

Nether Stowey Village Hall and Recreation Ground CIO Reg. 1176413

Annual General Meeting

Monday 27th February 2023

Nether Stowey Village Hall

ATTENDEES

Members: Kate Streater, Bill Streater, Tim and Michelle Tribe, Robin Bendall, Wendy Hobbs, Pat and Roger Stacey, Sandra Sidaway

Trustees: Simon Freeman, Sharon Mayell, Eleanor Jones, Jo Davison, Mark Howells, Jane Erskine, Andrew Jeanes

Apologies: Mark Cooke (Trustee)

Minutes 22/03/23

1. Minutes of 2022 AGM Agreed and Accepted by trustees and members.
2. Accounts year 31st March 2022 formally agreed accepted by attendees.
Chairperson Simon Freeman thanked Sharon Mayell for her work on the accounts.
3. Rotation of trustees: Re-appointment of Simon Freeman, Mark Cooke, and Eleanor Jones as trustees.
4. Stowey Centre Update

An ecology survey established that the site lies within a conservation area for rare species of bats. Therefore, significant delays have hit the project as specialist ecologists assess that the mitigating factors the project proposes, such as planting native trees and low-level lighting, will protect the bat population and their activities such as roosting, breeding and foraging.

We have been reassured that Planning Permission will be granted (Sedgemoor District Council have issued a letter of support) once these assessments have been completed and we determine that the project will not have adverse impacts on the ecology of the area.

In parallel to the planning application the CIO have provided Somerset County Council with the legal documentation required to secure a lease of the Highway Amenity Land on the northern boundary of the site alongside the A39 for the planned car park. The CIO's solicitors are in communication with SCC legal department and we hope to secure the lease ASAP.

The planning permission and lease agreement has been very slow to process by the authorities due to the county becoming an unitary authority and the associated restructuring.

Trustees of the CIO and Nether Stowey Parish Council have done as much as physically and financially possible to ensure momentum for the project is not lost.

In the meantime, the project team have secured £50,000 of funding from the Sedgemoor District Council Rural Village Hall Capital fund, and £10,000 from the Fairfield Trust which will be used to perform preliminary work. The HPC Traffic Relief Group will award the CIO £75,000 to help towards costs towards the car park and access, upon completion HPC will rent spaces to alleviate parking and traffic congestion in the centre of Nether Stowey.

Funding applications to the Football Foundation, National Lottery Community Foundation, HPC Community Mitigation Fund and various other grants are progressing – amounting to circa £1,000,000. Grant providers ask for 'match funding' – this is like a deposit when asking the bank for a mortgage to buy a house. The project's match funding will come from the sale of the old village hall. A revised outline planning application for four affordable homes will be submitted to Sedgemoor District Council to increase the value of the land.

Public Session Closed AGM 19:40