
From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : HPK/2023/0233 Site Address: Oaklands Manor Manchester Road Buxton Derbyshire
SK17 6ST Buxton Comments by: Mark Balfe Direct neighbour

From:

The Coach House
Manchester Road
Cold Springs
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Phone:

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Submission: Objection

Comments: Oaklands Manor, Manchester Road, Buxton

OBJECTION!! This application must not be approved! Me, my wife and 2 young children live directly next door, only 4 metres from this building. We have worked tirelessly and spent so much time, money, and effort into making this house a safe and loving home for our children, friends, and family. All the residents in our small hamlet have the same views and are incredibly anxious that their own happiness and privacy could be ruined with this misleading, manipulation of the planning system to obtain a change of use to this C2 residential care home.

Our legal team and consultants have reviewed the application as we have been aware that Oaklands Manor is for sale, and we wanted to have a balanced view. However, the planning application has so many misleading flaws and I have also spoken personally to Keys Active 8 (the potential owners) directly and unfortunately no assurances or truths in their word can be trusted. When we spoke with Keys Active 8 about their homework into the area their manager was unaware there had been a previous C2 care home closed down on Manchester Road. This was due to the constant drain on the emergency services and nuisance value to all the neighbours including their people running out in the main road in front of moving traffic at high speeds. I also explained to her there is live shooting range to the rear, there are residents immediately next door, it's a 30 minute walk from the town centre, there's no amenities close by, it's the busiest road in Buxton and yet she was totally unaware! Her response was 'we will put a large fence in between us and you, cage in the side of the building and fit magnet catches so they can't get near your boundary'. This really scares us as nothing like this has been mentioned in their application. We had a neighbourhood meeting, and 3 residents are considering selling their homes if this application is allowed. This is an unbelievable scary thought that this could happen. One resident actually had a nervous breakdown when the last care home was open.

Personally, as a family, our privacy and safety are imperative, and this application is giving us severe anxiety. We urge the planning department to think very carefully when considering this application and the massive impact it will have on the neighbouring residents. Please find below the manipulative flaws we have found with the planning application:

¿ Inconsistencies in the application:

Application form proposal description states: Change of use of residential outdoor pursuits training centre to a residential care home for up to 8 young people from aged 8 years.

On High Peak website the proposal is : Change of use of residential outdoor pursuits training centre (Class F1) to activity based residential care home for up to 8 young people aged 10 years (Class C2)

¿ We have been Informed by the applicant that this is a care home for 8 children aged 10-18

¿ The applicants are being intentionally deceitful and masking the age range of the end-users.

¿ The applicant states there are ¿very minor internal alterations¿. However they are in fact increasing the number of bedrooms from 8 to 15.

¿ Change of use from F1 to C2 is a new residential development and should be determined as such.

¿ Contrary to the applicant¿s statement there will be significant harm to existing local residents amenity

¿ The site plan does not identify parking provision and how that relates to on-site amenity space

¿ The site plan does not show the proximity of neighbouring properties and how they will be impacted by the new residential development.

¿ The Site Plan does not show on-site amenity space for residents and staff , where that will be and how that will be supervised and managed

¿ There will be a significant adverse impact on highways safety for residents.

¿ The applicant argues that this proposal is a sustainable form of development in terms of the site¿s location- the site is a half hour walk from the centre of Buxton along a busy main road. It is not a sustainable location close to facilities for those young people who do not drive. This is a rural location and designated Countryside in the High peak local plan 2016.

¿ Policy S1 of the HP local Plan states there should be minimal reliance on the private car.

¿ This policy also states: ¿Maintaining and where possible enhancing accessibility to a good range of services and facilities, and ensuring existing infrastructure and services have the capacity to support development when required¿. There is already a massive strain on existing services including healthcare/ schools/ and the emergency services. This end user will only exacerbate strain on local services to the detriment of local people.

¿ This is a new development- and should be considered as such, Policy S1 states that: To achieve sustainable development, new development should be located in sustainable locations and contribute positively to the social, economic and environmental improvement of the area. The application site is outside the town boundary in a rural location.

¿ This new development would not contribute positively to Buxton¿s local tourist economy and there would be a strain on local emergency services.

¿ There would be an increase in traffic movements at all hours of the day and night

¿ HP Local Plan 2016 Policy S2 spatial hierarchy states ¿The extent of the Green Belt and the area defined as Countryside as defined in the Policies Map will be protected and maintained.¿

¿ High Peak Local Plan 2016 highlights Landscape Character ¿Local communities value their beauty, their variety, their tranquillity, their accessibility and the contribution they make to the quality of life. They are an important resource in attracting people to live and work in the area as well as driving the local tourist economy.¿ - The proposed development would not preserve the landscape character of this area of Manchester Road and High Peak BC should refuse this new development and change of land use which will significantly impact on the landscape character.

¿ As stated in High Peak local plan, Countryside and Greenbelt Development: ¿This policy is designed to protect and enhance High Peak's exceptional landscape character by exercising strict controls over development in the countryside, including the Green Belt, in order to maintain the quality of life for local residents, attract continued economic investment and to help promote the plan area as an attractive tourist location¿.

¿ And Policy 5.30 of the local plan: ¿New housing in the countryside will generally not be supported¿.

¿ Use Class F1 change to Class C2 ¿ is a new residential development in the countryside.

¿ On the application form 17 staff proposed- but Applicant Active8 has said there is at least 2-1 staff for every child plus adults there for education purposes- which means 6 people per child over a 24 hour period which is at least 48 staff coming and going at all times of the day and night.

¿ There are key issues relating to the impact on the amenity of nearby occupiers. Relevant factors include the movements to and from the premises associated with such a use, including shift patterns, the need for visitors on a regular basis (including the emergency services), increased coming and goings and disturbance.

¿ There would be an impactful change in the character of the land use bringing long-term harm and significant amenity concerns for adjoining residents. This is particularly sensitive due to its location outside of the defined settlement boundary.

¿ The application at present relates solely to children; however, the use class C2 could also cover adults in the future and opens the door for further residential options to the applicant within the countryside.

¿ There have been residential applications refused in this area of Manchester Road in recent years due to Landscape Impact and the fact the land is designated Countryside in the High Peak Local Plan and outside of the Local Built Up Area Boundary.

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