

## **Chalfont Heights Roads Committee Ltd**

Minutes of the AGM held on Friday 13<sup>th</sup> March 2026

Parish Church Hall, Chalfont St Peter

### **1. In attendance were the following directors of the company**

Nigel Wright,  
George Eykyn  
Jim Greaves  
Jane Greaves  
Mike Bird

Also present was Committee member  
Ian Dallow

Apologies were received from CHRC Ltd directors  
Jon McGowan  
Mark Simmons

### **2. The minutes of the 2025 AGM were approved by a show of hands of those present**

### **3. Committee reports**

The directors issued a pre-read to property owners of the Chalfont Heights Estate on the 20<sup>th</sup> February 2026. Each committee member present summarised their reports.

#### **Report from the Chair**

Nigel Wright, Chair of the CHRC thanked the committee for their tireless voluntary work on behalf of residents during the year ended 31<sup>st</sup> December 2025. Those present gave the committee a warm round of applause in appreciation. There were no dissenting voices.

Nigel thanked Michelle Lamb who resigned as Treasurer effective 1<sup>st</sup> January 2026 and introduced Elisa Agostini as the new Treasurer.

Nigel said that the committee had to make the tough decisions of postponing planned expenditure on resurfacing Upway and Sandy Rise, new entrance signage, white lines at the speed humps close to the entrances and a third CCTV at the entrance to Chiltern Hill to focus financial resources on challenging the development of Butlers Field.

In the pre-read Nigel described the Committee vision for the estate going forward which he said had guided the Committee's decisions in 2025 and would continue to guide the committee going forward. Given the importance of this vision Nigel read out the vision to those present.

*The Terms of Reference of the CHRC Ltd as published on our website were created when the CHRC was formed as a result of the previous Trustees of the Chalfont Heights estate wanting the legal protection of a limited company. The Trustees were gifted the CHRC assets by the original developers of the estate the Stroud family*

*In summary, the Terms of Reference are:*

- 1. To maintain and improve the roads, road signs, islands and to preserve the verges and trees thereon*
- 2. To enforce, modify and release the restrictive covenants relating to the estate referred to in a Conveyance dated 14<sup>th</sup> September 1965 between the Stroud family and the Trustees of the Chalfont Heights estate.*

3. To recover from residents the costs of exercising these functions.

*In more recent years the Committee has been encouraged by a significant portion of residents to have regard to security and safety considerations in discharging our remit. We also have an underlying responsibility to preserve the special character of the estate.*

*This estate is a semi-rural development of individual properties each with its own character and personality along quiet kerb-less roads lined with numerous different trees. Many of the houses have open frontages without gates or hedges.*

*If we have rows of similar houses, houses with high opaque fences, walls and gates with verges eroded and flattened by countless vehicles, many of them tradesmen parking or straying off the road, and roads becoming crowded with increasingly fast traffic, much of it not associated with residents, the character of our estate will continue to decline, the quality of life in the estate will be lower and the value of our properties will be impacted. This Committee seeks to slow, stop and reverse this decline.*

There were no objections from those present to this vision.

Nigel presented the proposed 2026 program described in the pre-read.

*Our program for 2026 is*

- 1. Oppose the Butlers Field development*
- 2. Continue to challenge all developments not aligned with our vision of the character of the estate outlined above*
- 3. Maintain and improve our verges and trees*
- 4. Reduce non-resident traffic through the estate to maintain our excellent safety record, reduce wear of our roads and damage to our verges*
- 5. Maintain our roads to a high standard.*
- 6. Ensure all residents pay their subs.*

### **Treasurer's Report**

Following the resignation of Michelle Lamb, Nigel had taken the Treasurer's role on an interim basis. Nigel said that the 2025 accounts had been prepared by Nunn Hayward and reminded residents that the accounts do not need audit, and are not audited. Nigel said that the list of members of CHRC Ltd needs significant updating. As the CHRC Ltd is a company limited by guarantee, each member is considered to be a guarantor of the company's liabilities but individual liability is limited to £1 each. As in 2025 the Committee would be distributing a hard copy letter to each house including details of how to register as a member. A summary of the 2025 spend was provided and 10-year strategic plan was presented. Michelle had made significant progress in collecting overdue subscriptions, and efforts would continue to engage each property where any shortfall was showing. Nigel acknowledged that some residents had overpaid and they would be notified to allow a repayment.

### **Development**

Jim Greaves presented the development sub committee report. Jim stated that the CHRC Ltd has covenants over all three plots covering Winkers Farm and Butlers field. Jim showed the original covenant document to those present. Jim stated the committee decision supported by the December 17<sup>th</sup> 2025 EGM was to oppose the three developments if and when the developers submitted their plans to the local authorities. Jim said we had spent lots of time and some financial resources preparing our position.

Jim stated that the Committee had received a letter from Buckinghamshire Council under the Freedom of Information Act that stated that the estate's roads were public highways under the 1980 Highways Act despite the fact that they were maintained privately. The letter also clearly states that obstructing a public highway was illegal and installing gates would be an obstruction of the highway. Jim said the Committee was seeking legal advice to challenge the Council's understanding and to explore ways by which we may be able to change the status of our roads to allow gates, if the residents vote for them at a future date

### **Verges and Trees**

Mike Bird reported that 14 new trees had been planted in 2025 to replace those that had died. Mike reminded those present that the CHRC Ltd owned the verges and trees and was challenging those few residents who widened their drives or placed items on the verge without CHRC Ltd permission. We have to remember that the verges are a footpath for pedestrians to get out of the way of vehicles and for safety reasons must not be blocked. Mike presented the Committee's Trees & Verges policy which had been re-issued to residents before the AGM in the pre-read, and which is available on the CHRC website under "Development".

### **Communication**

George Eykyn reminded residents that the committee were unpaid volunteers and could not respond to the email enquiries immediately. George asked for help from residents to enable him to maintain our register of contact details, especially email addresses so that we can send our communications rapidly and efficiently. In particular, it was always helpful to be put in touch with new residents.

### **Roads**

Mark Simmons was not present but the committee stated that no major resurfacing took place in 2025 to conserve cash and saw little point in resurfacing Upway with the potential sink holes and use of the road by the Butlers Field developers. The potential sink holes on Upway and Lincoln Road were being investigated. It is planned to resurface Sandy Rise in 2026 and Upway in 2027. Seriously overdue work was completed on the Woodside and Chiltern Hill gulleys and drains in 2025 with portions of the drains having collapsed. The committee also stated that a major resurfacing would be required starting in 2033 and continuing for several years. The increased traffic flow (from non residents and delivery vans) and the significantly larger vehicles (SUV's and EV's) could accelerate the need for this work.

### **Safety and Security**

Ian Dallow presented plans to install gates depending on the outcome of the challenge to the Bucks Council decree that installing gates would constitute an illegal obstruction. Ian said each gate would cost about £15k and could be opened by recognition of the resident's phone as they approached. In answer to questions from those present Ian said that there would be a button for use of tradespeople, deliveries and disabled visitors. Ian said the gates would not be closed all the time but only perhaps for 90 minutes in the morning to restrict non-resident traffic. One of the issues being the speed at which the gates can open and close given the need to avoid injury to pedestrians. There would be pedestrian gates. The committee made clear any decision to go ahead and install gates must firstly be legal and secondly would be subject to a secret house by house vote of owners. All dwellings would have one vote, whether their subscription is up to date or not.

## **4. Decisions taken by the AGM**

1. Approve the minutes of the 2025 AGM
2. Approve the accounts for the year ended 31 December 2025
3. Approve the rise in subscriptions payable from 1<sup>st</sup> May 2026 to £400 per year.
4. Approve the continuation of the development planning fees at the 2025 level.
5. Approve publication of the trees and verges policy

6. Re-elect the committee:

Nigel Wright,  
George Eykyn  
Jim Greaves  
Jane Greaves  
Mike Bird  
Mark Simmons  
Ian Dallow

Elect to the Committee:  
Elisa Agostini

7. Appoint:  
Ian Dallow and Elisa Agostini as directors of the Company

A formal vote of thanks was recorded to the Chalfont Heights Roads Committee. The AGM then closed at 9.00pm.

Nigel Wright  
Chair CHRC Ltd