

**CHALFONT HEIGHTS ROAD COMMITTEE**  
**ANNUAL GENERAL MEETING**

**HELD ON 19 FEBRUARY 1996 AT CHALFONT SPORTS CENTRE**

Chairman: Mr John Luya

Committee: Mr John Chandler  
Mr H Michael McKeeman  
Mr Tom Cooper  
Mr Ken Morrison

Apologies for absence from Dr & Mrs D Grieve, J Williams, Mr & Mrs Fearn and Mrs Susan Luya.

1.0. PREVIOUS MINUTES

1.1. Minutes of the 1995 Fortieth AGM were accepted as a accurate reflection of the meeting, acceptance being proposed by Mrs Chandler and seconded by Mrs Morrison and signed by the Chairman.

2.0. COMMITTEE REPORT

2.1 Chairman reported that Mrs Margaret Clifton was unable to attend due to ill health. The meeting sent wishes for her early recovery.

2.2. Roads

2.2.1. Mr Ken Morrison reported that the first stage of the rebuilding of the roads had been completed with Upway and the upper part of Chiltern Hill. No complaints had been received about the ramps which were a little higher.

2.2.2. Mr Morrison noted that approximately 1,000 m<sup>2</sup> of road resurfacing is planned for the next few years and discussions would take place shortly with the contractor, Mr Skinner, about the next phase of the programme.

2.2.3. A question was raised from the floor as to when gritting is carried out of the roads and who pays for it. In reply Mr Chandler said that the Roads Committee decides when gritting is necessary and this is carried out by Prys at a cost of up to approximately £450.00. Efforts are usually concentrated on Chiltern Hill and Woodside Hill.

2.2.4. It was also noted that a number of concrete boxes throughout the Estate are filled with sand which can be used by the residents as necessary.

2.6. Auditors

- 2.6.1. The Chairman thanked the Honorary Auditors, Messrs Solomon and Quilter and it was proposed by Mr Bruce Allen, seconded by Mr Smith and agreed that they be re-elected.

3.0. SUBSCRIPTION RATES

- 3.1. The Chairman proposed to retain the £45.00 annual rate for another year.
- 3.2. A questioner from the floor suggested that this may not be wise with our expenditure going up substantially during the next three years on the roads and felt it would be prudent to increase the subscription at this time. The Chairman responded that with monies in the bank in excess of £30,000.00 at this time, even allowing for the road programme, capital would not be reduced below £10,000.00 and therefore it was believed by the Treasurer that £45.00 per annum was sufficient at this time.
- 3.3. The adoption of the £45.00 rate for another was proposed, seconded and agreed unanimously.

4.0. ELECTION OF THE COMMITTEE

- 4.1. The current Committee agreed to stand for re-election and there being no proposals from the floor they were re-elected. Proposed by Dr J Warder, seconded by Mr Andy Spares.

5.0. ANY OTHER BUSINESS

- 5.1. A vote of thanks for the Committee's work during the previous year was proposed by Dr Warder and seconded from the floor.
- 5.2. A question was raised with regards to installation of cable TV on the Estate as reception was generally not good and there were a number of worthwhile programmes which could be obtained, as well as telephone and data links.
- 5.3. The Committee responded that Bell Cable Media who hold the franchise for the area had been approached on a number of occasions, however they did not appear to be interested in providing a cable service for the Heights at this time.
- 5.4. The Chairman noted that if the cable company did make an approach, all residents would be circulated with their proposals and hence a vote could be taken.
- 5.5. There being no further business the meeting was closed at 21:25.

## 2.4. Trustees/Development

- 2.4.1. The Chairman noted that the demolition of Green Hedges and its replacement with two new houses was the only major development on the Heights. He considered this had been a regrettable occurrence but residents could be assured that the Committee had fought long and hard including taking Counsels advice. Ultimately it was established that due to the wording of the Green Hedges deeds, there was little that could be done to stop the planning application going forward. It was also noted that this case was exceptional and the Committee had not been able to charge the developer for crossing the Verges, as it appeared the Verges were unusually not owned by the Road Committee.
- 2.4.2. Other than Green Hedges there had been only a small number of extensions and alterations. It was considered this to be the likely pattern in the future as there was no land left undeveloped on the Heights.
- 2.4.3. Mrs Pam Dawney noted that a house in Lincoln Road was being marketed by an Estate Agent with the proviso that planning permission had been granted for an additional development in the grounds. Whilst the actual house was not identified at the meeting it was believed this was in fact a house in lower Lincoln Road with the garden running down to the bypass. A number of gardens have been sold in this particular road for development and this had resulted in Linden Road development which is outside the Heights.
- 2.4.4. Mr Gerry Hughes asked if the Committee had given any thoughts about the planned Central Railways freight terminal, which would inevitably create a considerable increase in road and rail traffic in the area and would result in additional noise and nuisance. He also asked if the Committee were thinking of joining any of the Gerrards Cross and Iver pressure groups which had been formed to challenge the development.
- 2.4.5. The Chairman responded that the Committee had not yet discussed the potential problem, however if residents felt it was necessary the Committee would as a bare minimum, become involved with the local pressure groups.
- 2.4.6. A discussion then ensued with a number of speakers from the floor voicing varying opinions. One view was that it would not be appropriate to fight the development until all the ramifications were known and in any event surely it was advantageous to encourage the reduction of the volume of traffic on the roads with a move to better use of the railways. Other views dissented from this line of discussion.



2.4.7. The Chairman agreed that the Committee would research the matter further, including contacting local pressure groups.  
Note: It would seem that the Central Railways scheme has since been rejected by Parliament.

2.4.8. A questioner from the floor asked if several residents got together and wished to sell their houses for redevelopment what could we do? The Chairman replied that regrettably times were changing and the obtaining of planning permission was somewhat easier, therefore it was unlikely we could do a great deal, however every scheme would have to be looked at on its individual merit.

2.4.9. A questioner from the floor asked about provision of street lighting on the Estate and on Lincoln Road in particular. The Chairman replied that this was the Parish Council's responsibility and it was generally felt that they were unlikely to increase the level of lighting within the Estate. It was noted that increased lighting was unnecessary because a large number of houses now had security lights making the provision of additional street lighting unnecessary.

2.4.10. The Committees Annual report was accepted unanimously with the vote being proposed by Mrs Rose and seconded by Mr T Cooper.

## 2.5. Financial Report

2.5.1. In the absence of the Treasurer, Mr John Luya gave the financial report noting that the account was extremely healthy with over £35,000.00 in the bank and although we were likely to operate a deficit budget over the next few years, it was not planned to reduce the capital below £10,000.00.

2.5.2. The Chairman noted that there were three hardcore non-subscription payers on the Estate and three to four who were paying in dribs and drabs. Additionally one individual as a protest was not prepared to pay for one year.

2.5.3. The Chairman noted that we did not have a tradition of publishing the names or amounts of monies owed and it was generally considered this would be counterproductive. It was noted that the maximum amount owed was approximately £300.00 and to even contemplate going to the Small Claims Court would not be worthwhile.

2.5.4. The financial report was accepted unanimously with the vote proposed by Mrs McNair and seconded by Dr J Warder.

### 2.3. Trees

- 2.3.1. Mr Chandler presented the tree report and noted that more money than usual had been spent, however this was on the advice of the tree surgeon. Seven or eight trees had been removed and a similar number would be replaced.
- 2.3.2. It was noted that five trees had been lost on Chiltern Hill due to the action of hooligans. The tree surgeon was asked to provide replacements with stronger posts which hopefully would prevent a reoccurrence. Mr Chandler asked any residents who saw hooligans damaging any trees on the Estate to report the matter to the Police immediately.
- 2.3.3. The question was raised from the floor about the amount of ivy on a number of trees. It was agreed that Mr Macbeth should research the problem and deal with it.
- 2.3.4. A questioner asked what sort of trees were being replanted. Mr Chandler responded that whilst a lot of the existing trees were of the forest type, these were considered too large and any replacements would be smaller types such as Maple.
- 2.3.5. A questioner noted that the spinney in Winkers Close was getting out of hand and it was necessary to do something about it. Mr Chandler responded that four families of residents in Winkers Close had asked for a general tidying up and lowering of the height of a number of the trees in the spinney. Mr Macbeth would be consulted on the matter. (The proposed reduction in the height of the large oak tree would only be done if Mr Macbeth was satisfied no consequential damage would be caused). It was noted that the residents of Winkers Close essentially wanted to live in a "woodland setting" and therefore any tidying/pruning should have this objective in mind in accordance with the attached request signed by residents of Winkers Close.
- 2.3.6. The owner of Beam Ends noted that two cherry trees on the Upway needed reducing and the Committee agreed to draw Mr Macbeth's attention to this matter.