Aldercar and Langley Mill Parish Council

Objection to planning application AVA/2026/0574
506 Cromford Road, Langley Mill
Proposed change of use from residential dwellinghouse (Class C3) to residential care home (Class C2)

Aldercar and Langley Mill Parish Council objects to this application in its present form because inconsistencies in the submitted information prevent a clear assessment of the proposed use and its potential impacts.

The Council draws particular attention to the consultation response dated 9 October 2026 from Derbyshire Constabulary's Designing Out Crime Officer, which identifies matters requiring clarification.

1 Number of residents
The supporting documents describe accommodation for up to three young people aged 7–18, whereas the proposed first-floor plans show five young people's bedrooms. The maximum number of residents must be established clearly and consistently throughout the application.

2 Staffing and supervision
The supporting information refers to a minimum of one qualified Residential Support Worker being present at all times, while also describing a staffing ratio of at least one member of staff per young person. This does not clearly establish the proposed staffing arrangements.

The applicant should provide an unambiguous account of staffing during the day and overnight, including waking-night and sleep-in arrangements, and explain how the stated supervision levels would be maintained at maximum occupancy.

3 Office and overnight staff accommodation
The supporting documents describe two first-floor offices, one incorporating overnight staff accommodation. However, the police note that the first-floor plans show five young people's bedrooms and two bathrooms only, with no office accommodation shown on the ground floor.

Revised plans and supporting documents should identify the intended use of each room and demonstrate how adequate accommodation for residents, staff and management would be provided.

4 Safeguarding and assessment of planning impacts

The police explain that their safeguarding checks depend partly on establishing the scale of the home. The Parish Council is concerned that the inconsistencies leave this fundamental matter unresolved.

Accurate occupancy and staffing information is also necessary to assess associated vehicle movements, parking requirements, operational activity and potential effects on neighbouring residential amenity. The Council considers that the application does not presently provide a sufficiently clear and consistent basis for that assessment.

Requested action

The Parish Council requests that the application is not approved in its current form. The applicant should first submit coordinated, corrected plans and supporting documents confirming maximum occupancy, staffing, supervision and room uses.

Derbyshire Constabulary should then be given an opportunity to complete its checks and comment on the clarified proposal. The Parish Council also requests an opportunity to comment on any material amendments before determination.

The Council recognises the need for suitable accommodation for children requiring care. Its objection concerns the adequacy and consistency of the information submitted and whether the proposed operation and its planning impacts can be assessed properly.

Please record this representation as a formal objection and address these matters expressly in the officer's report.

Clerk to Aldercar and Langley Mill Parish Council
On behalf of Aldercar and Langley Mill Parish Council