

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: Dennis CoupesCoppice Hollow Ltd

From:

62

Manchester rd

Cold Springs

Buxton

Derbyshire

SK17 6SS

Phone:

Email:

Submission: Objection

Comments: There is insufficient detail as to the background and reason why the proposed residents will be staying at this location. The prior use of the building was class F1 and used as a non residential education and training centre for students. The proposed new use is class C2 residential which has a wider range of use from a care home to a training centre with many different reasons why the residents would be there. The former use was clear the students chose to be there and were highly motivated and disciplined non residents. The new proposal is unclear, residents may be there not by free choice and have no motivation to take part in any training. This would present and create problems that never arose in the previous use and render the property unsuitable in this location.

2. A former residential school was located approximately 100 yards from this current building proposal and was closed down following disturbances to the local residents. It was necessary for the police and fire services to be called out on numerous occasions following antisocial behaviour by the young residents. The youngsters were offensive and rude causing immense distress to nearby residents. This is an out of town remote location with nothing for them to do when not occupied especially in the evenings. Following the closure the school was converted into two houses which are now occupied one a family and young children and the other a holiday let for families. The local area has therefore changed in fact such that 62 and 64 Manchester Road were not even informed of this planning application and had to learn of it from their neighbours. There are now many more people living locally to this proposed development.

3. I was surprised that highways appear to have no objection. All the local residents are fully aware of the current traffic problems on this stretch of road and have raised complaints on many occasions. Drivers frequently break the speed limit and overtake even when it is not safe to do so. Residents have had many near misses when leaving or entering their drives. There is a sign indicating that pedestrians are crossing the road ahead but this is completely ignored by many drivers who on reaching the brow of the hill accelerate and overtake just before the crossing point. Residents were invited to a local meeting by High Peak Council to discuss and put forward proposals to try and improve the safety of this road. The proposal would only add to the traffic problems at this site and make it worse. There would be many more cars and delivery vehicles required to service and access this site.

4. My business is to provide and operate a holiday let at 62 Manchester Road which has so far been successful in encouraging many visitors to come and stay in Buxton. A business that council policy supports and encourages. This proposal will have a serious negative impact on this business.

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