

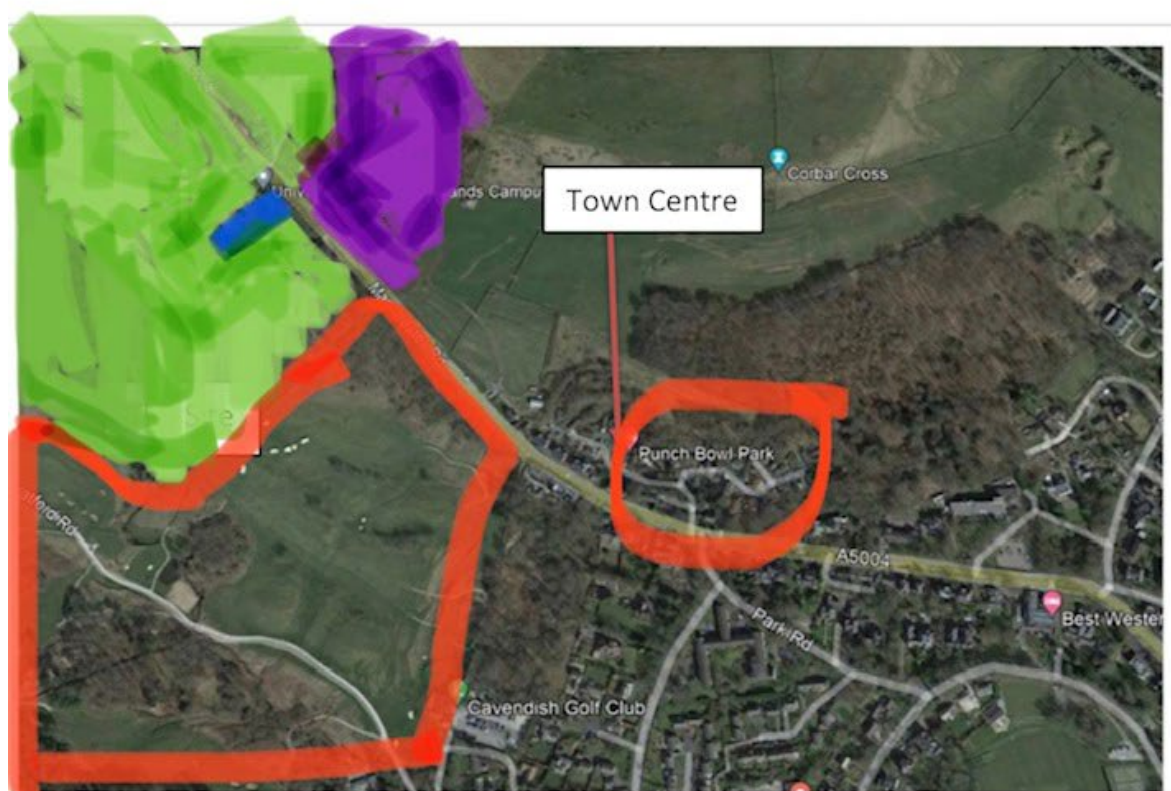
From: [Colley, Jane](#)
To: [Planning \(HPBC\)](#)
Cc: [Declan Cleary](#)
Subject: FW: Mrs Colley/MrCleary/Oaklands Manor
Date: 24 August 2023 11:09:06

Please can you the objection below be loaded up for HPK/2023/0233?

Thanks,
Jane

From: Mark Balfe
Sent: Thursday, August 24, 2023 10:53 AM
To: Colley, Jane
Subject: Mrs Colley/MrCleary/Oaklands Manor

Dear Jane, we have tried to contact Mr Cleary but unfortunately not had any reply, so can you look over this and pass on to him to make sure he has received this please. We believe with the sufficient evidence that we, our legal team and Mp's have found that this manipulative, false, derogatory application should be refused immediately! This is causing so much unrest to the point it is making people poorly! in our small hamlet and the lovely town of Buxton. There has been lots of objections in the planning consultation period, we hope these will be considered with the upmost care and this application will be refused profusely as there will be serious questions about the local planning laws and loyalty to the residents! Sorry about the low quality markings below but we have numbered yet more false information as instructed about this scatter gun firms application.



Extract from Google Earth to show the site in the context of Buxton town centre





Extract from Google Earth of the site

These photos above, number 1 the top and the lower number 2 will be referred to below are the photos used by Emery and Keys active 8 in their application.

1. The main road running through the centre of the site was once again voted in Britain's most dangerous roads. The road traffic safety officers view has been obscured as he supported the application within 2 days without any site visit and the false information provided by Emery's planning. He should reconsider his support for the application and ask for a full risk assessment from Keys immediately as this is a breach of safety. They have constantly manipulated this application to the favour of this firm's (Keys active 8) needs, to try get into our community with no consideration for anyone but their own gains with serious concerns and selfishness over their own people's safety. The site entrance from the brow sight line measures considerably more than the road safety guidelines specify especially now with this application to the change of use c2.
2. The purple patch is a protected tree area which any previous activities constructed from the university have been cut down and will not be reinstated. To get to this land you have to cross the main road mentioned above and over a private road which the owners have objected to on the consultation page, they do not want and will stop any use from the potential firm's use.
3. The Green area is land owned by Cold Springs live fire clay shoot which once again is private and obviously a no go area, so once again no personal safety precautions have been thought of. There is absolutely no amenities or infrastructure that is walkable within 25/30mins for this company as mentioned by themselves their clients do not drive.
4. The top photo (1) the red angled area is the Cavendish golf club who immediately objected to this application due to the safety at the course with the adult and junior sections. Also with their previous unpleasant experiences, disturbances and unrest with a c2 care home business closed down by authorities opposite to the site mentioned in the consultation page.
5. The punch bowl marked as 'town centre' this farcical application once again provides false information to the amenities. I'm sure a little homework would've helped?
6. The yellow section marked is our family home! They have tried to make it look like we are connected to their inadequate building as we believe this is due to their lack of infrastructure around their property. This is a serious invasion of our privacy and puts our family at high risk of a multitude of problems. For starters we have young children, never mind the other unthinkable factors. We have not under any circumstances gave permission to broadcast our home! This should be taken off the application immediately. They have not at any time gave sufficient reassurance that will be safe but we will put a large fence in between and cage the back of the house so they can't get into your property easily'. This fills us full of dread and anxiety, what kind of planning to a business would make these

comments ??

7. Jim Ashcroft from Moorcare who cater for learning disabilities has objected online he employs up-to 100 staff in Buxton at different sites. His property is next door to Oaklands Manor (the opposite side to ours). This would seriously impact his business and client safety as there are, as mentioned by Jim nowhere near enough trained sufficient staff to look after his clients never mind clients needing 6 members of staff each!.

As mentioned in my objection online and many others in the consultation page, there are so many non-negotiable problems around our property and residents close by. This application just will not help Buxton, it's residents, businesses, local services, safety, infrastructures, or anything to do with our town this application should be refused. Please understand as speaking on behalf of the residents of Cold Springs and my family we do not mean to sound threatening or forceful to yourselves and are thankful for your correspondence and help over time, we are just passionate and will fight this application until it is refused for good!

Thank you again for your time.

Best Regards, Mark Balfe on behalf of the objectors and very concerned residents of Cold Springs.

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