

**Dawn Paton**

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**From:** Mrs J. Marley, Clerk to Cloughton Parish Council  
**Sent:** 16 February 2017 21:41  
**To:** Planning  
**Subject:** Comments on NYM/2017/0008/FL

**NYM/2017/0008/FL Subdivision of dwelling to form one holiday letting cottage (retrospective) at Whin Brow Cottage, Hood Lane**

The above application has been considered by Parish Councillors. Concern was expressed that the answer to question 14 was inaccurate since the property had been advertised as a holiday cottage during 2016. (I have since been able to confirm that on 23/3/2016 the property was advertised on the internet as a holiday cottage - [see this link](#)).

Other concerns were expressed, namely 1] the existing cess pit (not septic tank) will not be able to cope with the increased load - it already serves 3 properties; 2] the existing patio is less than 10 metres from Bracken Brae and some 12 metres from Whin Brow and overlooks both properties. It is inevitable that the holiday use will have an unacceptable impact on neighbouring properties by virtue of its proximity and the use as a holiday property as opposed to permanent residential occupation.

Council therefore wishes to object to the application on the grounds of 1] unacceptable impact on neighbouring properties by virtue of noise, disturbance and overlooking and 2] lack of foul sewage capacity.

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J Marley (Mrs)  
Clerk to Cloughton Parish Council  
Annan,  
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NYMNP  
17 FEB 2017

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**The Hayloft**  
Cloughton near Scarborough, North York Moors and Coast (Ref. 930998)



NYMNP  
17 FEB 2017



Rating **✓✓**

Sleeps **2**

Bedrooms **1**

Bathr

## Features

- Smoke-free
- Pub/shop < 1 mile
- Seaside
- Open fire
- Sky TV
- Garden / Patio
- Washing machine
- Off road parking
- Dishwasher
- Broadband / WiFi

## The property

This lovely cottage is set in a peaceful and tranquil location, next to the owner's home, on the outskirts of the North York Moors National Park.

This delightful cottage has been creatively converted to provide the perfect romantic hideaway for a few minutes' drive from the popular coastal resort of Whitby, Robin Hood's Bay and Scarborough.

Originally the end-section (Hayloft and barn) of an ancient longhouse, this charming studio-style stone and brick quirky accommodation over two floors.

Upstairs, there is a light and spacious open plan living area, with a double bed tucked up against the wall and a sofa and chair to relax in.

From the windows are superb views over the beautiful open countryside and the sea.

With a lovely homely feel, there are lots of little extras, including original artwork on the walls and ceiling.

On the ground floor is a bright and cheerful rustic style kitchen, with painted panelled walls and cupboards.

Entry to the property is from the rear, across a small lawn to a flagged private patio; ideal for a morning sunbath, before heading out for the day.

From the cottage, there are excellent walking and cycling opportunities, with the 23 mile Cinder Track and the clifftop Cleveland Way trail just a few minutes' walk away.

The seaside town of Scarborough has much to offer, with its sandy beaches, castle ruins, pretty gardens and restaurants.

Enjoy a lovely walk from North Bay to South Bay along the promenade, or book an evening at the Grand Theatre in the Round.

With the spectacular scenery of the North York Moors to explore, plus Whitby and quaint coastal village of Robin Hood's Bay to visit, guests will be delighted to stay in this charming cottage at any time of the year.

## Accommodation

Open plan first floor studio accommodation with double bed and sitting area. Ground floor bathroom with shower, basin and WC. Ground floor kitchen with dining area.

## Amenities

- Air source central heating
- Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, select
- Fuel and power inc. in rent
- Bed linen and towels inc. in rent
- Roadside parking outside property
- Patio with planted border and furniture
- Sorry, no pets and no smoking
- Shop 1 mile, pub 5 mins walk
- Note: Access to property is via a farm gate across a lawned area.



## About the location

### CLOUGHTON

Scarborough 4 miles; Ravenscar 5 miles; Robin Hood's Bay 11 miles; Whitby 14 miles.

Cloughton lies 4 miles north of Scarborough, on the edge of the North York Moors National Park. With lining the main street and more modern developments behind, the village has two pubs on the main outskirts. Close by is the popular 'Cinder Track', a disused 23 mile long railway track, that's now used for horse riding. There is easy access to the Cleveland Way long distance trail that hugs the cliff top as it passes Hayburn Wyke, a rocky cove with a waterfall and inn, Robin Hood's Bay and beyond to the north and south. Popular since Victorian times, this vibrant seaside town retains many of its original fine buildings, as well as its historic castle which overlooks the town. North Bay and South Bay provide two superb stretches of golden sandy beaches, popular with families and small children. There are a number of child friendly excellent visitor attractions for grown-ups too, including the Stephen Joseph Theatre, Scarborough Sea Life Open Air Theatre for live music. Scarborough is a great location for outdoor activities, with golf courses along the Cleveland Way, stunning cycle routes such as the old railway to Whitby, beautiful sailing and quality surfing. Add to this all the usual seaside entertainment and bustling promenades located close to Scarborough is the destination with something for everyone. Ideally situated for touring the coast, Cloughton is an ideal base for a fun-filled break.

This property offers the following short breaks: ⓘ

Winter    Off-season    Last minute    Christmas