TIDDINGTON WITH ALBURY PARISH COUNCIL

Minutes of the monthly meeting of Tiddington with Albury Parish Council in the **Village Hall** on **Tuesday 11th August 2026 at 7.30pm**.

Present – Mrs T Smith - Chair **(TS)**, Mr C Hill - Vice Chair **(CH),** Mrs R Stogden**(RS**), Mr R Chaplin **(RC),** Mrs L Martin - Clerk/RFO **(LM)**

PUBLIC FORUM

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73. Apologies – Mr J Russell **(JR),** Mr W Meadows **(WM)**

74. Approve and sign minutes – Completed

75. Matters to Report:

- **Judith Edwards (JE) County Councillor: - Absent**
- **Tim Bearder (TB) District Councillor: -**
  - Tim outlined his (and the Councils) objection to the reunification decision to create three new councils to run Oxfordshire on the grounds that:
    - County currently run 80% of services so this will now have to be split three ways, increasing costs and complexity
    - Certain projects will fall into different areas, where the current councils already in 'special measures' will be unable to fund them, such as Didcot to Culham roadway, (potential cost £500m)
  - He also updated us on the fact that the Greater Oxford Council boundary will now come to the field behind the Fox & Goat pub. Tiddington with Albury will be in the Ridgeway Council.
  - Part of the reunification process is the appointment of a Major for the Thames Valley but the geographic area is still undecided. The Major will take responsibility for Highways, Skills etc.
  - A Development Corporation may be set up, reporting to Whitehall, to support house building for Greater Oxford. They will look to support the building of 20 to 40 thousand houses by 2042, on top of the 100 thousand already agreed. To date only 25 to 30 thousand of those houses have been built
  - There will also be additional houses needed in Ridgeway and Chalgrove
  - The supporting documentation to define the three new councils needs to be in place by 17th August pulling Council officers for all other roles to meet this deadline.
  - The new councils will take effect from 1st April 2028 but a shadow Authority will be running from May 2027 after the net elections
  - TB has written to Andy Burnham to outline his opposition to the current plans

76. Flooding/Drainage:

- Sandy Lane road (near Willow Spring Farm) has been repaired, but this will be temporary as the spring is still running over it.
  - Further inspection planned for the Winter - **CS**
- Next actions from Section 19 report:
  - Parish Council to produce a Community Emergency Plan - **ALL**

- Parish Council to implement a Flood Warden scheme. Requested volunteers on FaceBook and via newsletter. No offers received, submit again & on FB - **ALL**
- ***"Explore options for natural flood management measures in upper catchment":*** - Site visit 02/03/26 with William Piotrowski, OCC and **TS/RC/CH. WP** will talk to the Michaelis family about dredging the pond on the edge of Fernhill Woods. They have put a pipe in from the stream under the footpath, but a licence is required for this, **WP** to check. **WP** to talk to Carl Stallwood and Lee about removing the build up of silt in the culvert on both sides of the A418. Full notes **still** to be issued (**TS** chased **WP** again)- **TS/WP**

- Drains and gullies are due to be cleared in November 2026

77. Neighbourhood Plan / Nature Recovery

- Neighbourhood Plan
  - The parishioners questionnaire agreed and signed off by PC
  - Need to work out how to do an online version of the questionnaire - **LM**
  - Drop off points will be: Fox and Goat, Garage and Belfry **- TS**
  - Post on Facebook **- TS/LM**
  - Agreed to send questionnaire out in Oct/Nov newsletter with a two week response time
  - Drafting of NP is taking longer that expected due to all the new policies coming out that need consideration
  - CIL summary to be sent to Clark - **LM**
  - PC needs to feed back any significant progress on the previous NP for the September meeting. Current NP on the website for easy access - **ALL**
  - Need to implement the 90 free trial for Parish Online to support the mapping access of the NP - **LM**
- TNR - Team sent through a new proposal for strategy for TNP. Discuss further at September meeting and when there is also more clarity on point 76 - **AL**L

78. Councillors' Update of Matters in Hand

78.1 Ickford Bridges

- Work is now due in **Spring 2027** due to the lack appropriate stone needed for the repair and budget - **LM**
- The PC were notified of the removal of some hedgerows along either side of the Oxfordshire bridge by the OCC Structures unit. Need to contact them - **LM**
- The Tiddington end of the bridge wall has been badly damaged. Reported on FMS and directly to the Structural Engineering team at OCC, again in March, July and August. Email response from Micheal Coogan saying will have a look. Requested again, with **JE** input, to look at weight limits (approx cost £10k) - **ALL**
- Discuss possible joint funding with Ickford Parish Council **- LM**

78.2 20mph Consultation

- There will be a review of the impact of 20mph restrictions in due course (probably 2026)
- The Parish could conduct its own Community Speed Watch programme, if sufficient volunteers were available. Possibility of access to a shared mobile SID, investigate - **LM**
- Received £4,000 from Thames Valley Police Community Fund for a permanent Speed Indicator Device on Ickford Road. Agree final costs at September meeting - **LM/ALL**

78.3 Fix My Street

- Damaged wall on Ickford Bridges - **LM**
- Weeds blocking the drains on A418 - **LM**
- Need to report big pot holes on Albury Lane, might need **JE** support to get fixed **- RS/JR**
- Broken safety bollards on road crossing outside Tiddington garage, have been earmarked for potential repair in future budget, submit again - **LM**
- Service road alongside A418 **- RC/LM**

78.4 Defibrillators

- Defibrillators at Village Hall and F&G fully operational. Looking for a volunteer to help - **TS**

78.5 Installation of Ultrafast Broadband – Gigaclear

- Meeting held with Gigaclear, who are looking into the options of getting Albury Lane and the Church connected after Rycote Trust refused access via the other road. Meeting to be arranged asap with Gigaclear team - **LM/RS/JR**
- Gigaclear have requested a supportive quote from the PC regarding engagement and improvement for the Parish. PC to reconsider once all the issues have been resolved, ie Albury Lane and top of Station Yard, inc. Housing Association houses - **LM/TS**

78.6 Milton Common - concerns

- Speed limits along A40 through Milton Common/ speed indicators - look to borrow from another Parish via Road Safety contact at OCC - **LM**
- Notice board needs some more work - **LM/TS**

78.7 Bus shelters

- Great Milton looking into getting hedges cut around the bus shelter - **LM**

78.8 Grass Cutting

- Check if grass needs to be cut before Tiddfest. Maybe just to move long grass? - **TS/LM**

78.9 Notice Board Tiddington

- Has been varnished shut, need to look at getting it opened - **TS/LM**

78.10 New Trees

- Thank you to all the people who have been watering the new trees planted in Albury View

78.11 Parking during events at F&G

- Issue raised by a parishioner regarding dangerous parking during the recent F&G music event. Albury View was almost completely blocked. Look again at getting double yellow line, talk to Jon Beale - **LM**

79. Projects

79.1 Sandy Lane

- The left hand side needs piping. Quote (from AAA Surfacing) received for £5,500 but this seems low as the road will have to be closed which will cost about £2,500.
  - Action: need second quote plus discussion with land owners and Carl Stalwood from Highways before any further action taken - **TS/JR/RC**

79.2 Dog fouling bins

- Purchase new closed bins for the play area and along Albury View & move one of the bins by the far gate. Cost for a Maelor Trafflex Round Litter Bin 90L (to match current versions in the Parish & ones used by SODC) is circa £280 plus VAT & installation. Alternative is a plastic version costing circa £180 plus VAT. Request for dog bin at top of Albury Lane, but the PC need to fund the emptying of it
  - Action - PC agreed to progress with 3 replacement bins only for the moment - **WM/LM**
  - Action - Review as part of project a request from Parishioner to move the bin opposite the Village Hall on Albury View road - **ALL**

79.3 Pavement alongside the Notice Board near A418

- Quotes received from ODS, DJT Surfacing Ltd circa £6,000 exc VAT, and AAA Surfacing (who did the previous pavement work) at £5,500. Quote held
  - Action - Liaise with Sid at AAA Surfacing re timing of work, and licences needed - **JR/RC**

79.4 Bus stops/shelters

- Quotes received from three contractors for constructing a small bus shelter on Tiddington side of A40, options included a living roof and wooden ones. To be funded by CIL money and included in the 26/27 budget. Issue with power lines near potential spot, shelter may need to arrive flat packed and then constructed
  - Action - need to review quotes and logistics (foundation preparations, etc) and PC agreed to proceed with this project - **JR/RC**

79.5 Repairs to top end of Albury Lane

- Quote obtained from AAA Surfacing (total £30,800 ex-vat) and from Hazel & Jefferies £38,000 ex-vat. Albury Lane residents have agreed to match fund the repair cost, if the Parish Council can provide some funds, a 50:50 split. Also asked the Diocese for funding who came back with two questions which have been answered, awaiting response.
  VAT can only be reclaimed on the actual monies the PC spends, not the whole amount.
  - Action - If the Diocese does provide funds, this will be split. Chase Diocese for response - **JR/RS**
  - Action - Agreed to proceed with AAA quote but await outcome of meeting with Gigaclear- **ALL**

79.6 Replacement of Fort

- Obtained three quotes and first designs, none quite right. Need to keep height via a Fort type design. The company who did the Wheatley playground are proving unreliable and quality of installation is questionable
  - Action - Awaiting requested alternative design from one company - **RS/LM**

79.7 Replace all signage in the play area

- Sign ordered and waiting for delivery.
  - Action - pay invoice once sign received **- RS/LM**

79.8 Information signs in Albury to mark Saxon Village

- The project rose as part of the Neighbourhood Plan review. Should we put two information signs at the top of Albury Lane and bottom of Oxfordshire Way in Tiddington depicting the Saxon village? Cost, based on ones at Waterstock, would be about £1,000 each
  - Action - Need to assess response from more parishioners before proceeding. Ringfence budget (£2,000) - **LM/TS**

79.9 Notice Board at Milton Common

- Need to assess whether the notice board can be repaired or we purchase a new one - **LM**

80. Planning

80.1 Planning Applications received:

- **P26/S3120/HH - Hill Cottage Tiddington:** Extend the height of 2 existing clay chimney pots to 1.8 metres above the ridge line of the property. **Consultation ends - 4th September. PC had no objections**
- **P26/S2906/LDP - 14 North Close Tiddington Thame OX9 2LT:** Loft conversion with dormer roof extension. **Consultation end 10th August**
- **P26/S1377/FUL Brimpton Grange Access To Hotel From A40 Milton Common Thame OX9 2JW:** Proposed demolition of existing detached property. Replacement with 1 x three bedroom detached unit and 2 x three bedroom semi-detached units and associated parking.**Consultation end 31st July NEW. Check as no notification received by PC**

80.2 Planning Decisions to be noted:

80.3 Planning Decisions Pending (awaiting decision from SODC/ Bucks planning departments):

- **P26/S1048/RM - 46, Ickford Road:** Resubmitted comments made in original planning application relating to:- road down middle of site, height of houses, affordable homes, sustainability report completed before flooding on September 2024, the need for porous surfacing to prevent run off into river. **Consultation end: 16th July - no decision yet**
- **P25/S1987/FUL - Solar Farm:** land bordering either side of the M40 near Postcombe and Lewknor Villages OX9 7EG .*Objection submitted from PC*. **Still awaiting decision**
- **25/02196/AOP - Land East of Worminghall Road, Ickford:** Construction of 68 houses. *PC Objected*. **Still awaiting decision - check -LM**

80.4 Planning Appeals in progress:

- None

80.5 Planning Consultations:

- None

81. Finance

81.1 Applications for routine subscriptions and donations

- None

81.2 Accounts for payment this month

● Administration to the Parish Council (Luci Martin)	£264.85
● Parchments Print Aug/Sept newsletter	£311.41
● Bank charges (20th July)	£4.25

81.3 Invoices approved and signed since the previous meeting

- None

81.4 Receipts:

● Interest on Account (July)	£33.49

81.5 Balances at bank - 8th August 2026

● Current Account (Lloyds Bank)	£217.37
● Deposit Account (Lloyds Bank)	£80,879.09

82. 2025/26 Accounts

- Need to confirm names on Bank account authorise Rebecca Stodden and Jon Russell as signatories **- TS**
- AGAR (year end accounts) - awaiting external audit. Check forms all submitted correctly **- LM/TS**

83. 2026/27 Budgets

- Insurance renewed on 01/06/26, still need to consider cover for Cyber crime **- LM/TS/JR**

84. Newsletter

- For inclusion next edition (submission due 14/09/26): Chairs report, TNR, Flood Wardens, Neighbourhood Plan update
- Invoices paid to date - none this month - **LM**

85. Playground

- Checked weekly - all forms up to July received - **RS**
- Green bench to be renovated. Need to purchase green paint from Mobbs - **TS**
- Follow up on Playground Inspection findings **- LM/RS/TS**
- Chicken wire exposed along one fence in playground, get Bill to check and quote for additional screening - **TS**

86. Standing Orders

- Updated presentation from **JR** on requirements that need to be met but good progress achieved on policies covering**:** Procedural and Governance, Financial and Audit, Transparency and Public Information, Policies
- Need Code of Conduct, Reserves and Standing Orders confirmed asap and loaded onto website. To be re-circulated and signed - **JR/ALL**
- Cover in detail at September meeting - ALL

87. IT Policy/ Move to .gov

- New website operational: tiddingtonparish.gov.uk
- Emails need to be set up on Spacemail, following the Hugo Fox instructions sent out in the by **TS** - **ALL**
- Problems with emails being sent and received, plus migration of old emails, discuss with Hugo Fox - **LM**

88. Community Emergency Plan

- Part of Standing Orders project - **TS/JR/LM**
- Received a toolkit and templates from OCC, and offer to help check drafts
- Parishioner volunteer has started working on the plan - **TS**

89. Sewage dispersal into River by Thames Water

- Need to continue monitoring and report directly to the Environment Agency - **LM**

90. Correspondence Received: To be recirculated

- Rural Bulletin, Public Sector Network Newsletter, Thames Valley Alerts, Citizen Advice, Neighbourhood Watch newsletter, CommunityFirst, Wheatley Parish Council Newsletter, Haseleys Newsletter plus other general correspondence - circulated
- SODC general communications - circulated
- OCC general communication - circulated
- OALC general communications - circulated

AOB:

Next Meeting: TBC w/c 7th September 2026