

Minutes of the Fyfield and Tubney Parish Council Meeting held on Thursday 8th January 2026.

1. Present.

Mrs. Penny Budgen – Chair.
 Dr. Dimitrios Hatzis.
 Mr. Nicholas Keene.
 Dr. Sarah Stanhope.
 Mr. Alan Woodward.
 Dr. Stephen Fraser – Clerk.

 Mr. James Plumb – OCC Councillor.
 Mr. Mark Coleman – VofWH Councillor.

 Five members of the general public.

2. Apologies.

Apologies had been received from
 Mrs. Claire Cable-Alexander.

3. Minutes of the Last Meeting.

These were signed as a true record by the Chair.

4. Matters Arising.

1. Dog Waste Bin – Marsh Lane.

The Vale had approved the installation of a Waste Bin at the entrance to Marsh Lane. Once in place it would be regularly emptied by Biffa.

2. County Councillor's Priority Fund Application.

This had been passed to Mr. MacElvogue who was in discussion with Mr. Plumb. The closure date was November 2026.

5. District Councillor's Report.

This had been circulated prior to the meeting.

The Vale Disabled Facilities Grant was open for applications. **The Clerk to circulate the details via the PC email list and Dr. Hatzis would add it to the Tubney WhatsApp group.**

He also drew attention to the fact that the consultation period on the Abingdon Reservoir would close on the 13th January 2026 so any individuals should submit their comments immediately. Mr. Coleman expected the development to be approved so was looking for details of local benefits.

6. County Councillor's Report.

This had been circulated prior to the meeting.

The changes to the Fire and Rescue Service involved some station closures but were unlikely to affect the parish as both Abingdon and Faringdon stations would remain.

He drew attention to the changes of access to the Waste and Recycling centres involving prior booking and proof of residence.

The blocked drain/soak-away opposite No. 8 Abingdon Road was scheduled for improvements next week.

Highways was expected to replace the road markings at both ends of Digging Lane/Netherton Lane on the 16th January.

The Clerk and Chair had received a number of complaints about offensive graffiti in the underpass. This had been raised on Fix my Street and details were passed to Mr. Plumb with a request to check that it would be actioned.

7. Proposed Hills Quarry & Tubney Action Group.

Mr. Plumb stated that Hills had yet to respond to the Regulation 25 request. Once submitted, there would be a further public consultation followed by a report to the Planning and Regulation Committee. No decision is likely before Spring 2026.

Mr. Willden feared that Hills were changing to mitigation monitoring post plan rather than active mitigation before plan. He believed they were negotiating with Natural England. On a more positive note, he felt that the Environment Agency were listening to TAG's concerns.

The Golf Club had also been approached regarding monitoring the water table on their land. It was thought that this was a long term survey and as such, probably not related to the Quarry.

8. David Wilson Homes.

A number of planning applications had been received making small changes to the original application. Within these, there was a document regarding flood risk and drainage.

Mr. Varney commented that this effectively ignored drainage towards his property and the corner of Digging Lane which had been seriously flooded for many months recently. There was also no mention of surface flooding despite agents of DWH wading through water alongside Mr. Varney and members of the Parish Council.

Mr. Varney requested Parish Council help in countering the claims in this document.

It was decided to object to the flooding issue in replying to these applications. Mr. Varney would supply Mrs. Budgen with details and she would formulate a response with the aid of the Clerk.

9. Communicating PC Achievements and Plans..

The parish survey conducted as part of the work towards a Neighbourhood Priority Statement had taken place some while ago. Council had attempted to move forward on the priorities raised, despite the apparent death of the underlying bill to implement these statements. It was felt that the parish should be informed of what had been attempted and progress or lack of it on these priorities.

Dr. Hatzis to produce a summary document for consideration by Council before circulation to residents.

10. Neighbourhood Planning Event.

Council had been invited to an planning event in Didcot on the 28th January at 2pm. Mrs. Budgen, Mr. Keene and the Clerk would attend. Registration was via the internet. Mr. Coleman encouraged all to at least register interest as another event, possibly in the evening, might be arranged if there was sufficient demand.

11. Planning.

The following applications have been returned Supported.

- P25/V2500/LB Paintons Farmhouse, 44 Netherton Lane
- P25/V2553/HH The Studio, Tubney Warren House
- P25/V2554/LB The Studio, Tubney Warren House

The following are still under consideration

- P24/V2698/FUL Willowfields Energy Park
- P25/V2598/FUL Westbury House, Fyfield Wick
- P25/V2702/MPO Land East of Kingston Bagpuize
- P25/V2700/S73 Land East of Kingston Bagpuize

Note that the last two applications relate to David Wilson Homes as referred to above.

12. Finance.

The current balance of accounts was as follows:

Precept Account brought forward.	£12,521.78
No transactions since the last meeting	
Available Precept	£12,521.78
 CIL Account brought forward.	 £17,988.99
Memorial Garden Planting Costs	£2,698.09
Available CIL	£15,290.90

As part of the forthcoming audit requirements, Council must state whether they are entitled to and are using the General Power of Competence. As the Clerk does not have the required qualifications, we are currently not entitled to use the power. The Clerk indicated that if Council wished to use the power in the future, they would need to find a suitably qualified Clerk. It was **resolved** not to seek to use this power in the foreseeable future.

13. Adoption of Internet Banking.

Mrs. Budgen and the Clerk had a recent Zoom meeting with HSBC and had set in motion the creation of a Charity Business Account for the Council. An associated Savings Account and a Bank Card had also been requested. The Clerk had received two documents, a Mandate and an application for Internet Banking. The Mandate required a number of resolutions to be passed.

It was **resolved** that HSBC should follow the instructions of the mandate signatories in the administration of the account as detailed in the Mandate under the heading **Instructions**.

It was **resolved** that the signing rule for instructions required two signatures together.

It was **resolved** that changes to the list of signatories required authorisation by the Clerk and the Chair together.

It was **resolved** that these resolutions remain in force until changed by resolution of the Council.

Once the account had been set up. A single cheque would be used to transfer money from NatWest to the new account. There were no standing orders or direct debits to transfer. The District Council would need to be informed so that the precept could be paid into the new account. The card would be used to mandate the regular payments for the provision of the council domain and web site.

14. Deep Clean Event.

The Deep Clean event had not gone smoothly. A day had been lost due to equipment failure and although an extra day had been added, this worked on the footpath from the crossroads towards St. Johns Close. The footpath to the church had not been tackled.

Mrs Budgen and the Clerk had held numerous conversations with David Langstaff who organised the Biffa team on behalf of the District Council. It became apparent that the 'Deep Clean' was special in that the normal responsibility of the team was in clearing litter and detritus on a regular basis. This did not include weeds which were the responsibility of OCC. The exception was the deep clean event when weeds would be cleared but this was on a once per year basis and the size of team and number of days was in proportion to the parish population, not the requirement.

Whilst we could report weed issues on Fix my Street, experience had shown that this was very ineffective. OCC had already reduced its verge operations to one cut a year, except on sight lines, and the machinery used would not remove weeds from pavements.

Discussions were ongoing with David Langstaff to see how the problem could be resolved.

15. AOB.

Mrs. Budgen reported that the Fyfield east bound bus stop light was still not performing well. She had been in touch numerous times with OCC. They had proposed a different larger light that should ensure that anyone waiting for a bus was properly illuminated.

It was **resolved** that provided the replacement light was suitable, the council would meet the cost of £800.00 plus VAT.

Dr. Hatzis informed the meeting that the sale of Tubney House had fallen through and that the property was on the market again. He was concerned that Hills might purchase the property to obtain the adjacent land for quarry extension.

There being no other items, the Chair closed the meeting at 9:05pm.

Next Meeting Thursday 12th March 2026.