

CHALFONT HEIGHTS ROADS COMMITTEE

THIRTYFIRST ANNUAL GENERAL MEETING

to be held on

Friday, February, 21st. 1986.

at Chalfont Park Sports Club

at 8.15 p.m.

A G E N D A

1. MINUTES

To confirm the Minutes of the 30th. Annual General Meeting held on February 8th. 1985.

2. COMMITTEE'S REPORT FOR 1985

To consider any matters arising from the report:-

- a) Roads and Trees
- b) Gates and signs
- c) Finance
- d) Trustees/Development
- e) to adopt Report

3. SUBSCRIPTIONS FOR 1986

4. TO ELECT A COMMITTEE

5. ANY OTHER BUSINESS

6. TO CLOSE THE MEETING

CHALFONT HEIGHTS ROADS COMMITTEE

MINUTES OF THE THIRTY FIRST ANNUAL GENERAL MEETING

Held on Friday February 1986
at the Chalfont Park Sports Pavillion at 8.30pm

Apologies for absence were received from:-

Mr and Mrs D A Bates	Mr D G Jenkins
Mr and Mrs K Jones	Mrs J Luya
Mr and Mrs M March	Mr D McMullan
Mr and Mrs B Warner	

Before formally opening the meeting the Acting Chairman Mr Luya, deputising for Mr Bates, said he was sure the meeting would wish to pass to Mrs Bates good wishes for a speedy recovery from her recent illness.

The Chairman also wished to thank Jo Payne for offering, yet again, to take the notes of the meeting.

1. **MINUTES**

The Minutes of the Thirtieth Annual General Meeting having been confirmed as circulated, were adopted and signed by the Chairman.

2. **COMMITTEES REPORT FOR 1985**

The Chairman told the residents that prior to the meeting a report had been circulated to all residents, outlining the work done by the Roads Committee and Trustees in the last twelve months, he therefore at this stage proposed to take matters arising from the report.

a) **Roads and Trees**

Roads - The Chairman stated that the Committee had expressed dissatisfaction with the work done by the roads contractor in 1985. Mr Skinner had apologised profusely for the bad work and promised to make good this work in 1986, in addition to the normal work programme.

Mr K G Smith (Sandy Rise) stated that the entrance to Sandy Rise was becoming restricted, due to the overgrown state of the verge by the SEB Sub Station, also that there was a projecting water main stop cock which constituted a hazard. The Chairman assured Mr Smith that these items would be attended to by the contractor.

Comments were also made about pot holes in Winkers Lane and Half Acre Hill. One resident from the Sandy Rise spur asked that, when the Heights were being gritted, the Sandy Rise spur should be included in the programme. It was also stated that the surface of the spur was now in a very bad way. The Chairman said that the appropriate action would be taken when the contractors were next out on the Estate.

Trees - Mrs Gregson (Lyndale Cottage Woodside Hill) expressed concern that possible damage to the property by the tree roots. Mr Chandler, in reply, told the meeting that he had contacted the Bucks County Council Forestry Officer to get expert advice about the tree problem - when such advice was forthcoming he would then ask the tree surgeon to do the necessary work. He would also ask the tree surgeon to look particularly at the trees outside Lyndale Cottage. Commenting further, Mr Chandler said that the removal and replacement of trees was a very expensive business. A 20 year plan was being drawn up for the replacement of many trees, rather than try to continually trim them in order to keep growth within bounds, as had been done for the last twelve years.

In reply to a query about overgrown hedges abutting Lewis Lane, the Chairman pointed out that this was the responsibility of the householder upon whose property the hedge was planted, not the Road Committee.

b) **Gates and Signs**

The Chairman emphasised that continuing mindless vandalism of the estate signs was making it difficult to maintain the entrances to the Estate in a satisfactory condition. The Committee would continue to repair or replace signs damaged by vandals, but this was expensive and becoming an increasing burden upon the Estate finances. The Chairman asked residents to contact the Police if they saw any vandalism taking place.

Mr C Wickham objected to the sign at the end of Upway outside his house, he had not been consulted about its position and he considered that it was too large and out of keeping with the Estate, he requested that it be removed. Two other residents of Upway and Chiltern Hill commented that this sign was over large and unsuited to the surroundings. Mr McAlister of Ellis Avenue also objected to the size and colour of the arrow at the corner of Woodside Hill and Ellis Avenue.

In reply to these comments the Chairman pointed out that these signs had been installed at the request of residents, in Upway to prevent non residents parking their cars whilst 'exercising their dogs' and the arrow at the top of Woodside Hill after two cars had failed to negotiate the sharp corner into Ellis Avenue and ended up in a householder's front garden. As had been stated previously signs were expensive to replace - however the Committee would look into the matter again, when and if the signs needed replacement.

A suggestion was forthcoming about changing the colour of the Estate signs to gold with a green background, similar to the National Trust colours. The Chairman said that if any signs needed to be replaced this suggestion would be given consideration by the Committee.

A question was asked regarding insurance against vandalism. The Chairman in reply said he thought that, if obtainable, the cost might be prohibitive but the Committee would make enquiries into this possibility.

c) **Finance**

The Treasurer stated that a copy of the accounts had been circulated and asked those present to note that there was only a small surplus. He stated that had bad weather continued any longer, requiring further sanding of the Estate roads, these would have been insufficient funds to meet the bills.

The reason for the increase in the annual subscription was largely to finance the strategic tree programme mentioned earlier and to provide a buffer for contingencies. In reply to a question from a resident, the Chairman stated that whilst there was every intention of using the additional money for tree work he could not give a guarantee that this money would not on occasions be used for more urgent Estate work.

The Treasurer reported that 97% of residents had paid their subscriptions in 1985. There followed considerable discussion regarding continuing non payment of subscriptions by some residents. The following are reminded that their subscriptions for 1985 remain outstanding and should be paid to the Treasurer, or any member of the Committee, as soon as possible:

Mr J H Stokes	Cariads, Lewis Lane
Mr F Bott	Serendipity, Lincoln Road
Mrs J M Marshall	Cobwebs, Winkers Lane

d) The accounts were adopted by the meeting.

Trustees - Development

The Chairman stated that this year had seen the departure of Vic Sutton on retirement to the Cotswolds. He continued 'Vic cared deeply about the Estate and had worked continuously to try to maintain the standard of development which made the Heights such a desirable residential area. Every resident owes him an enormous debt of gratitude for the way he has looked after the Estate particularly when major developments have been mooted (Winkers Farm). That the Heights is still a very pleasant and much sort after area to live in is, in no small part, due to his hard work in the past. I am sure that the Meeting wish him and his wife Mary a long and happy retirement.' The meeting endorsed this statement.

Mr B Allen then reported that the owners of Chalfont Lodge, situated off Denham Lane, had put in an application to build eight houses on the plot. PCC and DCC would argue against this, but it would help if opposition was voiced by the Chalfont Heights Trustees. The Chairman said he noted what Mr Allen had said. Mr Allen then went on to state that, at some time in the future, about 5 acres of land on the Heights would become available for building. He then suggested that the Trustees might consider the use of this land for erection of some selective retirement houses for present residents of the Estate. Some residents might wish to continue to live on the estate after retirement, but might not be able to afford the upkeep of their present houses. Mr McNair, Half Acre Hill rose to voice his absolute objection to the scheme, stating that such a scheme was quite out of keeping with the surrounding area. There followed a lively discussion on the subject. The Chairman stated that, whilst the scheme was entirely worthy in its conception, the Trustees had no influence over owners and the development of their land, except to ensure that covenants were maintained and that buildings erected were in keeping with the general tone of the Heights. However he agreed that the matter would be discussed in Committee.

The matter of the planning application for three houses in the grounds of Mount Fort was raised. It was stated that this had now been reduced to one and that this application is up for appeal.

There being no further Matters Arising out of the Committee Annual Report, the report was adopted.

Adoption proposed by Mr May
Seconded By Mr McNair.

3. SUBSCRIPTIONS FOR 1986

The Treasurer stated that the Committee recommended an increase in the annual subscription to £45 - Full rate and £41 - Reduced rate.

Proposed by Mr Bruce Allen
Seconded by Mr B Wickham.

The Treasurer asked as many people as possible to arrange to pay their subscriptions by Bankers Order. Forms were available from the Treasurer at the meeting and would also be circulated with the Minutes of the AGM.

4. ELECTION OF COMMITTEE

The Chairman said that, as was customary, the Roads Committee would at this stage resign. He asked for nominations to serve for the year 1986 and said that all the present members were prepared to stand for re-election.

It was proposed and seconded from the floor that Mr Michael McKeenan should be elected to the Roads Committee.

It was proposed by Mr McAlister and seconded by Mr McNair that the 1985 Committee should be re-elected en bloc. There were no objections from the Meeting. The Chairman then welcomed Mr McKeenan to the Committee.

5. ANY OTHER BUSINESS

- i) Mr K G Smith brought up the subject of the run down garages in Sandy Rise, - it was suggested that these might cause a fire hazard and that the advice of the local Fire Officer should be sought. The Chairman said that the Committee would look into this.
- ii) Mr B Allen asked that he might discuss the possibility of introducing a Neighbourhood Watch Scheme on to the Estate with Mr Bates, sometime in the future. The Chairman undertook to inform Mr Bates about this.
- iii) Returning to the development of Mount Fort, Mr McNair asked, who owned Half Acre Hill? The Chairman replied that, although the Roads Committee maintained the road, the owners were those residents who fronted on to Half Acre Hill. In view of this Mr McNair stated that no more than five houses could have access to the road and therefore access to Half Acre Hill from the Mount Fort development would not be allowed. The Chairman took note of what Mr McNair had said.
- iv) It was agreed that the Committee should write to Vic Sutton on behalf of all the residents to thank him for all his past help. A copy of the AGM minutes would also be sent to him.

There being no other business the meeting closed at 9.45 pm.