

Great Missenden Village Association AGM 2026

Minutes of the Annual General Meeting held on Monday 27th April 2026

At 7.30pm in the Memorial hall, Great Missenden

	Present from the Committee: Simon Rubin (Chair), Gill Foley (Treasurer), Marcia Lloyd-Webb (Secretary), Anne Kaneko (Membership Secretary), Mike Knox (Planning), Bev Eades-Manton, Alan Mustoe, Amanda Twohey, Mike Johnstone, Vanessa Martin Minute taker: Jackie Rubin	
1	Welcome The Chair welcomed members and non-members to the AGM. There were 62 people in attendance.	
2	Apologies for absence Received from Josephine Blake, Sue Bottomley, Wendy Bridle, Clare Cooke, Lynda Cooke, Josie Cowper, Joan Craig, Lynne & Andrew Dowlen, Diana Smith, Jill Stiel, Jill York	
3	Approval of Minutes The Minutes of 2025 were approved unanimously. Proposer Vanessa Martin, Secunder Mike Knox. Matters Arising Misbourne School : there had been no action following the presentation by 6th form students last year. With a new teacher in charge this year the school has planned litter picks, visits to Abbeyfield to serve lunches and also plans to apologise for any disruption that some students may cause in the village. Replacement of village signs: this has not yet been done due to our experiencing a delay in defining the design of new signs. We are waiting for the new sign on the Aylesbury Road, which requires a Traffic Regulation Order, so that we may consider any design changes made there before we make any suggestions. Request by a member to increase membership fees: the committee decided against because of its desire for the GMVA to be accessible for everyone, but it was pointed out that there is the possibility of making a donation on the website. Statue to Roald Dahl: the committee decided against this.	

4	Report from the Chair The Chair thanked the outgoing members of the Committee, Mike Wintgens and Richard Hawkins, for their work on behalf of the village. Richard kindly continues to look after the notice boards. The current Committee and the Parish Council observers Mike Johnstone and Vanessa Martin were introduced, as well as Nicky Carnaby the Webmaster and Jackie Rubin the Minute taker. Memories of Missenden: Amanda Twohey explained her idea of capturing memories of the village by filming interviews with residents and sharing the interviews on YouTube. The Chair told of the regular litter picks and the installation of new signs in Angling Spring Wood as examples of what the GMVA achieves for the village. The aims of the GMVA are in the revised Constitution and he appealed for new and younger members of the Committee, as the GMVA is the only body that represents Great Missenden alone and needs to be more diverse.	
5	Election of the Committee All of the Committee members (see above) had agreed to stand for one more year. Their appointment was proposed by Mike Johnstone and seconded by Helen Palmer. No-one present responded to the Chairman's appeal to join the Committee. (Following the meeting Sarah Sephton put her name forward and she will be invited to attend a meeting before a final decision is made).	
6	Treasurer's report The report had been circulated before the meeting. Current Balance of £5,508. Membership 294, with income from fees of £2,810. Projects had been the maintenance of the planters around the village, the new Christmas lights and trees and the sign cleaning, plus a major redesign of the website - total expenditure £2,578. 2026/27 Projects planned: donation to the proposed Junior Parkrun, planting of daffodils on the Link Road, support for the Bank Holiday Music Festival and Misbourne School projects, continuing maintenance of planters. Total costs: £3,110, to be partly funded by using reserves and the surplus from 2025/26.	

7	Planning report The report is attached. Mike Knox described the ongoing frustrations of having to get a SANG approved before Peker can start building the houses that the village wants and needs, as so far they are unwilling to use the dangerous route to the site (although approved) from the High Street. Peker had also been helpful in appointing new architects to redesign the housing on the Station Approach and forecourt, reducing the size and number of dwellings. The Local Plan: the only site in Gt.Missenden is at Tanton House on Winslow Field.	
8	Vote on the new Constitution Alan Mustoe outlined the changes that had been made to bring the Constitution up to date in the first major rewrite since the inception of the GMVA in 2008. These included the clarification of the voting membership, the election of officers and the area covered by the GMVA. In addition, the Membership Secretary post was formalised, General Meetings were removed, leaving only Annual General Meetings and Special General Meetings, and Proxy Voting had been introduced. The approval was proposed by Jonathan Margetts and seconded by Liza Wormell, and voted for unanimously.	
9	Update on the new website Bev Manton gave a presentation of the new website, explaining that it will be interactive, and encouraging members to contact the Committee for whatever reason. She appealed for any photos of the village from times past to be uploaded to the site. She is working with Louis Wright on the update and he has been generous with his time. It is hoped that greatmissendenva.com will go live by the end of August/beginning of September. She urged members to recruit friends and neighbours and distributed “Nab-a-Neighbour” cards for them to give out.	
10	Introduction to proposed Junior Parkrun Nich and Marcia Lloyd-Webb explained how Parkrun operates and described their vision of how this could benefit local children with a weekly Sunday morning 2-kilometre run around the Buryfield and Primary School. They appealed for adult helpers, and following the meeting 8 volunteers offered their services. They hope that the first run will take place by September.	

11	Any other business A member asked for news of the sale of Missenden Abbey, and was told that it had not yet been sold. There being no other business, the meeting closed at 20.45 and members were encouraged to enjoy another glass of wine.	

Mike Knox's talk on the two main planning issues affecting the village in the past 12 months:

The first concerns Residential Developments by a Company called Peker. Before I summarise what's happened in the last 12 months, it will only make sense if I give a very brief recap of where we were up to a year ago.

Peker have two sites. The first is between the back of the High Street and the railway . The second is the station forecourt, and this site includes a new access road between the first site and Station Approach. That's because Peker, quite rightly, prefer that to the dangerous, narrow access on to the High Street by the Old Red Lion, which remarkably was part of the planning permission they were granted to build 30 houses on the first site eight years ago.

On the station forecourt site, although the planning application to build over 30 flats in two four storey blocks was issued over five years ago, it still has not been decided upon by Buckinghamshire Council's planners.

At last year's AGM, I explained that this is because of the absurd 2022 SANG ruling, where residential developers like Peker need a Suitable Alternative Natural (SANG) for their residents, to stop them trooping off to Ashridge or Tring Park, which apparently can't take any more people at weekends. As if people living here, surrounded by wonderful countryside and walks, have to drive nearly half an hour to find any suitable alternative natural greenspace!

At the time of last year's AGM, the location of this SANG was causing us some concern, as it was proposed by BC and Natural England to be in Abbey Park. So on 10th June last year, after writing several times to express our concerns, Simon and I, along with Peter Martin and representatives from the Parish Council and Peker, eventually met with various officers at Bucks Council.

At that meeting, it was agreed that the SANG would not be at Abbey Park. Bucks Council said they were happy to accept the proposal that it should be at a site called Halfway House, which is between here and Chesham, on the Chesham Road. It was agreed it would be realistic to expect planning permission for that SANG site to be granted within 4 -6 months - so in the Autumn of last year.

Well, here we are almost in May, getting on for a year since that meeting, and the position is fundamentally no different from the last time I stood here to address you at our AGM a year ago.

There is still no planning approval for a SANG for Peker.

And therefore there is still no planning permission for the station site,

And therefore Peker are still unable to start constructing the homes behind the High Street using the access preferred by anybody of sane mind.

We understand that the level of information required by BC on the Chesham Road SANG is extraordinarily onerous, much more so than other SANG planning applications.

Simon and I continue to push as hard as we can for BC to reach a positive decision - and we have regular support on this from Peter Martin - but it is intensely frustrating.

I have to say, Peker have been very patient.

Their planning application for the station site was issued in March 2021.

Then they were told about the ridiculous SANG ruling, meaning nothing could be decided until their SANG was approved. It took far too long for their SANG site to be decided and it has certainly taken far too long



for the Chesham Road SANG site to be approved. It still isn't, despite the planning application being issued over two years ago!

In July 2023, you may recall that Peker issued a press release, saying the delays by BC on the SANG issue were forcing them to use the consented, narrow entrance off the High Street.

They haven't done so for three reasons:-

1. For nearly three years, they have been hopeful that BC would approve the SANG planning application any time soon - and still are.
2. They prefer the access on to Station Approach.
3. Peker also know that we, the villagers, really do not want that dangerous access point off the High Street to be used by either heavy construction traffic or the owners of the houses when they move in. They do care what we think, and relations between your committee and Peker are now strong and respectful both ways.

We were told last week that the last remaining information required by BC has now been supplied by the Halfway House team, so a decision should be made soon. But we have been there before!

There is some good news on the station site. As I said, Peker's initial application five years ago was for two 4 storey blocks of flats. The heights, scale and hard materials clashed with the architecture of our historic village. There were also insufficient car parking spaces for residents and their visitors. So your committee wrote to the planners, accepting the access road and the principle of developing the brown field car lot sites, but recommending refusal of the proposed building design. So did some of you as individuals and so did other local organisations. Peker listened, and softened the design and scale of the two blocks of flats... but only slightly.

But now, for reasons which I am sure are commercial, but are not without recognition of our concerns, Peker have appointed new architects, who are preparing a revised design which will be put to the planners shortly. They are no longer proposing to build two 4 storey blocks of flats, with a total of 33 units. Instead, the accommodation now comprises around 20 units, in a mixture of houses and flats going only three storeys high. So, there will be fewer units, lower building heights, less massive in scale, fewer car parking spaces required, and a softer approach to the architecture which is more in keeping with our village. And, of course, the new access road from the High Street site remains a key part of the station project.

As ever, we will keep you informed of this planning application and any other significant event in the long running saga of Peker's plans for our village.

The Local Plan

The second key issue to talk about tonight is the Local Plan.

In December 2024, the government revised their national house building targets, thereby requiring each county council to revise theirs. Buckinghamshire Council are obliged to plan to build 95,000 new homes in the next 20 years. This is a 43% increase on what the county had been planning for, and therefore represents a significant challenge.

So, all last year, BC worked up their revised Local Plan to meet this challenge. Last week, they issued their draft Local Plan for public consultation but it was very generic and contained no information on where the houses would be built. The final draft of the Local Plan will be issued in July, with the final version to be delivered to the government by December.

In the build up to the final draft, BC issued, in February, a map of the county showing where they proposed to build these additional homes, again inviting comment. There were around 400 sites in the county, but only one was in our village. This is on the Winslow Field road, on the site where Tanton House and some bungalows sit. Of course, this is not final, it is only at the working draft stage, and it is a 20 year plan, so whatever site or sites are finally selected, nothing may happen for a few years.

During the course of the next few months, your Committee will keep you informed of developments regarding the Local Plan, including the contents of the final draft.