TACKLEY PARISH COUNCIL

Minutes of the Parish Council Meeting held on
12 October 2026 at Tackley Village Hall

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

In Attendance: Andy Graham CCllr (OCC)
Genny Early DCllr (WODC)
Tim Sumner DCllr (WODC)
Cherie Carruthers (Clerk to the Council)

Members of the Public: 18

26/051 Public Participation:

- **Martin McMahon:** spoke about his interest in purchasing the Skittle Alley and Car Park which is currently held under an ACV. His main priority is obtaining ownership of the car park. He noted that the pub is doing well and is well supported by the villagers and people from outside the village, who require parking when they come. He confirmed he had funds available.

  The residents in attendance all voiced that they supported the approach, and that the dilapidated building is causing major issue to the adjoining property. It was felt that the pub is the heartbeat of a village and if it were to be lost, the village would lose an asset.

  Mention of a community buy out was proposed, this has already been investigated by the village and had not materialised.

26/052 Apologies of Absence: None.

26/053 Declaration of Interest: LM in item 13.i – a family member is a recipient of a payment.

26/054 To consider County Council matters: AG updated:

- OCC announced partnership with WODC & OCC to provide an overdue library and community hub based in Woodstock. It will have a community building room and modern toilets. The location is the old library site. Funds have already been located so the project can move quickly with no delay.
- Doctors' surgery is continuing, proposed location is at the Owen Mumford site, AG is working on a community bus solution to collect people from Hanborough station and come through Woodstock to the surgery. AP asked if that bus could come via Tackley too please.
- 14 October is the expected decision date for the paused LGR. If they decide to stick to the 3 unitary options, with WODC and Cherwell forming one of these, we will need to plead to Central Government and get as much money as possible to compensate for the financial loss at being a small authority.

26/055 To consider District Council matters:

GE updated:

- WODC have been assessing the changes to planning legislation and changes to the scheme of delegation, which gives more power to the mayoral areas.
- The Local Plan went through as of Friday 9 October, including a target for the delivery of 18,000 houses by 2045. The plan is focusing on large settlements around Carterton, Witney, and Brize Norton. All changes are designed to deliver more housing.
- Quarterly metrics have been published and showing that the missed bin collections are improving.

TS: updated the meeting with the following:

- The Executive heard from the WODC youth officer on what do young people want and what are they concerned about in their local areas. LM asked how do they feedback? TS confirmed there is an area on the WODC website, failing that get in touch with the DCllr's.
- Reminder that grants are available for any type of funding for art, heritage, and leisure. There are many avenues to explore, again get in touch if there are any projects that need DCllr support.
- WODC are raising concerns about abolishing the EA and Natural England, it is very important that the PC's feedback with our concerns that these agencies will be removed. AL asked if there is a BWSF decision date? TS thought it was the 10th Oct, but nothing published yet.

26/056 Minutes of Parish Council Meeting held on **14 September 2026** meeting were **approved** as a true and fair record. Proposer AL, Seconder SL.

26/057 Clerks Report / Actions Register.

- **Sandbag Store:** Completed, CC to order more sand and new bags from WODC.
- **Roundabout in playground:** CC has submitted a S106 drawdown application to WODC.
- **Playground:** The report has been sent to Trevor Stewart, Wickstead, PFL and Kompan for costs to repair/replace required items.
- **Area U**: On agenda.
- **Crecy Hill:** On agenda.
- **Village Trees:** Accepted quotation for tree works at Chaundy Road, awaiting start date so the PC can notify residents, as access may be required through their gardens.
- **Allotment prices:** It was agreed to keep the allotment rent process the same for 2027-28.
- **Tree on the Green:** the tree will be put up on the village green on Saturday 5th December 2026, and the lighting of the tree will occur on Sunday 06 December at 4:30 pm. It will then be removed on Wednesday 6 January 2027.

26/058 Area U consultation: AL updated that.

i. the PC resubmitted its previous response as nothing had materially changed in this round of consultation. The outcome is due between Mar/Apr 2027.

ii. The members discussed funding or match funding the advice from a hydrologist to review the OCC flooding reports on Area U. The current estimated cost is £5,000: AL noted that the report may have a negative outcome and say the land is suitable for development.
KS confirmed that the most consistent advice she has received is to get an independent hydrologist involved. She also proposed developing a Nature Recovery Strategy which is better suited to the area. LM suggested that the independent hydrologist could review OCC's Lewis Purbeck report and strategy for the area.

Agreed to match fund £2,500 Proposer: KS, Seconder: AL – all in favour.

26/059 Community Asset Sale (ACV): The Parish Council discussed if they wish to retain the right to bid for the function room:
AP: updated that the PC has received a letter from WODC informing us that they have had a notice from the owner of the pub's function room - that they intend to sell it. We, as a community, have an option to make an offer for it.

The pub and the function room was nominated by the Parish Council to be an 'Asset of Community Value' (ACV). Status as an ACV means that when the owner of the asset wants to sell the asset, they must allow **any** interested community group the opportunity to make an offer for the asset. The law in England does not require them to accept the offer, even if it is the highest offer.

The ownership of the pub and the function room was separated a few years ago. When that happened the community was not provided the opportunity to make an offer under the ACV rules, because of a technicality which means the owner is not required to provide that opportunity if the property is occupied.

The Parish Council and any other interested community group - however they are established - are now being presented with the option of submitting a bid for the function room and car park (i.e. not including the main pub building).

Should a group elect to bid, they would have until the 10th March 2027 to *complete* any purchase. This would require them, within that time, to agree a price, raise funds, instruct a solicitor/conveyancer, etc. This seems like a tight timeframe, and the owner would not be obliged to accept any offer made. Interested groups have until the 21st October to decide whether they want to retain the option to bid. If no group does, the owner is free to sell the property to whoever they choose.

He went on to advise that there is a further complexity in that the law changed earlier in 2026, a new act; The English Devolution and Community Empowerment Act 2026 received Royal Assent on 29 April 2026, creating a standardised statutory framework for local and regional governance across England. This changes the communities right to bid to a right to buy, it has been signed into law by the King, but it has not been enacted into law. The legalisation that has been drafted in such a way to protect any ACV; extends the moratorium time from 6 months to 12 months.

AL noted that the decision needs to take the current enacted law. He asked what are the negatives if the PC decides to not bid, do we lose our right to buy? What would be the negatives if the PC put in a bid, he stated that if the PC listened to the voice in the room, it would be not put a bid in.

LM asked the floor if there is anyone against the PC giving up their right to bid; AP had a representation that the PC should bid from a resident.

Judy Robson asked if the PC or community group would get it at a better price, AL advised no, it would likely be more. He went on to advise that if within the next 6 months the law is enacted, it will extend it to 12 months, he asked, what is the actual purpose of buying it? There is no purpose.

LM asked, if we do not put in a bid now, once Mr Mahon has bought it, does the skittle alley lose its ACV status. AL advised that it would seem that way, but there is no limit on how many times you can apply for an ACV, it depends upon if you are successful or not.

Judy Robson noted that there is huge potential with the skittle alley if refurbished, it historically always worked as a very well used function room.

AL noted that it will be six figures to purchase it and refurb it. AP said the PC could apply for a a public works loan.

KS would suggest a co-operative; set it up and raise money for refurb and then reap rewards. Believes it is the most sustainable way to take it forward.

GE advised talking directly to the ACV team at WODC and ask what will happen. AP if we do not exercise our right, the owner has 18 months to sell it before a new notice would have to come into the PC.

Proposal "that the Parish Council notifies the district council (WODC) that it wishes to exercise its right to bid on the skittle alley until the 10th March 2026":

For: AP **Against:** AL, KS, SL, RHO **Abstain:** JG based on not having enough legal knowledge

The motion falls.

26/060 Climate Emergency / Resilience: LM advised the proposed date of the 20 October, for the initial village meeting is not feasible. She will look at alternative dates.

26/061 Parish amenities:

i. **Pond Restoration:** to receive grant logos and update for the PC website, LM to send info for website.

ii. **Crecy Hill:** LM met with Martin Lane, OCC nature recovery project manager, who is keen we retain it within the PC. We as the PC, with his help, can apply for funding to get most of the scrub cleared then get OCC to help to keep up the maintenance. He noted it should be a peppercorn rent, not the £100 current fee. He will speak to legal and properties at OCC, on our behalf, to reinstate the lease for 5-10 years. He will also write a brief management proposal, which will simply be to remove scrub and keep it down.

iii. **Public Toilet (S106):** RHO updated that he needs to get other quotes in, but it is quite a small project, and other builders will not be interested. They can use the template from the quote received. He noted it is more money than he thought it would be, but we have added extras like cladding on. It is a starting block, do the PC want to continue to look? KS approached builder in North Haye; KS will pass details on. AL had a long chat with the VH Cttee, and they have come round to the idea that a public toilet within the VH could be part of the redevelopment. He will be having a further discussion about it.

iv. **PTA request use of the Playing Field:** would like to host the Circus on the field on Friday 7th May 2027. They would erect a Tent on the field with access from approx. 11am. Shows would be at 4pm and 5:30pm, with tent being removed after that. **Approved - Proposer**: AL **Seconder**: AP – all in favour.

26/062 To consider matters of Finance and Policies:

i. **Ratification of Payments – all are paid via bank transfer Proposer: AP: Seconder: SL - all in favour**

Gross (£)	VAT (£)	Payee	Details
£1,097.45		Clerks Pay	Sept salary £946.30 Back pay following pay award Apr-Aug £151.15
60.00		B Marshall	Sept bin emptying
978.95	163.16	Green Scythe Ltd	Sept Green Space Maint'
250.00		Martin Harris	Erecting Sandbag store shed.

26/063 Next Meeting Agenda Items:

- Privacy Policy
- Mosaic
- Newsletter

Next Meeting Date: 9 November 2026 – noted that Remembrance Sunday is 8 November 2026.

Closed: 21:10

Signed as a true record of the Tackley Parish Council Meeting held on 12 October 2026.

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