

From: planningcomments@highpeak.gov.uk
To: [Planning Comments \(HPBC\)](#)
Subject: Comment Received from Public Access
Date: 09 May 2024 11:13:34

Application Reference No. : HPK/2024/0147
Site Address: 95 St Johns Road Buxton Derbyshire SK17 6UT Buxton
Comments by: Madeline HallHPBC - Councillor

From:
39
Park Road
Corbar
Buxton
Derbyshire
SK17 6SQ

Phone:

Email:

Submission: Neither

Comments: As the applicants state, the model of care they provide seeks to replicate family life. They argue that permission for change of use is not strictly necessary, but that they are seeking security. In addition, there is duty on planning authorities to support development which addresses housing need. The children who would live full-time in the home are a social priority.

The Kedleston group states that provision specifically excludes children and young people with severe conditions and needs. This is helpful in assuaging the concerns expressed by near neighbours as is the assurance that the regular overnight staff member is supplemented by a 'waking care worker' from 10.00pm to 8.00am every night. I suggests that further reassurance be provided by holding the company to the conditions it offers to have written in to formal approval as evidence of good intent.

I believe there is some reassurance in the track record of the Kedlestone group. They have a similar house already in Buxton which has been inspected twice by Ofsted and found to be excellent. The children in their care attend local schools and are encouraged to join after school clubs and activities so the large family model, supported by professional services, seems to work well.

I note that the Highways Authority consider the parking arrangements to be unchanged and uncontroversial. I believe this commentary should reviewed. The applicant states that there are six parking spaces. In fact, on current configuration, and taking note of national guidelines for parking bays, there are five spaces unless one further vehicle is parked in the carriage driveway, thereby blocking access for other parked cars. An access pathway to the new front door into the converted garage will reduce available bays further. Should this application be approved, I suggest that an additional condition be made limiting the car parking to four vehicles. Without this amendment the likelihood of vehicle manoeuvring on the property frontage and onto a busy road is much increased.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
