

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0022 Site Address: Oaklands Manor Manchester Road Buxton Derbyshire SK17 6ST Buxton Comments by: madeline hallHPBC Cllr

From:

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Submission: Objection

Comments: Item 1.2 of the statement arguing for removal of a condition on planning approval states that planning permission was granted on 15 December 2023 for change of use to an activity based residential care home for up to 8 children. This is evidently inaccurate, The description of the proposed development is reproduced from the substantive application, as revised. However, the approval was granted on condition of limitation of residents to 4 at any one time.

Item 1.3 suggests that the inaccurate description of the proposal on the letter to statutory consultees was the fault of the Council. In fact the description was a direct transcription from the original documentation applying for residential provision exclusively for 10 year olds with a maximum number of 8 children. Consultees questioned the precision of the restricted age cohort as impracticable. This necessitated correction by the applicant and a second round of consultation.

These two opening contentions are repeated through the document. I find them illustrative of the distrust that has arisen between the applicant and local residents. People have reason to feel that facts are being misrepresented.

I see nothing new in the application. Derbyshire Constabulary's response, recommending limitation of residents, is reiterated together with the response from the application. This was already included in previous submissions.

The Planning team will advise if the argument that a recommendation for approval by a designated planning officer has more weight than the decision of the Development and Control Committee is sound. It seems to me to be without merit. The Committee agreed to approve change of use with a condition to reduce the potential for detriment to existing residents; amenity and to comply with the adopted High Peak Local Plan Policies. That remains a reasonable safeguard and reasonable adjustment, particularly as the application has stressed throughout that typically only one or two residents will be in the home at any one time. Monitoring by Ofsted is highlighted, as in previous documents, as assurance of good practice in care and education.

I hope that this application for removal of the condition is not granted. The applicant suggests an alternative wording which does not address the issue of resident numbers. I suggest another condition. As noted in my previous response, Ofsted inspections are occasional events and do not include reflection on planning compliance. Greater reassurance would be afforded by sharing schedules of residents' occupancy of the centre.

This should not be a burden for a well-managed facility and would provide factual information on a point which has proved a focus of concern for many respondents.

Should the committee agree that the application should be approved, I suggest that an additional condition be considered:

Quarterly schedules of planned residents' occupancy to be shared in advance with the HPBC Planning Compliance team and/or the immediate neighbours of the centre.

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