

**PROPOSED WORKS TO  
RECREATIONAL LAND/FORMER TENNIS COURT  
BEECH HILL MANOR, 3 MAIN ROAD,  
AISLABY, WHITBY YO21 1SW**

**FOR**

**MR. R. HORNCastle**

APPROVED  
31 AUG 2016

**PLANNING, DESIGN AND ACCESS STATEMENT**



imaginative architecture + engineering design

**bhd**  
partnership

Address: Airy Hill Manor,  
Whitby,  
North Yorkshire,  
YO21 1QB

## INTRODUCTION

Beech Hill Manor was built in or around 1958 and consists of a substantial stone built detached house with slate roof and sweeping drive down to the entrance from Main Road in the village of Aislaby, near Whitby.

A range of single storey outbuildings are attached to the house on the west gable which then wrap around a small courtyard area. Designed and built as stables in the 1980's these buildings are now holiday cottages.

The gardens and amenity space all fall away from the road to the south/south east towards the woods and river Esk in the valley below.

To the south of the former stables is a 'ménage' which was used for dressage and horse training plus jumping purposes.

Alongside this to the east is a large sloping lawn, at the bottom of which was a former grass tennis court, which is currently used as a play and recreational area with a "ha-ha".

Beyond this is a large area of parkland which extends to the southern most boundary hedge and which provides a further amenity space for ball games and play, along with viewing of the glorious countryside so prevalent in this area.

The whole of the site covers approximately seven acres of land in mature grounds and is within the conservation area of Aislaby.

## ACCOMMODATION

Beech Hill Manor provides spacious holiday accommodation for family groups and friends and can sleep fourteen adults plus three children in the house and the dining room can seat up to 18 people.

West Wing is a spacious single storey property which is attached to Beech Hill Manor and can sleep a further four guests.

Within this building is a large snooker room which is also accessed directly from within Beech Hill Manor House.

Tower Cottage to the south provides accommodation for seven guests and is a two storey building consisting of the former stables and hay loft above within a tower on the southern corner of the buildings.

Beech Hill Manor is therefore a significant property capable of accommodating up to twenty five adults plus three children with on site parking at the front of the Manor and, along the rear and west side of Tower Cottage and West Wing as well as to the front of Tower Cottage. The existing ménage is retained but rarely used.

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The amenity space and recreational area is predominantly at the rear of the property which is on the south side of the buildings and extends for the full area owned by the applicants and consists of sloping garden, grass tennis court/play area, ha-ha, and sloping down to the boundary at the south of the property.

The front garden consists of lawn and trees. Due to the north facing aspect and lack of views it is very rarely used as amenity space by guests.

Whilst the Recreational area/Parkland was never used for agricultural purposes by the applicant it is likely to have originally have been so. The Applicant has mown the grass for many years in order to provide an area for play and enjoyment of the views of the National Park and area by his family and visitors.



## **PROPOSALS**

This application seeks consent to regulate works carried out by the applicant to provide the following:

1. A safer level area for children to play by removal of the partially collapsed stone “Ha-Ha” around 1 metre high and extension of the former grassed tennis court to the South to bring it in line with the grass terrace of Aislaby Hall to the East.
2. The ground is then “battered” (sloped) down to join back with the existing sloping ground level of the mown parkland to the South.

The length of the batter being approximately 20 metres due to the additional slope on the existing area.

3. The clay sub-base is topped with a layer of fine good quality top soil and grass seed.
4. The existing ménage is to be reduced in length by approximately 4 metres at the south end in order to better accommodate the difference in levels and to improve the access for the vehicular mower used to cut the grass.
5. To regulate the question of potential previous agricultural use of the recreational area/ mown parkland.

## **CONSULTATIONS AND IMPACT ON NEIGHBOURS**

The applicant has been in consultation with the neighbouring owner to the East of Aislaby Hall and of Park Lodge to the West, neither of whom expressed any concerns to the applicant.

The proposed works are not considered to have any impact on neighbours for the following reasons:

- The existing use of the land as a recreational area for the owners and guests of the property for many years will remain in its present use.
- The distance of the land concerned away from the neighbours is significant at approximately 100 metres away from Park Lodge to the North West hidden behind established mature trees and hedging and around 70 metres from Aislaby Hall to the North East which cannot be seen due to the very high stone boundary wall of 3.2 metres.

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## PLANNING POLICY

The existing property and land is used for Residential and Holiday Accommodation purposes.

The existing use complies with the Core Policies of the North York Moors National Park in terms of:

- Core Policy - Delivering National Park purposes and Sustainable Development by promotion of the National Park as a holiday destination, encouragement to use the outdoor space and value the natural scenery of the National Park directly at the rear of the property.
- Core Policy H - Rural Economy - by encouraging tourism, providing a Restaurant facility for tourists to enjoy time in the open-air and to use local amenities such as The Forge Public House and Restaurant in the village. Footpaths on the doorstep such as Featherbed lane and the Esk Valley Walk. Regular buses pass through the village providing easy access to Whitby, the Esk Valley and the coast along with a train station in Sleights, a half-mile walk.
- Development Policy 14 - Supports Tourism and Recreation which applies directly to this application.
- The current Development policy allows for some extension of domestic residential use into agricultural land and as the recreational use which exists and is to be regulated does not include "domestic clutter" and not gardens but merely mown grass parkland, it is not considered to be detrimental.
- Development Policy 19 (Householder Development) is in place to ensure that there is no detrimental impact on neighbours and this application complies with that policy.

## CONCLUSION

Therefore whilst this proposal seeks consent for the physical alterations to part of the land within the ownership of the applicant and removal of a partially collapsed or unsafe stone "Ha-Ha" by provision of a safer wider level area for the benefit of children and those guests using the holiday accommodation, it relates to a small proportion of the existing area of the 7 acre site and is not considered to be harmful to the appearance of the area in the short or longer distance views, or the use of the land or the Conservation Area as it is at the rear of the property and unseen from within the village or neighbouring properties.

For these reasons it is respectfully requested approval of the application be considered.