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Application Reference No. : HPK/2026/0275 Site Address: 75 St Johns Road Buxton Derbyshire SK17 6UU Buxton
Comments by: Heather Williamson

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Submission: Objection

Comments: I am submitting a formal and unequivocal objection to the proposed planning application for an additional children's care home on St Johns Road, Buxton which is a residential area. This objection is based on direct, ongoing, and unacceptable disruption already caused by the existing care home on the same road, which houses up to five children.

1. The existing care home has already demonstrated that this location is wholly unsuitable.

Since the first care home opened, residents have endured:

Persistent noise disturbances at all hours

Repeated anti-social behaviour - smashing in doors, windows breaking, shouting, anti-social noise

Children knocking on doors and entering private boundaries

Damage to care home property spilling into the neighbourhood

Stress, anxiety, and fear among residents who no longer feel secure in their own homes

These are not hypothetical concerns. They are documented, ongoing problems that have already changed the character of this residential area for the worse.

2. Approving a second care home would knowingly escalate an already harmful situation

The council is being asked to approve a second care home despite clear evidence that the first one is causing:

Disturbance

Property damage

Behavioural incidents

Loss of residential amenity

A second facility would double the disruption, double the behavioural spill‑over, and double the strain on residents who are already dealing with the consequences of the first.

This is not responsible planning. It is knowingly compounding harm.

3. This is a residential area, not an institutional corridor

The road in question is a quiet residential street. It is not designed, intended, or suitable for:

Multiple care facilities

24/7 staffing rotations

Increased vehicle movements

Professional visits

Emergency access demands

Behavioural management spill‑over into neighbouring homes

Approving a second care home would effectively convert this part of Buxton into an institutional cluster, something residents never agreed to and which the planning designation does not support.

4. The cumulative impact is severe and cannot be ignored

Planning law requires councils to consider cumulative impact, not just individual applications. The cumulative impact here is clear:

One care home has already destabilised the area.

A second would escalate disruption to an intolerable level.

The residential character of the road would be fundamentally damaged.

Residents have a right to peaceful enjoyment of their homes. That right is already being compromised.

5. More appropriate locations exist

Children's care homes require:

Strong infrastructure

Controlled environments

Easy access for staff

Proximity to support services

Community facilities designed for specialist needs

This residential road does not meet those criteria. The first care home has already proven the mismatch between the facility's needs and the area's capacity.

Conclusion

The existing care home has already caused significant, ongoing disruption. Approving a second would be irresponsible, unsafe, and deeply damaging to the community. It would worsen anti-social behaviour, increase noise and property damage, and further erode residents' wellbeing and security.

For these reasons—proven harm, cumulative disruption, residential unsuitability, and unacceptable precedent—I urge the council to reject this planning application in full.

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