

	Issue	Potential mitigation	Remarks
1	<p>Gym is out of scale, over-bearing in design and dimensions and for construction within the setting of a listed building and within a conservation area. It's height and design, including glass and opening roof lights presents a major intrusion by filling almost the entire garden space; overlooking neighbouring gardens and by creating noise and light interference onto neighbouring properties, especially those of Middleham Grange, Glasgow House and Sun Dial House (the latter through noise and light impact via the opening roof lights and windows and the expanse of glass facing their property to the south and west of the gym).</p>	<p>Removal of the gym from the proposed scheme Or Reduction in size and scale of the gym building and repositioning further from the boundary walls – we suggest a minimum of 3.5metres from the walls with interplanting of screening shrubs. and Removal of all roof lights from the roof slopes Or Removal of the opening feature for all roof lights and Removal of glass and windows facing over neighbouring properties and Redesign of roof to an a-symmetrical design with the ridge peaking towards the south front of the gym facing Hill House – as per the Key Centre design – thus further reducing the elevation and over-shadowing towards neighbours And Reduction in proportion of glass in the garden facing wall to normal window sizes with wall below. The inclusion of a solid roofed veranda would also reduce the light impact on Sundial House and provide a beneficial shelter over the proposed paved patio area outside the gym.</p>	<p>The designer to provide plans showing:</p> <ul style="list-style-type: none"> - Scale plan of elevations with dimensions - Plan of proposed external developments (gym and new house) including neighbouring properties ground plans to show context and relation to existing buildings - Modelling to show impact of over-shadowing of existing or revised design on all neighbouring properties and gardens in high summer and in mid-winter - Modelling to show impact of light from the gym onto all neighbouring properties from current or proposed amended designs <p>These designs and additional plans to be consulted with Town Council and neighbouring property owners</p>
2	<p>Significant increase in vehicle trips and parking</p>	<p>Removal of the gym from the proposed</p>	<p>Suggestions by proposers that those</p>

	<p>will be generated by the proposed gym and social/meeting space for hire. This will be to the detriment of immediate neighbours and surrounding residents and accommodation businesses.</p> <p>Most staff for the gym and both staff and clients for the treatment rooms will arrive and leave by car and they will want to park as close to Hill House as possible. The site has only 4 parking spaces.</p> <p>Parking is already at a premium in Middleham Town Centre, especially during the visitor season (March – October). The only available space is on the cobbled Town Wastes – these are Common Land that is owned and maintained by Middleham Town Council on behalf of the community.</p> <p>The closing of car doors and starting of engines and general chatter of people meeting or taking their leave will be heard by nearby residents – many of whose houses are listed or historic within the centre of the Conservation Area so have not been permitted to fit double glazing to reduce noise.</p>	<p>scheme</p> <p>Or</p> <p>Re-design to site the gym within Hill House – we suggest this could be fitted into the amended double size meeting room to the front that was discussed and sketched following our meetings on Monday 27th February. This would remove or significantly reduce the construction in the garden and enable some parking to be provided there.</p> <p>Or</p> <p>Consent to be conditioned to restrict opening hours of the gym to, we suggest: 0900 – 2100hrs Monday – Saturday and 1000 – 1800 hrs Sunday</p>	<p>using the gym will walk or cycle are laudable aspirations but evidence shows this is not what happens in practice and the majority of users will arrive and leave by car. The gym owners and managers will have no means to influence or control this.</p>
<p>3</p>	<p>Proposed Social/Meeting/Hire rooms and Catering Kitchen will duplicate and threaten the viability of existing community facilities.</p> <p>No evidence of unmet need has been provided for this additional facility nor has research been undertaken to assess existing local facilities and their level of hire and availability. These facilities will duplicate what is already available and is not fully used in Middleham Key Centre – which is</p>	<p>Remove the proposed catering kitchen, servery, meeting and social function space from the proposal.</p>	

	<p>situated on Park Lane, 400 metres from Hill House. This community facility is owned, managed and supported by the community through volunteers and is available to hire, and is regularly used for racing industry meetings and training courses. The creation of an additional and duplicate facility will dilute the bookings and place both under threat of under use. The development of the Key Centre was publicly funded. It was actively supported by the local Racing Industry to provide facilities for meetings, training and social functions.</p> <p>The provision of an additional facility for hire in the midst of residential properties and adjoining the stables of a racehorse training yard would generate significant vehicle trips, parking and out of hours noise and disturbance (car doors, people leaving etc) to the detriment of neighbours.</p>		
4	<p>Supervision and Welfare of young residents. With the proposed multi-occupancy hostel style accommodation for young people aged 16-25 years, we consider that the presence of a welfare staff/warden on site is essential throughout the day and night to ensure the safety and wellbeing of the young residents.</p>	<p>Condition that this accommodation include the presence of a warden 24/7.</p>	
5	<p>Water Courses. Although not identified in the plans, there is a water course that runs beneath the gardens of Sun Dial House, Hill House, Middleham Grange and Waterford House and into a culvert running down the west side of Kirkgate, flowing off the Low Moor from south west to north east. The beck runs all year and becomes very full and overflows during sustained</p>	<p>The calculation of maximum flow and appropriate culverting to be undertaken and calculated to allow for the volume and flow regularly seen in periods of sustained heavy rainfall. The volume rises very rapidly – local knowledge and photographs are available from the Town Council to assist engineers in calculating this to prevent changes causing</p>	

	heavy rainfall.	flooding into any of the properties.	
6	Archaeology. We welcome the requirement by NYCC for the developers to commission archaeological trenches to see what historic evidence may lie beneath the garden.		
7	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.	Bats are regularly seen in the immediate vicinity of the properties during the season (spring – autumn). Appropriate mitigation measures to be taken if bats are present	
8	Construction Management. This site adjoins a racehorse training yard with party walls to stables. It is also near other occupied residential properties several which are listed and do not have double glazing so are vulnerable to noise and disturbance from construction traffic, plant and activity. The site is on the only route from the town centre training yards to the gallops and is passed by 150 + horses every morning. Many are very young horses and the potential for them to take fright from heavy lorries and machinery causing injury to themselves, their riders and others is significant.	Consent to be conditioned to include a work plan that prevents deliveries and plant/drilling work during key sensitive periods , to be agreed with the immediate neighbours at Sun Dial House and Glasgow House Stables and the three other town centre trainers most affected.	Careful management can ensure control of noise, dust and disturbance and quiet respite periods for horses and people. Horses in training are only permitted to access the gallops between 0600 and 1300 hrs daily.