

From: [Pet Twigg](#)
To: [Planning \(HPBC\)](#)
Subject: Fw: Re planning application HPK/2024/0434, rear of 2 The Quadrant , Buxton
Date: 05 April 2025 07:39:27

Can you add this as a letter of support

Sent from [Outlook for iOS](#)

From: Sarah Eker
Sent: Friday, April 4, 2025 7:32 pm
To: Pet Twigg
Subject: Re planning application HPK/2024/0434, rear of 2 The Quadrant , Buxton

Dear Pet Twigg and Matthew Rhodes

I am the owner of the property at the rear of 2, The Quadrant, Buxton, Derbyshire SK17 6AW which is leased and used as a gym. The lessee has applied to High Peak Borough Council (HPK/2024/0434) for a change to the condition of opening hours so that it can be used as a gym from 6am to 10pm, Monday to Friday.

I am writing to you as I have concerns in regard to the treatment of this planning application by my tenant.

There is, as far as I can ascertain, only one objection to this application from an objector who does not actually live in the property from which they are complaining (it is not clear how they could make such a complaint with real knowledge) and that complaint seems to have been largely replicated in your recommendation without any further consideration or investigation as to its merit. I therefore have some questions .

1. New commercial premises are being set up all the time as are changes to opening hours and changes of use. On how many occasions have you and/ or the council put a requirement in that a noise assessment is required first? Are you able to provide examples? The length of The Quadrant has commercial premises such as bars and restaurants residing on the ground (and in some case the upper) floors. Many of these create a noise and have music licenses. Some are used as Air B&Bs . Do these have the same restrictions put upon them and have they been required to carry out an expensive survey? Given the number of commercial properties in the area how were you able to reach a conclusion as to which exact property was making a noise , if any ?
2. In what documentation is this requirement for a noise assessment published and where may I find this documentation? Has this requirement been approved by the Council or the appropriate authority and when?
3. If there is a requirement for a noise assessment to be provided in specific circumstances, why is this not made clear on the face of the application rather than wasting time and effort?
4. You have made a generalised statement, based on no real evidence about the gym and say that its extended hours give rise to significant loss of amenity at nearby residential premises and noise from falling weights onto "original floors" The flooring is not original , but in any case it is cushioned. Did you visit the premises and locality before making your

recommendation? How do you know that the premises does not already meet necessary requirements? Did you check or ask? Do you know whether the premises is in a residential area? If you checked you would find that it is largely surrounded by commercial premises and Airbnbs. Airbnbs make a lot of noise. Did you ask them for a noise assessment? How do you know that dropping weights makes a noise, how much noise? Do you have readings from your monitoring of noise and if so can we please see the readings because we are very hands on landlords . We take these things seriously and we cannot find any evidence to back up the claims being made. On the contrary in fact, as our tenant has video evidence which shows that at the time and date of the complaint levelled against him there was one person in the gym with no music on what so ever , quietly sitting. He has provided this but no one seems to be concerned with actual facts. He also said that on the date of the complaint there was a party taking place at the Air B&B a few door along (Quadrant Cottage) at the rear of the Quadrant that was making a terrible racket. Has this been asked to do a noise assessment ? Has it got the necessary planning permissions since it, and the other numerous AirB&Bs within the Quadrant operate all year round and create noise, often late into the night and are un policed.

5. We have tenants renting an apartment above the gym that hear no noise from it what so ever ! They are completely unassociated with the gym and have no reason to defend it. On the contrary they would be on to us straight away if such disturbance emanated from below them . We also tracked down a former neighbour of the gym and he can confirm that he lived there for years and was never aware of any disturbance from there.

It would appear that you have accepted an unsubstantiated complaint as being gospel and simply repeated it in your recommendation without due diligence and the necessary evidence that is require. This could ruin someone's business. Our tenant is a very nice young man and extremely respectful and this has caused him a terrible amount of stress and anxiety .

My legal representatives would like to be assured that you are simply not making up subjective policy and procedure and I would therefore like confirmation that gyms and indoor sports and recreation areas are required to submit a ProPG(GAG) noise assessment as a matter of course.

Our tenant has a right to request to see all emails and legal documents in which he is referenced and we would like these to be produced . He will therefore be considering a 'Subject Access Request' for assessment.

I would appreciate answers to my questions. I will also be raising these and other questions as freedom of information requests.

Regards

Sarah Eker

Sent from my iPhone