

Secondly, I'd like again to mention that we are currently trialling a Police Hub here every Tuesday between 12 and 4pm. I feel I must stress that after years of being told that we need more of a police presence, we now have that and should utilise this service as much as possible. Sadly, I still see many posts relating to either ASB or crimes on Facebook when in fact the best route to take is to actually make a police report via the many options available. If you really want to use Facebook then please do report incidents via the Guildford Beat (Surrey Police) page, not just the community pages. It's actual reports that count and help resolve the situation. We all have a responsibility to support our community, and this is best done by individuals contacting the police rather than expecting someone else to take action. Remember if you see an incident in progress ring 999.

Thirdly the latest update I have on the Local Government reorganisation is that despite the fact we all believed today was to have been the day we were notified of the outcome of the review; this has now been deferred until the end of October. We've been advised that at that point we will receive:

- Information on the number of unitary authorities there are to be
- The draft Structural Changes Order (which will lay out the rules for the set-up of the unitaries and
- An update on the issue of how Woking's debt situation is to be handled

On a happier note, I'm pleased to be able to say that we have received confirmation of Section 106 monies to come to us for several improvements to be made to Harper's Recreation Ground. Work will commence on 27th October, and we hope to keep disruption to a minimum.

This evening, we have Steve Bourne and Julie Doherty from Muller Property Group, Robert Shaw from Third Revolution Projects and Samantha Crawly from EQ Care Group with us. At this point I'd like to welcome them and move to agenda item number 5 inviting them to give a short presentation on proposals for the land at Hammersley Drive.

Following this we will move to Item 6 where everyone, Councillors and members of the public, will have the opportunity to ask questions. We do however also have other business to conduct this evening so I will be limiting time to 25 minutes or close to that. Over to you, Steve, Julie, Samantha and Robert.

71. Muller Property Group, Land at Hammersley Drive. (agenda item 5)

The Chair welcomed Steve Bourne, Technical Director at Muller Property Group and he gave a short presentation to members and residents. Samantha Crawly, CEO of EQ Care Group, then spoke about the ethos of EQ Care Group.

Summary of presentation:

Muller Property Group has acquired land at Hammersley Drive for the development of a care home. While the initial design included 76 rooms, it has since been revised to 70. The facility aims to employ up to 100 local residents and foster strong ties with the community by providing free access to space for local organisations and groups.

72. Adjournment. (agenda item 6)

Members considered adjourning the meeting for a maximum period of 25 minutes, to enable members of the public to raise questions and it was:

Resolved that the meeting be adjourned for a maximum period of twenty-five minutes to enable a public question period to be held (as at Minute Appendix A).

73. Reports of Committees. (agenda item 7)

The following committee reports, copies of which have been circulated were received, considered and the recommendations therein were adopted:

Planning**18 August 2025****Minute Number 24 to 31****74. Monthly Payment List. (agenda item 8)**

Members received and approved the monthly payments list giving details of August 2025 payments as at Appendix B.

75. Third Draft Budget and Precept 2026/27. (agenda item 9)

Members considered the third draft of the 2026/2027 budget and continued the discussion on the percentage increase for the Parish precept.

76. Annual Governance & Accountability Return Year Ended 31 March 2025. (agenda item 10)

Members noted the details from the external Auditor's report.

77. Devolution - Potential Asset Transfer. (agenda item 11)

Members decided they would like to approach Guildford Borough Council (GBC) for potential transfer of assets owned by them in Ash.

78. Drainage Issues in Ash. (agenda item 12)

Cllr Richard Lucas recommended that Guildford Borough Council (GBC) and Surrey County Council (SCC) use S106 monies to fund a drainage survey. Cllr Susan Wyeth-Price advised S106 monies have not been agreed for the Persimmon build by the Chester Bridge. The clerk requested Cllr Susan Wyeth-Price to forward the planning number for further investigation.

Members decided they would like to put a 'Working Group' in place. Cllr Susan Wyeth-Price, Cllr Richard Lucas, Cllr Michael Moriarty and Cllr David Shaw (GBC) agreed to set this up, subject to the approval of Cllr Fiona White.

79. Correspondence. (agenda item 13)

There was no correspondence to report.

80. Next Meeting. (agenda item 14)

The next meeting is on Monday 10 November 2025.

The meeting closed at 19:50.

Chairman: _____

Date: _____

AGENDA APPENDIX A

ASH PARISH COUNCIL

LOCAL CODE OF CONDUCT – DISCLOSURE OF INTERESTS

August 2025

DATE OF MEETING	MEMBER	MINUTE REF & PAGE NO.	TYPE AND NATURE OF INTEREST
PLANNING 18 August 2025	Ash Parish Council	Min Ref : 25 Page No : 17	Ash Parish Council are the landlords of the Scout Hut at Harpers Road.

AGENDA APPENDIX B

Date: 08/09/2025

Ash Parish Council

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Time: 13:42

Co-op Community Directplus Acc

List of Payments made between 01/08/2025 and 31/08/2025

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
01/08/2025	Atta Ul Ghalib	BACS	51.00		Hall Deposit Refund
01/08/2025	Girl Guides	BACS	284.00		Hall Deposit Refund
01/08/2025	John Lawson Circus	BACS	402.00		Field Deposit Refund
01/08/2025	Brand Pest Control	BACS 1	66.00		Wasp nest removal
01/08/2025	Aquavent Ltd	BACS 2	144.00		June@s Water Testing
01/08/2025	Maynelines Blinds Ltd	BACS 3	300.00		Blinds for Post room
01/08/2025	Ash Road Service Centre Ltd	BACS 4	351.00		YO66EFB Annual Service
01/08/2025	Ash Road Service Centre Ltd	BACS 6	432.00		Repairs to Van - EGR Cooler
01/08/2025	Oasis Electrical Engineers & C	BACS 5	402.96		PAT Testing
01/08/2025	John B McKernan	BACS 7	499.60		Groundwork - Watering
01/08/2025	Medirek Ltd	BACS 8	585.75		Medical Cover 3 Events Deposit
01/08/2025	Oasis Electrical Engineers & C	BACS 9	3,954.00		Seperate Meter at Harpers
01/08/2025	Pirbright Electrical Contracto	BACS 10	14,047.50		Electrical Repairs Ash Centre
01/08/2025	Screwfix	BACS 11	71.29		Padlock for Rec Gate
01/08/2025	Milestones Infrastructure Ltd	BACS 12	6,126.32		Street Light Repairs
01/08/2025	FAROL LTD	BACS 13	484.38		Repairs to wheels on Gator
01/08/2025	Viking Direct	BACS 14	126.71		Stationary/cleaning products
01/08/2025	GREEN FLAG BREAKDOWN	BACS 15	230.00		VAN Breakdown Cover
05/08/2025	CO_OP Bank	BACS	76.08		Bank Charges
11/08/2025	Octopus Energy	BACS 16	29.57		Electric at Carrington Toilet
12/08/2025	Octopus Energy	BACS 17	68.55		Electric at Ash Rec
12/08/2025	Octopus Energy	BACS 18	86.57		Electric at Harpers Scout Hut
12/08/2025	Octopus Energy	BACXS 19	140.74		Electric at APC Toilets
12/08/2025	Octopus Energy	BACS 20	487.49		Electric at APC Offices
13/08/2025	Amazon UK	BACS 21	15.99		Hoover bagsd and scents
14/08/2025	Octopus Energy	BACS 22	10.91		P/Ledger Electronic Payment
15/08/2025	Electric Center	BACS 23	10.91		Flex Wire for Gator
15/08/2025	J & G Drain Services	BACS 24	101.99		Repairs to toilets at APC
15/08/2025	J P and S Services	BACS 25	125.81		Fuel for Vans and Equipment
15/08/2025	Aquavent Ltd	BACS 26	246.00		Half Yearly Water Checks
15/08/2025	Apple Environmental Ltd	BACS 27	300.00		Gas Monitoring Carrington
15/08/2025	WJ Fire Protection Services	BACS 28	420.00		Six month alarm testing
15/08/2025	Ellack Cleaning Contractors Lt	BACS 29	533.47		Monthly Cleaning Ash Centre
15/08/2025	Dans Garden Services	BACS 30	1,320.00		Grass cutting at Cemetery
15/08/2025	Vospers Commercial Property Co	BACS 31	1,350.00		Valuation of Carrington
15/08/2025	Shield Security Services Ltd	BACS 32	1,422.00		Mobile Security Patrol
15/08/2025	Joel Baker	BACS 33	4,791.13		Azure Plan for June
15/08/2025	John B McKernan	BACS 34	424.00		Ground Work Watering
15/08/2025	Castle Water Ltd	BACS 35	87.06		Water at Harpes Scout Hut
15/08/2025	Castle Water Ltd	BACS 36	369.25		Water at the Ash Centre
15/08/2025	Castle Water Ltd	BACS 37	17.55		Water at Ash Cemetery
15/08/2025	Castle Water Ltd	BACS 38	249.89		Water at Shawfield Allotments
15/08/2025	Castle Water Ltd	BACS 39	6.78		Water at Harpers Rec
15/08/2025	Castle Water Ltd	BACS 40	47.40		Water at Harpers Allotments
15/08/2025	Milestones Infrastructure Ltd	BACS 41	4,164.50		Repairs to Light Column ASL384
15/08/2025	Viking Direct	BACS 42	293.35		Stationary/Cleaning Materials
15/08/2025	E-ON	BACS 43	21.65		Gas at Harpers Scout Hut

Continued on Page 2

Date: 08/09/2025

Ash Parish Council

Page 2

Time: 13:42

Co-op Community Directplus Acc

List of Payments made between 01/08/2025 and 31/08/2025

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
18/08/2025	Tongham Parish Council	TRANS	179.60		Refund on VAZ Machine
18/08/2025	Frances Gail	TRANS	196.50		Hall Deposit Refund
21/08/2025	Rug Doctor	TRANS	32.99		Carpet Cleaning Machine Tesco
22/08/2025	Christine Grewcock	BACS	417.00		Refund of Interment Fee
22/08/2025	Christine Grewcock	TRANS	417.00		Refund n Interment Fee
26/08/2025	G Tomkins Window Cleaning	BACS 44	20.00		Window Clean at APC Office
26/08/2025	Treasured Memories Limited	BACS 45	57.66		Temporary Memorial
26/08/2025	Treasured Memories Limited	BACSD 46	57.66		Temporary Memorial
26/08/2025	Brand Pest Control	BACS 47	66.00		Wasp Nest removal Carrington
26/08/2025	WJ Fire Protection Services	BACS 48	192.24		Emergency light repairs
26/08/2025	Neil Curtis & Sons	BACS 49	430.00		Grave Dig Rowlands
26/08/2025	Screwfix	BACS 50	30.86		Gripfil/Vent/Masks/Multi Oil
26/08/2025	John B McKernan	BACS 51	278.25		Watering Baskets/Planters
26/08/2025	John B McKernan	BACS 52	344.50		Watering Planters/Baskets
26/08/2025	Security Control Systems Ltd	BACS 53	1,026.00		Alarm upgrade
26/08/2025	Security Control Systems Ltd	BACS 54	937.20		Re-Fit Intruder Alarm
26/08/2025	North Hants Tyres and Wheels	BACS 56	163.20		New tyre for tractor
26/08/2025	Lifevac Europe Ltd	BACS 55	101.94		Emergency Chocking Kit
26/08/2025	uCheck	BACS 57	148.80		DBS Checks x 4
26/08/2025	SURREY PENSIONS	TRANS	5,707.79		PERNSION CONTRIBUTIONS
26/08/2025	HMRC	TRANS	7,367.87		PAYE AND NI CONTRIBUTIONS
27/08/2025	TESCO	TRANS	21.98		CLEANING LIQUID FOR CARPETS
28/08/2025	VARIOUS	TRANS	20,040.10		WAGES AUGUST
29/08/2025	Guildford Borough Council	BACS 58	175.00		Road Closure - Fantasia
Total Payments			84,187.29		

Chair Clerk 

Date 15/10/25

MINUTE APPENDIX A**PUBLIC ADJOURNMENT.**

The history of this site and its original intended purpose leaves me feeling dismayed. What guarantees are there that the community will see the benefits from this build?

From our experience of operating care homes, we anticipate that most residents come from within a 3-mile radius of the site. We plan to integrate with the community offering space within the building for local groups and organisations to use for community purposes.

How many parking spaces will there be as parking in this estate is quite tight? The number of local buses is limited and does not go through the estate, and the nearest train station is 1 mile away. In my experience of visiting relatives currently in care homes there is never enough parking at busy times such as Sundays due to staff and visitor parking.

The current design includes 25 parking space (23 normal, 2 disabled and 1 dedicated ambulance car parking space). The care home plans to have a dedicated car / taxi for residents to use for appointments or to be taken to the station. A travel plan will be made to minimise the use of the car park by staff.

Were you aware of the Draft Ash Neighbourhood Plan Regulation 14 which highlights this location, noting its designation for Class C2 Use (residential) and F2 Local Community Use?

Yes, we are aware of the Draft Ash Neighbourhood Plan Regulation 14.

Car Parking spaces are far too few for both visitors and staff. What if the travel plans to minimise the car park use are insufficient, once it's built the car park can't be changed and it's the community who will be stuck with poor design and planning.

The care home would plan to use their taxi to transport residents to places they want to go. The care home will make a travel plan for staff and will always be open to feedback and will make adjustments as we don't want to cause problems to the local community.

Is this overdevelopment? Is the land big enough for this development, including amenity spaces?

The current design is within CQC regulation in terms of space per resident. The design has placed most of the working / facility rooms in the loft space where light is more limited.

How tall is the building? Raised concerned about insufficient parking. There is no additional parking outside our house, and we are opposite the proposed development. This is a busy area and with the large school, Ash Manor, morning rush hour is particularly busy. How will the addition of up to 100 staff commuting to this location impact travel in this area at busy times?

We will plan shift changes to avoid the busiest times. For example if a shift change begins at 8am we will expect staff to be on site at 7:30am to begin the change. The building will be 3 stories high, similar in scale to the residential apartments adjacent to the site.

I have a relative in a care home; they make facilities available to people in the village. Do you plan to offer this also?

Yes, we want to be part of the community.

**How long will it take to build, how are you going to be a considerate constructor?
Residents are already annoyed at how long it's taken to complete snagging of the surrounding sites by the builder.**

As part of the planning process, there will be a condition for construction management plan. We estimate a 12 month build once planning is approved.

Will you consider socially funded residents?

Yes, not just local authority funded, health funding also considered.

The care home will require lorries turning up with deliveries, how do you plan to manage this built-up area?

Deliveries are anticipated every 2-3 days, fresh food etc. Within the parking area is a turning area for vehicles. These would not be articulated lorries.

Dementia was mentioned regularly in your presentation are you specialising in this area and do you set aside specific rooms for different needs?

The care home is not specialising in dementia but recognises that many of their residents might have some form of dementia. Upon each application a suitable room will be identified.

Do you anticipate that the residents will have private cars?

There will not be any resident parking, just parking for staff and visitors

When do you plan to start construction?

Subject to the Planning application, we anticipate 13 weeks for planning, then for management plans another 8 weeks, after that it is subject to contractor lead time. Could start in 6 months' time and be completed in 18 months.