

From: [Planning Comments \(HPBC\)](#) Comment
To: Received from Public Access 31 July
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Date:

Application Reference No. : HPK/2023/0233

Site Address: Oaklands Manor Manchester Road Buxton Derbyshire SK17 6ST Buxton

Comments by: Mrs B Coupes, DirectorCoppice Hollow Ltd

From:

62
Manchester Rd
Cold Springs
Buxton
Derbyshire
SK17 6SS

Phone:

Email:

Submission: Objection

Comments: I did not receive a consultation invite in the post. This application involves a change of use from F1 to C2, resulting in residential accommodation for 8 children with a variety of serious social/life problems. The number of employees is given as 17. This surely cannot be realistic to care for the children 24/7 AND manage the hotel aspects of the service. The loss/gain of rooms in the building section of the application has not been completed. There is no information on the sketchy plan re car parking or amenity spaces. This is already a dangerous stretch of road for speeding and overtaking. 50+ more vehicles arriving at and exiting the site day and night will undoubtedly exacerbate the existing traffic problems. The plan does not show the positions of nearby dwellings. Less than 10 yrs ago 62/64 Manchester Rd was a residential facility for troubled children run by The Boys and Girls Welfare. Adjacent residents endured several years of severe disruption to their lives because of the behaviour of the residents, until the facility was closed down. Police and Fire services were regularly called out day and night, causing a significant drain on the emergency services of the town. Oaklands Manor is a 20-30 minute walk into town, with no amenities closer. How will the residents be supervised after hours? According to High Peak local Plan 2016 "tourism is a growth sector" and "development that benefits the local tourism industry should be supported". "Schemes that have an adverse impact upon the tourism industry either directly or indirectly should be resisted". I have invested a huge amount in setting up a successful company to provide tourist accommodation at 62 Manchester Rd. I fear that if this planning application is approved, and history repeats past experience in this location, my business will not survive the negative experiences of the visitors.

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