

High Peak Borough Council – Development Control Committee
Buxton Town Hall
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Buxton
SK17 6EL

London
Holmes House
4 Pear Place
London SE1 8BT
nexusplanning.co.uk

17 July 2024

Our Ref: Buxton Children's Home - 40368

Your Ref: HPK/2023/0147

Dear Councillor,

RE: Planning application reference: HPK/2023/0147 - 95 St Johns Road, Buxton, SK17 6UT

We represent the Applicant, the Kedleston Group for this planning application, which relates to a change of use from a dwelling house (C3) to a children's care home (C2). This application is to be determined by you at Development Control Committee on 22nd July and we are pleased that the application has been recommended for approval by your officers.

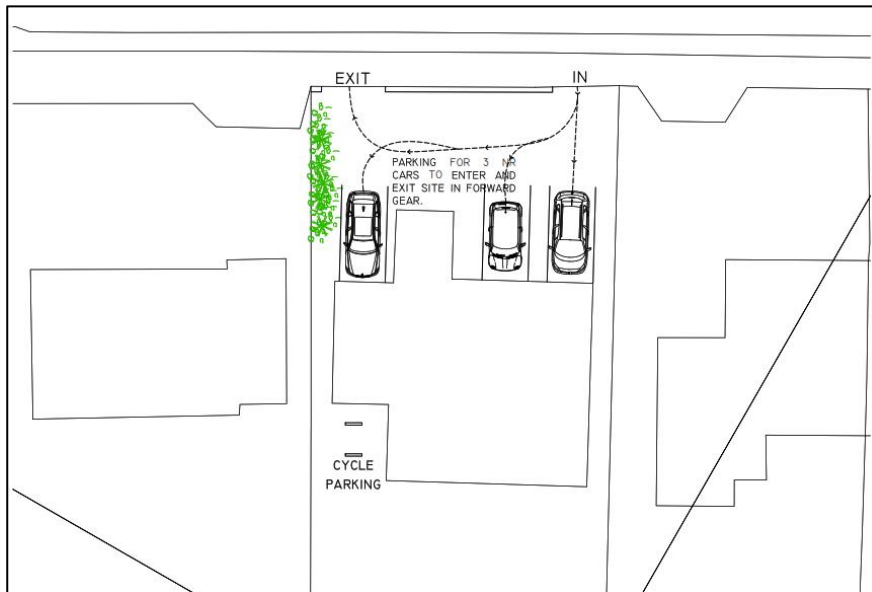
Kedleston operates a number of independent, specialist residential schools, day schools and children's homes across England with the aim of supporting young people to thrive, flourish and reach their full academic and personal potential. Kedleston currently care for and educate more than 500 children. They have successfully opened and operate six children's homes around England. 95 St Johns Road, Buxton will be Kedleston's seventh home.

This will be the second children's home operated by Kedleston in High Peak Borough, and indeed in Buxton. The first home, Dovedale House received planning permission (LPA ref. HPK/2020/0259) in October 2020. We are grateful to Derbyshire Children's Services, who in their consultation response to this planning application describes Dovedale House as 'an outstanding home'. This application would allow for a second home in Buxton to meet the special needs of a further 5 young people in High Peak.

The number of car parking spaces at the site

The site can accommodate three independently accessible car parking spaces on the driveway. Up to 4 members of staff would be at the site 'on-shift' at any one time. There might be a fifth member of staff at the site for short periods during staff handovers.

Figure 1 – Parking Plan



The amount of car parking provided at the site would be appropriate for the following reasons:

- Not all of the staff working at the home are likely to drive. The Applicant has confirmed that some of the staff that will be joining live locally and will bike to work and / or are non-drivers. A bike store would be provided for people who cycle to work. The Applicant actively encourages car sharing amongst its staff for sustainability reasons.
- There are a number of public car parks that are within a short walk to the site which could be used if needed.
- The Committee Report refers to the nearest bus stops, which are located under 100 yards from the Site and do provide a limited service. In addition, however, the No. 58 bus route runs hourly along Macclesfield Road, to the south of St Johns Road, and there is pedestrian access from a bus stop to the site along the Broomsway cut through (a two-minute walk).
- Buxton railway station is 0.9 miles away from the Site (approximately a 20-minute walk), and the walking route is pedestrian friendly with wide pavements and street lighting the entire route.
- If it were needed, there is ample space on nearby roads to park safely such as Bishops Lane, Macclesfield Road or Otterhole Close. It is commonplace for people to park on local roads where there is capacity to do so, and there is no planning policy impediment to this arrangement.
- The Applicant has extensive experience of managing children's homes such as this one, and are well used to properly managing car parking for its staff.
- The use of the site as a children's home is akin to a traditional residential dwelling and there is no requirement for deliveries over and above that of a typical family home.

Importantly, the Local Highways Authority has confirmed that the proposals are acceptable and have raised no objection. The National Planning Policy Framework says that '*development should only be prevented on highways grounds if there would be an unacceptable impact on highway safety*'; That would clearly not be the case here.

Neighbouring Amenity

Concerns have been raised in relation to the potential impact of the proposed use on neighbouring amenity, specifically regarding increased noise, disturbance, overlooking and privacy.

As noted above, our client has extensive experience managing Children's Homes, including a home that is already in operation in Buxton, Dovedale House. Good management ensures that noise or disturbance are not problematic for neighbours of the home. This is reflected in the comments received by Derbyshire Children's Services, who describe the other home operated by Kedleston in Buxton as 'outstanding'.

The proposed use is akin to a typical residential dwelling, where children will often live in family homes. Activity associated with children playing in the garden, for example, is entirely compatible with a residential area. In many cases, the management regime and staffing at a home like this one will reduce 'noisy' behaviour.

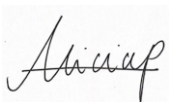
In terms of overlooking, no new windows, or physical extensions or alterations are proposed and so the relationship between the home and neighbouring properties would remain unchanged. The house will function in a similar manner to a dwellinghouse with regard to impact on neighbouring amenity, and as such, no impact above what could typically be expected in a residential area would likely occur.

It would naturally not be reasonable to make an assumption that young people living in a children's home would be any less well behaved than a child living in a 'traditional' family home, and we support the officer's recognition of this in their report.

Conclusion

We hope that contents of this letter are helpful in assessing this planning application, which is for a much needed new children's home to be delivered and managed by an 'outstanding' operator.

Yours sincerely



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