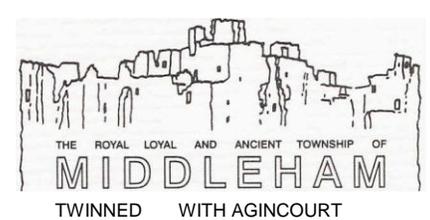


MIDDLEHAM TOWN COUNCIL



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Dear Ms Snowball

Re: Planning Application and Listed Building Consent for Hill House, Middleham, your ref 17/00041/FULL

Thank you for sight of the plans and proposals relating to the proposed development of a Centre for the People of the Racing Industry and for meeting and discussing the proposals with Councillors Fairhurst and Byford.

This application has caused significant concern in our community. Middleham Town Council has researched and considered the proposals in depth. We have held an informal meeting with the developers and a Town Meeting open to all residents with those both supporting and opposing the scheme. We then discussed the findings from these meetings and other representations made by residents at the Town Council Meeting on Wednesday 1st March 2017.

This is our response:

Middleham Town Council is opposed to the proposal as submitted for the following reasons:

1. **Gym is out of scale**, over-bearing in design and dimensions and for construction within the setting of a listed building and within a residential and conservation area. It impacts on neighbouring properties and residents to a detrimental degree by over-shadowing, providing an unacceptable level of noise and disturbance and of light pollution.
2. **Significant increase in vehicle trips and parking** will be generated by the proposed gym and social/meeting space for hire. This will be to the significant detriment of immediate neighbours and surrounding residents and accommodation businesses. The only available space for parking is on the common land of the historic cobbled Town Wastes that are maintained for the community by the Town Council.
3. **Proposed Social/Meeting/Hire rooms and Catering Kitchen** will duplicate and threaten the viability of existing community facilities at Middleham Key Centre. No evidence of unmet need or research into existing local social/meeting/hire facilities has been provided.
4. **Supervision and Welfare of young residents.** With the proposed multi-occupancy hostel style accommodation for 10 young people aged 16-25 years, we consider that the presence of welfare staff/warden on site is essential throughout the day and night to ensure the safety, wellbeing and protection of the young residents.
5. **Water Courses.** Although not identified in the plans, there is a fast-flowing water course that runs beneath the gardens of Sun Dial House, Hill House, Middleham Grange and Waterford House, running from south west to north east. The assessment of maximum flow and appropriate culverting needs to be surveyed and calculated.

6. **Construction Management.** This site adjoins a racehorse training yard with party walls to stables and residential housing in a Conservation Area. It is also on the only route for horses accessing the gallops from the town centre yards. Should consent be given, a management plan to control and limit delivery times and disruptive works is required.
7. **Archaeology.** We welcome the requirement by NYCC for the developers to commission archaeological trenches to see what historic evidence may lie beneath the garden.
8. **Nature Conservation.** We think that a survey should be undertaken in the roof spaces of Hill House, West Hill House and the Gallery to check whether bats are resident.

The Council is conscious of the need to support and promote the racing industry for the benefit of Middleham and the wider community and as defined within the Local Plan. We seek to do so in balance with the needs and considerations of neighbours and residents, our unique historic environment and the leisure and hospitality businesses on which Middleham also depends. We look to achieve consensus and collaboration between the various interests wherever possible. The lack of prior consultation by the proposers has made this more difficult to achieve and is Regrettable. We have listened carefully to the views and suggestions made by people at the Town Meeting and in individual representations to councillors and have drawn up a list of suggestions that would offer mitigations to some of the key issues we have listed as being unacceptable as proposed. These do not entirely address everyone's concerns and there would still be impacts. Any resolution will involve compromises by all sides but would help to achieve a more acceptable design than the proposal as currently submitted.

We would need to be consulted on any further proposals and revisions submitted by the applicants in order for us to reconsider our current objections.

Yours sincerely

Honor J Byford

Honor Byford
Cllr

For and on behalf of Middleham Town Council
6TH March 2017