

CHALFONT HEIGHTS ROADS COMMITTEE

Minutes of the 22nd Annual General Meeting, held at the
Chalfont St. Peter Cricket Club, on Friday 18th March 1977

Committee members present: Mr. J.H. Luya - Chairman
Mr. H.G. Jarvis - Roads and trees member
Mr. V.J.R. Sutton - Estate Trustee and
Secretary to the
Trustees
Mr. E.A. Wilson - Estate Trustee
Mr. L. Bateman - Estate Trustee
Mrs. J.K. Payne - Recorder
Air Commodore S.J. Marchbank

Meeting Chairman - Mr. J.H. Luya

Apologies for absence were received from Mr. D.R. Brown,
Treasurer, and Brigadier R. Moss. Residents from approximately
18 of the 185 houses on the Estate were present.

CHAIRMAN'S REPORT

Introduction

1. The Chairman opened the meeting, welcomed new residents
to the Estate, introduced members of the Committee and outlined
their individual responsibilities.

2. He then gave a resume of the responsibilities of the two
bodies safeguarding the interests of Estate residents.

(a) The Estate Trustees The Trustees on behalf of the
residents are the owners of the freeholds of the Estate roads and
verges, which were taken over from the Stroud Trustees in 1965.

They similarly hold the rights conferred by the covenants
applying to all land on the Chalfont Heights Estate, and are
responsible for taking appropriate action when residents are in
breach of them.

(b) The Roads Committee The Roads Committee, on behalf of
the Trustees, is responsible for the maintenance of the roads and
verges, and for ensuring that the associated trees are well cared
for. The Committee is NOT a Residents Association and it is
NOT responsible for taking action in connection with breaches of
covenants, or for resolving problems caused by the actions of
residents which inconvenience others.

Roads Maintenance

3. The Chairman said that during 1976 Ellis Avenue and Lincoln
Road had been resurfaced. During 1977 Winkers Lane and Upway
will be similarly treated. The Committee will accept the
advice of the contractor (Mr. Skinner) as to where the remainder
of the work (within budgetary limits) will be carried out.

4. With regard to the problem of bringing up to standard the
unmade section of the road in Sandy Rise, prior to the Committee
taking over responsibility for its maintenance, Mr. G. Temple has
worked exceptionally hard in persuading all but two of the resi-
dents whose properties adjoin the section to participate financi-
ally, and of the two one would contribute if the others did.
The Chairman thanked Mr. Temple for his efforts and hoped that
there would be a satisfactory outcome.

Lincoln Road drainage

5. The Chairman referred to the drainage problems which affected some of the properties on the downhill side of Lincoln Road during torrential downpours. Regrettably an estimate of £1600 (at 1975 prices) to construct a gully and install soakaways meant that such an undertaking greatly exceeded the financial resources of the Committee, and thus the work could not be undertaken.

Making-up of drives

6. The Chairman drew attention to the willingness of Mr. Skinner (Roads contractor) to provide an estimate for making-up or resurfacing resident's drives. He would be glad to undertake the work when he was on the Heights, normally during the spring and summer.

Trees

Dutch elm disease

7. The Chairman reported that the Heights had lost a number of elms due to Dutch elm disease. Replanting had proved impossible during 1976 owing to the weather. However, some 10 or 11 maple trees had already been planted this year and these should make a good show of autumn colour in the future.

Oak tree Ellis Avenue

8. The Chairman commented that a not inconsiderable sum of money would have to be spent on preserving the very old oak tree at the junction of Ellis Avenue and Chiltern Hill. Mr. Bishop (the contractor) will fill the hollow parts of the trunk with concrete and generally treat it to keep it alive and safe for as long as possible.

Silver birches

9. The Chairman stressed that silver birches, which are not long-lived trees, should be left alone until they have to be felled. This being so, Mr. Bishop will not touch them beyond tidying up those which have been badly trimmed by residents or previous contractors.

Miscellaneous

10. The Chairman remarked that residents who withhold a portion of their subscription because they do not happen to have a tree outside their property should remember that they enjoy the amenities of all the trees on the Heights. He asked that those concerned pay to the Treasurer any balance they are withholding.

Gates and Verges

Control of entry

11. The advisability of closing the gate at Upway in order to establish control of entry was discussed. Two proposals were considered:

(a) To close the gate at Upway for about an hour during the morning and afternoon/evening several times a year. The time chosen would be when the maximum amount of through traffic uses the Estate roads as a shortcut.

(b) To close the gate between sunrise and sunset once every twelve months following adequate warning to residents.

12. The Chairman drew attention to the difficulties whichever proposal was adopted, and also the possibility that only on days when the gates were closed would traffic be reduced. Mr. Wilson mentioned the near impossible task of manning the gate when it is closed.

13. It was eventually agreed that proposal (a) in paragraph 11 above should be adopted, and that a request (attached as Annexure I) asking for volunteers to man the gate when it is closed should be attached to the Minutes of the meeting.

TREASURER'S REPORT

14. The Chairman commented that in the interests of continuity it would be more appropriate to take Item III on the agenda before Item II, and the numbering of the items had been changed accordingly. He then asked Mr. D. Bates to present the Treasurer's Report on behalf of Mr. D.R. Brown, who was unavoidably absent.

1976 Accounts, Subscriptions and 1977 Budget Estimate

15. Mr. Bates referred to two papers, the 1976 accounts and 1977 budget, which had been sent to each resident prior to the meeting. It would be noted that actual expenditure in 1976 was only 6% in excess of the budget estimate. This could be considered very satisfactory bearing in mind the rate of inflation.

Finances

16. Mr. Bates then summarised the financial position:

(a) Income for the year to 31st December 1976 totalled £2222 (including £99 received in advance for 1977 subscriptions). Income was £81 in excess of the budget estimate.

(b) Expenditure at £2397 exceeded income by £157. The 1976 estimates had anticipated a £391 excess of expenditure over income.

(c) Balances in hand fell during 1976 from £864 to £707.

Subscriptions

17. The Committee had agreed that in view of the balances in hand subscriptions for the year ending 31st December 1977 could remain unchanged at:

£16.00 full rate
£12.00 reduced rate

These were the rates being recommended to the meeting.

These were some 10 residents whose subscriptions were in arrears: it was hoped that they would forward outstanding amounts to the Treasurer as residents collectively should share the financial burden of maintenance costs.

1977 Budget estimate

18. Mr. Bates said that assuming subscriptions remained unchanged, estimated expenditure at £2576 would exceed income by £439, in which case cash balances as at 31st December 1977 would be £268.

19. There were no questions relating to the accounts, subscriptions or the 1977 budget, and the proposal that they should all be accepted was adopted unanimously by the meeting.

Appointment of new Committee Treasurer

20. Mr. Bates said that having held the appointment of Treasurer for three years, Mr. D. Brown had indicated with regret that pressure of other work forced him to tender his resignation from the post. Mr. Bates asked if anyone would volunteer for the appointment. The response was negative but he hoped that the vacancy be kept in mind. The names of any candidates should be given to the Committee Chairman.

TRUSTEE'S REPORT

Developments

21. Mr. V. Sutton said that 1976 had been a relatively quiet year with only 5 developments involving the Trustees. These were, on the Estate:

- (a) A conversion to a house in Woodside Hill
- (b) The building of a bungalow in Chiltern Hill above Greenhedges
- (c) A swimming pool in the garden of a house in Ellis Avenue
- (d) The building of a bungalow in Sandy Rise.

Off the Estate, the building of houses on land adjoining Winkers Farm has gone ahead much as the Trustees had requested. The intervention of the Trustees had minimised the effects of the development so far as Estate residents are concerned.

50th Anniversary of the Estate

22. Mr. Sutton said that at last year's Annual General Meeting it was noted that in 1977 it would be 50 years since a Colonel Stroud bought the land and started to develop the Chalfont Heights Estate, which had now become so very attractive.

23. It was felt that such an anniversary should not go unrecognised and as for many years the Trustees had been asked, and had thought a great deal about, preparing notes on the Estate, it was agreed that 1977 provided a good reason for producing them.

24. The Trustees had, therefore, invited Mr. John Laurie, who has lived on the Heights since its earliest days, to write a history. He has chosen to call it a Chronicle, and to this the Trustees have added a directory of the Estate, maps and items of historical interest. The booklet is now complete but not yet printed.

25. It is proposed that on a date in June, yet to be decided, it should be introduced at a gathering of Estate residents.

26. Mr. Sutton then invited Mr. Laurie to say a few words. He began by commenting that he had lost his sense of propriety as he grew older, and he had had great fun when writing the chronicle in making what were perhaps imprudent comments, and stating home truths. These had invariably been deleted or diluted by those editing his work. He felt, however, that the booklet remained interesting enough to make it well worth reading and buying. The cost was likely to be in the region of £2.00.

THE ELECTION OF THE COMMITTEE

27. All members of the Committee had indicated their willingness to serve for a further year.

It was proposed by Mr. H. Wallis and seconded by Mr. D. McMullen that they be re-elected, en bloc. The proposal was passed unanimously.

Mr. D. McMullen expressed his thanks for the work undertaken by the Committee.

Change of Secretary to the Committee

28. Owing to pressure of work, Mr. D. Bates has been forced to relinquish his duties as Secretary to the Roads Committee with effect from 18th March 1977. Air Commodore S.J. Marchbank had been appointed in his place.

ACTION SUB-COMMITTEE OF THE ROADS COMMITTEE

Disbandment of the sub-Committee

29. The Chairman referred to the item "Action Committee" on page 7 of the minutes of the 21st Annual General Meeting of the Chalfont Heights Roads Committee held on 27th February 1976. He also outlined the background to the formation of the sub-Committee (re-named Action Committee) and drew attention to the excellence of its efforts on behalf of the residents. He then asked the meeting to consider the position in the light of the resolution adopted at the 21st Annual General Meeting.

30. Mr. B. Allen, a member of the Action Committee, referred to the statement of accounts of the Chalfont Heights Fighting Fund (attached as Annexure II) and said that it was the unanimous opinion of the sub-Committee that the fund should remain intact and the Action Committee remain in being.

31. Mr. B. Allen and Mr. J. Aubrey, and a number of residents put forward various suggestions, particularly with regard to the use to which the Fighting Fund could be put. Various legal points were also raised.

32. Mr. B. Allen wished to ensure that the Fund would be used to help fight other external encroachments on the amenities of the Estate, e.g. gravel extraction and the line of the M25 motorway. The Chairman reflected the opinion of many present at the meeting when he commented that the M25 project would probably not adversely effect the Estate.

33. After a lengthy discussion, Mr. D. McMullen proposed, and Mr. H. Wallis seconded, a motion that until such time as there was a request for their services, the Action Committee should be regarded as in suspense. The motion was carried there were 4 votes against.

34. With regard to the Fighting Fund, Mr. B. Allen proposed, and Mr. J. Aubrey seconded, a motion that the Fund be handed to the Trustees who would retain it intact for use if it became necessary to fight another threat to the Estate. The motion was carried unanimously.

35. With regard to possible legal restraints affecting the future use of the Fighting Fund, which had been established in 1972 to finance opposition to a specific threat (the Buckinghamshire County Council plan for Chalfont St. Peter and Gerrards Cross), Mr. D. McMullen very kindly agreed to obtain a legal opinion if the Roads Committee Secretary would pass the relevant papers to him. This the Secretary agreed to do.

ANY OTHER BUSINESS

Minutes of the 21st Annual General Meeting

36. Mr. B. Allen raised a point of order and said that the Minutes of the 21st Annual General Meeting had not been adopted. This was accepted by the Chairman and comments were invited.

As there were no comments Mr. K. Smith proposed, and Mr. J. Chandler seconded, that the Minutes be adopted. This was passed unanimously.

Seat on Chiltern Hill

37. With reference to the Minutes of the 21st Annual General Meeting, page 8, Any Other Business, Mr. J. Aubrey suggested that as only £3.00 had been donated towards the cost of the seat, the project should be abandoned, and the money used for shrubs or bulbs. The Chairman suggested that one more effort should be made to raise money (under Annexure III).

Trees adjoining Brambledew, Lewis Lane

38. Mr. P. Hollier, the owner of the above property, expressed dissatisfaction with Mr. Bishop's treatment of the chestnut tree outside his house. The Chairman said that it was unusual to receive complaints about Mr. Bishop's work and Mr. H. Jarvis would inspect the tree, before deciding what, if anything, could be done.

State of the made-up portion of Sandy Rise

39. Mr. G. Temple commented on the poor condition of that portion of the road which residents had had made up, and on the fact that nothing had been done to repair it, in spite of it now being part of the Estate. He believed that this would make it likely that some of the residents who had indicated that they would contribute to the making up of the rest of the road would now change their minds.

The Chairman expressed regret about the condition of the made up portion of the road and added that he understood the roads contractor had carried out temporary repairs only a week previously. He also mentioned that even main roads are only resurfaced once in three years.

Soakaways - Ellis Avenue

40. Mr. G. Brown requested that the soakaways in Ellis Avenue be cleared. The Chairman said that the roads contractor should have already done so and he would be asked to carry out this work.

Proposal to install ramps in Winkers Lane

41. Mr. B. Shand asked for ramps to be constructed in Winkers Lane to deter fast traffic. The Chairman requested that Mr. Shand should first consult all the residents in the Lane, and report the result to him; until this happened no further action would be taken.

The Chairman pointed out that a request to install ramps would not necessarily result in them being built. Factors to be taken into account were the high cost of initial construction, and maintenance costs which would be above average because it had been found that potholes tended to develop on both sides of a ramp.

Chalfont St. Peter Youth Club

42. Mr. M. Wood and Mr. K. Smith both commented on the nuisance and noise arising as a result of the Youth Club activities. The Chairman agreed with the comments and agreed to make yet another attempt to get the problem satisfactorily resolved.

"Goat track" between Lewis Lane and Sandy Rise

43. Following a question, the meeting was informed that upkeep of the above track was not a Committee responsibility.

The Queen's Jubilee

44. Mr. B. Allen enquired whether the Trustees or Roads Committee would provide a small cup or other memento for a competition being held in Chalfont St. Peter in connection with the Queen's Jubilee.

45. The Chairman agreed that it was a good idea but unfortunately neither body could use residents money for such a purpose, as it was held specifically for expenditure connected with the Estate. He suggested that a door to door collection be organised.

46. There being no further business the Chairman closed the meeting with a vote of thanks to the Chalfont St. Peter Cricket Club for the use of their premises, and particularly the bar.

J. Luyt
10.2.78.

ANNEXURE I to the Minutes of the
22nd Annual General Meeting of the
Chalfont Heights Roads Committee

MANNING OF THE GATE AT UPWAY

If I am given reasonable advance warning, I am prepared to assist in manning the gate at Upway, under the terms of the resolution passed at the 22nd Annual General Meeting of residents - vide paragraph 13.

The most convenient times for me to do this would be:

(a) During the morning (Monday to Saturday inclusive)

and/or

(b) During the afternoon (Monday to Saturday inclusive)

NOTE: Please state if a particular day is preferred.

Preferred day

Name

Address

Please forward this memo to: Mr. E. Wilson,
Squirrels,
Winkers Close, Chalfont Heights.

ANNEXURE II to the Minutes of the
22nd Annual General Meeting of the
Chalfont Heights Roads Committee

CHALFONT HEIGHTS FIGHTING FUND

RECEIPTS AND PAYMENTS ACCOUNT FOR YEAR ENDED 24.2.1977

BALANCES AT BANK ON 5th FEBRUARY 1976

Current account	£ 1.56	
Deposit account	477.58	
	<u>£479.14</u>	£479.14

RECEIPTS

Architect's fee refunded	64.30	
Interest on Bank deposit a/c	30.36	
	<u>£94.66</u>	£ 94.66
		<u>£573.80</u>

PAYMENT

Architect's fee	64.30	-	<u>64.30</u>
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Balance at bank on 24.2.77			<u>£509.50</u>
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ANNEXURE III to the Minutes of the
22nd Annual General Meeting of the
Chalfont Heights Roads Committee

SEAT ON CHILTERN HILL

1. With reference to paragraph 37 of the attached Minutes, it is intended that the seat should be placed halfway up Chiltern Hill for the use of people who need a rest.

2. Although only £3.00 has been collected to date, the Chairman felt it would be an appropriate gesture if during the Queen's Jubilee Year enough money were to be contributed to enable the purchase and installation of the seat to be completed.

Should residents wish to make a donation of £1.00 towards the cost of the project it would be much appreciated.

Contributions should be sent to:

Mr. J. Luya,
Wellingham,
Lincoln Road.

NOTE: Please state if a particular day is preferred.

Name
Address
.....

Please forward this memo to:
Mr. E. Wilson,
Spottis, Winkers Close, Chalfont Heights.

ANNEXURE II to the Minutes of the
22nd Annual General Meeting of the
Chalfont Heights Roads Committee

CHALFONT HEIGHTS FIGHTING FUND

RECEIPTS AND PAYMENTS ACCOUNT FOR YEAR ENDED 31.12.1977

BALANCES AT BANK ON 31st FEBRUARY 1976	
Current account	£ 1.56
Deposit account	477.58
	<u>479.14</u>
	479.14
RECEIPTS	
Interest on Bank deposit a/c	64.30
Architect's fee refunded	30.36
	<u>94.66</u>
	94.66
PAYMENT	
Architect's fee	64.30
	<u>64.30</u>
	64.30
Balance at bank on 31.12.77	509.50
	<u>509.50</u>