

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : HPK/2024/0147
Site Address: 95 St Johns Road Buxton Derbyshire SK17 6UT Buxton
Comments by: Mr & Mrs Fletcher
From:
100
St. Johns Road
Burbage
Buxton
Derbyshire
SK17 6UT

Phone:

Email:

Submission: Objection

Comments: Dear Sir or Madam

We refer to your letter dated 18th April 2024 in relation to the planning application submitted to the High Peak Borough Council by Chris Kennedy, on behalf of the Kedleston Group, requesting a change of use of the residential dwelling at 95 St Johns Road to a children's residential care home.

Whilst we understand that children with complex mental health issues require a safe facility to live in and be nurtured, we feel that the proposed premises are not appropriate for such an establishment.

We would therefore like to register an objection to the proposed change of use for the below reasons:

1. There is concern, that, whilst the existing dwelling at 95 St Johns Road has a frontage providing safe, separate vehicular ingress and egress, if a change of use is approved, there will be insufficient parking spaces to accommodate the number of vehicles required by the day/night staff, visitors and delivery personnel to the children's home, while still enabling vehicles to regularly enter and exit the driveway safely, in a forwards direction, off and onto, the A53. This road is one of the busiest transport routes into and out of town, used by the many quarry lorries from around Buxton, and which, due to speeding traffic, needs to be regularly speed controlled by Derbyshire Police

2. Notwithstanding that the A53 is a very busy road and totally unsuitable for roadside parking, it should be noted that the road directly outside the property has a solid white centre line for approximately 50% of the length of the premises frontage, running across one of the entrances. This prohibits vehicles from parking outside the property opposite the white line. This leaves only a small section of road parking available outside the property, but which would block one of the entrances to the premises driveway. Concern is that staff, visitors and delivery vans would regularly park on the road and/or footpath/verge, especially when the driveway is occupied. This could lead to the occurrence of illegal and unsafe parking situations, impacting both the premises personnel/visitors, other road users, pedestrians and quite possibly the adjacent property

3. The hatched section of the Pelican Crossing a short distance from the property, extends close to the driveway

of the premises. This prevents street parking further down the road towards

Buxton. Concern is that any inappropriate or illegal parking outside the premises could result in unsafe road conditions and obstructed visibility for drivers and pedestrians around the Pelican Crossing, which is in constant use throughout the day, especially at school times.

4. There is an obvious concern that children from the home may encounter safety issues in relation to the above points, especially if a child was to abscond, as they would soon be on the busy main road, with no gates to prevent this. This also applies to exiting the premises onto Macclesfield Road via the rear garden, which is also an extremely busy road. We therefore question the correctness of 5.9 in the Planning Statement made by the applicant, where they state that ;It has also been demonstrated that the home would provide a safe and stable environment for vulnerable young children without compromising residential amenity or parking issues.;

5. There is a natural concern, that given the real potential for children with mental issues to abscond from the home, on how we can safeguard our own children and protect them from any exposure to antisocial behaviour. We have not been in our home for very long and selected this mature residential location for its privacy and quiet surroundings. It is a safe place to raise our children and we think this could be placed in jeopardy if the proposed change of use is approved.

The proposed house is close to neighbouring properties and privacy will be severely affected as the property is at a higher elevation. I am concerned we will be overlooked by staff and users and our privacy and security will be compromised.

6. There is a concern, that in addition to the obvious parking and vehicular access issues, the surrounding environment will be impacted by the noise of increased vehicular and personnel movements, day and night. Additionally, we are concerned that our property will be constantly overlooked by staff and residents, to a greater level than would be the case with a standard residential dwelling and far more than envisioned when we purchased our home.

We thank you for inviting us to provide comment on the proposed application and trust that you will understand our concerns. Please do not hesitate to contact us should you require clarification of any of the points raised.

Whilst writing we would like to register our interest to speak at any Development Control Committee meeting that may be convened to progress the application.

Yours faithfully

Mr. & Mrs. Fletcher

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