

From: [Planning Comments \(HPBC\)](#) Comment
To: Received from Public Access 07 August
Subject: 2023 11:12:21
Date:

Application Reference No. : HPK/2023/0233

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

Comments by: William Roy Worsley

From:

2 The Coppice
Manchester Road
Long Hill
Buxton

SK17 6SS

Phone:

Email: Submission:

Objection Comments: 2 The

Coppice

Manchester Road

Buxton

SK176SS

30th July 2023

Consultation on Planning Application

Application Number HPK/2023/0233

Applicant's Name Keys Active 8 Care Ltd

Location Oaklands Manor Manchester Road Buxton

Proposed Development Change of use of residential outdoor pursuits training

Centre (Class F1) to activity based residential care home

for up to 8 young people (Class C2)

Dear Sir/Madam

I am writing in response to your letter dated 17th July 2023 regarding the above Planning Application.

As a living with Cancer it worries me that a C2 facility will be situated directly opposite with the occupants playing directly behind my boundary wall.

I have lived through a similar establishment and are first hand witnesses to the disruption caused by the young people. And that is when I was a fit and the experience was problematic then never mind now.

The constant flow of Emergency vehicles; I understand from the Fire Service this was in excess of 50 visits; the police were constant visitors due to the young people throwing things and young girls exposing themselves to passing cars as well as constant noise and aggressive behaviour at all times of the day and night. I felt very unsafe.

Notwithstanding my own personal concerns I am opposed to this application on a number of other issues:

Firstly the discrepancies in the application description regarding change of use from Class F1 to Class C2. We have been informed that the amount of internal alterations will be significantly greater than those in the proposal. The change of use would be for a new development and not for residential changes.

The impact on the highway will be greater than implied in the document. It has been pointed out that as per the application if the number of staff required to care for 8 young people is 6 people per child over a 24-hour period this would mean at least 48 staff not including managers, support, domestic, catering, maintenance staff and visitors.

The site entrance is on the brow of a hill on the A4005 'BRITAIN'S MOST HIGH RISK ROAD' according to a National Study. This access would be dangerous to motor vehicles and pedestrians and I can't understand how the Highways department could agree to such a potentially dangerous situation.

There are also issues regarding groups of young people and staff crossing the road to use the facilities in the coppice. There is a constant problem with cars overtaking by the entrance to the development and consequently driving at speed two abreast which will only be made worse by vehicles slowing down to access the facility.

It is not clear what the parking capacity for the development will be. On road parking will be a problem both for residents and passing traffic.

And not least the impact on the environment with so many vehicles constantly coming and going.

From the information I can obtain about Keys Active 8 Care Ltd it appears to be an organisation with high ideals and I am sure that in the right place it will do a fine job but situating a C2 facility in a small hamlet, in a rural area, with poor access and no on road parking, on Britain's most high-risk road is a mistake.

I understand that I may sound like a NIMBY but I hope I have made it clear that it is not only my own welfare I am concerned about but also those of the staff and residents.

Yours sincerely

William Roy Worsley

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