



Registered by the FCA as Community Benefit Society 7967

Minutes of High Ham Community Land Trust Annual General Meeting 2024

Held in High Ham Village Hall on 19 November 2024 commencing at 6:30pm

The meeting was attended by 12 members. A number of other members sent apologies via email with their remote voting forms.

The meeting was opened at 6:30pm by Bill Bishop, chair of the HHCLT Board.

1. Chair's Report

Bill Bishop summarised his report and asked if there were any questions.

A question was asked as to what stage the project has reached. Bill explained that we submitted the application for planning permission on 23 June 2022. It was validated by South Somerset District Council (SSDC) on 7 July 2022. The application was reviewed at the July 2022 Parish Council Meeting and the councillors entitled to vote agreed unanimously to support the application. Unfortunately concerns regarding the application were raised by Historic England relating to the development being in the proximity of Stembridge Windmill. Due to these concerns the council planning officer would not approve the planning application for the original design of the scheme. We have been working ever since with Historic England, our architect, and the council planner assigned to our application to redesign the scheme in such a way that mitigates the concerns raised by Historic England to the extent that Historic England is willing to withdraw its concerns regarding the application.

A question was also asked about our proposals regarding phosphates (nutrient neutrality). Bill explained that because different options to achieve nutrient neutrality for new housing developments are put forward from time to time, we would put forward the most suitable option available at the time of resubmitting the planning application. We currently have until 31 January 2025 to resubmit the application.

2. Income & Expenditure Statement

Bill Bishop asked if there were any questions regarding the published I&E Statement. No questions were raised.



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3. Approval of Income & Expenditure Statement

Vote (remote votes and voting papers completed at the meeting):

Approval: 19

Against: 0

Abstain or no vote cast: 8

4. Audit Exemption or Auditor Appointment for the next set of accounts

Angie Marlow – Secretary, explained the two voting options, and asked if there were any questions, none were raised.

Vote (remote votes and voting papers completed at the meeting):

Audit Exemption: 18

Auditor Appointment: 2

Abstain or no vote cast: 7

Therefore there will not be a requirement to appoint a firm of accountants to audit the accounts to 31 March 2025.

5. Election of Directors

Angie read out each candidate's statement.

Nancy Green: 18 votes

Sarah Lawton: 18 votes

Sara Rattenbury: 14 votes

Mike Tottle: 24 votes

Nancy Green and Sarah Lawton are therefore elected as Directors of the Board of High Ham CLT. Mike Tottle is re-elected as Director and Treasurer of the Board of High Ham CLT.

Sara Rattenbury was invited to join the Board Support Group. Sara accepted the invitation.

There being no other business on the agenda, Bill Bishop thanked members for attending and closed the meeting at 6:50pm.