

Minutes of a Council Meeting of Woodcote Parish Council

Wednesday 19th November 2025 at 19:30, Woodcote Village Hall

Public Session (Prior to the Start of the Meeting)

None.

Members Present:

Chair	Cllr K Davies (KD)
Vice-Chair	Cllr T Over (TO)
Members	Cllr K Byrne (KB)
	Cllr S Pritchard (SP)
	Cllr N Dudley (ND)
	Cllr C Bark (CB)
	Cllr R Peirce (RP)
	Cllr H Booker (HB)

Officers Present

Clerk	Mrs P Tshering (PT)
RFO	Mrs L White (LW)

Public and Press At least 5 including representatives from the Henley Standard

Meeting Started 19:30

25.09.1. To receive apologies for absence. [LGA 1972 s85(1)]

Apologies were received in advance of the meeting from Cllr J Sloper (JS), Cllr D Ellis did not attend

25.09.2. Declarations of Interests [LA 2011 s31]

None

25.09.2.1. To receive declarations of interest for items on this agenda

None

25.09.2.2. To consider requests for Dispensations [LA 2011 s33]

None.

25.09.3. To approve the minutes of previous council meetings [LA 1972 Sch 12. Para 41(1)]

25.09.3.1. Meeting held on 22nd October 2025

Cllr R Peirce reminded that Clerk that he had tendered apologies in advance for his absence for the October 15th meeting. The error was noted and corrected for the record.

The meeting minutes state the meeting was held in the Villager Hall Pavilion which was also incorrect. The meeting was held in the Village Hall Function room.

It was otherwise agreed the minutes were an accurate record of the meeting and they were duly signed.

25.09.3.2. Matters arising from the minutes not elsewhere on the agenda.

None.

25.09.4. Planning [The Town and Country Planning (Development Management Procedure) (England) Order 2015]

To approve responses to the request to consult on planning applications

P25/S3372/O – Land at Bridle Path Woodcote

Outline Application for the development of 41 dwellings forming a later living community, including a community hub building, access from Bridle Path, infrastructure, open space and landscaping. All matters reserved except for means of access.

It was noted that the outline application plans are not materially different to the community consultation plans which the developer consulted on directly.

In addition to the Comments already submitted by this Council, as noted in Appendix A of the October 2025 meeting, the following points were also considered:

- There is only one parking space per dwelling, however there is only a requirement for one resident in each dwelling to meet the over 55 years of age criteria, it would be sensible to assume some residents will not be “later living” and many of the homes likely to have more than one vehicle.
- The pre-planning advice, advises that the District Council is unlikely to approve such an application, particularly highlighting these two items in their conclusions.
 - “... I am of the view that it would be unlikely that officers would be able to support a planning application for the proposal outlined in your pre-application statement”
 - “.. Whilst acknowledging that that the impacts on the National Landscape would be localised, the development would nevertheless result in material harm to this part of the National Landscape. As acknowledged in the NPPF, great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes, which have the highest status of protection in relation to these issues

“The impact on the character of this part of the National Landscape would be likely to warrant refusal of the application, particularly given that exceptional circumstances have not been demonstrated. Given that great weight should be attributed to such harm, this would weigh significantly against the development and when combined with the other harms, including conflict with the WNPR, would outweigh the benefits attributed to the provision of specialist housing for older people.”

- Furthermore previous applications for this site have been refused for the following reasons
 - The proposed development would intrude beyond the well-defined settlement edge into open AONB countryside, which is currently largely unaffected by the adjacent settlement, and introduce an urban form of development that would result in the loss of AONB countryside, and as such the development would cause landscape harm and would fail to conserve and enhance the character and natural beauty of the AONB, contrary to the National Planning Policy Framework, policy ENV1 of the South Oxfordshire Local Plan 2035 and E6 of the Woodcote Neighbourhood Plan Review.
 - In the absence of a completed S106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the District. As such, the development would be contrary to the National Planning Policy Framework, policies H9 and H11 of the South Oxfordshire Local Plan 2035 and policies H2 and H3 of the Woodcote Neighbourhood Plan Review.
 - In the absence of a completed S106 legal agreement, the proposal fails to secure affordable housing to meet the needs of the District. As such, the development would be contrary to the National Planning Policy Framework, policy CSH3 of the South Oxfordshire Core Strategy and policies H2 and H3 of the Woodcote Neighbourhood Plan.

Propose respond OBJECTS, include the previously noted response from the meeting of the 13th October, support and reiterate the sentiments of the pre-planning advice as detailed above, and reiterate the reasons for objection of the three previous applications still stand.

Resolved: Approved Unanimously as above, and ask that the District Councillors call-in the application.

To note other applications, not consulted on

25.09.4.1. P24/S2684/FUL - Byways Beech Lane, Woodcote, RG8 0PY - AMENDED

Construction of a dwellinghouse. (The amendment is for: Additional ecology information received 24 October 2025)

Noted.

To note decisions of the Planning Authority

25.09.4.2. P25/S2902/HH - Rosewood Behoes Lane Woodcote— GRANTED

Proposed single-storey detached outbuilding.

WPC Response: NO OBJECTION

Noted.

25.09.5. Village Green & Folly Field Matters

Appendix B

25.09.5.1. To discuss site of new village resin path with regard to FA recommendations around player safety and PC tree policy. Approve final location if required.

The following points were considered

- The position and size of the current football pitch, measured today as 101.7m x 65.7m.
- The FA's requirements for pitch size, run off etc for a team in the Thames Valle Premier League.
 - Grade H (which applies to their Step 7 level) the playing area should be at least 100 m × 64 m.
- That the original consultation document for the village stated that if the path could not be sited behind the treeline, due to damaging the trees, then positioning it in front of the trees would be considered.

Resolved: Approved Unanimously, the path will be positioned at 2m at the closest point gradually increasing to over 3m at the far end on the pitch side of the trees.

25.09.6. Village Hall Roof

Appendix C

25.09.6.1. To discuss the Chair of the Village Hall Trustees' notes on the Village Hall as it pertains to the point below in that it identifies a requirement for a project manager who would produce the request for tender/invitation to tender.

Cllr RP expressed disappointment in the decision made at the last meeting to reverse the decision of the PC regarding gifting the VH zinc roof was incorrect.

Points discussed include:

The PC, VH Trustees and the Clerk are not professionals and may miss alternative and potentially cheaper options.

The Chair proposed the PC agree to hire a buildings PM to consult with all stakeholders and devise a costed plan for development of any remedial measures.

Resolved: Approved Unanimously to scope out the potential remit of the PM and fix potential budget.

25.09.6.2. Subject to point 6.1 above to review and approve the new tender pack prepared by the Clerk for felt and sika roof repair options on the flat roof area of the Village Hall.

Resolved: Approved Unanimously to defer the completion of the ITT/RFQ until the Project Manager is appointed.

25.09.7. Village Trees

25.09.7.1. To receive an update on the Greenmoor Ponds Ash Tree Felling and the Miyawaki Forest Tree projects.

The report was received with the following points highlighted:

- The Ash Tree felling project is in progress. The Clerk has authorised Beechwood Tree Care Ltd to act and the WPC agent and the felling licence is in the application process.
- The Miyawaki forest project is delayed due to the delay to the start of the Resin Path project.

25.09.8. Greenmoor Ponds Restoration

Appendix D

25.09.8.1. To consider the Woodcote Conservation Groups request expand the project to include improving the paths, drill new ground water monitoring holes and replant aquatic and semi aquatic plants in the pond, estimated budget £10,000. See confidential session at end of meeting to consider quotes.

The report was received.

Resolved: Approved Unanimously to proceed with the proposed project, using CIL funds, as this is regeneration and improvements to allow more users to enjoy the ponds, more safely and ensure longevity of the ponds for the next generation.

25.09.9. Clerk's Report

25.09.9.1. To review the General Action Tracker

Action Tracker

25.09.9.2. To discuss the siting for the 3rd VAS in the village.

Appendix E

Resolved: Unanimously agreed the proposed site and for the Clerk to proceed with the implementation once official site agreement received from OCC Senior Officer; Traffic & Road Safety.

- 25.09.9.3. To note, and agree any actions, if any, the felling of a mature Sycamore tree with a TPO and aggressive trimming of other trees around it on the Reading Road on the boundary with Chiltern Gardens.**

Resolved: Unanimously agreed that the Clerk will contact the Planning and Tree Officers involved and express an objection to the granting of the second TPO and enquire why the process whereby the PC is consulted when a TPO is applied for did not take place.

The Clerk will make the District and County Councillors aware of the above WPC enquiries and objections.

- 25.09.9.4. To discuss possible requirement for a No exit sign for in entry side of the car park. Cars are exiting at this point which is hazardous for users not expecting vehicles to be coming from the 'wrong' direction and to approve a budget to paint the additional missed parking lines (to be painted by PC staff)**

Resolved: Unanimously agreed to install a two way traffic sign. Clerk to order and arrange installation, budget £150.

- 25.09.9.5. To discuss the alternative traffic calming measures on the Goring Road crossing by the coop, and to approve moving forward with the recommended uncontrolled crossing/raised table -approximate total budget £60K from CIL.**

Resolved: Agreed unanimously to progress this with Glanville Group.

- 25.09.9.6. Public Toilet to receive an update from Cllr Pritchard re the costs of a containerised temporary toilet.**

Cllr Pritchard has not obtained finalised costs but wanted confirmation that the sewage lines are accessible. He will look for rental costs and also a possible purchase of the unit. The unit will be a single cubical with full accessibility.

- 25.09.9.7. To approve purchase of 1-off Edition 14 of Arnold-Baker on Local Council Administration, £144 + £5.40 postage, and approve disposal of 1-off copy of the 13th Edition.**

Resolved: Approved Unanimously the purchase and, disposal from the asset register, the 13th Edition.

25.09.10. Finance 2025-2026

Appendix F

- 25.09.10.1. To approve a grant requests**

- Woodcote Conservation Group, £340, for FY2026-2027, LGA 1972 s137

Resolved: Approved Unanimously to delay the granting of the request to a meeting in the new year. Ask the WCG to write new terms of reference as to what they are doing on behalf of the PC.

- St. Leonards PCC, Grass Cutting, £1000, LGA 1972 S137

Resolved: Approved Unanimously, to make payment immediately.

- Citizens Advice Oxfordshire, £750, LGA 1972 s142, 2A(a)

Resolved: Approved Unanimously, to make payment immediately.

25.09.10.2. To approve the finalised payment list for October 2025 and approve payments for November 2025.

Resolved: Approved Unanimously the lists as below.

October

Voucher No	Date	Net	VAT	Total	Description	Supplier
140	31/10/2025	6.00	0.00	6.00	Bank Fees	Unity Trust Bank
121	27/10/2025	73.49	14.70	88.19	Internet services	British Telecom (BT)
107	17/10/2025	10.00	2.00	12.00	Mobile Phone SIM Costs	GiffGaff Ltd
120	17/10/2025	340.00	0.00	340.00	Grant	Woodcote Conservation Group
122	17/10/2025	20.60	4.12	24.72	MS365	Microsoft Limited
123	17/10/2025	19.98	0.00	19.98	Remembrance	Royal British Legion Industries
124	17/10/2025	1536.53	307.31	1843.84	Grass cutting contract	M & C Landscapes
125	17/10/2025	650.00	130.00	780.00	Consultation zebra crossing	Glanville Consultants Limited
126	17/10/2025	45.00	0.00	45.00	Membership Fees	The Open Spaces Society
127	17/10/2025	266.49	53.30	319.79	Waste collection	Shield Maintenance Ltd
128	17/10/2025	266.49	53.30	319.79	Waste collection	Shield Maintenance Ltd
129	17/10/2025	61.50	0.00	61.50	Meeting Room Hire	Woodcote Village Hall Trustees
130	17/10/2025	706.95	141.39	848.34	Playground Maintenance	ARD Playgrounds
131	17/10/2025	14.00	0.00	14.00	Land registry search	HM Land Registry
132	17/10/2025	1250.00	250.00	1500.00	Hedge cutting	Kings Tree Care Services Ltd
133	17/10/2025	2230.00	446.00	2676.00	Hedge cutting	Kings Tree Care Services Ltd
139	14/10/2025	8.50	0.00	8.50	Bank Fees	Lloyds Bank plc
		3253.93	0.00	3253.93	Total Staff Costs	
		10759.46	1402.12	12161.58	Total	

November

Voucher No	Date	Net	VAT	Total	Description	Supplier
141	30/11/2025	£6.00	£0.00	£6.00	Bank Fees	Unity Trust Bank
162	30/11/2025	£78.13	£15.63	£93.76	Telephone & broadband	British Telecom (BT)
143	21/11/2025	£20.60	£4.12	£24.72	MS365	Microsoft Limited

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144	21/11/2025	£10.00	£2.00	£12.00	Mobile Phone SIM Costs	GiffGaff Ltd
145	21/11/2025	£3.99	£0.00	£3.99	Poppy wreath	Maxi-Solutions
146	21/11/2025	£10.54	£2.11	£12.65	Poppy wreath	Tanar LTD
147	21/11/2025	£24.98	£5.00	£29.98	Remembrance	GOCableTies Limited
148	21/11/2025	£17.48	£3.49	£20.97	Poppy wreath	Amazon Services Europe SarL
149	21/11/2025	£72.36	£14.47	£86.83	Stationary	Amazon Services Europe SarL
150	21/11/2025	£350.00	£70.00	£420.00	New Crossing	Glanville Consultants Limited
151	21/11/2025	£292.50	£58.50	£351.00	Waste collection	Shield Maintenance Ltd
152	21/11/2025	£660.00	£132.00	£792.00	Scribe	Scribe Accounts (Starboard Systems Ltd)
153	21/11/2025	£43.56	£0.00	£43.56	Meeting Room Hire	Woodcote Village Hall Trustees
154	21/11/2025	£1,353.24	£270.65	£1,623.89	Grass	M & C Landscapes
155	21/11/2025	£2,037.57	£407.51	£2,445.08	Car Park Line Painting	WJ South Ltd
161	20/11/2025	£9,412.00	£1,882.40	£11,294.40	Playground Maintenance	Redlynch Leisure Installations
163	20/11/2025	£1,000.00	£0.00	£1,000.00	Church Maintenance Grant	St Leonards PCC
164	20/11/2025	£750.00	£0.00	£750.00	Grant	Oxfordshire South & Vale Citizens Advice
165	20/11/2025	£50.00	£0.00	£50.00	Donation to RBL instead of Wreath	
119	06/11/2025	£2,873.00	£0.00	£2,873.00	Library Grant	Our Woodcote Library (OWL)
		£2,904.12	£0.00	£2,904.12	Total Staff Costs, including PAYE deductions paid in December	
		£21,970.07	£2,867.88	£24,837.95	Total	

Plus transfer of £100,000 to Redwood.

25.09.10.3. To note receipts for October 2025.

Noted, as below.

Voucher No	Date	Net	VAT	Total	Description	Customer
29	31/10/2025	£333.65	£0.00	£333.65	Bank Interest	Redwood Bank
30	24/10/2025	£25,959.43	£0.00	£25,959.43	CIL receipts	SODC (CIL)
28	09/10/2025	£237.46	£0.00	£237.46	Bank Interest	Lloyds Bank plc
		£26,530.54	£0.00	£26,530.54	Total	

25.09.10.5. To note the reconciled bank balances for 31st October 2025.

Noted as below.

A	Bank Reconciliation at 31/10/2025		
	Cash in Hand 01/04/2025		513,315.49
	ADD Receipts 01/04/2025 - 31/10/2025		226,469.49
	SUBTRACT Payments 01/04/2025 - 31/10/2025		739,784.98
			141,884.02
	Cash in Hand 31/10/2025 (per Cash Book)		597,900.96
B	Cash in hand per Bank Statements		
	Petty Cash 31/10/2025	0.00	
	Lloyds Current 31/10/2025	33,375.22	
	Lloyds Instant Access Savings 31/10/2025	450,966.55	
	Unity Trust Current 31/10/2025	13,225.54	
	Unity Trust Instant Access Savings 31/10/2025	0.00	
	Redwood 95day Saver 31/10/2025	100,000.00	
			597,567.31
	Less unrepresented payments		
			597,567.31
	Plus unrepresented receipts		333.65
	Adjusted Bank Balance		597,900.96
A = B Checks out OK			

Image shows, Cash in Hand = Adjusted Bank Balance =	£597,900.96
Petty Cash (Not Used)	£0.00
Lloyds Current	£33,375.22
Lloyds Instant Access Savings	£450,966.55
Unity Trust Current	£13,225.54
Unity Trust Instant Access Savings	£0.00
Redwood 95day Saver	£100,000.00

25.09.10.6. To review the Community Infrastructure (CIL) balance and expenditure.

					Spent in 2025-2026									
		Received	Spend By		IN BANK, this financial year	Community Centre Kitchen	Bus Shelters x3 RRd & WhtHse	Community Centre WorkHub	Goring Road Crossing Project	Resin Path	Car Park Line Painting less £850 grant	Goring Road Raised Table - Indicative 2026-2027	Greenmoor Ponds Improvements	Remaining
P15/S1919/FUL	Little Acre Beech Lane Woodcote RG8 0PY	£4,950.00	27/10/2020	27/10/2025	£ 4,950.00				£ 2,014.28	£ 2,935.72				£ -
		£510.95	27/10/2020	27/10/2025	£ 510.95			£ 325.23	£ 185.72					£ -
														£ -
P16/S2235/FUL	Land known as The Conifers Beech Lane Woodcote RG8 0PY	£7,687.50	25/10/2021	25/10/2026	£ 7,687.50					£ 7,687.50				£ -
														£ -
														£ -
P16/S2432/FUL	Casa Mia Greenmore Woodcote RG8 ORN	£1,659.38	26/04/2017	26/04/2022										£ -
		£1,659.38	30/10/2017	30/10/2022										£ -
		£3,318.75	03/05/2018	03/05/2023	£ 3,318.75	£ 3,318.75								£ -
P16/S4035/FUL	Gullane 14 Whitehouse Road Woodcote RG8 0RX	£2,090.45	24/10/2018	24/10/2023	£ 2,090.45	£ 2,090.45								£ -
		£4,180.80	24/10/2018	24/10/2023	£ 4,180.80	£ 4,180.80								£ -
		£4,180.80	23/10/2019	23/10/2024	£ 4,180.80	£ 1,620.00	£ 2,560.80							£ -
P19/S1665/FUL	Lavant Beech Lane Woodcote RG8 0PY	£6,287.73	22/04/2020	22/04/2025	£ 6,287.73		£ 3,664.46	£ 2,623.27						£ -
														£ -
														£ -
P19/S2531/FUL	Woody Nook Goring Road Woodcote RG8 OSD	£2,124.82	22/04/2020	22/04/2025	£ 2,124.82		£ 2,124.82							£ -
		£4,249.64	27/10/2020	27/10/2025	£ 4,249.64					£ 4,249.64				£ -
		£4,249.64	25/10/2021	25/10/2026	£ 4,249.64					£ 4,249.64				£ -
P18/S2940/FUL	Chambers Place Goring Road near Woodcote RG8 7SJ	£11,139.96	25/10/2023	25/10/2028	£ 11,139.96						£ 1,187.57	£ 9,952.39		£ -
														£ -
														£ -
P19/S2513/FUL	25 Croft Way Woodcote RG8 ORS	£6,421.91	25/10/2021	25/10/2026	£ 6,421.91					£ 6,421.91				£ -
														£ -
														£ -
P19/S4457/FUL	The Hollies Goring Road Woodcote RG8 0QE	£2,606.48	25/04/2022	25/04/2027	£ 2,606.48					£ 2,606.48				£ -
		£5,212.97	26/10/2022	26/10/2027	£ 5,212.97					£ 1,727.22		£ 3,485.75		£ -
		£5,212.97	26/04/2023	26/04/2028	£ 5,212.97							£ 880.53		£ 4,332.44
P20/S0559/FUL	Plot 1 Land at Chambers Place Goring Road Woodcote RG8 7SJ	£2,960.46	25/10/2023	25/10/2028	£ 2,960.46							£ 2,960.46		£ -
														£ -
														£ -
P20/S2110/FUL	Chiltern Rise Cottage, Stable Cottage, Garden Cottage & Woodcote Garden Centre Reading Road Woodcote RG8 0QX	£21,360.44	25/10/2021	25/10/2026	£ 21,360.44					£ 21,360.44				£ -
		£42,720.87	26/10/2022	26/10/2027	£ 42,720.87							£ 42,720.87		£ -
		£42,720.87	25/10/2023	25/10/2028	£ 42,720.87									£ 42,720.87

P20/S2308/FUL	27 Whitehouse Road Woodcote RG8 0RX	£3,461.45	25/10/2021	25/10/2026	£ 3,461.45	£ 3,461.45					£ -			
											£ -			
											£ -			
P21/S1975/FUL	Land adjacent to Beech Cottage Beech Lane Woodcote RG8 0PY	£1,634.73	23/10/2024	23/10/2029	£ 1,634.73						£ 1,634.73			
		£3,269.45	23/04/2025	23/04/2030	£ 3,269.45						£ 3,269.45			
		£3,269.45	23/10/2025	23/10/2030	£ 3,269.45						£ 3,269.45			
P21/S2229/FUL	12 Gap Way Woodcote RG8 0RU	£6,130.22	26/04/2023	26/04/2028	£ 6,130.22						£ 6,130.22			
		£4,086.82	26/04/2023	26/04/2028	£ 4,086.82						£ 4,086.82			
							£ -							
P21/S3399/FUL	8 Gap Way Woodcote RG8 0RU	£1,407.68	23/10/2024	23/10/2029	£ 1,407.68						£ 1,407.68			
		£2,815.36	23/10/2024	23/10/2029	£ 2,815.36						£ 2,815.36			
		£2,815.36	23/04/2025	23/04/2030	£ 2,815.36						£ 2,815.36			
P21/S4165/FUL	Woodhaven Reading Road Woodcote RG8 0QX	£1,998.00	23/04/2025	23/04/2030	£ 1,998.00						£ 1,998.00			
		£3,996.00	23/10/2025	23/10/2030	£ 3,996.00						£ 3,996.00			
		£3,996.00	23/04/2026	23/04/2031							£ -			
P21/S3399/FUL	8 Gap Way Woodcote RG8 0RU	£4,540.91	23/10/2025	23/10/2030	£ 2,150.00						£ 2,150.00			
			23/10/2025	23/10/2030	£ 125.00						£ 125.00			
			23/10/2025	23/10/2030	£ 830.98						£ 830.98			
		£1,434.93	23/04/2026	23/04/2031							£ -			
P22/S0429/FUL	Land at 69 West Chiltern Woodcote RG8 0SG	£7,288.91	25/10/2023	25/10/2028	£ 7,288.91						£ 7,288.91			
											£ -			
											£ -			
P22/S4657/FUL	Wunthro Behoes Lane Woodcote RG8 0PS	£7,794.00	25/10/2023	25/10/2028	£ 7,794.00						£ 7,794.00			
		£15,588.00	23/10/2024	23/10/2029	£ 15,588.00						£ 15,588.00			
		£15,588.00	23/10/2025	23/10/2030	£ 15,588.00						£ 15,588.00			
					£ 268,437.42	£ 11,210.00	£ 8,350.08	£ 2,948.50	£ 2,200.00	£ 54,700.00	£ 1,187.57	£ 60,000.00	£ 127,841.27	
					Not Invoiced					Not all invoiced	Not Invoiced			
													INDICTIVE - awaiting Confirmed Costs	Exact cost TBD (No more than £8,533)

25.09.11. Finance 2026-2027

25.09.11.1. To consider a draft the Three to Five Year Long Term Plan

Appendix G1

To follow after the agenda is released.

Unfortunately, the draft was no ready for the meeting. To agree actions and things to include:

[ACTION] Come up with the list. Brainstorming session to be scheduled.

[ACTION] Open up invitation to other groups in the village.

25.09.11.2. To approve the budget for 2026-2027

Appendix G2

Resolved: Approved Unanimously as below.

It was noted that the Staff Costs included monies to cover a potential future decision of the Council. Were the Council to not make this decision, the surplus would be transferred to one of the recently depleted EMRs, such as Land for Burial Ground.

		2025/2026		2026-2027
		Current Approved	Actual Value to date	Approved Budget FY 2026-2027
100	General Income			
1010	Bank Interest	£ 4,800.00	£ 3,075.21	£ 5,000.00
1020	CIL Receipts	£ 36,323.63	£ 34,042.24	to EMR
1030	Grants/S106/Donations	£ -	£ 37,439.61	£ -
1040	Insurance			
1050	Miscellaneous Income / Other	£ -		
1060	Precept	£ 132,892.00	£ 132,892.00	£ 138,724.00
1070	Property Income	£ 1,500.00	£ 1,497.77	£ 1,500.00
1080	Recharges to Allotments	£ 850.00		£ 850.00
	Total Less the Precept	£ 43,473.63	£ 76,054.83	£ 7,350.00
	TRSF to EMR	All CIL		
	Total Available Income	£ 176,365.63	£ 208,946.83	£ 146,074.00

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200	Administration			
2010	Allowances, Expenses, Training	£ 1,790.00	£ 497.05	£ 2,000.00
2020	Election fees	£ -		-
2030	Hire of Meeting Room	£ 600.00	£ 246.01	£ 500.00
2040	Publications & Communications	£ 1,000.00		£ 1,000.00
2050	Stationery, Postage, copies and printing	£ 400.00		£ 400.00
2060	Subscriptions	£ 1,200.00	£ 489.00	£ 1,200.00
2070	Legal Fees	£ 4,000.00		£ 4,000.00
2080	Website	£ 300.00	£ 249.98	£ 300.00
	Total Administration	£ 9,290.00	£ 1,482.04	£ 9,400.00
300	General Finance & Grants			
3010	Audit and Accountancy	£ 880.00	£ 880.00	£ 900.00
3020	Bank Charges	£ 174.00	£ 74.75	£ 174.00
3030	Grants	£ 15,000.00	£ 6,470.60	£ 16,000.00
3040	Staff Costs	£ 37,000.00	£ 16,227.56	£ 41,500.00
3050	Chairman's Allowance	£ 250.00		£ 250.00
	Total General Finance & Grants	£ 53,304.00	£ 23,652.91	£ 58,824.00
400	Facilities			
4010	Climate & Environment			
4020	Defibrillator	£ 200.00		£ 200.00
4030	General Maintenance & Repair	£ 5,000.00	£ 851.80	£ 5,000.00
4040	Grass - Weeding & Strimming	£ 13,000.00	£ 8,056.85	£ 14,000.00
4050	Hedges/Fences/Gates/Trees	£ 45,000.00	£ 9,415.03	£ 10,000.00
4060	Inspections Surveys & Reports	£ 600.00	£ 200.00	£ 1,000.00
4070	Insurance	£ 1,779.00	£ 1,778.54	£ 1,850.00
4080	Office Equipment	£ 800.00	£ 784.00	£ 500.00
4090	Playground Equipment Maintenance	£ 22,775.00	£ 891.95	£ 5,000.00
4100	Software and back-ups	£ 1,300.00	£ 123.60	£ 1,300.00
4110	Telephone & Internet	£ 1,050.00	£ 550.87	£ 1,000.00
4120	Waste / Litter / Street Cleaning	£ 3,700.00	£ 1,598.94	£ 4,000.00
4130	Pond Regeneration (remaining from CIL)	£ 37,123.00	£ 34,372.67	£ -
	Total Facilities	£ 132,327.00	£ 58,624.25	£ 43,850.00

Woodcote

PARISH COUNCIL

500	Village Hall			
5010	General Grant (LGA(MP) 1976 s19(3))	£ 25,500.00	£ 25,500.00	£ 28,000.00
5020	General Maintenance (Grant In Kind)			
5030	Office Rent	£ 6,000.00	£ 6,000.00	£ 6,000.00
5040	Maintenance Staff Grant			
5050	VH CIO Creation	£ 9,000.00		
	Total Village Hall	£ 40,500.00	£ 31,500.00	£ 34,000.00
600	Strategic Projects			
6010	CIL Projects (Spend from Reserves)		£ 16,008.50	£ -
	Goring Road Raised Table	from Reserves		£ 60,000.00
6020	Strategic Projects (in Year)	£ 7,500.00		
	Flat Roof (from Reserves)			£ 70,000.00
	Total Strategic Projects	£ 7,500.00	£ 1,783.06	£ -
700	Neighbourhood Plan			
7010	General Expenses (Spend from Reserves)			
	Total Neighbourhood Plan	£ -		
	Total Income (LESS CIL)	£ 176,365.63	£ 174,904.59	£ 146,074.00
	Total Spend (LESS CIL)	£ 242,921.00	£ 117,042.26	£ 146,074.00
	Total to use from Reserves to reduce precept			£ -
	Amount to transfer to EMRs	-£ 66,555.37		-£ 130,000

25.09.11.3. To approve the precept request for 2026-2027

Resolved: Approved Unanimously the precept request £138,724, that being a 4.43% increase.

25.09.12. To receive Items of correspondence and agree actions arising.

None.

25.09.13. A motion without notice: to suspend standing order 3x, and extend the meeting by up to 10 minutes.

Resolved: Approved Unanimously.

25.09.14. Matters for future discussion.

Items to include

- Add Community Emergency Planning to next meeting. Clerk to send out the Emergency Planning slides.
- Ask Dr P Sudbury to start the emergency plan

25.09.15. To agree list of items from this meeting to be submitted to Woodcote Correspondent or our Facebook Page as a Parish Council Update.

Items to include

- Call for volunteers to help with the Miyawaki Forest Project
- Path update – if new start date available.
- TPOs and felling – asking the community to be proactive in asking if there are licenses in place.

**25.09.16. To consider and, if thought fit, approve the following motion: In view of the confidential nature of the business about to transacted, it is advisable in the public interest that the public and press be temporarily excluded, and they are instructed to withdraw.
Confidential Papers**

Resolved: Approved Unanimously to exclude the public and press due to the nature of business to be transacted.

25.09.16.1. Tender for Greenmoor pond boreholes for ongoing monitoring services.

Resolved: Approved unanimously to select the best value quote, delegated to the Clerk to appoint once all three quotes have been received.

Resolved: Approved unanimously to £2300.00 for the purchase of raw materials for the improvement of public paths and signage. All works to be carried out by WPC Volunteers.

25.09.17. To confirm the date of the next meeting

Items for the next agenda to be submitted to the Clerk no later than 14th January for inclusion.

Confirmed, the next ordinary meeting will be held on the 21st January 2026.

There being no further business to be transacted the Chair closed the meeting **21:45.**