

## **CPC Planning Comment**

### **17/00380/FUL | New dwelling on existing, self-contained, plot | Land West of Nyasa Dunstan**

The members of Craster Parish Council would make the following comments:-

- Request a condition that the dwelling be a permanent dwelling in perpetuity with the wording to be in line with that recently imposed at Beadnell. E.g.

#### **Occupancy Restriction**

- The Owner (or occupier in the case of an Affordable Rented Unit) of any Dwelling shall not permit such Dwelling to be occupied unless in accordance with the following:
  - The Dwelling shall be Occupied by the Owner (or occupier in the case of an Affordable Rented Unit) for a minimum of forty (40) weeks in any calendar year;  
The Owner (or occupier in the case of an Affordable Rented Unit) shall not permit the Dwelling to be Occupied by anyone other than a Family Member or the Owner's guests;
  - Where the Dwelling is occupied by a guest of the Owner (or occupier in the case of an Affordable Rented Unit) the Owner shall also be in physical Occupation of the Dwelling;
  - The Owner (or occupier in the case of an Affordable Rented Unit) shall provide the Council such information as it reasonably requires to demonstrate to the Council's reasonable satisfaction that the Dwelling is being occupied as the Owners only or principal residence.
- The attention of the developer is drawn to the drainage problems associated with water coming from Rose Cottage onto the road, especially due to the number of trees being removed that could otherwise soak up water on the site.
- Ask the developers to ensure that the main roadway is left in the same or better condition that it is currently in, once works are complete.

Subject to the above the Craster Parish Council support the application.