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From: Claire M [REDACTED]
Sent: 05 August 2026 20:06
To: Planning Comments (HPBC)
Subject: Planning Application HPK/2026/0275
Attachments: 0a6e12a3-8a83-4153-a70d-5a2ebee01e7e.JPG;
8da60028-6f5e-48f3-8d9c-76a1b459ab18.JPG

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Dear Sir/Madam

Objection to Planning Application HPK/2026/0275
75 St Johns Road Buxton. Proposed use of dwelling as a children's care home use Class 2.

We refer to your consultation letter dated 17.07.2026 and object on the following grounds:

Traffic and access.

Increased vehicle movements from staff, visitors and delivery vehicles, especially at shift changeover

Parking pressures.

Insufficient off street parking meaning vehicles will, undoubtedly, be parked roadside especially at staff changeover. Also visits from Social Workers, Ofsted Inspectors and multi-agency workers. The presence of peripheral kerbside hatchings provides evidence that the highway authority already considers stopping or parking at this location inherently dangerous. Hatchings prove that visibility at this point in the road is already compromised (photos attached). Rule 130 of the Highway Code demonstrates that the applicant's proposed traffic generation would be directly in conflict with established road safety markings.

Noise and disturbance.

Due to the staffing levels required by Ofsted there would be an unacceptable increase in noise to the neighbouring properties due to an increased number of adults and vehicles at the property compared to a standard family home.

Impact to local community.

There are already several children's care homes within the Buxton area. There is, in fact, already an established children's care home just ten doors away at number 95 St Johns Road. This application, if allowed to proceed, risks creating a 'hotspot' and would impact the local community breaking local community cohesion.

For the reasons set out above we oppose the above application and respectfully request that our concerns be taken into account when considering this application.

Yours faithfully,

C & A Merrill
73 St Johns Road, Buxton

