

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

Application Reference No. : HPK/2023/0233

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

Comments by: Heather 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.

I am opposed to this application on a number of issues. Not least the discrepancies in the application description regarding change of use and the impact on the environment.

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. 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 a very busy road and could be dangerous to motor vehicles and pedestrians. There are also issues regarding groups of young people and staff crossing the road to use the facilities in the coppice.

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. There is a constant problem with cars overtaking by the entrance to the development and then driving at speed on the wrong side of the road.

We have lived through a similar establishment and are first hand witnesses to the disruption caused by the young people. The Emergency Services will no doubt have records to show how many times they were called out to deal with issues involving the young people. The young people often threw things at passing cars and rode bicycles on the wrong side of the road. There was constant noise and aggressive behaviour. There was often significant disturbance during the night with sirens and flashing lights from Emergency Service vehicles. We did not feel safe during the time the establishment was open.

Yours sincerely

Heather Worsley

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