**Comments on application 21/NP/0045 Land South East of Rose and Thistle**

This application materially differs from the building approved under 18/NP/0007. This permission has lapsed and the development carried out by the applicant on site is unauthorized.

Whilst it may be called a bunkhouse the floor layout is totally different and is clearly what one would associate with a single dwelling.

There are a number of inconsistences in the documentation as follows:-

1. On the application form it states that the employment generated by the development is 0.5 FTE.
2. In the Design and Access statement it states in answer to question 9d, part of which relates to the number of jobs, that the question is not applicable. That conflicts with para 1 as one would have expected to see reference to 0.5 FTE here.
3. The same answer is given to another part of 9d, how many additional bed spaces are being provided. If a bunkhouse surely this question should have been answered.
4. In answer to question 9g, vehicular movement, it is stated that there will be two movements per day, morning and evening. These are the level of movements one would associate with a single dwelling, not a bunk house.

In the circumstances this application should be treated as that for a dwelling. I support the principle of some additional dwellings in Alwinton but this is not an appropriate site and a better site is that proposed under application 21/NP/0016.

The approach to Alwinton from the East has not changed for 100 years plus as is demonstrated by old photographs and provides a very attractive entrance into the National Park. Granting permission in the proposed location for a dwelling will materially harm that approach and the setting of Alwinton.

If despite all the evidence the applicant is seeking to build a bunkhouse a much better location is in the paddock behind the Rose and Thistle. In a letter from the applicant on the 18/NP/0007 file he stated that camping on that field has ceased and he did not want to use it for camping because of the impact of traffic on the two adjoining houses. I note that despite that statement, this year there is an increasing level of camping/parking of campervans. I fully support maximizing camping and the provision of a bunkhouse on the paddock and both will be beneficial to the viability of the Rose and Thistle.

In short there are better options for diversifying the income potential of the Rose and Thistle than granting permission for this application which will materially impact on the setting of Alwinton. It therefor should be refused.