

Great Missenden Village Association AGM 2025

Minutes of the Annual General Meeting held on Tuesday 29th April 2025 at 7.30pm in the Memorial Hall, Great Missenden

Present from the Committee:

Simon Rubin (Acting Chairman); Gill Foley (Treasurer); Marcia Lloyd-Webb (Secretary); Anne Kaneko (Membership Secretary); Mike Wintgens; Mike Knox (Planning); Bev Eades-Manton; Richard Hawkins; Alan Mustoe

1	Presentation by 4 students from the Misbourne School. The head and deputy-head students from the Misbourne (Poppy, Melina, Jon and Reuben) spoke of their plan to strengthen the village community by three initiatives: organising litter-picking events; sending letters of appreciation to residents living near the school; and paying visits to the residents of the Abbeyfield Residential Home. They described their desire to engage with the community by acknowledging the impact of the school on the village, encouraging respect for the environment and developing active citizenship amongst the students.
2	Welcome and apologies for absence The Chairman welcomed members and non-members to the AGM. There were 71 people in attendance. Apologies were received from Jill Stiel, Jennifer King, John Bateson, Di Denney and Amanda Twohey.
3	Approval of previous Minutes Last year's minutes were approved Matters arising: The Chairman updated the meeting on questions raised at the last AGM: - Carousel are not able to change the number 41 bus to single decker, as it does not fit in with their overall programme. - Carousel promised to sort out the bus not stopping at all stations on route to Amersham
4	Introduction to the current Committee The Chairman asked the meeting to remember Keith Fowler, a committee member who died last Summer, aged 90. He had provided very wise advice for many years, always with a twinkle in his eye, and will be greatly missed. Jill Stiel, the former Chairman who had stood down, was thanked for all the work she had done and her perseverance in the face of many frustrations. Mop Denson, also a former Committee member, and relentless fighter to hold HS2 to account, was thanked for having kept the Committee up-to-date on all HS2 issues. She had been responsible for working with the Parish Council to win funding for several projects to enhance the beauty of the village, specifically the corner near the Abbeyfield Home, affectionately referred to as 'Mop Corner'.

	The Chairman thanked the existing committee for their work during the year: Anne Kaneko - Membership Secretary, who sends the regular emails to members Gill Foley - Treasurer, who manages GMVA's finances Marcia Lloyd-Webb - Secretary and organiser of litter picks and other duties Mike Knox - monitors planning applications and liaises with relevant bodies Richard Hawkins - oversees the notice boards Mike Wintgens - liaises with traders Bev Eades-Manton - the Committee's wordsmith and a provider of website content Simon Rubin was also thanked for acting as interim Chairman. Amanda Twohey and Alan Mustoe were co-opted to the committee during the year. Vanessa Martin and Mike Johnstone - attend committee meetings as representatives of the Parish Council Nicky Carnaby – Updates the Website. Also mentioned and thanked was Susannah Davis and the gardening team for looking after the plant pots and flower beds in the village.
5	Re-election of the Committee The co-opted members were duly elected (Proposed - Mike Knox; Seconded - Jane Graham) The existing Committee members were duly re-elected (Proposed - Lynne Dowlen; Seconded - Andrew Dowlen)
6	Treasurer's report The Treasurer's report had been distributed before the meeting. GMVA had 269 paid up members at 31 March 2025 and total income of £5,509, which included £2,844 funding for the Angling Spring Woods notice boards. Running costs were £827 and £4597 was spent on village projects. The overall result was a surplus of £84. The bank balance was £4,830. The primary village project for 2024-2025 had been the replacement of the notice boards in Angling Spring Woods in conjunction with the Parish Council, Community Board, Prestwood Community Association and Roald Dahl Museum. The Treasurer also presented the budget for the year to 31 March 2026, which forecast a small increase in number of members and costs in line with the current year. The budget includes £2,244 to spend on village projects. The Membership Secretary, Anne Kaneko, reminded the meeting that membership fees are due from 1st April 2025 and she will send renewal notices soon. If members

	have paid by credit card, through the website, their renewal will happen automatically, on the anniversary of the payment and they will not need to take action.
7	Planning Report Mike Knox explained in detail the saga of the proposed development of 30 homes off the High Street. The threat to the High Street continues due to the delay in granting revised planning permission to Peker, the developers, for blocks of flats and a new access road on to Station Approach. Construction vehicles and residents would be able to use this, instead of the dangerous High Street access. Mike recapped the position as at last year's AGM (all available to read on our website). The delay has been caused by the new requirement, brought in 3 years ago, for the developer to provide a SANG (Suitable Alternative Natural Greenspace), which has to be approved before planning permission can be granted for the flats and new access road. The preferred option for many Great Missenden villagers is for the SANG to be adjacent to Boug's meadow; However, Natural England have said the only suitable site is Abbey Park, near Missenden Abbey. In light of the ongoing delay, Peker has reverted to the planning permission granted 7 years ago, and has started to clear trees and prepare the site using the dangerous High Street access. Peker has now stopped site clearance, as it can see the efforts of local organizations, including GMVA and the Parish Council, to help it obtain planning permission. Peker was thanked for its patience. Another requirement which needs to be met before Bucks Council (BC) can grant planning permission for the SANG, is that Peker must provide funding for an 80-year maintenance fund for the SANG. BC has calculated this maintenance fund at £2 million. The general feeling is that this amount is unreasonable and has not been calculated in the same way as maintenance funds for other SANGs. The Committee has sent strongly worded letters to the Director of Planning at BC, the CEO of Natural England and the Secretary of State for Housing, Angela Rayner and her Housing Minister. We are fully supported by Greg Smith, our MP, who also wrote to all of the above. GMVA demanded a face-to-face meeting with BC, which BC changed, at the last minute, to a Zoom meeting. BC listened to ours and the Parish Council's concerns and agreed a further meeting in May. Simon Rubin thanked Mike for his persistence and patience in keeping on top of this and trying to move it forward.

8	Chairman's retrospective on the year
	The Chair reminded the meeting that GMVA was set up because there was no other local organization which focused solely on Great Missenden as a village. He highlighted the following points.
	- London Road parking: This is still a problem. The yellow lines were never put in the places which the Parish Council requested, causing blind spots and blockages for cars trying to use London Road. Bucks Council made changes to the request, without consultation. - Traders: only one trader was present at the meeting, and there is frustration that traders have not engaged fully with the fight over High Street access (see above). The Chairman urged them to work together to have a stronger voice. - New developments: see Planning Report above - Antisocial behaviour in car parks: the Chairman urged members to report any incidents to the GMVA so that the police could be told. - Longer-term planning: the Committee is considering projects it can support for the next few years
9	Projects for 2025-2027
	1. Liaising with the Misbourne School (see above) 2. Christmas lights: The electric sockets, for the Christmas lights in the High Street need to be fixed and the Parish Council will use funds from the traders' account to cover this. The Parish has budgeted £7,000 for a Christmas fund for Great Missenden, and part of this can be used for lights. GMVA has budgeted £1,000 towards Christmas lights too. It would be good to get input from traders and villagers on how to spend the fund, but in the absence of ideas, Anne Hewett, Chair of the Parish Council, suggested that we should buy new Christmas lights now, when the price is likely to be lower and that the Parish would fund these.
	3. Replace village entry signs: Alan Mustoe showed photos of the various signs at the 4 entrances to the village, most of which are in a poor condition. He hoped these could be replaced by the new style of gatepost sign, in Link Road, that HS2 had funded. He hoped it might be possible to include a village logo and that maybe a competition to design one should be held; a member of the audience pointed out that the logo used by GMVA, was designed as a general village sign and should be suitable. Mop Denson commented that she had worked with the Parish a few years ago to replace the sign in Link Road. At the time she had requested white signs but was told that only the green signs could be used. 4. Clean the village direction and traffic signs: Mike Wintgens reported that the signs were still clean, even though some of the signposts and bins needed tidying up. He proposed that the money allocated should be saved for when really needed, possibly next year.

	5. Greenway between Great Missenden and South Heath: Mike Johnstone explained that there used to be 4 ways linking Great Missenden to South Heath (3 footpaths and one footway along Frith Hill), but only one of these remains open (GM1/2), with diversions, during HS2 construction. The Act of Parliament approving HS2, included an Undertaking and Assurance that footpath GMI/13 should be realigned around the portal, and that there should be a link to Frith Hill. HS2 have not yet released any landscape designs showing that this will happen. Mike Johnstone requests support from villagers to influence HS2 to incorporate these paths into landscape designs and to build a Greenway for walkers, cyclists and push chairs. This would be much safer than the footway along Frith Hill.
10	Any other business / Questions from the floor
	- To a suggestion that the £10 subscription should be raised, the Chairman explained that we want to make membership accessible to all and that members are welcome to increase their donations, if they want to. They can obtain bank details from the membership page of our website
	- A member of the audience asked when the Misbourne Greenway (the cycle way from Wendover Dean to the Black Horse pub) would be ready. Mike Johnstone explained that the cycleway was finished over 6 months ago, but the last bit still needs to be done. This involves moving the village sign and making changes to the Aylesbury Road junction, to make access from the greenway safer.
	- A member said that many cities have statues of local dignatories and proposed that Great Missenden should have a statue of Roald Dahl and a potential location could be in place of the pile of stones outside Matildas café.
	- Mop Denson described the damage being done by youths to the woodland floor in Angling Spring Wood, which is being dug up to create jumps for their bicycles. She has reported this to the police and the Parish Council. - Mike Johnstone answered a question about the restoration of footpaths to South Heath once the HS2 works have finished; he told us that GMI2 may be diverted. The meeting closed at 8.50 PM.