

VACANCY – CLERK TO PADBURY PARISH COUNCIL

Pam Molloy, our valued parish clerk, is leaving the village for pastures new. This creates a vacancy for someone to play an important part in village life. This is a varied and interesting role which involves working from home as well as attending evening council and occasional committee meetings. The council meets six times a year.

The Clerk, who is the Proper Officer and Responsible Financial Office for Padbury Parish Council, is responsible for agendas, minutes, finance, correspondence, general administration as well as liaising with residents, council departments and contractors.

The successful candidate would usually be expected to hold, or be willing to study for, the Certificate in Local Council Administration qualification in local government administration. An existing qualification in local government procedures would be an advantage but is not essential. Applicants must be computer literate, familiar with Microsoft Office applications and able to manage our simple website, the council's accounts package and the parish's social media pages.

Hand-over training will be provided and there will be the opportunity to attend training courses relevant to the role.

This is a salaried position of 40 hours per month, working from home, with remuneration based upon the 2024-25 NALC recommended pay scales for part-time Clerks (salary point 13-17 depending on experience). A laptop, printer and mobile phone are provided.

If you have any questions, please email parish.clerk@padburyparishcouncil.com, to whom applications should be submitted.

Position to commence February/March 2025.

Padbury Parish Council is an Equal Opportunities employer.

Padbury Parish Pump—Special edition

79 new dwellings planned for Padbury



What has happened so far?

In November 2022 Buckinghamshire Council received an outline planning application on behalf of Kler Group Limited (reference **22/03695/AOP**) for 81 dwellings (later reduced to 79) at the edge of the village on the Winslow Road.

The Parish Council held a meeting to hear residents' views about this. After that meeting the Parish Council, and over 100 residents, submitted letters of objection.

Then it all went quiet until July 2024 when Buckinghamshire Council's Planning Committee held a meeting to discuss the application. The Parish Council had engaged a planning consultant to draft a submission for this meeting as a planning application, and drafting objections, is a complex matter. The meeting was attended by parish councillors and residents. The report submitted to the Planning Committee by the planning officer recommended that the application be approved but after a long discussion the Committee refused the application. The refusal decision was published on 31 July and on 16 August 2024 the developer notified Buckinghamshire Council that it intended to appeal.

The detailed appeal papers were published by the Planning Inspectorate with a 'start date' of 6 December, what a Christmas present! The appeal process is speedy and only 5 weeks, which is until 10 January 2025, are allowed for comments to be submitted. The Parish Council immediately asked for extra time. While not as long as we would wish, the deadline for comments was extended to **17 January**, still not long but slightly better.

What is an outline planning application?

An outline application deals with the site, number of houses and access. The proposed site is on the edge of the village for 79 dwellings. The site entrance will be just past the second entrance of the last house at the edge of the village. The road will be widened for cars to turn right into the

The Padbury Parish Pump

Editor: Derek (Dex) Cooper
Email: padburypump@gmail.com
Distribution: Sylvia Patchett

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development. There is a location plan, showing the proposed house types, but no further details of the houses. If the application is granted, 'reserved matters' must be approved before development can start, they can include:

- Access – the accessibility of routes to and within the site.
- Appearance – detail of the houses.
- Landscaping – the improvement or protection of the amenities of the site.
- Layout – how buildings, routes and open spaces within the development are situated.
- Scale – information on the size of the development, including each proposed building.

The outline application gives details of some of the above.

What are the parish council's concerns?

The following is a summary of the parish council's main concerns, there are more and these can be viewed on the Buckinghamshire Council's website under reference **22/03695/AOP**.

The scale of the development is out of proportion to the size of the village. Currently there are approximately 390 dwellings in Padbury, which includes the 40 houses on the Padbury Fold estate. That represented an 11% increase in the number of dwellings in Padbury. The proposed development of 79 dwellings would be a further increase of over 20%. Combined, that is an increase of 1/3 over a few years, with no increase in infrastructure except a toucan crossing and some 'intelligent' bus stops.

The proposal for sewage drainage is to connect to the existing network in Lower Way. That is already overloaded, with flooding which this development will worsen. Our understanding is that the existing sewage works, built in the 1950s and also serving Adstock, is under strain. Another 79 dwellings will have an obvious negative impact.

With 79 new dwellings there will be children. Padbury Church of England School and the pre-school are at capacity and have no room to expand. This was completely ignored in the submission made by Buckinghamshire Council's education department.

The traffic assessment is unrealistic, the extra traffic caused by the development is likely to be far in excess of that suggested in the developer's assessment.

The 30 mph speed limit would be moved further out of the village, to the bend in the A413. This would give motorists limited notice of the change in speed limit.

While Padbury has two public houses and a well-regarded butchers, these are limited facilities for the size the village would become if this application is approved.

Housing development has to comply with the Vale of Aylesbury Local Plan (VALP). This sets housing targets for 2013 to 2033. In the VALP Padbury is 'allocated' 52 dwellings, the majority being the 40 houses on Padbury Fold. We have done our bit.

Much of the village is within a conservation area. Such a large development will totally alter the character of the village.

What did the refusal decision say?

The planning decision listed six reasons for the refusal. The most important ones were that the proposal would:

- be outside the current and planned built limits of the village, within the countryside.
- result in the loss of the site's open, natural appearance resulting in a more urban character and with significant adverse impacts to the landscape character and the visual amenity of the site and its surroundings.

You will see that there was nothing about the sewage problems, traffic, lack of employment opportunities and school places. There is nothing to prevent you making comments on any of these issues, many of which revolve around the planning buzzword of 'sustainability'.

How to view the appeal documents

You can view the appeal documents at Buckinghamshire Council's website <https://www.buckinghamshire.gov.uk>. Under the planning and building control section take the option for 'planning application, permission and advice' Then the option 'view a planning application', then select 'Aylesbury Vale', change the search option to 'appeals' and enter the appeal reference (**24/00092/REF**). You will now be able see the appeal documents.

Buckinghamshire Council has to submit its response to the developer's appeal and the two parties have to set out what issues they agree on. Unfortunately it is likely that these will only be available to view after the deadline for public comments.

If you want to see the original planning application go to the Buckinghamshire Council website as above. Take the option 'applications' instead of 'appeals' and enter the planning reference (**22/03695/AOP**). You will see the planning documents and comments already made by residents.

How to comment on the appeal

⇒ Comments need to be submitted by **17th January 2025**.

If you made any comments on the planning application, a copy will be forwarded to the Planning Inspectorate. But you may wish to comment again or perhaps you did not comment on the application but want to comment on the appeal. You can comment online at: <https://www.gov.uk/planning-inspectorate>. Select the option 'search for an appeal', then 'search for a case', then 'make a representation', then enter the Planning Inspectorate reference (**APP/Jo405/W/24/3351388**). Do not make comments on the Buckinghamshire Council's website.

If you do not have access to the internet, send your comments to: **Initial Appeals, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**, quoting the appeal reference.

Your comments need to be about planning issues, for example traffic issues, drainage, compliance with local plans etc. Comments about such matters as the effect on the value of nearby properties or inconvenience etc will not be taken into account. You may wish to use some of the concerns detailed above or you may have your own.

What can you do?

- Look at the appeal application.
- If you have expert knowledge and have concerns about the information presented in the appeal please let the parish council know.
- If you have any photographs of sewage problems please send these to our parish clerk (parish.clerk@padburyparishcouncil.com) with a note of when and where.
- Tell the Planning Inspector about your concerns. The more the better!
- Come to the public hearing, which is planned for **Tuesday 4 March 2025**, venue to be decided. Anyone can speak at the hearing just by turning up.

Thank you for reading, this is all about your village, make your views known.
