

STATHERN COMMUNITY BENEFIT SOCIETY
MINUTES OF THE ANNUAL GENERAL MEETING 2026, HELD AT ST GUTHLAC'S CHURCH,
STATHERN, ON WEDNESDAY 01 JULY 2026 AT 7.00PM

Attendees:

Sally Fagan (Chair), David Worth (Secretary), Peter Jordan, Ken Bray, John Forinton, Charla Forinton.

Plus, a further 2 members.

Apologies:

Bridget Green, Matt Hall, Amy Collins, Simon Albrighton, James Calder.

1.	Welcome.
1.1	Sally Fagan, appointed 'Chair' for the meeting welcomed, the members present.
1,2	Minutes of the previous AGM were agreed and accepted.
2.	Confirmation of Quorum. David Worth confirmed that the meeting was quorate, with 8 members present.
3.	Membership and Financial Report
3.1	As at 31 March 2026 SCBS had a total of 60 on the Register of Members, unchanged from 2025.
3.2	The Annual Accounts were presented to the meeting and accepted. The accounts, submitted to the Financial Conduct Authority (FCA), were accepted and registered. In the period 01 April 2025 to 31 March 2026, we had the following income and expenditure: Balance as at 01 April 2025: £2,359.07 Income: £27.00 Expenditure: £250.80 Balance as of 31 March 2026 £2,135.27

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4.	Election of Management Committee Under the rules of the Society members elected to the committee hold the position for 3 years. The current management committee, elected at the 2023 AGM now come up for re-election. Bridget Green and Matt Hall are not available for re-election. The following have indicated their willingness to remain in position: Amy Collins (Treasurer), Sally Fagan, Peter Jordan, John Forinton, Charla Forinton, Ken Bray, David Worth (Secretary). No new nominations for the committee have been received. The above named were elected to the management committee en bloc.
5.	Appointment of Auditors SCBS meets the financial criteria to disapply the requirement to appoint auditors. A resolution to self-audit was presented to the meeting and agreed unanimously.
6.	Red Lion – Project Update Sally delivered a report (Addendum 1) on the group’s efforts and activities this year in pursuit of our goal to save the Red Lion for the local community.
7.	Any Other Business 7.1 A question on the scope of SCBS was raised. SCBS was named specifically as an umbrella body that could act on any community project for Stathern. SCBS is not limited to the Red Lion project. 7.2 A question on pursuing a compulsory purchase of the Red Lion was raised. Compulsory purchase may not be a practical solution as it has a possible impact on SCBS gaining access to government grants.

The meeting closed at 19.36

ADDENDUM 1

RED LION - PROJECT UPDATE/STATUS

At the last AGM we reported that the planning application for the Red Lion had been refused by the planning committee, that we expected the applicant to appeal, and that he had 6 months to do so. So, for most of the last 12 months we could do little but wait and prepare for the potential appeal.

We did however continue to encourage Melton Planning to require the owners of the Red Lion to maintain the building and car park in good order. In response, the Planning Enforcement Officer made his excuses, and nothing has been done.

And so, we come to the appeal:

- In October 2025 we received notice of the applicant's intention to appeal Melton Planning's decision to refuse planning permission. We sought confirmation from Melton Planning that the entire body of documents, emails, and comments we had submitted to Melton Planning would be made available to the Planning Inspector. We received that assurance, but as our confidence in Melton Planning has been rocked in the past, we still submitted key documents directly to the Planning Inspectorate.
- Having seen a draft Statement of Common Ground (between Melton Planning and the appellant), there were areas where we strongly disagreed. We submitted our concerns to Melton Planning. Their response was that it was not something the Council could amend based on third party input.
- In February 2026 we received notice of the date of the appeal hearing, later revised to 25 March 2026.
- Previously we had commissioned our own Heritage Impact Assessment, in response to the poor report issued by the MBC Planning Officer. To support our case at the appeal hearing we again engaged the services of the specialist in heritage building and conservation who authored our report.
- We attended the appeal hearing on 25 March 2026 alongside the Parish Council and representation on behalf of another third party. With significant input from our heritage expert, we spoke in support of the decision to refuse planning permission.
- On 29 April 2026 the Planning Inspectorate's decision to dismiss the appeal was published. Key reasons being the harm to the historic centre of Stathern, and the inappropriate design of the proposed development.

Our group remains as committed as ever to recover the Red Lion for the benefit of Stathern and surrounding communities. We continue to seek an opportunity to purchase the Red Lion as a community owned asset. We believe as strongly as ever in our business plan and our combined ability to restore the Red Lion to a viable business.