

From: planningcomments@highpeak.gov.uk
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To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2026/0275 Site Address: 75 St Johns Road Buxton Derbyshire SK17 6UU Buxton
Comments by: Melandra Smith Derbyshire County Council

From:
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Smedley Street
Matlock
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DE43AG

Phone:

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Submission: Objection

Comments: Objection to Planning Application HPK/2026/0275

75 St John's Road, Buxton, SK17 6UU

Proposed Change of Use from Dwellinghouse to Children's Care Home

Dear Sir/Madam,

I write in my capacity as County Councillor for Buxton North & East to object to planning application HPK/2026/0275 for the proposed use of 75 St John's Road as a children's care home.

Firstly, I wish to make clear that this objection is not directed towards children in care, who deserve safe, stable and supportive accommodation. Rather, my concerns relate to the suitability of this particular house and the planning implications arising from the proposed use.

1. Impact on Residential Character and Amenity

St John's Road is a well-established residential area characterised predominantly by family housing. The proposal would involve shift-working staff, management oversight, professional visitors, service providers and associated vehicle movements. In practice, this would mean a material intensification of activity at No 75, a semi-detached house, altering its character from that of a conventional dwelling and certainly impacting residential amenity for neighbouring occupiers.

I note that there is already a children's home operating within close proximity - a few doors up the road on the same side. The cumulative effect of concentrating care-related residential uses within a relatively small area should not be ignored.

2. Traffic, Parking and Highway Safety

The proposed four off-street parking spaces are likely to be insufficient to accommodate staff changes, management visits, professionals attending the property, maintenance contractors and visitors. This creates a realistic prospect of overspill parking on St John's Road, part of the main A53 route out of town.

There are longstanding resident concerns regarding existing traffic volume and speeding on St John's Road. An increase in vehicle movements, particularly associated with staff shift changes occurring throughout the day and

night, and with vehicles backing out of the gate onto the main road, has the potential to create further highway safety concerns.

3. Loss of Front Garden and Visual Impact

Although the application states that no significant external alterations are proposed, the conversion of the front garden area to provide vehicle parking will alter the appearance of the property and damage the streetscene on one of Buxton's most important points of entry.

4. Noise and Disturbance

Children's homes operate differently from ordinary family dwellings. Staffing requirements across a 24-hour period, shift changes, visitor activity and the day-to-day management of the home is likely to generate a level of activity beyond that typically associated with a normal household.

5. Accuracy of Application Information

Residents have also raised concerns regarding the procedural aspects of the application, including questions relating to ownership certification and notification requirements. I ask that officers satisfy themselves that all statutory requirements have been complied with before the application proceeds to determination.

6. I have been made aware that 75 St John's Road is the site of two historic cannabis farms & both while the property was under the ownership of the family still in possession of it and making this application. I do not, therefore, believe it would be appropriate for the current or related owners to be in either ownership or ultimate control of the property as a children's home, on safeguarding grounds.

Conclusion

I consider that the proposal would result in unacceptable intensification of use, harm to residential character, increased parking pressure, highway safety concerns, potential impacts on neighbouring amenity and raises wider concerns around overall suitability.

I therefore respectfully request that planning application HPK/2026/0275 be refused. Should officers be minded to approve the application, I ask that the matter be referred to the Planning Committee for full public consideration.

Yours faithfully,

Councillor Melandra Smith

County Councillor, Buxton North & East

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