

Manor Farm (Seer Green) Management Company Limited

Registered in England No. 1249156

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All shareholders and residents
Manor Farm Estate

June 2014

Dear Shareholders & Residents,

Planning Issues

With numerous new arrivals on the estate and many of us already gearing up to improve our homes and gardens, we thought it would be worthwhile to remind all Manor Farm residents of the rules relating to planning and development.

There are various regulations which control development on the estate and we wanted to highlight the most important ones.

Firstly, Chiltern District Council has reserved permitted development rights on Manor Farm estate. This means that structures you would normally be able to build without planning permission, such as an extension or an outdoor building in your garden, do actually require planning consent.

Please remember that planning permission for structural changes to your property is also required from the company, although this is normally granted if the council has given consent. Structures such as exterior walls and fences may also require planning consent from the Council, if they meet certain criteria e.g. height.

We would also remind you that there are a number of covenants in place on the estate, which exist to preserve its green and open nature. These are legal agreements between the local council and the original developers, most of which were put in place in the 1970s. As directors of the management company, it is part of our duty to ensure that these are upheld.

One of the most important covenants is the deed of undertaking from June 1973, a copy of which can be found on our website, along with a colour-coded map showing the type of uses allowed on various parts of the estate.

This states that front gardens "shall be laid down to grass with or without flower beds and shall be mown and maintained as such properly cultivated in a neat and tidy condition as amenity areas for the benefit of the estate".

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Essentially, it is a requirement that front gardens on the estate remain predominantly green and unenclosed. With this in mind, it would appear that a small number of shareholders may be in breach of this particular covenant and we would urge them to take steps to rectify this.

Please be aware that we may refer projects to the planning authorities for further guidance and/or approval. Shareholders may also find it difficult to sell properties with outstanding planning issues.

We are here to help, so please get in touch with us if you intend to undertake works on your house or garden, ideally before starting a project.

We will try to make life easier where we can, but we do need to uphold the rules for the benefit of everybody on the estate.

Yours faithfully,

Peter Van Duzer

Company Secretary
On behalf of the Board of Manor Farm (Seer Green) Management Company Ltd