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From: planningcomments@highpeak.gov.uk
Sent: 02 June 2026 14:45
To: Planning Comments (HPBC)
Subject: Comment Received from Public Access

Application Reference No. : HPK/2026/0169 Site Address: New Mills Leisure Centre HYDE BANK ROAD NEW MILLS
DERBYSHIRE SK22 4BP High Peak Comments by: John Harvey

From:
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Submission: Objection

Comments: I object to this planning application on a number of grounds.

1. HPBC have not made a case for a need for increased gym space or for a wellness centre. There is no management information provided to show a clear need for more provision. They do not factor in the presence of a number of private gyms in the area, and appear to want to create a municipal monopoly of gym provision. They have been providing for exercise on prescription users for many years, and make no substantive case for a need for a wellness suite.
2. I have made a complaint to the Local Government Ombudsman, on the above grounds, which after screening has been accepted for investigation. That investigation is likely to take some 21 weeks from 20th April, which would be mid September. And therefore any decision re planning should be postponed until the outcome of that complaint is known.
3. In their parking statement HPBC claim that the maximum building occupancy will only increase from 342 (existing) to 355 (proposed) i.e. an increase of only 13 users. This estimate I believe to be disingenuous. They propose to double the size of the gym, which currently has 35 stations, and therefore a theoretical capacity of 35: while doubling the area will not necessarily double the number of workstations, I would submit that it is likely to increase by somewhere around 50%, to around 50 workstations. Therefore it could produce an increase of 15 users at least. The existing group exercise room will be used for a wellness suite, presumably accommodating similar numbers. But there will then also be a large replacement group exercise room created on the first floor i I can't find a statement about the capacity of this, but submit that it is likely to be at least 15. Therefore the likely increase in user capacity or numbers is likely to be at least 30, not the 13 that HPBC claim.
4. The car park has a modest 56 spaces, and there are no proposals to increase this. It is already heavily used, and quite often I have had to park on Hyde Bank road when visiting the centre to use the sports hall, gym, or squash court. The car park is shared with four medical destinations; Sett Valley medical practice, the clinic or health centre, a pharmacy and a dental practice. There is no evidence of the parking needs of these visitors diminishing, and all the trends are towards increasing usage of medical facilities. In this context an increase in leisure centre user numbers of any size would create difficulties, even if it was as low as HPBC have estimated. An extra 30 users as I have estimated is possible would create major problems for existing users of the leisure centre and of the adjacent medical facilities i and for Hyde Bank Rd residents. The loss of the squash court accounts for only two people.

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