

[REDACTED]

From: planningcomments@highpeak.gov.uk
Sent: 06 August 2026 07:33
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Categories: [REDACTED]

Application Reference No. : HPK/2026/0275 Site Address: 75 St Johns Road Buxton Derbyshire SK17 6UU Buxton
Comments by: D Jeffries and R Hoodith

From:
77
St Johns Road
Burbage
Buxton

[REDACTED]
Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: We refer to your consultation letter of 17 July 2026 re the above application to which we, and a number of our neighbours object to on the following grounds:

1. On procedural grounds that

a) No notice of the proposed application has been displayed on or near the property for the prescribed period or at all as provided by the DMP Order 2015 and

b) The Applicant's agent has incorrectly stated in Certificate A of the application that the Applicant is the owner of the property at 75 St Johns Road, Buxton. A search at the Land Registry has confirmed that the Applicant is not the owner of the property and, as at 31 July, there was no application pending at the Land Registry for change of ownership.

2. On material planning grounds as follows:

a) The proposal represents a significant intensification from a single family dwelling in a well established residential area. The proposed use will require support related services for multiple occupiers of the property with associated frequent staff changeovers which will materially alter the character of the property and be detrimental to the surrounding residential area and erode local cohesion contrary to NPPF-paragraph 135(c)(f). Planning permission has previously been granted and implemented for a childrens home within 200 yards of this property and it is obvious from the number of vehicles parked at the property and elsewhere that it is no longer a single family dwelling and an additional care home in such close proximity will materially harm residential amenity. We have photographic evidence of this if required.

b) The increased number of cars associated with support services, visitors and staff at this property will increase on street parking and highway safety issues. The Applicant's proposal to provide parking for only four off street car parking spaces will be insufficient for the number of vehicles meaning that they will have to reverse out onto a main

road. Directly outside the property are chevron lines on which parking is not permitted as they are to indicate the reservation of sight lines on what is an extremely busy road. The entire front garden of the property will be dedicated to the parking of vehicles and will not be available for ‘outdoor play and recreation’ as suggested by the Applicant (para 2.8)

c) The Applicant states that no external alterations are proposed to the property which is clearly not the case. The surfacing of the front garden alone will involve the removal of established shrubs and trees. In addition, the four steps to the front door will require substantial alteration and enlargement and be equipped with handrails and other safety features to satisfy OFSTED requirements. In order to accommodate the security requirements relating to the property’s occupation by children as young as five, this will require the fitting of a secure gate opening inwards to be closed at all times when not in use. These alterations will define the property as having institutional use in a residential area.

d) In paragraphs 2.6 and 2.7 of the Planning Statement the Applicant has, in our view, materially underestimated the staffing requirements and vehicle movements thereby generated. OFSTED requirements for staffing indicate that some 10 to 12 support staff working in shifts are required. Having regard to the fact that this is a semi-detached property it is likely to cause significant noise and disturbance to our family home.

Many children enter the care system due to abuse, neglect or exploitation. Some children who have experienced trauma or neglect may exhibit externalizing behaviours such as shouting, emotional meltdowns, blasting music or slamming objects when feeling overwhelmed.

Many children test boundaries by acting out loudly to test if care givers remain supportive.

Past experience with noise issues relating to the property and its uses lead us to believe that any noise generated outside the norms of a traditional family set up will have a detrimental effect to us as adjoining neighbours.

Police were needed to stop noise issues with the previous owner which went beyond a civil matter when the disturbance was causing distress to our children. The neighbour at the time thought the noise was acceptable at the time.

In September 2025 High Peak Borough Council Environmental Health department assisted to stop noise issue with the owners of the house operating it as an Air B&B.

I believe the acoustics properties of the house do not lend themselves to any use other than as a traditional family unit. We believe the acoustic properties of the house do not lend themselves to any use other than a traditional family unit as the property was intended, not an unrelated group of individuals that may find it difficult to maintain reasonable control of noise volume and daily structure. Alongside staff that will be awake at night to satisfy operational needs.

e) There is a restricted Covenant on the property that prohibits the use of the land for such purposes.

For the reasons set out above we consider that the proposed change of use to a care related operation in this residential area would give rise to an unacceptable level of intensification of use, parking and highway safety impacts, noise and disturbance affecting residential amenity and harm to the character and appearance of the area.

We request that this application be heard by full committee.

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