

Great Missenden Village Association AGM 2024

Minutes of the Annual General Meeting held on Tuesday 23rd April 2024 at 7.30pm in the Memorial Hall, Great Missenden

Present from the Committee:

Jill Stiel (Chair)	Keith Fowler
Gill Foley (Treasurer)	Bev Manton
Marcia Lloyd-Webb (Secretary)	Richard Hawkins
Simon Rubin (Deputy Chair)	Mike Wintgens
Mike Knox (Planning)	

1	The Chair welcomed members and non-members to the AGM. There were 59 people in attendance.
2	Apologies were received from Mop Denson, Anne Kaneko and Nicky Carnaby
3	The Chair thanked the committee for their work during the year. Responsibility for particular areas is as follows: Jill Stiel – Chair; Anne Kaneko – Membership secretary; Gill Foley – manages GMVA's finances; Marcia Lloyd-Webb – secretarial duties and organises litter picks; Mike Knox – monitors planning applications and liaises with relevant bodies; Simon Rubin – deputy chair; Richard Hawkins – involved with replacement of Co-Op notice board; Mike Wintgens – liaises with traders; Keith Fowler – brings invaluable business experience to the committee and lays the GMVA wreath at the parish church on Remembrance Sunday; Mop Denson – tracks everything HS2 and has put an enormous effort into running village projects, particularly Abbeyfield Corner. Bev Manton was co-opted to the committee during the year, also Sara Ellis who then sadly resigned due to moving away. Mike Johnstone and Vanessa Martin attend committee meetings as representatives from the Parish Council. Simon Rubin proposed a huge vote of thanks to Jill Stiel for leading GMVA for the last few years.
4	Re-election of the Committee All current committee members were duly re-elected. Jill Stiel advised the meeting that she would be standing down as Chair during the coming year.
5	Treasurer's report The Treasurer's report had been distributed before the meeting. GMVA had 243 paid up members at 31 March 2024 and total income of £2,580. Running costs were £746 and just over £2,000 was spent on village projects. The overall result

	was a deficit of £219, which means GMVA used its reserves to fund costs. The bank balance was £4,746. The Treasurer also presented the budget for the year to 31 March 2025, which forecast a small increase in number of members and costs in line with the current year. The budget includes £1,900 to spend on village projects.
6	Chair's retrospective on the year
6.1	The Chair highlighted some of GMVA's activities during the year to enhance the centre of the village. Bulbs have been planted at the Abbeyfield corner and in front of the fire station and planters placed around the village. One area which needs more attention is tidying up the access roads into the village and GMVA has sent proposals to the Parish Council for new village signs, gates and planters on Rignall Road, London Road and Martinsend Lane.
6.2	Litter picks: We held 2 litter picks during the year with one on 8 May 2023, as part of the Big Help Out following the King's Coronation. More than 60 people joined in and many bags of rubbish were collected.
6.3	Parking: Parked cars in London Road continue to be a problem and the Parish Council and Buckinghamshire Council are investigating whether they can apply for HS2 Road Safety Fund to improve traffic safety measures in the area. We are still waiting to hear if Buckinghamshire Council will implement new parking charges, of particular concern was the proposal to charge on Sundays.
6.4	Forthcoming events: The Village Christmas event will be on Saturday 23rd November 2024 and the Artisan Christmas Market will be on Sunday 1st December 2024. There will be a Christmas Tree Festival at St Peter and St Pauls Church the same weekend. The Chair encouraged everyone to support these events.
6.5	The Chair thanked the Parish Council for their excellent support and advice during the year and hard work in support of the village. She also thanked Missenden Abbey for use of a meeting room for GMVA committee meetings and Nicky Carnaby for assisting with the website.
7	Update on the station development and SANG
	Mike Knox gave an update on two developments which will have significant impact on the village: 1st planning application (conditional approval) Between 2017 and 2019 a developer called Peker submitted a planning application to convert the Old Red Lion into flats and to build 30 new houses on derelict land between the High Street and the railway. They obtained conditional planning permission for this development on appeal. Peker completed conversion of the Old Red Lion into flats, but did not start development of the houses. This is because the only access to the site for all traffic is through the single, tight, narrow High Street access. Peker would prefer not to develop the site using this access, so in 2021, they submitted another separate planning application.

	2nd planning application (no decision – subject to SANG) The second planning application was for two new four storey blocks of flats on either side of the entrance to the station. This application also included an access road for all vehicles entering and leaving Peker’s site for the new houses behind the High Street. The application was submitted in March 2021, with redesigns in November 2021, January 2022 and August 2022. GMVA wrote to the planners welcoming the development, and particularly the access road, but objecting to the height, mass and material selection of the flats, the shortage of parking spaces and absence of any traffic management. SANG No decision has been made on this application, because in 2022, a new ruling was issued to Peker and all other developers of new homes within a 12.6km radius of Tring Woodlands and the Ashridge Estate. The ruling is that these areas have been declared a Special Area of Conservation and before a planning decision can be made, the developer needs to agree with the council and Natural England the costs and location to provide a Suitable Alternative Natural Greenspace (SANG). This is for the residents of the new homes to utilise instead of Tring Woodlands or Ashridge. 2023 – 2024 There is still no agreement on the location or costs of the SANG. The preferred site of GMVA and the Parish Council is adjacent to Boug’s Meadow, whereas Natural England have decided unilaterally that the location should be at Abbey Park, near Missenden Abbey. Peker are understandably running out of patience and have threatened to start development of the 30 houses using the narrow High Street entrance, under the first planning application, which has conditional approval. The GMVA Committee has tried to influence a positive resolution to the impasse through communications with local MPs, Buckinghamshire Council, The Parish Council, Peker and other interested local organisations. We will continue to do so in our efforts to reduce the risk of physical and economic damage to the High Street and health and safety risk to our members and other villagers.
8	Any other business / Questions from the floor - The 41 bus does not always stop at all the stops on the route to Amersham – Peter Martin agreed to look into this - Could the 41 bus be single decker, as it catches on overhanging trees in the narrow roads along the route? – Peter Martin agreed to look into this. - The junction at London Road and A413 is dangerous and very difficult to turn right out of. Some additional road markings were added around the junction, but traffic lights and a roundabout have been ruled out previously. We wondered if changes could be made to the left-hand lane to make it easier to turn left, when cars are queueing to turn right?

	- Are there any plans for the fire station now it is no longer used? – Peter Martin reported that there are no plans at present.
9	Presentation by Anne Hewett on Christmas lights
	Anne Hewett , Chair of the Parish Council, gave a presentation on a new proposal for LED Christmas lights along each side of the High Street and up the hill towards the station. The lights would not be hung across the road because buses and other vehicles could pull them down. The meeting agreed that the lights looked impressive, but were too expensive and we should investigate alternative solutions.
10	Presentation by Jim Conboy on Leather Lane
	Jim Conboy from the Chiltern Society and Leather Lane Conservation Group gave an update on the group's activities.