



ALBURY PARISH COUNCIL

Serving Farley Green, Brook, Little London & Newlands Corner

PARISH OF ALBURY

NOTICE OF PARISH COUNCIL MEETING

Local Government Act 1972

The minutes of Albury Parish Council meeting held on

Monday 3rd November, 2025 at 19:30 in the memorial library

for the transaction of the under mentioned business.

There will be an informal question time of up to fifteen minutes during which members of the public, who live or work in the Parish, may ask questions relevant to the work of the Council. The Council meeting will start immediately following public question time or at 7.45pm, whichever is the earlier.

MINUTES

Present: The Clerk, Cj Bishop-Wright

In attendance: Cllrs. G. Baker, S. Bevan, N. Edwards, P. Gellatly, and A. McCann
Borough Cllr Newson

Borough and County Cllr Hughes

Members of the Public: J. Harley, S. Dennis, A. Dennis, C. Ashman-Adams, A.

Williams, E. Bailey, J. Squance, J. Gilbert, V. Sena, A. Peak, K. Kinnes, and R. Kelly

150/25 **Open Forum**

A group of parishioners attended the meeting to discuss the village hall. Cllr Bevan opened the meeting by noting that a Village Hall-specific meeting will be held on Wednesday for further discussion. The Albury Estate has offered terms that would allow the hall to remain operational for at least six months, providing time for another group to assume responsibility. A long-term lease would require the Estate's confidence in the group's competence and ability to run the facility long-term. The hall has been operating at a significant financial loss for some time, and it takes up a considerable amount of the Council's and councillor's time.

The estimated annual cost for the two buildings is £15,000, of which £4,000 is rent. The Albury Estate has offered to reduce rent to £1,000, but overall costs remain high. Additional expenses include car park repairs, insurance, and five-yearly internal and external decoration. Parish Council income is around £50,000, of which £30,000 covers administration. Remaining funds are for essential maintenance.

The parishioners raised concerns about not continuing to provide the Village Hall. They questioned why wider consultation was not carried out before decisions were made. They advised that they have a petition for this, which received 74 signatures in 2 days, and now over 110 residents have expressed opposition. Concerns were also raised about the lack of marketing and communication regarding the hall's financial challenges.

Cllr Bevan advised that the Parish Council cannot retain a financial stake in the hall long-term and responsibility must transfer to a separate community group. Benefits of this approach include eligibility for business rate exemptions. Council acknowledges shortcomings in promotion and communication but stresses volunteer limitations.

The Council will consider in the meeting whether to accept the Estate's 6-

month extension offer. The community was encouraged to form a working group to take over hall operations. Consideration of revised lease terms and potential financial contributions from the community. Communication to long-term hirers and public notice to clarify the hall's status.

A group of allotment tenants attended the meeting to request permission to rear chickens on the site. They proposed using the section at the bottom of the allotments to install a secure pen and run. The council expressed support for the proposal, subject to confirmation from the landlord.

Cllr Gellatly highlighted potential issues: noise complaints from cockerels and risk of attracting rats. The residents agreed to monitor and manage both concerns.

151/25 Apologies for absence

152/25 Declarations of interest:

Cllr Edwards declared an interest in point 158/25(a) as this regards his property.

153/25 Minutes of the meetings held on Monday 1st September; Annex 1

The approval of the minutes of the meeting was deferred until next meeting.

154/25 Brief from Borough Councillors

a) *Local Government Reorganisation Update*

It has been confirmed that Surrey will be reorganised into two unitary authorities, split East to West.

b) *Bakery Mews*

The build-out of the pavement has now been completed and appears to be helping address fly-parking issues for residents.

155/25 Brief from County Councillors

a) *Network Rail Crossing Damage*

A meeting is scheduled to discuss remediation for damage causing during recent works.

b) *BOAT 511*

Cllr Hughes continues efforts to have BOAT 511 reclassified as a Bridleway, citing safety concerns.

156/25 Action List; Annex 3

a) *Update on the new email system*

The new email system is operational. The Microsoft contract will continue until 6th December. The Clerk and Cllr Baker hold details for business continuity regarding email and website hosting.

157/25 Clerks matters arising

a) *Memorial Library fees for 2026*

Proposal to increase fees from £11/hour to £12/hour. Cllr Robinson proposed. Cllr McCann seconded. All in favour.

b) *Allotment fees for 2026*

Proposal to increase allotment fees by 5%. Cllr Robinson proposed. Cllr Bevan seconded. All in favour.

Request received to allow chickens to be reared at allotments. The Clerk will confirm with the Albury Estate; Council is supportive if permitted.

c) *Proposal to move to a new Cloud-Based accounts system with Scribe for £300 per year*

The Clerk presented a modern, cloud-based accounting system to replace the current outdated system. Cllr Bevan proposed. Cllr

Robinson seconded. All in favour.

Committee reports:

158/25 **Highways, Byways, Traffic, Open Spaces and Maintenance: Cllr Edwards**

a) *Right of Way Request for Heatherview*

Cllr Edwards requested a formal deed for right of way to his property, offering to cover costs and upkeep of the accessway and adjacent ditch. Cllr Bevan proposed. Cllr Robinson seconded. All in favour.

b) *Sucker Growth at Farley Green*

Quote requested for removal.

c) *Memorial Library Electricity*

Quote being sought for separation.

d) *Flooding Remediation at Farley Green*

SCC are undertaking works at Shophouse Lane with long-term maintenance planned.

The new pipe is functioning well after recent heavy rain.

The Clerk informed the Council that the residents most affected by the flooding at Farley Green have donated £200 to the Council. The Parish Council thanks Mr & Mrs Massey for their donation.

159/25 **Planning: Cllr Gellatly**

a) *Planning Consultation*

Cllr Gellatly raised queries regarding applications not consulted on. The Clerk to confirm.

160/25 **Environmental projects: Cllr McCann**

a) *Environmental Group at Farley Green*

Current focus of the group is on the pond.

161/25 **Finance and Village Hall: Cllr Bevan**

a) *Bank reconciliation end of October; Annex 3*

Reviewed and approved against the October bank statement.

b) *Invoice list end of October; Annex 4*

Reviewed and approved against the October bank statement.

c) *Bank statement end of October; Annex 5*

d) *Update on the Village Hall*

Council acknowledges the hall's importance but cannot sustain funding. Council is grateful for Albury Estate's offer enabling continued operation at reduced cost during transition. Cllr Bevan proposed to accept the 6-month offer of rent at £500. Cllr McCann seconded.

e) *Budget Review*

Budget scenarios to be remodelled by Cllr Bevan, including marketing costs.

162/25 **Councillor's business: for noting or including on a future agenda**

163/25 **New Correspondence**

a) *Parish Churches Proposal*

Cllr Bevan advised that he has now received the proposal from the Churches. There's a proposal to combine Albury Matters with the Parish Magazine, plus request for some other support. Deferred to next meeting.

Cllr McCann noted that a parish magazine survey is underway.

b) *Village Shop Burglary*

The Parish Council extends best wishes to the owners and all affected.

164/25 **Dates of next meetings:**
Full Council: 1st December, 12th January
Planning: 24th November, 15th December

Meeting closed: 20:37

Dated this: 6th November, 2025

Signed: CJ Bishop-Wright

Parish Clerk and RFO