought forward, the A.G.M. could be brought forward. The Committee would investigate.

There being no other business, Mr Finch extended the thanks of the meeting to the Committee for the work it had done during the year.

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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. Lloyd-Thomas) 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
Mr V.J.R. Sutton	Cedar Heights, Lincoln Road

(contd.)

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?'

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 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 E.A. Wilson		Squirrels, Winker's Close
Mr E. Lloyd-Thomas	(Responsible for trees)	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