
From:
Sent: 09 September 2022 17:07
To: Planning.Representations@Derbyshire.gov.uk; planningrepresentations@derbyshire.gov.uk;
Planning (HPBC)
Subject: Re: CD1/0722/11 - Objection

Dear All,

Hannah Collins - High Peak - reference CON/2022/0017

Amy Charlesworth - Derbyshire County - reference CD1/0722/11

Chris Henning - Derbyshire County

Further to the below and the letter that was attached to it, I have seen additional documents which have been added to the planning portal this week.

Highways and Parking

The parking plan shows 5 cars, with two cars blocked in by the others! This appears to be nonsensical given the working shift patterns, social, welfare, family, healthcare and other visitors that will access and parking - some for fairly brief appointments no doubt. In reality there is parking for 3 cars.

As such, I disagree that the additional document/ cover email from Highways allays our concerns. Traffic is an enormous problem at this junction already and to increase the traffic to/from a house sitting at this very junction is extremely ill conceived and dangerous. I will not repeat the dialogue already set out by many residents and local guesthouses. However, I would like this email to be added to the others on the consultation as, despite coming to you after the date for objections, I am commenting on the additional information uploaded to the planning site.

Even if 5 cars were to use the site it would have the following impacts:

1. Adverse impact on the conservation area by the conversion of a garden to a carpark! This will include overbearing and will be an unsightly view from the road and of course from that I have at the moment. This is a residential conservation area, not an industrial one. There are no mature trees to hide the carpark and it is not appropriate.
2. To accommodate the additional parking the garden will be reduced. There are concerns that this will result in an increase in the, already established, emotional and behavioural difficulties of the children as they will not have access to outdoor use able space. Again, these details have been covered by others in their objections but it could lead to increased difficulties and will increase our concerns about noise and antisocial behaviour.
3. Should the visitors/staff at the site use 5 car parking spaces, it will result in cars having to be repeatedly moved and shuffled about. With lack of turning space, this is likely to involve cars reversing out of the property onto the busy Green Lanes. At many times of the day people speed down this road and, at others, it is gridlocked. It is also the case that there is no visibility and, with all the double parking, people would be reversing blind onto a main road. This is very dangerous. It would also be dangerous for the children of the home.
4. I would also be concerned for the welfare of my neighbour who accesses and egress from his property via 2 Compton Road/ Griff House's land (over and through the parking area).
5. I am also concerned that any works to increase the parking would mean removal of the wall. As I understand it, this is not permitted on the title register of Griff House.

Additional Letter - Hannah Collins

I am hopeful that our legitimate concerns, not solely confined to traffic, are being heard. 2 Compton Road is not an appropriate site for a Children's Home. The council already has a suitable property. It just needs renovating. The council's application is motivated purely by cost which, when cost overruns, stamp duty land tax, professional fees etc are taken into account, will not result in enough of a saving to risk jeopardising the conservation area, several local businesses (which would absolutely be adversely affected by any review noting the location of the children's home next door/opposite - would you stay in a guest house next to a children's home?) and to risk increasing traffic, concerns of safe highways and local residents' wellbeing.

I absolutely agree with Hannah Collins who has tabled more than once that she has reservations that the site is appropriate for a children's home.

I would be very grateful if you would add this email to the others and if you would load it onto the planning portal. It is relevant and is borne out of the additional information posted to the portal this week.

I also repeat my offer for any of you to visit my property to review my particular concerns about overlooking and overbearing.

Many thanks

Angela Faulkner

On 24 Aug 2022 11:12, Angela Faulkner <angela.faulkner@hotmail.com> wrote:

Attention:

Hannah Collins - High Peak - reference CON/2022/0017

Amy Charlesworth - Derbyshire County - reference CD1/0722/11

Chris Henning - Derbyshire County

Dear All,

I object to the planning application for change of use of 2 Compton Road from a guest house to a children's home for the reasons stated in the attached letter.

It is confusing to residents that two reference numbers and applications are relevant and my understanding is that some have only objected to Derbyshire County Council (as stated on the notice).

I have also found two email addresses for planning representations. One including a dot and one excluding a dot. Which is the correct email address? I am concerned that objections may not reach you if they are emailed to the wrong address!

Please ensure that High Peak Borough Council take into account the comments and objections made to Derbyshire County Council.

Many thanks