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Sent: 20 August 2026 17:34
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

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Application Reference No. : HPK/2026/0275 Site Address: 75 St Johns Road Buxton Derbyshire SK17 6UU Buxton
Comments by: Madeline HallHPBC Councillor for Corbar

From:

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Submission: Objection

Comments: I have concerns about the impact on road safety of a second care home, ten doors down from one set-up two years ago. Permission was granted for 95 St Johns Road despite concerns about road safety of cars backing out into a busy road as they juggled parking spaces. The case officer asked the DCC Highways Officer to review their approval but the Highways Authority view prevailed. There have been problems as anticipated. (Details are included in comments submitted by neighbouring residents.) Local police suggest a second home close by would exacerbate the issues.

I note that the statutory consultation invitation was sent to the Derbyshire Constabulary's Preventions and Partnership team in Ripley. Whilst their response, 'There are no substantive reasons from a safeguarding perspective why this location would be unsuitable for use as a home for children in care.' is understandable, commentary from local police on suitability given another care home close by would be better informed by local knowledge. I suggest that an additional invitation to comment is directed to the local constabulary.

I note too that the response received from DCC Highways Authority has an inaccuracy in referring to an appropriate level of off-site parking. As the responding officer says, the space available on-site is unlikely to afford space for four vehicles or room for manoeuvring when exiting the site. This is particularly the case for a home with five-year old children requiring gated boundaries as a safeguard against them wandering into the road. Off-site parking as an alternative is wholly inappropriate on that busy road.

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