

Chalfont Heights Roads Committee

70th AGM

Chalfont St Peter Church Hall

19.30 14th March 2025

Present:

Nigel Wright, Michelle Lamb, Keith Quilter, Adrian and Marie Foy, Amanda and Peter Parfitt, Terry Ansell, Fiona and Keith Tozzi, Lisa James, Paul Cornford, Angela Brownrigg, Lis and Jon McGowan, S Bucknell, Doreen and Russell Woakes, Chris Timotheou, Ian and Anne Dallow, Richard and Judith Dunn, Anne and George Eykyn, Sheila Morrison, Mike Bird, Ken Robey, Peter and Masooma Gourd, Stephanie and Andrew Franklin, Jane and Graeme Halkerston, Jim Greaves, Claire Greene, Trevor and Joy Stones, John Holmes, Katherine and Ian Melling, David White, Elisa Agostini, James Moody.

Apologies:

1. Chairman's report

1.1 Peter Gourd opened the meeting at 19.30 and asked for those attending to approve the minutes of last year's meeting. The minutes were approved by a show of hands with no objections.

There was a request from the floor to issue the minutes for this meeting earlier so that residents had a greater chance to read them prior to the 2026 meeting. This was agreed to by Peter.

1.1 Peter thanked the Committee for all their work during 2024 and there was a round of applause from those present.

1.3 Peter reported that Michelle Lamb and Nigel Wright had been co-opted to the Committee during the year.

1.4 Peter reported that Keith Quilter was retiring from the Committee at the end of the AGM and would be replaced by Michelle Lamb. Peter thanked Keith for his work over 18 years on behalf the residents and proposed a vote of thanks from those present. There was a round of applause.

2. Treasurer's Report

2.1 Keith reported that the estate bank balance remained strong with close to £200k in the accounts and that there had been no material one-off project spends in 2024.

2.2 A number of residents refuse to pay the annual subscription or pay a reduced amount. These were not identified, to maintain confidentiality. Jim reported that when

residents sell their property the Committee is generally asked by the transaction solicitors if there are any outstanding debts and the Committee reports any deficit which then become the liability of the buyer, with most buyers insisting the debt is paid off by the seller prior to completion.

2.3 Keith proposed that after reviewing the current balance and the 2025 medium term program he was able to propose keeping the annual subscription at £250. This was approved by a unanimous show of hands of those present with no objections.

2.4 Keith asked that all residents make sure that when they make their 2025 payment on 1st May that they add their house name in the reference box.

2.5 Keith asked that residents check that they are paying the correct amount. Several residents continue to pay the previous £300 annual subscription and some even more. Keith had returned funds where the resident has requested it, this has resulted in the decline of nett fees received in 2024 compared to the previous year.

3.0 Planning

3.1 Jim reported that the number of developments and planned developments remains as high as in previous years.

3.2 Jim reported that the new Labour Government is changing some of the planning regulations and putting pressure on local authorities to increase house building including lifting restrictions on building on the Green Belt. This is making it more difficult to challenge development of land neighbouring the estate which may impact the estate.

3.3 There was considerable concern about the development in the Sandy Rise offshoot. It appeared to be taking a long time and be of low quality not fitting with the estate. Jim assured those present that the building was being constructed to the drawings and there was nothing we could do to speed up the timetable. Jim said he had been unable to contact the developer.

3.4 Jim described the rules used to determine the fees payable to the CHRC for developments. The basis of the calculation is to add the gross external area of the new built floors, multiply the ground floor area by two and then multiply the total by 4 to obtain a development fee value. Additions are also made for demolition works if they are going to be significant and stand-alone garages etc. These rules have remained unchanged for many years. The fees were designed to reflect the damage done to the roads and verges of the estate by construction traffic. The £5k cost of a new entrance reflected the value of the enduring lease that the resident is purchasing from the CHRC to form their new driveway. Peter asked for approval from those present to retain these rules. This was unanimously approved.

4.0 Roads

4.1 Mark Simmons was not present at the AGM so Peter reported on his behalf that the only significant project in 2024 had been the clearing and repairing of our drains several of which had become completely blocked and damaged. Part of the gully in Woodside had also been replaced to bring the level nearer to the road level, after concerns from residents about the drop.

4.2 The roads were swept after the leaf fall by a new vendor and they were considered to have done a better job than the previous vendor.

4.3 The turning circle in Sandy Rise (which is not owned by the CHRC but whose appearance has impact on the estate) was due to be cleared and resurfaced this work is now planned for 2025.

4.4 A resident reported a pothole developing in Upway. Peter said that Mark walks the estate to review the road conditions and will add this to the small works program for 2025. Upway is due for resurfacing in 2025 depending on British Gas and Open Reach work programs.

4.5 No other major road works are planned for 2025.

5.0 Trees, Verges and Islands

5.1 Mike reported that Fineland Forestry continued to be our preferred contractor as they quickly responsive to our requests, especially when trees fall across our roads, as happened on 2 occasions in 2024.

5.2 Mike thanked Fineland for their work in keeping the trees in good and safe condition. He said we have around 450 trees, many of which are becoming old. Mike asked residents to water new trees planted on verges outside their houses. More new trees will be planted in 2025.

5.3 Mike also thanked Mike Stevens, our Haywarden, for attending to the many smaller jobs on the Estate.

5.4 Mike asked that residents ensure that contractors or tradespeople restore any damage done to the verges, or if the culprits are not known, to report damaged verges to Mike for addition to the 2025 work program. Mike also requested that parking cars on the verges should be avoided since this can cause damage to the verge.

6.0 Communications

George reported high levels of residents subscribing for the various email and Whatsapp updates. He said crime on the estate was similar to elsewhere in the Gerrards Cross area, noting that there had been two burglaries and two van break-ins during the year. George said that the Committee continues to be concerned about safety on the estate's roads with the number of non-resident vehicles remaining high.

7.0 Approval of reports

Peter asked for those present to approve the reports. Those present approved the reports by a unanimous show of hands there were no objections.

8.0 Committee elections

8.1 Peter announced that he would stand down as Chair at the end of the meeting as he was moving house out of the estate. He thanked residents for their support during his time as Chair and said he was proud of the work he and the Committee had done. There was a round of applause from those present.

8.2 Peter read out the names of the Committee and said all were happy to stand for re-election in 2025. Mike Bird, Jon McGowan, Jim Greaves, Jane Greaves, George Eykyn, Michelle Lamb, Mark Simmons, Nigel Wright. Peter said the Committee proposed Nigel Wright as the new Chair. Those present approved the new Committee on a unanimous show of hands with no objections.

9.0 Miscellaneous AOB

9.1 Nigel thanked Peter and Keith for their work in support of the estate during their time on the Committee. He presented them each with a small gift of recognition.

9.2 Nigel reminded users of the estate WhatsApp group to be supportive and constructive and resist making unkind or personal comments about fellow residents and the Committee. The Committee are all volunteers with full diaries who try to strike a balance between the different views of residents.

9.3 Nigel said the Committee wished to co-opt Ian Dallow. Ian accepted. Nigel said exact roles of the Committee including, Ian would be agreed at the first meeting following the AGM.

9.4 Nigel thanked the Working Group formed at the last AGM lead by Ian Dallow for their report on the traffic passing through the estate and their recommendations for restricting non-resident traffic, slowing all traffic and increasing security of residents property. Nigel said the Committee had also done their own work and received comments on the issues directly from residents. Nigel said the Committee had agreed the following program in response:

1. Make signage clearer and review the addition of more signs and road markings (without plastering the estate with numerous roads signs) to slow traffic.

2. Seek to add additional speed bumps to slow traffic and make the estate less attractive as a through road for non-residents.

3. Seek to add chicanes in Chiltern Hill, Woodside and Upway to slow traffic and make it less attractive as a through road for non-residents. All chicanes would be attractive with bushes and trees and only be installed with the agreement of neighbouring residents. The three chicanes will be installed one at a time starting with Chiltern Hill and only after residents of the road had agreed the chicane was a success would the second chicane in Woodside and then on the same basis a third in Upway be installed. Chicanes aim to reduce vehicle speed and make the road less attractive as a through road for non-residents

Nigel said if constructing chicanes proved impossible due for example to neighbouring residents' objections, the Committee would consider installing gullies, similar to those in Woodside at the side of the road to narrow the road so that traffic had to slow when meeting a vehicle coming in the opposite direction. The gullies will also help protect the verges.

4. Add additional CCTV. The two sets of cameras installed in 2024 had already given the Committee information and been used by police during investigations of crimes on the estate.

5. Provide residents with an evening(s) of security advice for their own property.

6. Nigel urged all residents to report any illegal activity such as travellers blocking the roads to the police, the local authority, the local Bucks councillors and local MP. This may encourage the police to change their priorities and take more regular and pre-emptive action against offenders. This will help improve our security.

9.5 Several residents asked about the legal advice the Committee had received on the potential installation of gates at the estate entrances. Jim read out the advice the Committee had received. Some residents present gave an alternative view and one resident suggested seeking alternative legal advice. Peter reminded residents that the Committee had a remit to maintain the roads, trees and verges and that when it strayed from this some residents objected. Peter also reminded those present that most of the properties on the estate had a Covenant allowing them free and easy access through the estate and therefore residents could take legal action if gates blocked the road. Nigel suggested that as Thames Water had resolved the sewage problems in the village traffic had reduced. This reduction together with the impact of the proposed Committee actions outlined by him during the meeting will further reduce non-resident traffic, reduce all traffic speed and increase security. It would be sensible to see if the impact of these works meets

the wishes of the majority of residents before considering further works. The Committee will consider adding gates to ensure that non resident use is not a right.

There being no further discussion the meeting closed at 21.15.

Nigel Wright