
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: Madeline HallCouncillor for Corbar

From:
39
park road
Corbar
Buxton
Derbyshire
SK17 6SQ

Submission: Objection

Comments: This application for change of use to C2 designation - a broad category covering residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres - is precise about the proposed use. The application is focused on residential provision exclusively for 10 year olds with a maximum number of 8 children supported by staff on a 2:1 ratio. The precision of the restricted age cohort appears unpracticable. I question its accuracy.

I understand the suspicion of constituents that approval of the narrowly defined usage proposed would open possibilities for other uses within the C2 category. Without confirmation of the proposed residents' age range and a commitment to restrict C2 use to that range I believe that this application should be refused.

I also note the curious omission of any collection point on site for waste and recyclable waste. A centre with 17 FTE staff and 8 full-time residents would require an identified location for waste bins. Should the application be revised and resubmitted this point also needs to be properly addressed.

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