

From: [James Stannard](#)
To: [Planning Comments \(HPBC\)](#)
Subject: FW: HPK/2024/0147 - 95 St Johns Road, Buxton
Date: 11 July 2024 07:51:43

Hi

Please see below comments from Derbyshire Constabulary in connection with HPK/2024/0147

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

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From: DOCO
Sent: Wednesday, July 3, 2024 12:58 PM
To: James Stannard
Subject: RE: HPK/2024/0147 - 95 St Johns Road, Buxton

Hello James,

Thank you for referring this application for our attention, and apologies for the extended time needed to respond.

As a matter of course we carry out a number of safeguarding checks for any new care provision for children or vulnerable adults, and to that end I'm in the hands of others for timeliness.

The eventual result of safeguarding checks is that there are no concerns relating to child sexual exploitation or child criminal exploitation in the locality, nor any specific relevant situational problems close to the application site.

The area Safer Neighbourhood Policing Team have commented upon a perceived increase in the number of smaller homes in the town, but this is probably not surprising considering the central policy of atomisation from larger institutions.

Their concerns were sited on a wider consideration of risk to vulnerable young people, from county lines drug dealers and an associated Home Office Clear, Hold, Build project which has been initiated in a part of the town with high deprivation and associated social and crime problems.

The issues here are not uncommon for rural communities, and there is usually some element of contagion to the immediate areas close to such problems, but to suggest that Buxton as a town, or the area subject to this application are not suitable for children to reside would not be an accurate representation, conversely the application site and wider area are affluent and

relatively crime free.

I expect that the applicants may also argue that children in care will be subject to closer supervision than those not subject to care orders, and as a consequence potentially less at risk to malevolent influence.

I note existing area resident objections and the reasons presented, many of which I have sympathy with.

On the subject of nuisance associated with children's homes sites, there is no inevitability, or even likelihood that this will occur, but there is a possibility.

I understand policy guidance may dictate otherwise, but in reality there have been a small proportion of the growing number of small children's homes in the County which have unsettled community cohesion.

This is usually seated in either the behaviour of some residents, the apparent lack of appropriate management, or a combination of the two where weak management practices have led to inappropriate placements and an apparent inability to tackle unacceptable behaviour.

I expect that the planning committee can determine the application on merit of the information provided and management practices of the applicants, and if minded to approve the application, any issues identified could be tackled by way of restrictive condition.

Regards

Keith Beswick Ad Cert ED&CP, LCGI
Force Designing Out Crime Officer
Prevention and Partnerships Team
Derbyshire Constabulary Headquarters
Butterley Hall, Ripley, Derbyshire, DE5 3RS
Web: <http://www.derbyshire.police.uk>



From: James Stannard <James.Stannard@highpeak.gov.uk>

Sent: 07 June 2024 14:34

To: DOCO <DOCO@derbyshire.police.uk>

Subject: HPK/2024/0147 - 95 St Johns Road, Buxton

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Good Afternoon

The above application seeks a change of use from a dwellinghouse (C3 Use) to a Children's Care Home for up to 5 no. vulnerable children (C2 Use) in a residential area of Buxton. We have received a number of objections from neighbouring residents which amongst other things, have concerns regarding the potential impact on their amenity, resulting from the intensification of the site (comings and goings of vehicles), as well as noise and disturbance generated from the children residing at the property.

Can you therefore please review the application (plans, documents attached for reference) and provide comment regarding the acceptability of the proposed use in this location and any conditions as appropriate?

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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