

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 24 November 2023 14:12:14

Application Reference No. : HPK/2023/0233

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

Comments by: Madeline HallCllr for corbar, HPBC

From:

39

Park Road

Corbar

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Submission: Objection

Comments:

My response to on the original application included a comment on the feasibility of planned use:

„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 impracticable. I question its accuracy.„

The revised proposal for use - change of use of residential outdoor pursuits training centre (Class F1) to activity based residential care home for up to 8 children between ages 8 and 17 years (Class C2) - prompting an extended period of consultation is a more realistic statement of intent. The alteration though is not highlighted in the letter to consultees dated 17 November 2023. A second response should be obtained from all statutory consultees to ensure that responses relate to to the application as it now stands.

The original application suggested that typically there would be only one or two children or young people staying overnight at any time. Again I question the accuracy, or feasibility, of this pattern of occupancy. Whilst a flawed business model is not a material consideration for planning approval, supporting an application based on false expectations and empty promises would neither support strong, vibrant and healthy communities nor serve the needs of vulnerable young people.

The response from the applicant's agent to concerns expressed in the initial consultation is not reassuring as the lack of clarity over intentions continues:

„the majority of children will be offsite in the evenings„;

„typically only one or two children on site at a time„;

„the majority of children will stay elsewhere - cottages, caravans, barns, camping„;

„there would be periods with only one or two children and staff in the premises„;

¿during a young person¿s time at the home, it may be appropriate for them to engage in activities or camp in small groups of 2 or 3¿;

if, however, for any reason the young people need to be back in the home then this restriction (to less than full occupancy) would prevent them from doing so and would be unnecessarily restrictive.¿

Late autumn, winter and early spring weather will limit opportunities for camping so periods when the young people need to be back in the home are likely to be extensive. I would have been more convinced of the good intent of the applicant should concerns about impact and integration into the community have been addressed positively rather than with assurances that the numbers in residence would be less than approved. It¿s a little like being asked to approve a new hotel on the basis that room occupancy is kept below 25%.

The applicant refers selectively to commentary submitted by Derbyshire Constabulary. The conclusion of remarks from the police is is not highlighted. I highlight it here;

¿The substantial level of community opposition is noted, and it¿s also noted that whilst the proposal is for up to 8 children in residence, the supporting planning statement sets out that typically there would be no more than 2 residents on site at any given time.

¿If you are minded to approve the application, potentially, a suitably worded condition restricting occupancy to these typical levels may provide some reassurance to the concerns of objectors.

¿Regards

¿Keith Beswick Ad Cert ED&CP¿

I second that recommendation. Given the unusual process of re-opening consultation after an application has been considered by Development and Control Committee, I ask too that this revised application be re-considered there.

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