

## **Minutes of 67<sup>th</sup> CHRC AGM, 15 March 2024**

CHRC members attended in full, with at least 33 residents of the estate who signed in.

### **Welcome**

Peter Gourd (Chairman) thanked Keith Quilter, who would be standing down this year as Treasurer. He had served since 2007 and was senior auditor before that. A replacement was needed.

### **Apologies**

**Minutes of last meeting** – passed unanimously.

### **Finance**

Keith Quilter said 60 residents had not initially paid their subscriptions. He had chased them up and they were paying. Keith urged residents to arrange a Standing Order to pay each year.

Peter Gourd said the estate was in good stead with its capital reserves, and were well placed to fund the necessary upkeep of the roads. Persistent non-payers would receive a solicitor's letter and a charge would be lodged against the property which would be evident during conveyancing when the property came to be sold.

### **Planning**

Jim Greaves talked about Butlers Fields and the recent change of use from agriculture to equestrian use. Many residents had confirmed to planners that no horse had been seen in the field.

Jim said the Local Plan had tried to take the field out of the Green Belt, and this had been successfully opposed.

Discussion re Winkers nightclub site. Jim said the owners had planning permission for 14 homes.

Discussion of footpath around the Butlers Field. In 1949 it was diverted. From 2019 the Butlers had stopped rights accruing to the diagonal pathway across the field. Discussion of tactics and options re the field.

National Epilepsy Society site on Denham Lane. Jim said there had been a massive number of objections (975) to the planning application. There was risk of urban sprawl and unsustainable development.

Discussion of properties being developed out of keeping with the character of the estate. Jim said he was engaging with the local Council Planning dept over their approval of developments that were out of character of the estate. Discussion over merits of formally agreeing and formalising the character of the estate, in a document.

### **Roads**

Mark Simmons said the estate's roads were in good repair – unlike the roads around CSP and GX.

Not much work had been done in 2023, because it wasn't needed. In 2024, Upway and Sandy Rise would get maintenance work, and patching would be carried out where needed. Gullies and soakaways were shortly to be tackled.

Another road sweep would be arranged before the Spring.

Mark said the estate would pay to resurface the Sandy Rise turning circle, as it was unsafe.

Discussion of high levels of groundwater in CSP.

A resident asked when contractors dig up CH roads, can they seal them properly afterwards? Mark said yes.

Discussion of perceived danger of Woodside Hill where cumulative resurfacing has raised the height of the road quite a way above the deep gullies either side. Mark said he would look into the issue raised.

### **Trees & verges**

A new policy on trees in the estate was voted on and passed.

Mike Bird said there was more pressure to do work on overhanging branches etc. He asked residents to let him know if they had concerns re any trees. A total of 12 trees had been taken down during the year. The policy was to replace them all with saplings of medium-growth trees such as cherries and rowans.

Bollards had all been repainted last summer.

### **Communications and Neighbourhood Watch**

George Eykyn briefly relayed the main points of his written report in the Annual Report.

Residents asked about CCTV and CHRC undertook to examine the possibility of further CCTV suites, such as the top of Woodside Hill.

### **Limited Company Resolutions**

3 motions were passed unanimously

### **AOB**

Discussion re access restrictions to traffic cutting through the estate, and previous initiatives to research options for this and to measure levels of traffic.

Adrian Foy said these efforts had been motivated by discouraging residents from erecting gates at the entrance to their properties; now everyone seemed to be erecting gates.

Ian Dallow spoke about near accidents amid the increased traffic and the risk of a lawsuit against CHRC. He suggested we operate some access control at peak times.

Brian Davies supported this call and said there was a need for long term security.

John Williams said the 3 needs related to a short-term measure over the traffic; the long term; and criminality.

Ian Dallow recalled the sink hole on Chiltern Hill which had closed the road, which had shown the merits of it being blocked.

Discussion over which roads were public highways and which roads were private roads, which had bridleway and pedestrian right of way.

The AGM supported calls for research to be done by a working group to research options, consider legal issues and the county council, and put a clear proposition to the whole estate.

The evening ended with a vote of thanks to members of the Committee, tabled by Ian Kennedy.