

17 Ash Terrace
Lightwood Road
Buxton
Derbyshire
SK17 7BH

Planning Support
PO Box 136
Buxton
SK17 1AQ

19th December 2025

Dear Sir,

RE: HPK/2025/0471 Buxtons Working Mens Club – HPK/2009/0425.Miss Victoria Stableford.

I write in response to a letter I've received regarding the above application. Please can I have it noted that I received the letter this Wednesday December 17th 2025. The letter received was dated 28th November 2025 and informed me I had 21 days to reply from the date on the letter which left me with 2 days only to reply, so I am hoping my letter will be taken into account despite missing close of business today.

I live at the back of the working men's club. The proposed new area looks right down on my property along with several of my neighbours and enables our every move to be observed.

I would like to strongly object to this outside area. We have been here before with a previous tenant of the WMC whom erected a smoking area without planning permission which was eventually removed as the planning permission was not granted

This was a very traumatic time for all the residents who live at the back of the WMC. It completely encroached on our privacy and we felt like prisoners in our own home.

There can be loud music in the Club on several nights a week particularly in summer, and the building is not sound proof, which I struggle to understand when the club is in the middle of residential properties. My neighbours and I have never complained about this noise, we tolerate it.

However, the proposed new area has already been used this summer and has just brought all the noise outside and we are all already really concerned about what the future holds. The windows of the club are opened when it is warm and the door to the new area is left open for access which means the music is louder. I understand the tenants intend to use the downstairs area for the festival events which doesn't necessarily involve music but the room is also used for pool and snooker nights and the upstairs customers come out via the fire exit.

The last outside area that was erected here had people sitting out there all night, they don't nip out for a quick cig, they are out there all night, Especially in summer, it just became a beer garden. They were not considerate to the nearby residents by keeping the noise down, and why should they, they are out having a good time. As far as they are aware there isn't a problem. I couldn't sleep with my window open in summer due to the noise, vulgar swearing and alcoholic induced nonsense going on outside the club.

The club has a smoking area at the front of the building, I don't understand why they cannot continue to use this, it might encourage some of them to smoke less, or even give up, if the area wasn't that appealing to them. This is what everyone else has had to contend with in most other pubs and clubs and a lot of people have cut down their smoking or even given it up completely.

The previous outside area caused us all a lot of distress and really affected our mental health. We felt we were being watched going about our daily business as some of the regulars are out there day and night. If we had a barbeque, sunbathed, gardening, emptying the bin, putting the washing out, bringing it in, absolutely everything can be seen! I love people watching, its great, I don't blame them all. However it's not nice when you are the subject that is being watched. There were people out there from the minute the club opens to the minute it closes. I Felt on edge all the time. I stopped using my garden and sat around the corner in my yard where I felt I was hiding, until I could no longer tolerate the noise and found myself going inside.

One neighbour has moved on and houses go up for sale due to the disturbance and lack of privacy this causes. There is also the dreadful smell of smoke and the safety issue particularly where children are concerned if they are playing in the yard, cigarette ends and even glasses have been thrown historically and the foul language meant the children could no longer play in the yard.

The residents of some of the properties cannot even sleep due to the noise of the music on occasion and this new outside area will just increase the disturbance.

I would like to thank you for giving me the opportunity to air my views and hope that it may help towards a positive outcome for the residents of Ash terrace so that we may all be able to look forward to a peaceful, private live in our own home.

Yours faithfully

Miss Melanie J Gamble