
From:
Sent: 24 August 2022 21:52
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : CON/2022/0017 Site Address: 2 Compton Road Buxton Derbyshire SK17 9DN Buxton
Comments by: Margaret Swift

From:
5
Compton Road
Buxton
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Phone:
Email:
Submission: Objection
Comments: 5 Compton Road

Buxton

SK17 9DN

24 August 2022

FTAO:

Ms A Charlesworth

Ms H Hollins

Mr C Henning

Mr J Stannard

Dear Ms Charlesworth, Ms Hollins, Mr Henning and Mr Stannard

Re: Planning Application Code No. CD1/0722/11

High Peak Reference CON/2022/0017

Proposed Development at 2 Compton Road, Buxton, Derbyshire, SK17 9DN (the 'Subject Property') for a change of use from a guest house (C1) to a children's home (C2)

We would like to register our objection to the proposed development of 2 Compton Road from a B&B to a children's home on the following grounds:

- ¿ Adequate parking and servicing.
- ¿ Access or highways safety.
- ¿ Traffic generation.
- ¿ Overlooking or loss of privacy.
- ¿ Overbearing nature of proposal.
- ¿ Noise and disturbance from the proposed development.
- ¿ Disturbance from smells.
- ¿ Effect on listed buildings and conservation areas.
- ¿ Risk of creating a precedent

The current provision that you are seeking to replace, Solomon House on College Road, ¿offers care for up to 6 children and young people with emotional and behavioural difficulties¿ (Solomon House - Derbyshire County Council)

As foster carers for Derbyshire County Council, we have looked after teenagers in ¿Contract Care¿. These are young people who ¿have complex needs, requiring a higher level of understanding, support and guidance¿
<https://www.derbyshire.gov.uk/site-elements/documents/pdf/social-health/children-and-families/adoption-and-fostering/fostering/what-is-contract-care-like.pdf>

We therefore have experience of working with teenagers who are vulnerable adolescents having had traumatic life experiences, but who are still in foster care and we have an appreciation of how their trauma affects their behaviour. We have experienced threats of violence, abusive and threatening language, and many ¿missing from care¿ episodes that resulted in numerous police visits. We know how unpredictable their behaviour is. Our understanding is that young people living in a children¿s home are often the ones who have exhausted the avenues of foster care and have nowhere else to go! Indeed we have had discussions about ¿escapades¿ whilst a resident in Solomon House. This invariably involved being missing from care on a regular basis and the police being called each time!

As Compton Road is a safe, residential area, the conversion of Griff House from a B&B to a children¿s home, concerns us greatly due to this potential of day/night disturbances, police activity and young people hiding in neighbouring gardens and outbuildings.

We do still foster for Derbyshire, but now look after mainstream, younger children. We also have a granddaughter who regularly visits and stays with us; we are concerned for her safety as well as the safety of the children we are looking after due to the nature of the problems that these young people have and the unpredictability of their behaviour.

There is also increased potential for anti-social behaviour as groups of friends visiting may gather in groups and ¿hang out¿ in the area. In a residential area such as Compton Road and the surrounding roads, this will undoubtedly

cause problems (e.g. bad language, smoking, abusive behaviour, rubbish) and safety concerns regarding our families and properties. There may well be safety issues with the traffic and parking issues (identified below).

Indeed, we have concerns about our safety and that of our family, the overall safety of our neighbours and the security of our properties if this proposed development takes place.

What risk assessments do you currently have in place to ensure these concerns are addressed?

Griff house is preferred location due to available off-street parking, reducing impact on main road. A number of bed and breakfasts within the locality so neighbours are used to higher volume of transport. The home will potentially reduce the amount of traffic from current levels visiting Griff B&B as only staff movements on a day-to-day basis via car and public transport

<https://planning.derbyshire.gov.uk/Planning/Display/CD1/0722/11>

We strongly object to this statement made by Robert Hayward, Programme Manager, Programmes Team, Commissioning and Transformation, Children's Services in the 521230 Griff House Statement of Need.

There is very limited off road parking, 2 cars only at Griff House, and access has to be retained to the neighbouring property.

Furthermore, we do not want any increase in traffic or parking and we are not used to it as this statement of need says!

This proposed development will undoubtedly impact parking on Compton Road and Green Lane. Parking is already a nightmare on Compton Road with cars parked on both sides of the road, and more and more people from local businesses leaving their vehicles parked all day (and on occasion all week!).

There are times when leaving our house, the view along Compton Road is so obscured from vehicles that park right up to and sometimes over our drive, that we take our lives in our hands when pulling out into the road; this also happens to our neighbours. It is well known that Compton Road, apart from being a major part of the school run for both the Community School and Buxton Junior School, is used a short cut to by-pass the lights on London Road and although it is in a 30mph limit, cars frequently speed along the road. As such, it is an already overloaded road and cannot sustain more activity without an accident occurring.

This also impacts leaving Compton Road onto Green Lane, where again, due to the amount of vehicles now parking, for most times of the day it is impossible to see whether a car is coming. This end of Green Lane, near Compton Road, always has more cars parked due to its proximity to the local businesses on High Street, the café and launderette, the garage, the nursery and currently more flats are being developed opposite the nursery which will only add to the problem!

If you go further up Green Lane, towards College Road, there are never as many cars parked! As there is little parking actually on the property of Griff House, this will undoubtedly mean more cars parked on the road by the many people who will be involved in the care of the young people namely, staff, family visitors, friends, social services staff, health services, police, LA staff, education providers, child care specialists, leaving care services, voluntary agencies, youth offending teams, deliveries, etc.

Where will they all park?

According to the DoE, children's homes should not be situated close to busy roads and we argue that the junction at which the property is located would be considered as busy many times of the day, particularly during the school run times.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/339545/Children_s_homes_regulations_amendments_2014.pdf

Compton Road is also part of the Pennine Cycleway on the National Cycle Network and the increase in parking and traffic will also adversely affect cyclists, becoming a dangerous route. The increase in traffic and reduced visibility due to parked vehicles will be off putting for local residents, including school children who cycle to school, as the roads around this area will undoubtedly become busier and therefore more dangerous. This would conflict with local transport schemes and the environmental aims of our local area, namely supporting the implementation of a cycling plan for Buxton.

https://www.highpeak.gov.uk/media/7096/Climate-Change-Action-Plan-Part-2/pdf/HPBC_Draft_Climate_Change_Plan.pdf?m=1650632869773

We are greatly concerned about this impact of the proposed development and it not only affects ours and our family's safety and that of our neighbours, but also the young people in the proposed development.

How will you reduce the impact this will have on the area including the safety of the existing residents, other road users and walkers in the area?

According to the planning application <https://planning.derbyshire.gov.uk/Planning/Display/CD1/0722/11> Solomon House currently has 3 FTE staff but we note that you are seeking to increase this to 7 FTE. If the development of Griff House is to replace Solomon House, surely the same amount of staff should be needed, unless you are planning to increase the number of residents.

Why has the number of staff been increased from 3FTEs to 7FTEs?

Is there an intention to increase the number of residents?

We also note that there is also a possible development of the garage at Griff House:

¿Additional opportunities have emerged i.e. the house has potential to convert a garage space into semi-independent living facilities which will improve the offer of service to our children in care, pending necessary approvals¿ [Childrens Home Refurbishment Programme v1.1.pdf \(derbyshire.gov.uk\)](#)

Shockingly, this has not even been mentioned in the planning application!

How many young people do you envisage will live in the semi-independent living facilities?

What is the maximum number of young people in total that you are planning to accommodate initially and in the future?

What are your future plans for this proposed development?

¿Griff house is very similar to the current children's home so children and staff will transition easily between the properties¿ <https://planning.derbyshire.gov.uk/Planning/Display/CD1/0722/11>

We dispute this statement. Solomon House on College Road is a very large property, significantly set back off the road with a considerable amount of outdoor space at the front, side and back of the house. It is surrounded by mature trees and is in a much less populated area of Buxton with no houses opposite. There is always ample parking on both sides of the road, as well as some space on the front of the property.

Griff House has very limited outdoor space and, because of its position, what little there is fronts on to both Compton Road and Green Lane, very close to the pavement. There are no trees and limited hedging to absorb noise that will be unavoidable when people are outside.

Young people are surely going to need to spend some time outdoors as it is well known that being outside in an outdoor environment makes for healthier, happier young people and has a major positive impact on their mental health. Presumably the young people will be encouraged to spend some time outside, rather than being isolated inside for long periods of time, watching TV and spending time on phones/laptops etc.

If they are smokers, they will need to be outside many times as we presume that you do not allow any smoking in any of your properties. This will probably not be limited to daytime hours and is liable to continue to the early hours of the morning, especially if it is more than one young person at a time. There is therefore much potential for noise disturbance and smells caused by smoking.

The front outside area at Griff House is currently not used a lot as the B&B guests in the main are here to visit Buxton and so don't spend large amounts of time in the property, and if they do, they are very respectful of the neighbours and do not cause any noise nuisance.

Again, this has also the potential to reduce the privacy of our own properties as there will be increased activity occurring outside the property. Also if the young people are not in education, employment or training, they will potentially be around much more during the daytime; even when Griff House was operating as a B&B, there was very little visible activity and therefore minimal impact on the area.

How will the issues of noise and smell disturbance be addressed and monitored by the staff in the home?

Can you explain how the limited outdoor space at Griff House will be adequate for the number of young people you are planning for?

We are also concerned about the effect of this development on the conservation area and its effect on the reputation of the existing B&B businesses, much of which is enhanced by their location in a quiet, relatively safe, conservation area of our town.

The letter that we received dated 04 August 2022 from DCC makes the following statement:

“The Council thinks that the development would affect the character or appearance of a conservation area which the land to which the application relates is in.”

Even if the external appearance of Griff House remains the same, the redevelopment of the property being in such a prominent location at the junction of Compton Road and Green Lane, will have a serious adverse effect on the tone and character of the neighbourhood.

We are also concerned that the decision to relocate the provision to Griff House on Compton Road is being majorly influenced by financial constraints with what seems to be little overall consideration being given to the residents of the children's home, or the residents of the local area.

“Original Approved Budget - £ 1,476,000.00 / Current Estimates Solomon House - £ 1,776,000.00 (16/06/2022)

Solomon, a suitable alternative property purchase has been identified within reasonable distance from the current home, all bedrooms are ensuite and of similar style to Solomon. Current asking price £700,000, total estimated cost £1.3M” Childrens Home Refurbishment Programme v1.1.pdf (derbyshire.gov.uk)

It stands that the Council will be making a considerable saving by the relocation to Compton Road, rather than refurbishing Solomon House.

¿Purchase option demonstrates improved best value and cost efficiencies whilst providing an asset with improved long-term adaptability to meet potential future demands. Improved opportunities for use of space to impact on children's lives¿ <https://planning.derbyshire.gov.uk/Planning/Display/CD1/0722/11>

Is this in the best interest of all impacted parties?

What are the potential future demands that are referred to in the above statement?

We also object to the application on the grounds that it could establish a precedent for the conversion of local B&B's to residential children's homes, which will have a huge detrimental effect on this quiet, residential area that is totally unsuitable for the location of a children's home.

Finally, this application obviously involves both DCC, as the applicant, and HPBC as the planning committee, and their respective planning departments.

How concerned should we be about the conflict of interests involved in this application?

Do you use an independent body to ensure transparency and fairness of procedures and decisions?

Please note, we have no objection to the house reverting back to a single dwelling as in the initial application HPK/2022/0263.

We are sympathetic to the needs of vulnerable young people and we fully appreciate that they are victims of circumstances beyond their control. We also understand the need for the Council to provide adequate care facilities for them and are experiencing significant pressures on the service.

However, this should not be at the expense of the local residents and neighbourhood and therefore, Griff House, 2 Compton Road, is not a suitable location for this provision and on the grounds of the objections we have raised above, this application should be refused.

Yours sincerely,

M Swift

Ken Swift

Mrs Margaret Swift

Mr Ken Swift

Copies to:

Councillor Emily Thrane

Councillor Tony Kemp

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