

**Minutes of the  
64<sup>th</sup> Annual General Meeting  
of the Chalfont Heights Estate, and the AGM of  
Chalfont Heights Roads Committee Ltd.**

**Held Live and Sound recorded on Zoom  
at 19.00 on March 24<sup>th</sup>, 2021**

**Present:**

Members present: P Gourd, Jim Greaves, J Greaves, G. Eykyn, J McGowan, M Bird, A Marchetti, K Quilter, M Simmons

Apologies: 4 homes

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**Welcome and apologies**

The Chairman welcomed everyone to the AGM, and apologies were read out. List of attendees recorded online.

**Minutes**

The minutes of the 63<sup>rd</sup> Annual General Meeting, held March 2020, were submitted and approved using an online poll with 98% approving and 2% abstaining.

**Chairman's Report – Peter Gourd**

The Chairman (PG) thanked the Committee for their work and time through the year, he paid special tributes to Ann Marchetti who will sadly be standing down from the Committee after this AGM.

Peter also reflected on special character of the Estate and how we all appreciated the value of Estate during lockdown.

An update on the ongoing litigation discussed at the last AGM, 4th August 2020 the court claim accepted and CHRC thought that this was all now resolved. However, Defendant was given right to appeal in January with an oral hearing to take place 30th March 2021.

Later in the meeting CHRC will be seeking approval from residents to continue the litigation against the Defendant.

Tony and Sharon Downs would like to thank everyone who helped to raise over £630 for the annual Christmas Lights Show, funds to be shared with 2 charities.

Peter also asked for new volunteers to come and join the Committee, all welcome.

## **Committee Areas**

### **Financial Report and Accounts – Keith Quilter (Treasurer)**

Figures shown in the Annual Accounts, there is a slight difference as additional fees collected pre-AGM and post accounts being produced.

Small number of non-payers left outstanding; the majority generally pay; some people currently abroad and other new residents will be visited by Keith.

Large amount will be spent on road works to be carried out in 2021 and 2022.

### **Communications & Neighbourhood Watch – George Eykyn & Jon McGowan**

95% homes on email also 2 WhatsApp groups are active. Contact George to be added to all of the above. If residents have new neighbours please advise them to contact CHRC through the website so that we can send them a Welcome Pack.

Neighbourhood Watch now has 200 subscribers. WhatsApp group sends out flash messages. No reported burglaries in 2020-21.

### **Development and Planning – Jim Greaves (JG)**

27 issues in the last year to deal with. Appeal to please contact CHRC before development starts. An informal chat first will save time and trouble further down the track.

After development plans approved, Jim will provide a pack for residents to give to their developers. A development fee will be due: this fee covers increased wear and tear on the roads and has been revised down recently.

On behalf of the Estate, CHRC has objected to the council's Local Plan, and more specifically development on Butler's fields. Decision by Council has now been delayed. Winkers development has made a new submission for 18 homes; CHRC will monitor the application.

Lantern Lodge: developers looking to build 3 homes; this was rejected by CHRC and then the council. Developer now proposing 2 homes, new plan has been scaled back with reduced bulk and mass, scheme now has planning consent.

Fences: CHRC recognises residents' right to secure their property, but if metal fences are to be used, the Committee strongly prefers and recommends that hedges be grown to hide the metal railings.

Detached garages and carports in front of the building line will not be accepted; please come and have a chat before building anything.

Verges are owned by the Committee - so please approach CHRC with any planned work on them; crossovers or creation of additional driveway entries will attract a fee.

2 emails re The Bluff on Sandy Rise. Application registered and CHRC opposed, not sure if changes made to the plans, JG to investigate.

RJ Dunn Applegarth raises issue on height of fence. JG said the boundary is with Council land so not much CHRC can do about this. JG will also check consent for garage

### **Trees, Islands, Verges & Gates – Michael Bird (MB)**

Mike reiterated how it was a pleasure to see people out walking around the Estate during lockdown, and we are all trying to maintain the special character of the Estate.

44 tree and verge related issues raised, CHRC dealt with vast majority with Finelands Forestry and the Hay Warden. The Estate's trees are inspected bi-annually in survey. MB has spreadsheet and a map of all of the trees and this has been overlaid with the Finelands survey.

We are always pleased to hear from residents; feel free to contact Mike. There was a comment that some of the dead trees had not been removed, Paul Morris of Finelands has a view that these are good habitats for wildlife; there was a recent example of an owl nesting in a tree.

450 trees in good condition, 4-5 need looking at. Aware of work in Winkers Copse, tidy up island Woodside and Lincoln island where a bench has been installed in memory of Derek Bryan who served on the Committee for many years. The bench has been located on spot of the Hill Climb where the vintage vehicles turned and is a small gesture to mark Derek's contribution to the Estate and the Committee.

Plan to plant saplings to replace trees, 10 on order and 7 heritage fruit trees will be planted to mark the Queen's Jubilee. The Committee discourages close board fencing and want to encourage border hedging to help preserve the leafy character and open feel of the Chalfont Heights.

Thank you to Paul Morris of Finelands, who responds well to urgent call outs; and thank you to Mike Stevens our Hay Warden, also thanks to residents for maintaining their verges.

Contribution by email, LT suggestion of rewilding verges with native wildflowers and bulbs, CHRC need to discuss at committee. 2nd point: contribute to hedgehog highway by asking residents to leave gaps for hedgehogs to move about freely.

Q. JH Who has authorised planting on verge, Mike to investigate.

**Roads – Mark Simmons (MS)**

Grit bins being topped up post winter, CHRC also planning another road sweep in spring to clear gullies.

Programme of road works laid out in report, however BT are digging up the roads at present laying fibre so work for 2021 slightly delayed. Table in report has planned work highlighted in red for 2021 and 2022.

Works coordinated so as not to block off too much of the Estate, BT pulling fibre through the estate and working all the way up, service offering date not known, discuss access to property with BT about how to get to your land.

Peter asked if Centrica will be doing works, contacted CHRC year ago but nothing.

Q. AG asked will repairs be sealed will edges of excavations sealed, Mark to check?

Q. Clive asked will BG be doing digging, there are plans but no dates given, some letters received, Mark to coordinate with BG and contractors. JP received letter with following, 6 April - 6 June as dates mentioned in Cadent letters

**Committee**

Members of the Committee had put themselves forward for re-election as listed in the annual report.

Peter Gourd - Chair

Mike Bird – Trees Islands and Verges

George Eykyn – Communications and NHW

Jim Greaves - Development

Jane Greaves - Development

Jon McGowan – Communications and Website

Keith Quilter - Treasurer

Mark Simmons - Roads

**CHRC LTD.- Voting only permitted by members of CHRC Ltd. If you have not applied for your home, please contact us for a membership form, voting opened for the following 4 questions**

**Q1 subs for 2021 to remain the same at £300: voting 100% approved**

**Q2 Dev fee computation remains the same, 100% approved**

**Q3 CHRC continues claim against resident, 100% approved**

**Q4 Appointment of Committee members, vote for all nominees to remain, 100% approved**

**Q5 Approval of annual account, 100% approved**

**Other business**

Redfern House gave view re gates on Estate, Cttee has no plans on gates

Jim - JW view on Butler's fields, JG talked earlier about the Local Plan being shelved for now and also the status on green belt remains the same except where it is near new transport infrastructure

Thanks to Committee and Jon for hosting on Zoom, hopefully we can meet next year!

Thanks to and from the 54 attendees

The Chairman then closed the meeting.