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**From:** planningcomments@highpeak.gov.uk  
**Sent:** 11 October 2023 23:44  
**To:** Planning Comments (HPBC)  
**Subject:** Comment Received from Public Access

Application Reference No. : HPK/2023/0328 Site Address: Portland Nursing Home 8 Park Road Buxton Derbyshire  
SK17 6SG Buxton Comments by: Andrew & Sarah Hargreaves

From:

6  
Park Road  
Park Road  
Buxton  
Derbyshire  
SK17 6SG

Phone:

Email: a

Submission: Neither

Comments: I hope this email finds you well. My wife, two young children and I reside at 6 Park Road, which is located next door to the former Portland Nursing Home on Park Road, Buxton. I am writing to express my concerns regarding the proposed conversion of the nursing home into 13 x 1 and 2 bedroom residential apartments.

#### Overlooking Concerns

The nursing home building has multiple floors, and with the proposed development, there is a significant concern about our privacy being compromised. The previous residents of the nursing home were often confined to bed, and as such, we rarely saw them. However, with the new development, the residents are likely to be more active, leading to potential privacy issues. We fear that the residents of the new flats will have a direct line of sight into our property, which will be intrusive and affect our quality of life. One potential remedy could be the installation of glazing on the facing windows that limits the view into our property.

#### Traffic Concerns

The proposal suggests that the traffic impact from the new residential apartments will be less than when the property was a nursing home. However, considering the potential number of able-bodied individuals and the proximity to Buxton Town Centre and other facilities, we anticipate a significant increase in traffic. This could lead to congestion, noise, and safety concerns for the neighbourhood.

#### Refuse Collection Concerns

The proposal does not illustrate details regarding refuse collection, such as the location of bins, storage, number of bins, and collection points. The pavements in our area are already challenging to navigate on refuse collection days due to the number of bins. We are concerned about how this development will exacerbate the situation.

#### Preservation of Trees

The property is surrounded by many well-established trees that contribute significantly to the aesthetics of the area. It would be detrimental if these were to be removed as part of the development.

#### Parking and Aesthetics

The proposal includes providing each apartment with a car parking space, increasing the on-site parking provision to 13 spaces. This will result in us looking out onto a car park, affecting the aesthetics and potentially leading to increased noise and pollution levels.

#### Cycling Parking Bay

The proposal mentions a cycling parking bay, but there's no additional information on its location and size. We would like more clarity on this to understand its impact on the aesthetics and functionality of the surrounding area.

In conclusion, while we understand the need for development and housing, and do not object to the change of use, we believe it is essential to consider the impact on existing residents and the community. We kindly request that our concerns be taken into consideration during the planning and decision-making process.

Thank you for your time and understanding. We look forward to hearing from you soon.

Warm regards,

Andrew & Sarah Hargreaves

6 Park Road, Buxton

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