

TACKLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on 8th December 2025 at Tackley Village Hall

Councillors Present: Councillors Liz Marshall (LM) (Chair), Andrew Lines (AL) (Vice-Chair), Sue Lygo (SL), Richard Holland-Oakes (RHO), John Gibbins (JG), Angus Paxton (AP)

In Attendance: Cherie Carruthers (Clerk),

Members of the Public: 2

25/072 Public Participation:

- i. **Fiona Brown: Housing Needs Assessment:** Rural housing enabler for West Oxfordshire, advised that the Housing Needs Assessment received a response rate of 23%, which is reasonable for this sort of survey. Identified a reasonable amount of support for affordable housing for local people. There were 13 households that identified as needing affordable housing. 6 people in need of rental accommodation, mostly 1 bed design, and 7 in need of low cost home ownership, predominately 2 beds. They have recently commissioned some modelling work and Tackley came out high showing approx. 6 affordable home per year. Shows residual housing needs for local people, this would be in the form of a rural exception site – small piece of land off market, enable a small scheme of approx. 6-8 homes prioritised for local people.

AL: advised that the PC is pulling together a Neighbourhood Plan, it is currently in its second draft, and considering feedback from sources, the HNA sits within in and siting evidence of the report. How would the HNA fit in with the local plan. He asked Fiona Brown if CFO could support the PC in responding and fighting the Spatial Consultation.

Fiona Brown advised that the 70 homes identified requirement by WODC, is about WODC meeting its housing needs numbers and rural exception site would not satisfy any amount towards that.

LM asked who will buy the land and who builds the houses, FB – it is a joint venture, and you approach a housing association, they take the project forward. They co design with the PC and try and get it funded.

AL; asked how CFO is funded, FB: DEFRA, mixture of grant funded and fee funded. She confirmed that a Rural Exception Site does not resolve the current planning concern now. She asked that CC let her know if report is approved and they will get the final report out.

ii. **Julie Farren: Village Hall:**

- a. Lease: AP advised that the charity is set up with Trustees giving those individuals power to act and make decisions for the Charity, if those individuals are no longer able to act, the power will go to the next of kin of the trustees written into the lease. He then advised Julie Farren to go back to Chairty Commission and check where we are with the transfer. JF will get advice from solicitors re the trustees about the lease.
- b. Committee Room: the fire assessment done in 2022, does not included the committee room, perhaps there was no access. Julie will propose at January VH meeting, to have another assessment done and ensure that the Committee room is included. This will determine whether it is safe, or what can be done to make it safe including how much this will cost.
- c. Grants received in 2025 were WODC £7,000 from Westhive and £8,650 from Community Infrastructure Fund along with other sources, totalling £18,400. A warmer future grant was also successful, and funds received have paid for the insulation in roof and 4 infrared heaters with more to follow.

AL and full council thanked Julie Farren. We can see how much and how hard it has been and offer support wherever possible.

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25/073 Apologies of Absence: None.

25/074 Declaration of Interest: LM in item 8.i – a family member is a recipient of a payment.

25/075 Minutes of Parish Council Meeting held on 10 November 2025, were approved as a fair and true record: proposer AL, seconder SL

25/076 [Spatial Options Consultation paper Local Plan 2043](#): The members approved the PC’s response to the consultation, attached in appendix A.

Karen Snow Tackley seems misclassified as a large village, Chadlington and Kingham have more shops and train station, over threshold of 1k, village shop. There is some substance to allocating the site as green space, and she will continue to investigate this for the PC.

25/077 To discuss and accept the Housing Needs Assessment; The HNA was **APPROVED** with the correction on page 36 to WODC from SODC. Proposer SL, Second RHO – all in favour.

25/078 Parish Council Website and gov.uk email addresses: CC had circulated quotations for a provider to design and create a gov.uk website and email addresses, to make the PC compliant with Assertion 10, which came into effect in April 2025, for the 2026 AGAR regulations. It was **APPROVED** that the PC would proceed with the proposal from Parish Online at £365.00 per annum. Proposer AL, Seconder SL – all in favour.

25/079 To consider matters of Finance and Policies:

- i. It was approved that the following payments were ratified and the impact the payment would have on the budget and reserves. Proposed: SL, seconded: AP: **APPROVED**

Gross (£)	VAT (£)	Payee	Details
916.07		Clerks Pay	Nov Salary £916.07
50.00		B Marshall	Oct bin emptying
937.69	156.28	Green Scythe Ltd	Nov green space maintenance
100.00		Tackley Village Hall	Meeting Room Hire
98.00	16.33	Clerk reimbursement	Nicholsons - Holly Whipps
50.00		OCC	Allotment Rent
100.00		Tackley Bell Ringers	Annual Grant

- ii. **To approve and adopt the Standing Orders, Risk Assessment, Financial regulations and Code of Conduct for 2025-26 municipal year:** **APPROVED** and **ADOPTED**: Proposer AL, Seconder AP - All in favour.

- iii. **Grant applications:** Tackey Bell Ringers: £100.00 grant for 2025: Proposer AP, Seconder AP - All in favour

25/080 To AGREE and APPROVE the 2026-27 Budget: the below budget was discussed and APPROVED. Gross expenditure being £16,850 Proposer AL, Seconder JG: all in favour.

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EXPENDITURE	25/26 Budget	26/27 Proposed Budget
Administration		
Salaries, PAYE, Pension	11,000	11,500
Room Hire - Meetings	400	400
Insurance	520	650
Training	400	200
Subscriptions	300	300
Elections	50	50
Internal & External Audit	410	500
Legal/Planning Professional costs	250	1,000
Expenses / Reports	160	150
IT & Website	50	400
RBL Donation	100	100
Grants	500	1,000
Bank Charges	100	100
Misc / Contingency	500	500
Total Administration Costs	14,740	16,850
Open Spaces		
Allotment Rent & Maintenance	200	200
Playground Maintenance & Inspections	800	2,000
Open Spaces & Grass Cutting & Benches	9,500	10,000
Trees & Hedges	2,000	2,000
Crecy Hill Rent & Maintenance	500	500
Heath Maintenance	5,000	2,000
Sandbag Store	-	-
Dog Bin Emptying	-	500
Total Open Spaces	18,000	17,200
TOTAL EXPENDITURE	32,740	34,050
INCOME		
	25/26 Budget	26/27 Proposed Budget
Precept	32,039	34,980
OCC grass cutting grant	500	500
Allotments	100	100
Events Income (Hatwells / Horse Fair)	100	100
Bank Int	1	-
Other Income - S106 Int	-	-
VAT Refund	-	-
TOTAL INCOME	32,740	35,680
	25/26 Budget	26/27 Proposed Budget
INCOME minus EXPENDITURE	-	1,630
Plus / Minus EMR Transfers		
ADJUSTED BOTTOM LINE	-	

25/081 To AGREE and SET the 2026-27 Precept: it was **AGREED** and **APPROVED** to set the precept at £34.980 or £63.30 per house per annum, a 2% increase. Proposer AL, seconder JG – all in favour.

25/082 Next Meeting Agenda Items:

SP: Fire Service consultation: The fire service wishes to reduce crew sizes from 5 to 4 and close some stations, along with other changes. Servicing officers do not agree with this and would like to attend the January meeting.

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Next Meeting: Monday 12 January 2026 at 7pm.

Meeting Finished: 8.30pm

Signed as a true record of the Tackley Parish Council Meeting held on 8 December 2025.

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Date.....