

Notice of Meeting and Agenda Local Review Body.

Date	Time	Venue
Tuesday, 04 June 2024	14:00	Council Chambers (Renfrewshire), Council Headquarters, Renfrewshire House, Cotton Street, Paisley, PA1 1AN

MARK CONAGHAN
Head of Corporate Governance

Membership

Councillor Jim Paterson (Convener):

Councillor Chris Gilmour: Councillor Neill Graham: Councillor Bruce MacFarlane: Councillor
Iain Nicolson:

Members of the Press and Public

Members of the press and public wishing to attend the meeting should report to the customer service centre where they will be met and directed to the meeting.

Further Information

This is a meeting which is open to members of the public.

A copy of the agenda and reports for this meeting will be available for inspection prior to the meeting at the Customer Service Centre, Renfrewshire House, Cotton Street, Paisley and online at <http://renfrewshire.cmis.uk.com/renfrewshire/CouncilandBoards.aspx>

For further information, please email
democratic-services@renfrewshire.gov.uk

Webcasting of Meeting

This meeting will be filmed for live or subsequent broadcast via the Council's internet site – at the start of the meeting the Convener will confirm if all or part of the meeting is being filmed. To find the webcast please navigate to

<https://renfrewshire.public-i.tv/core/portal/home>

Items of business

Apologies

Apologies from members.

Declarations of Interest and Transparency Statements

Members are asked to declare an interest or make a transparency statement in any item(s) on the agenda and to provide a brief explanation of the nature of the interest or the transparency statement.

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|-------------|---|------------------|
| 1 | Procedure Note | 1 - 2 |
| 2 | LRB03.24 | |
| 2(a) | Appellant's Submission | 3 - 54 |
| | <p>Submit documentation in support of a review of the Planning Authority's decision to refuse planning permission for the erection of dwellinghouse and livestock barn (in principle) at Site 500 Metres South West Of Undercraig Farm House, Galahill Road, Langbank. (23/0158/PP)</p> | |
| 2(b) | Planning Authority's Submission | 55 - 110 |
| | <p>Submit documentation on which the Planning Authority decided to refuse planning permission for the erection of dwellinghouse and livestock barn (in principle) at Site 500 Metres South West Of Undercraig Farm House, Galahill Road, Langbank. (23/0158/PP)</p> | |
| 2(c) | Procedure Notice seeking further information together with response. | 111 - 132 |
| | <p>Copy of Procedure Notice seeking further information as to the business reasons, together with supporting evidence, why the proposed dwellinghouse and livestock barn required to be erected at the proposed site.</p> | |
| 3 | LRB04.24 | |
| 3(a) | Appellant's Submission | 133 - 212 |
| | <p>Submit documentation in support of a review of the Planning Authority's decision to refuse planning permission for a smallholding with dwellinghouse on vacant plot at site on south western boundary of West Cottage, Houston Road, Bishopton. (23/0496/PP)</p> | |

3(b) Planning Authority's Submission

213 - 310

Submit documentation on which the Planning Authority decided to refuse planning permission for a smallholding with dwellinghouse on vacant plot at site on south western boundary of West Cottage, Houston Road, Bishopton.
(23/0496/PP)

3(c) Further Representations

311 - 314

Copy of further representations received from interested parties in respect of proposals.

A. At the meeting

1. When a Notice of Review is submitted, the role of the Local Review Body ("the LRB") is to consider the planning application afresh and reach a decision.
2. The planning officer's original decision forms part of the documents before LRB when it is making its decision, however, the LRB is not reviewing the planning officer's original decision. Although termed a 'review', the decision of the planning authority when acting as the LRB is still the decision of the authority on a planning application and the same considerations apply to the factors that must be taken into account when making a decision as they would in the case of a first determination.
3. Section 37(2) of the Town and Country Planning (Scotland) Act 1997 sets out that when the planning authority is dealing with an application for planning permission, the planning authority require to have regard to the provisions of the development plan and other material considerations. This applies to the decision of the LRB today.
4. The Planning Adviser to the LRB today is not here to speak on behalf of the Planning Service about the original decision. Their function is to provide impartial planning advice to the LRB.
5. There will be up to five Councillors on the panel, made up from members of the Planning & Property Policy Board..
6. No parties have the right to speak at the meeting.

B. Procedural format

1. The members are expected to have read the papers and documents relevant to the application and noted the relevant planning policies in advance of the meeting. The Convener will ask the members to confirm whether they have done so.
2. Members have the opportunity to ask the Planning advisor for advice in relation to planning matters that are relevant to the Notice of Review, but do not have to do so.
3. If new material has been submitted panel members will decide whether this new material can be accepted. The Legal Advisor will advise on the test to be applied when deciding whether new material can be accepted.
4. The panel will consider whether the applicant has asked for further procedure in this case and will take the decision whether they have sufficient information before them to determine the notice of review, or whether further procedure is required.
5. If the panel decide that they do not have enough information to determine the notice of review at the present time, then they will decide whether there is a requirement for:
 - a. Further written submissions
 - b. Site visit
 - c. Hearing

Note: Upon the decision being taken regarding the appropriate action (at a, b, and c above) today's meeting about this matter will be brought to a close, with further consideration of the notice of review continued to a future meeting of the LRB.

6. If the panel determine that there is sufficient information within the documentation to reach a decision on the Notice of Review today, the Local Review Body will consider the following points:
 - a. The planning policies that apply to the application - noting if the application was contrary to the Local Development Plan;
 - b. The applicant's reasons for requesting a review, as stated in the notice of review;
 - c. Any representations raised by other parties;
 - d. Any material considerations identified by the applicant in the notice of review documents to support a departure from the policy and details of what these are; and
 - e. Any material considerations not mentioned by the applicant which could justify a departure from the policy.

C. Decision

1. If the Local Review Body decides to grant planning permission, it will:
 - a. Specify the reasons for granting planning permission; and
 - b. Detail any conditions to be attached to that planning permission and the reasons for those conditions.
2. If the Local Review Body decides not to grant planning permission, it will:
 - a. Specify the reasons for refusing the application; and
 - b. If conditions were suggested to allow grant, confirm why they were not prepared to grant with those conditions.

APPELLANT'S SUBMISSIONS



Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100623060-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	AXN Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ciaran	Building Name:	Twenty
Last Name: *	Bradley	Building Number:	
Telephone Number: *		Address 1 (Street): *	Middlepenny Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Langbank, Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	PA14 6XB
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text" value="Undercraig Cottage"/>
First Name: *	<input type="text" value="Linsay"/>	Building Number:	<input type="text"/>
Last Name: *	<input type="text" value="de Freitas"/>	Address 1 (Street): *	<input type="text" value="Old Greenock Road"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Langbank"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="PA14 6YS"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Renfrewshire Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

<input type="text" value="Site by Galahill Road South of Old Greenock Road."/>
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Northing	<input type="text" value="672254"/>	Easting	<input type="text" value="237540"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of dwelling house and Livestock Barn (in principle)

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached response to interested parties comments 23-0158-PP

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Response to interested parties comments (appeal statement), Letter of support from Abbey veterinarian Group, SAC Open letter to planning Officer, Appellants (applicants) comments

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/0158/PP

What date was the application submitted to the planning authority? *

28/03/2023

What date was the decision issued by the planning authority? *

20/09/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Ciaran Bradley

Declaration Date: 11/12/2023

Statement of appeal :

RESPONSE TO INTERESTED PARTIES' COMMENTS 28th November 2023

Appeal to Renfrewshire Council

Application: **23/0158/PP**

Decision date – 18th September 2023

Released to applicant on 2nd October 2023 (Effective decision date)

Appeal Against the Decision of the Planning Officer to refuse an application for Planning Permission in Principle for the Erection of detached dwelling house and livestock barn at Undercarig farm, by Galahill road , Langbank, PA146YS

Prepared by: Ciaran Bradley B.Sc. BArch. RIAS ARB
Director – AXN Architecture Ltd.

Supporting further documentation attached:

- Abbey Veterinarian group Undercraig support
- Appellants comments
- SAC consulting Open letter to planning officer

Further to the receipt of the planning officer's response to the above Review, we make the following comments on behalf of our client.

As a general point the Planning Officer's observations takes an extremely narrow and impractical view of the applicants evolving family situation in relation to existing suitable accommodation, oversimplifies the availability of suitable useful accommodation 'nearby' and significantly understates the need for the applicant to be present on site for her labour intensive and unpredictable livestock and experience business.

Additional supporting letters from ABBEY VETERINARIAN GROUP, SAC consulting and further comments from the applicant attached, clarify the applicants urgent need to move from the three bedroom parental home on site with her own growing family, whilst moving to suitable, appropriate accommodation on site that allows the applicant and her family to remain on site and tend to her growing business.

In terms of specific comments, we comment as follows.

Please note that there is no numbering of the Planning Officer's observations or pages, however we have referred to their paragraph numbering and added page numbers for ease of referring to responses.

Paragraph 2(page 1)– this paragraph speaks clearly in support of the application; Stating applications will only be supported if they are for "required residential accommodation" for a "key worker" in a "primary industry" where the presence of a worker is essential to the operation of the business. The applicants growing family (now with husband and child) that were not present at inception of the business, continuing to live in the 3 bed parental home shared with her sister, is simply no longer suitable. The fact this is now unsuitable must be recognised.

The applicant as business owner for some 4 years now and primary worker is the key worker in a primary business where her presence on site is required at unpredictable times

as noted by both Abbey Vets and SAC consulting letter of support. This will become increasingly important as the business grows.

Paragraph 3 and 4 (page 1) Policies 16 and 17 of NPF4 refer to limited circumstances where new dwellings will be supported where “it is demonstrated to be necessary to support sustainable management of available rural business and there is an essential need for a worker to live permanently at or near the place of work” this is clearly and demonstrably the case for the applicant

Paragraph 5 (page 2) re policy ENV1. Reiterates the need for a development to support an established activity. This clearly supports the applicants application. The particular evolution of the business on land the applicant owns in a place she grew up and developed the business on and within, supports the specific locational and operational need for the business and supporting accommodation to be in this particular location.

Paragraph 7 and 8 (page 2) makes the points that the applicant already lives on site, that the applicant is seeking additional accommodation to expand the business and that no policy provision is made for the splitting of a family unit in currently suitable accommodation.

This narrow view simplifies and overlooks the urgency and impracticality of the current accommodation situation and need for appropriate accommodation on site. The parental home on site is no longer suitable for 2 families and the evolution of a family, the need to leave the parental home would not be regarded as splitting a family. Additionally the requirement is not only to facilitate the business expansion, it is to support the natural expansion that is already occurring.

The planning officer appears to be taking a dim view of an enterprising young business persons’ attempts to settle and grow a rural business whilst providing independent and appropriate suitable accommodation for the growth of her family, business and local community.

Paragraph 9 (page 2) – The comments here belittle the SAC consulting labour requirement assessment and the applicants’ and Abbey VETS assertion that this labour requirement is required on site. The application and consultants are the experts in this regard. The comments also reiterate that the applicant already lives on site and that settlements nearby could “reasonably” accommodate the applicant.

Again this simple view overlooks the urgent need for the applicants growing family to leave the small parental home and be accommodated near to the livestock and growing business. ‘Nearby’ accommodation is expensive, unavailable, increase stress on Applicant and livestock, and severely increase risk to livestock due to unsuitable supervision and emergency care when required.’ ‘Nearby’ overlooks availability, cost and the convoluted back roads networks that would leave the applicant remote and distant from her livestock at the unpredictable times she is required to tend to them,.

Paragraph 10 (page 2) clearly supports the labour requirement and activity of the business in this locational

Paragraph 11 (page 2) again states there is no justification for additional accommodation and that no site specific operational requirement has been established. This very simplistic

view ignores the fact that the applicant owns land and a business in this location, that she and her family with new husband and baby cannot live in the parental home indefinitely and that site specific operational need has been clearly established by expert consultants.

Paragraph 12. page 2The comments acknowledges periodic “rigorous demands” for an on-site presence , however belittles this to not be a constant throughout the year and that the applicant already has a presence on site.

The comments take no cognisance of the unpredictable and labour intensive nature of the work as outlined in the SAC report and supported by Abbey Vets. whilst the planning officer asserts the operation on site requirement can be achieve by remote accommodation in settlements within reasonable proximity, this is not the view of the applicant who cannot operate a labour intensive and unpredictable livestock business remotely.

Paragraph 13 page 3 states that no relevant policies support this application. However it is the opinion of the applicant, SAC consultants, the applicants VET (Abbey Vets) and the business growth data in support of the application that this is precisely the type of application that Renfrewshire council should rally behind in support of young family determined to grow a business in support of the local community. The application for planning permission in principle for a home and barn is exactly what is required to facilitate and help the applicants’ family and business to flourish and thrive in a location where they have grown and positively contributed to throughout their life.

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- **Thorough Cleaning:** Start with a deep clean of mats, equipment, and surfaces using strong antifungal cleaners. Suggest this is after every session. Suggest creating a volunteer schedule using a 1st choice 2nd choice 3rd choice option for who will mop the mats. Appoint volunteer members to run the schedule. Ensure enough mops and hot water available.
Suggest requesting a one off voluntary payment to the club of say £10- £20. to buy signage , enhanced cleaning materials and initial purchases of sample soaps and wipes to be handed out.

Planning application 23-0158-PP – APPEAL

Planning application 23-0158-PP was refused for the following reasons:

The proposed development does not comply with Policies 8, 16 and 17 of National Planning Framework 4 or Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2022 and the New Development Supplementary Guidance on Housing in the Green Belt as the business owner already resides at the site, and a site-specific operational need for the dwelling has not been demonstrated.

Rebuttal to these reasons for refusal will be given under the following headings;

- 1. Business owner already living on site**
- 2. Site specific operational need for dwelling**
- 3. New development in the countryside 2022**
- 4. LDP new development supplementary guidance 2022**

Whilst addressing the reasons above for refusal, the following policies will be addressed;

- Policy 8
- Policy 16
- Policy 17
- Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2022
- New Development Supplementary Guidance on Housing in the Green Belt

1. Business owner already living on site

The Business owner and applicant, Linsay de Freitas, has lived at Undercraig Farm her entire life. In 2019 Linsay decided to start her own business on the family farm and has since reinvested and grown it into the success it is today. Currently, Linsay finds herself having built her business on the family holding, diversifying to directly connect with tourism, healthy living and providing opportunity for access to the countryside. Over this time Linsay has gotten married and started a family. Along with the challenges of farming, being a female in agriculture and balancing a work life balance in this challenging industry, she has had to move her husband into her family home to allow them to bring up a family as well as run a successful business. Living on the farm is the only option to continue to run Larch Green Alpacas due to the nature of the business; day to day activities, responsibilities, welfare and security of the livestock. With an established breeding program up and running and a view to expanding the herd to allow more visitors, it is vital to be present throughout the year.

Although the current living situation is not ideal for raising a newborn and beginning a new family, the proposal is business focused, merely complementing the current family situation. The applicant is currently residing in a 3 bedroom family home alongside her parents and her sister whilst trying to raise a family with her husband and newborn daughter. Linsay, regardless of this has continued since creating her business to scale it with a view to increasing its exposure and integration with the community. The business often engages with local universities, colleges, primary schools, additional needs educational establishments as well as care homes and running kids' clubs on the farm.

SAC report - An agricultural labour requirement report completed by SAC was presented to planning. SAC is an internationally recognised body who advises businesses, individuals, and governments alike on all subjects agricultural. Their report was completed on the conclusion of an in person, on site lengthy assessment of all aspects of the business. It is acknowledged there is no recognised standard for alpacas and the assessment for goats has been used instead. This is because Alpacas have not been as popular as other livestock until recently. This is changing and can be demonstrated in the changes in the law; Dogs (Protection of Livestock) (Amendment) (Scotland) Act 2021. This amendment in 2021 came to recognise Camelids (alpacas) as Livestock affording them the same protection as other more commonly farmed livestock such as cattle, sheep, swine etc. This should be treated as an indicator of where this industry is going, and the significance of the SAC report should not be underestimated. In the SAC report this is addressed and confirms that although 1.7 labour units have been assessed on goats, it is highly likely should alpacas be recognised within the labour report in the future the labour unit would be much higher due to the nature of their care and the business activities. Although recognised not to solely be justification for a dwelling house, the scale of the business, ongoing growth and its requirement for commitment and continued presence on the farm is clearly demonstrated. SAC indicates in their report that to run the business in its current state it would take almost two people employed full time. The established breeding program along with other ongoing business commitments requires that a presence is kept on the farm at all times, there is no mention in planning policy that stipulates a trigger for the consideration of how much time is required to be spent on a farm when ongoing breeding is taking place therefore I would defer to the SAC report and the applicants own experience which indicates an all year round presence is needed. Put simply breeding livestock is not a part time activity.

Alternative accommodation - The refusal mentions other accommodation nearby should be considered. This is not supported by planning policy. To consider other accommodation nearby would substantially increase the applicant and her families carbon footprint due to resulting in constant trips by car to and from the farm. Policy fourteen states consideration should be given to reducing car dependency, policy one and policy five also refer to considering the global climate crisis, the suggestion that the solution is to increase carbon emissions to avoid building a new dwelling goes against planning policy in these circumstances. Policy sixteen and seventeen refer to considerations regarding affordable homes and local living and keeping people in the countryside, the refusal suggests buying a home in the village nearest to the proposed location however this would require a substantially larger financial investment than the proposed construction of a new dwelling as well as the already mentioned increase in carbon footprint. Lindsay has lived and worked on the farm and in the countryside her entire life and the suggestion of moving away from the farm and countryside because she already lives nearby to the proposed site is not supported by planning policy. Lindsay's business is thriving and this is because of her continued efforts and commitment and the amount of time she is required on the farm.

2. Site specific operational need for dwelling

The proposed location has been selected for very specific reasons which benefit the environment, community, business, and welfare of the valuable livestock. The location is specifically located near to the current operation. The proposed location has been selected as the location of the planned intensified breeding program; the continued success of the business relies on increasing the herd. The tourism aspect of the business entirely relies on Macho (male) Alpacas used for trekking due to their nature. In the absence of Hembras (female) Alpacas, Machos are placid and easy to train, curious around people and gentle by nature. Hembras are known to be standoff alpacas, they would prefer little interaction and are not easily trained. For this reason, all aspects of the tourism business make use of exclusively Machos. Hembras are only used for producing and their presence nearby to Machos can have extremely detrimental consequences to the business. Machos who sense the presence of Hembras or have frequent interactions with them can become violent, boisterous, and impossible to handle. This would pose a substantial amount of risk to the business allowing visitors to handle Machos in this state. The location of any increased breeding program must be located away from any current Macho herd to continue involving tourists handling of them safely. The proposed location is the furthest away location from the current Macho heard, who are located conveniently near to established parking for visitors and the main carriageway for maximum exposure to passers-by. The proposed location is out of sight of any Macho herd and would allow for any weaning Cria (baby alpaca) to take place without incident. The proposed dwelling is situated beside the livestock barn for the reason it will be treated as a maternity unit, allowing for instant support pre and post-partum to the Hembras as well as constant monitoring and additional support of any Hembras and Crias.

The location is the only relatively flat part of this parcel of land, this is beneficial as any construction would require minimal groundwork and disruption. The location has also been proposed due to its proximity to an existing road network, this is beneficial as it would require very little scarring to the land for access, it is noted there were no objections reported by the road's development officer. The location is secluded, utilising existing tree lines to mask it. The proposed location is situated near to an established power source and private water supply reducing the need to implement this moving forward. The location in the past has been the scene of multiple crimes, youth disorder and suspicious activity. The creation of a dwelling and continued presence at this location would greatly increase the safety of the nearby national infrastructure; radio masts, decrease the continued degrading of a historic monument nearby; world war two gunning establishment, discourage unauthorised dumping of waste and illegal use of the roads by persons driving under the influence and using illegal motorcycles and quad bikes.

The proposed location is also on land owned specifically by Linsay, not her family.

3. New development in the countryside 2022

New developments will only be supported where they demonstrate diversification within green belt and rural areas and promote new employment, tourism opportunities or community benefits, which are compatible with and do not have an adverse impact on the character of the green belt. The development plan framework noted within policy ENV 1 with the weight of any test put on the quality and rural character of the area.

This new development which is proposed seeks to continue to diversify the farm, promote new employment and tourism opportunities all while supporting local economic growth allowing visitors to the area to have more to do and see and will have no adverse impact on the character of the greenbelt. With all consideration to the above the development fits within the criteria for consideration ensuring there is no detracting from any quality of the area the development seeks to increase its quality.

Lindsay currently employs and has a volunteer programme including volunteers working towards their 'Duke of Edinburgh' levels, and retired people who enjoy being in the countryside. She is looking to take on more as the business progresses.

4. LDP new development supplementary guidance 2022

Tourism - is an important element of the economic, social, environmental, and cultural well-being. This proposal seeks to provide an opportunity for an existing business to continue to grow and offer more to any visitors to the area, contributing to local economy, complementing existing facilities with no detrimental impacts. The proposal seeks to bring the people of Scotland and further afield into the countryside to celebrate the heritage of the Scottish countryside. With the increase in breeding there is an opportunity to further link in with schools, universities, and other educational establishments as well as visitors with a view of increasing exposure to the husbandry side of the business. The location benefits from a nearby train station given visitors the opportunity to commute by train as well as on-site parking for cars/buses. It is demonstrated by the lack of concerns reported by the roads department that the location and road network is suitable for the proposal and as mentioned above the on-site already implemented water/electricity facilities compliment the proposed location.

Greenbelt development - It is demonstrated by way of the breeding program that the proposal is required in the location it is proposed. Supporting an established activity out with the nearby settlement. The proposal seeks to complement the surroundings and enhance the proposed location.

ABBEY VETERINARY
GROUP

71 Canal Street
PAISLEY PA1 2HP
Tel: 0141-887 4111
Fax: 0141-887 0813

54 Murdieston Street
GREENOCK PA15 4HU
Tel: 01475 721155
Fax: 01475 787511

17/11/23

Re: Undercraig Farm Planning Application, 23/0158/PP

Dear James Weir,

I am the vet involved in the care of the alpacas at Undercraig Farm, and am writing to support Linsay's application for living accommodation on site to allow for her to care for her alpacas efficiently.

Looking after alpacas can require a lot of monitoring and potential intervention to take care of the alpacas properly. As Linsay breeds her alpacas, this can require even more time, especially the new born crias. Some examples of these requirements include:

- the careful monitoring of the mother alpacas for signs that they are getting close to birth so any complications can be noticed and acted upon promptly
- monitoring the mothers after birth for early signs of illness
- checking the new born crias regularly, and giving any medication or assistance to ill crias. This needs to be done around the clock at regular intervals. Over the past 2 breeding seasons there have been ill crias which have required round the clock supervision – living on site would allow for this to be done effectively
- Minimising stress on pregnant alpacas is important to support the pregnancy. Female alpacas become aggressive towards male alpacas, so these need to be kept separately. As Linsay has an established alpaca trekking business (with male alpacas used for the treks), it is important for the females to be housed away from the males, and this area should be safely away from the established routes used for the treks.
- From a safety point of view, having the farmer living on site near to the housed animals acts as a deterrent for members of the public coming to look at the animals and potentially stressing them. Also, the farmer will often hear if any disturbances occurring within the sheds and be able to intervene quickly ensuring the safety of the animals

I believe Linsay living on site will allow her to take care of her alpacas to the standards required of her. If she had to live elsewhere, the above points would become impractical, and cause stress to Linsay to try to provide adequate care as she would, understandably, be concerned about the welfare of the animals under her care.

I hope this helps you process the application,
Yours sincerely,



Camilla McNutt BVMS MRCVS

Abbey Veterinary Group is a trading name of VetPartners Practices Limited, Registered Office: Leeman House, Station Business Park, Holgate Park Drive, York YO26 4GB Registered in England: 10084952 VAT Registration No. GB 228 9288 65

Planning Officer
Renfrewshire Council Planning Department
Renfrewshire House
Cotton Street
Paisley PA1 1WB

Our Ref: CB/LM LGA Electronic Copy
29 November 2022

Dear Sir/Madam

Re Linsay Mitchell, Undercraig Farm, Langbank Planning Application

I first met Linsay Mitchell in April this year when she contacted me with regards carrying out an Integrated Land Management Plan (ILMP) for Undercraig. An Integrated Land Management Plan is a Government Funded scheme that allows farmers to:

“Take advantage of government funding to create a sustainable and profitable future for your farm or croft”. An Integrated Land Management Plan (ILMP) is your pathway to a sustainable and profitable future. Setting out your vision for your farm or croft, it provides a clear, achievable, step by step action plan that will take you there”.

(www.fas.scot/integrated-land-management-plans-ilmeps/)

When I met Linsay at Undercraig, in addition to her request to carry out an Integrated Land Management Plan to look at other options/enterprises that could be incorporated into her business plan; she also wanted to commission a Business Efficiency report to ensure that she was maximising the overall efficiency of her existing business from a technical, financial and an environmental perspective. She also requested that a carbon audit and mitigation report be prepared to establish the business’s carbon footprint and wanted to seek advice as to how to mitigate emissions going forward.

Throughout the ILMP process Linsay had a clear commitment to establishing Undercraig as a practical sustainable ecologically focused working farm that could provide a living for herself, to the extent my conclusion stated:

‘Despite the difficulties over the past two years caused by the Coronavirus pandemic, Linsay has created a unique and very successful business. By diversifying into alpaca trekking enterprise, the business has returned far greater profits than would have been possible from traditional livestock enterprises. The business would not be viable if it was reliant on the income from simply farming alpacas for their fibre production’. June 2022

As a farm and rural business adviser, I am often contacted by young farmers and new entrants who simply want to know what start-up grants they can access, and quickly lose interest in a career in farming when they discover that, in the current climate, there aren't any. In contrast, Linsay has worked hard to establish her business without Government support and her business has flourished when many businesses failed due to the covid pandemic lockdowns. Not only that, her business is attracting visitors and tourists from far and wide, and will thereby, be helping Renfrewshire to meet one of its key economic themes in the 2021 Local Development Plan (LDP) of developing '*Renfrewshire as a visitor destination with plans in place to increase visitor numbers by 4% each year*'.

Linsay has designed the 'open space' offered at Undercraig farm so that it aligns with the LDP Policy No 6 - Open Space '*to meet the access and recreational needs of people of different ages and physical abilities contributing to health and wellbeing across Renfrewshire*'. The facilities offered at Undercraig farm are inclusive and not only offer local visitors and tourists the opportunity to spend time outdoors, but meeting the alpacas up close and personal, provides a genuine boost to mental health that no other farm animal or farm enterprise can provide.

As part of the Integrated Land Management process, following the recent purchase of a woodland adjacent to the farm, Linsay also took up the opportunity to meet with an SAC Forestry Advisor, Sergei Kozitski to not only expand her knowledge of woodland management but also to provide her with the knowledge to educate visitors, nursery and school children and tourists to Scotland on its contribution to tackling the challenges of climate change.

Over the 34 years that I have worked as a Farm and Rural Business Consultant for SAC working throughout Scotland, I have been asked on a regular basis to draw up business plans for farmers and crofters seeking to build a house on their land. While many do not meet the planning criteria of sustainability and the ability to provide full-time employment for one person on the farm; Linsay's business model does. Due to the success of her business, this year, she has also been able to meet another of the Renfrewshire Local Development plan aims of providing '*employment opportunities for local residents*' as she has provided work for local people, both young and old, who had otherwise struggled to find work in the area, which is to be commended.

If you require clarification of any of the aspects covered in this letter or require any further information, please do not hesitate to get in touch.

Yours sincerely

Christine Pearson

Senior Rural Business Management & Economics Consultant

Correspondence Address & Contact Details

SAC Consulting
2 Technopole Centre
Bush Estate
Penicuik
Midlothian
EH26 0PJ

Tel: [REDACTED]

Email: [REDACTED]

www.sruc.ac.uk

Supporting sustainable growth

SAC Consulting is part of Scotland's Rural College (SRUC)

This and other documents can be made available in other formats such as large print and/or community languages on request. If you would like a translated copy, please contact the author with the details of the format/language required.

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My Ref:
Contact: James Weir
Telephone: 07483 370666
Email: dc@renfrewshire.gov.uk
Date: 20 September 2023



Ciaran Bradley
AXN Architecture
Twenty
Middlepenny Road
Langbank
PA14 6XB

Proposal: Erection of dwellinghouse and livestock barn (in principle).
Location: Site 500 Metres South West Of Undercraig Farm House, Galahill Road,
Langbank, ,
Application Type: Planning Permission in Principle
Application No: 23/0158/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,



Alasdair Morrison
Head of Economy and Development

Chief Executive's Service
Renfrewshire House
Cotton Street, Paisley, PA1 1WB
[//www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)

REFUSE Consent subject to the reasons

Ref. 23/0158/PP



DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Mrs Linsay De Freitas
Undercraig Cottage
Old Greenock Road
Langbank

PA14 6YS

With reference to your application registered on 28 March 2023 for Planning Consent for the following development:-

PROPOSAL

Erection of dwellinghouse and livestock barn (in principle).

LOCATION

Site 500 Metres South West Of Undercraig Farm House, Galahill Road, Langbank,

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 18 September 2023


Signed
Appointed Officer
on behalf of Renfrewshire Council

Ref. 23/0158/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposed development does not comply with Policies 8, 16 and 17 of National Planning Framework 4 or Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2022 and the New Development Supplementary Guidance on Housing in the Green Belt as the business owner already resides at the site and a site specific operational need for the dwelling has not been demonstrated.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL		Application No: 23/0158/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 5 April 2023
Applicant		Agent
Mrs Lindsay De Freitas Undercraig Cottage Old Greenock Road Langbank PA14 6YS		Ciaran Bradley AXN Architecture Twenty Middlepenny Road Langbank PA14 6XB
Nature of Proposals Erection of dwellinghouse and livestock barn (in principle).		
Site Site 500 Metres South West Of Undercraig Farm House, Gallahill Road, Langbank,		
Description <p>This application seeks planning permission in principle for the erection of a dwellinghouse and livestock barn on grassland accessed from Gallahill Road to the south west of Langbank. The dwellinghouse and barn would be associated with a business called Larch Green Alpacas who currently use the grassland to keep alpacas. The business also breeds alpacas, and offers guided walks. The applicant is the owner of this business, and they currently reside in Undercraig Farm approx. 500m to the north of the site.</p> <p>The site is located on elevated ground overlooking the River Clyde. It is bound by woodland to the east, Gallahill Road to the south west, and grassland to the west and north. The site is approx. 1.15 hectares in area. The indicative plans submitted with the site indicates that the dwellinghouse and barn would be positioned along the eastern side of the site adjacent to the woodland, with access via Gallahill Road. The application site is located approx. 1km south of Langbank, whilst Kilmacolm is located approx. 2km to the south-west and Bishopton 5km to the east.</p>		
History No previous applications.		
Policy and Material Considerations Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following: <u>Development Plan</u> NPF4: Policy 8 - Green belts NPF4: Policy 16 – Quality homes NPF4: Policy 17 – Rural homes LDP 2021: Policy ENV1 - Green Belt		

Supplementary Guidance

Delivering the Environment Strategy

Publicity

An Advert was placed on the press on 26 April 2023 for the following reason; Neighbour Notification.

Objections/Representation

None received.

Consultations

Chief Executive's Service (Roads Development) – No objections subject to conditions relating to provision of sight lines, configuration and surfacing at the access, and layout of any gates

Communities & Housing Services (Environmental Protection Team) – No comments.

Informative to be added: None

Assessment

National Planning Framework 4 (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable, and productive places through the application of spatial principles. Policies 8, 16 and 17 of NPF4 and Policy ENV1 of the adopted Renfrewshire Local Development Plan (LDP) are relevant to the assessment of this application as they set out specific circumstances in which new residential accommodation will be supported in principle in green belt and rural areas.

Policy 8 of NPF4 states that development proposals will only be supported if they are for residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available.

Policy 16 of NPF4 states that proposals for new homes on land not allocated for housing in the local development plan will only be supported in limited circumstances. This includes when the proposal would be consistent with policy 17 on rural homes.

Policy 17 of NPF4 states that development proposals for new homes in rural areas will be supported where the development is associated with one of several different scenarios. This includes where it is demonstrated to be necessary to support the sustainable management of a viable rural business and there is an essential need for a worker to live permanently at or near the place of work, or the development is for a single home for the retirement succession of a viable farm holding.

Policy ENV1 of the LDP and the associated guidance on housing in the green belt states that the development must be justified against the majority of the assessment criteria. This includes that the development is required to maintain and support an established activity that is suitable in the green belt and is ancillary and within the boundary of the established use, and that it is demonstrated that there is a need for the residential use to be located outwith a settlement.

The supporting information confirms the scope of the business and the nature of the activities undertaken. The business was established in 2019, and includes alpaca trekking and events, wool production, associated alpaca gift shop, a breeding programme for the alpacas and a livery yard for horses. The supporting information also sets out the anticipated expansion of the business over the next 5 years.

The owner of the business already lives on site at Undercraig Farm with other family members and it is asserted that the current arrangement is untenable, and that the vision for the expansion of the business cannot be achieved while the owner still lives in the family accommodation. Separate accommodation and additional livestock barn are therefore sought to ensure the expansion can be realised.

However, the connection between the separate accommodation requirement being a prerequisite for further expansion of the business has not been sufficiently demonstrated. The owner already has a presence on site, and this arrangement could be maintained alongside any expansion of the business. Additionally, and notwithstanding this the provision of additional accommodation to facilitate the splitting of a family unit is not referred to as an acceptable justification for a new dwellinghouse in any of the policies mentioned above.

The application is also supported by a Labour Requirements Report. The report calculates that the labour requirements associated with the business is 1.7 units. This would suggest that the business has a requirement for over one and a half full time labour units. It is noted that as there is no nationally agreed standard for an alpaca enterprise the standard for goats has been used instead. Notwithstanding, a labour requirement does not justify the need for residential accommodation at this location. A robust site specific operational requirement must be demonstrated for the erection of dwelling to be supported at the site and it is noted that the applicant already currently resides nearby 500m to the north of the site. Furthermore, there are several settlements and residential areas within reasonable proximity that would also allow for other accommodation options to be taken up by the applicant.

It is accepted that the business enterprise aspect is acceptable within the green belt. The requirements of the business with respect to the labour units are noted, as are the activities specific to the breeding of alpacas and the offer of trekking and other experiences.

While the nature of the current residential accommodation may not be the preferred choice for the owner, this does not justify the requirement for additional and separate residential accommodation from which the owner could undertake the same tasks as at present. Furthermore, no site specific operational requirement has been demonstrated.

Whilst it is noted that at times of the year there are rigorous demands for an on site presence such as at breeding it is not considered that the requirement for a worker to live on site throughout the year can be fully justified as essential to the operation of the business. Furthermore, the applicant already has a presence on site and the site is not considered to be within in an isolated location. There are other residential areas within reasonable proximity that could provide other accommodation options. As such, it is considered that whatever presence is required on site can

reasonably be catered for.

In view of the above assessment and given the current circumstances, it is not considered that any of the relevant policies or guidance noted above provides support in principle for the residential accommodation being proposed. It is therefore recommended that the application is refused.

Index of Photographs

A site visit has been undertaken on 20 April 2023, and photographs relevant to the application have been archived.

RECOMMENDATION

Refuse

Reason for Decision

1. The proposed development does not comply with Policies 8, 16 and 17 of National Planning Framework 4 or Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2022 and the New Development Supplementary Guidance on Housing in the Green Belt as the business owner already resides at the site and a site specific operational need for the dwelling has not been demonstrated.

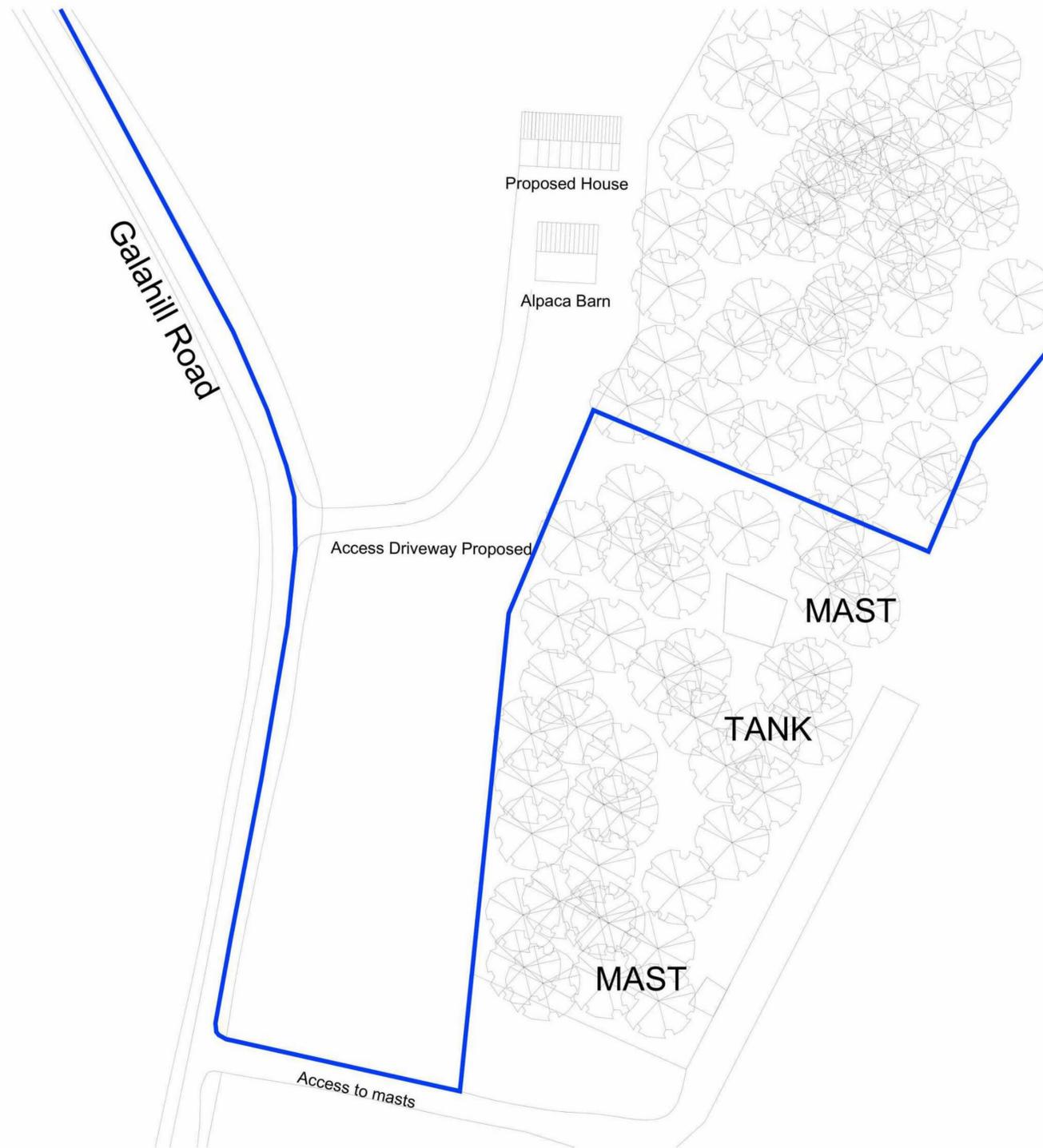


Alasdair Morrison
Head of Economy and Development

Agricultural holding number CPH - 90/726/0065

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Rev:	Date:	Drawn/ App.	Description



RENFREWSHIRE COUNCIL
 Town and Country Planning (Scotland)
 Act 1997

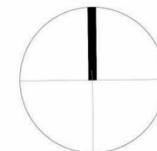
Application No. **23/0158/PP**

REFUSED
 on **18.09.2023**

Signed by 

On behalf of Renfrewshire Council

Proposed Block plan @ 1:500



Job Title: Proposed Dwelling House with Barn, Langbank PA14 6YS	
Drawn by: ZM	Project No.: 23001
Controlled by: CB	Scale: 1: 500
Approved by:	Date: 2023.03.05
Drawing No. 02	Revision
Proposed Dwelling Barn Block Plan location.	



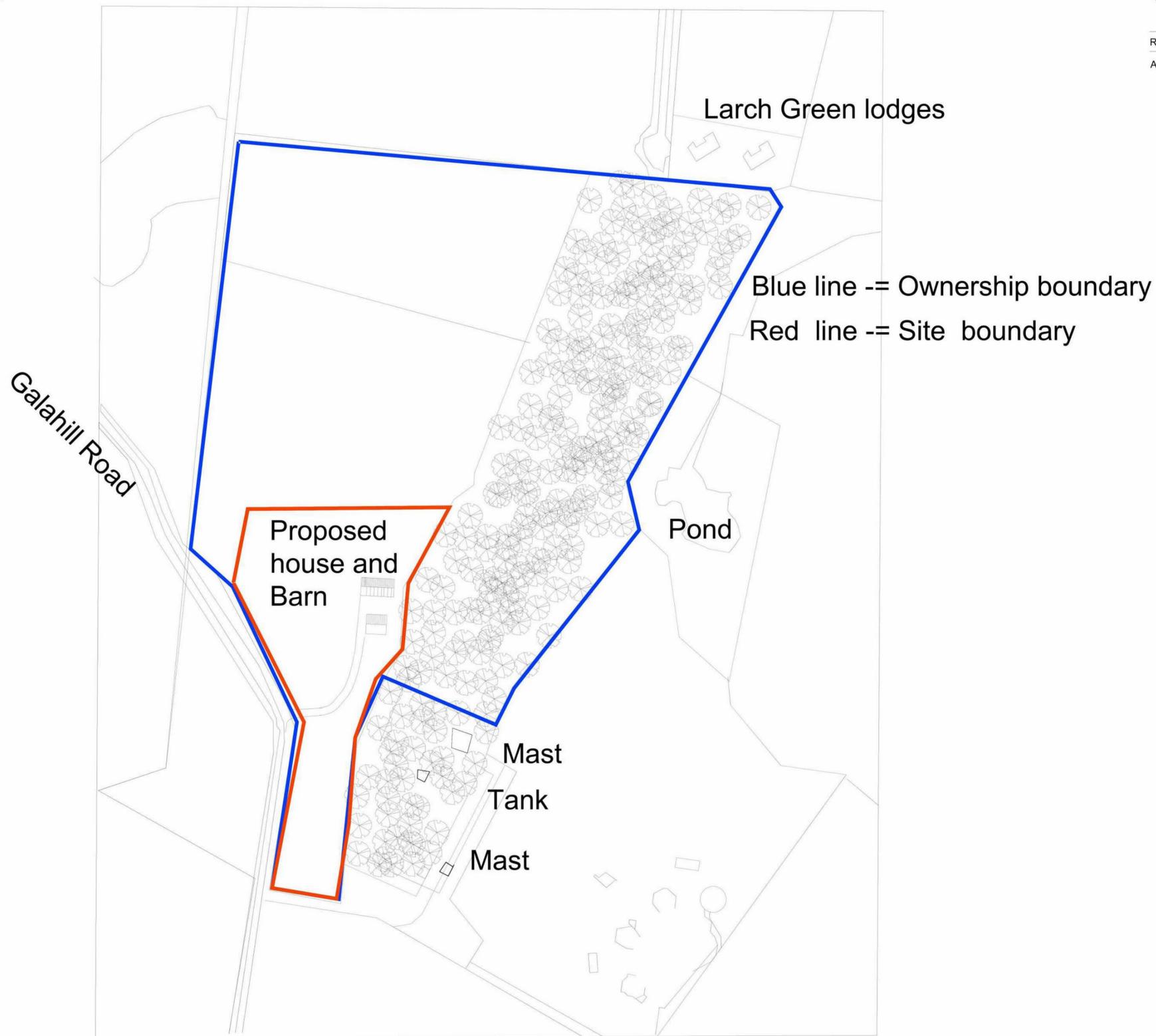
AXN ARCHITECTURE
 20 Middlepenney Road,
 Langbank,
 PA14 6XB
 info@AXNArchitecture.co.uk
 www.axnarchitecture.co.uk

Agricultural holding number CPH - 90/726/0065

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Rev:	Date:	Drawn/ App.	Description
A	04/04/23	zm/cb	site boundary added



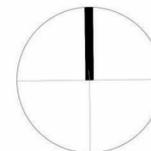
RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

Application No. **23/0158/PP**

REFUSED
on **18.09.2023**

Signed by [Redacted]

On behalf of Renfrewshire Council



Job Title: Proposed Dwelling House with Barn, Langbank PA14 6YS	
Drawn by: ZM	Project No.: 23001
Controlled by: CB	Scale: 1: 1250
Approved by:	Date: 2023.03.05
Drawing No. 01	Revision A
Location plan	



AXN ARCHITECTURE
20 Middlepenny Road,
Langbank,
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www.axnarchitecture.co.uk

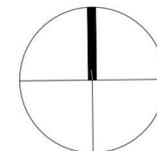
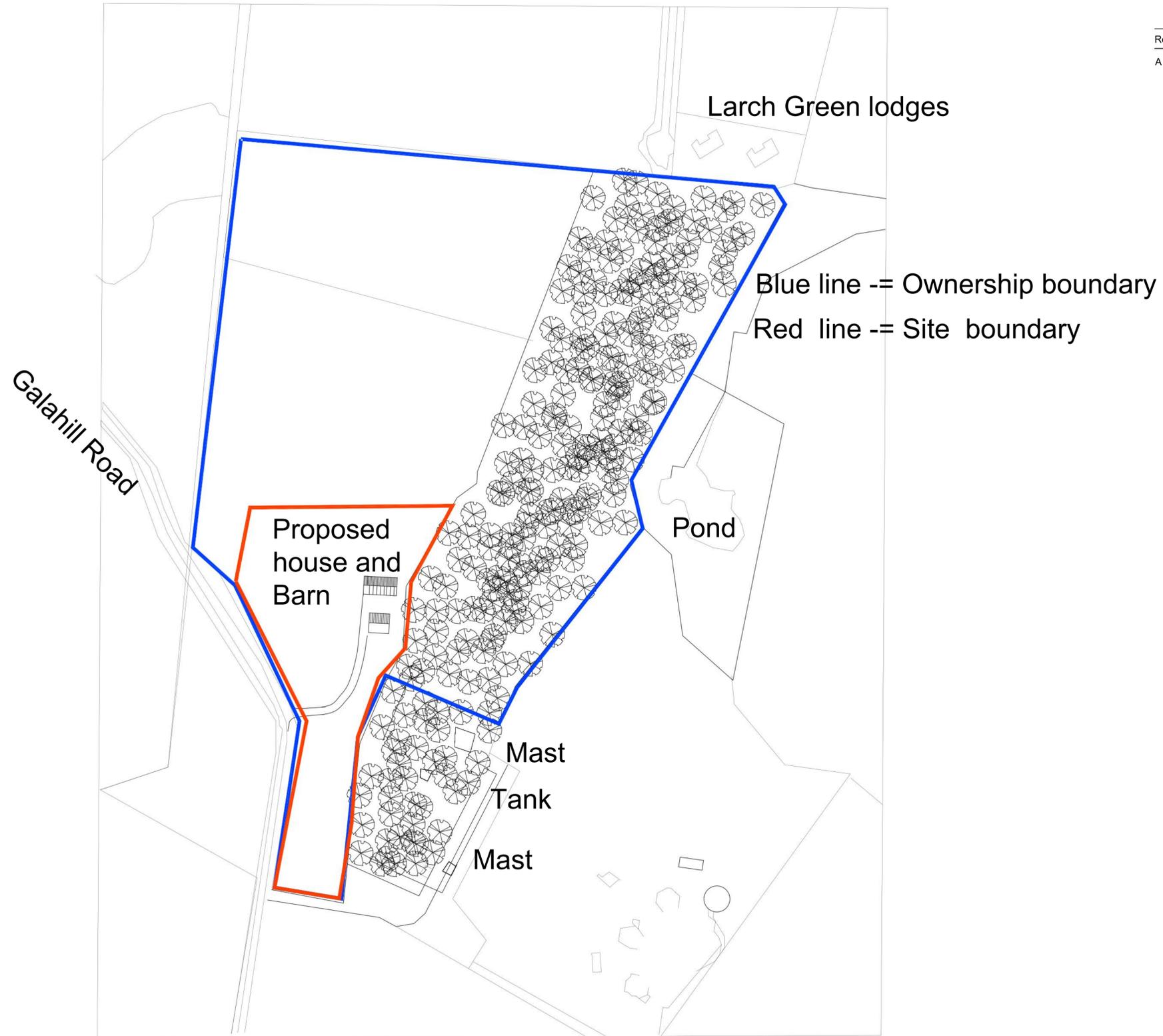
Block Location Plan 1:1250

Agricultural holding number CPH - 90/726/0065

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A	04/04/23	zm/cb	site boundary added



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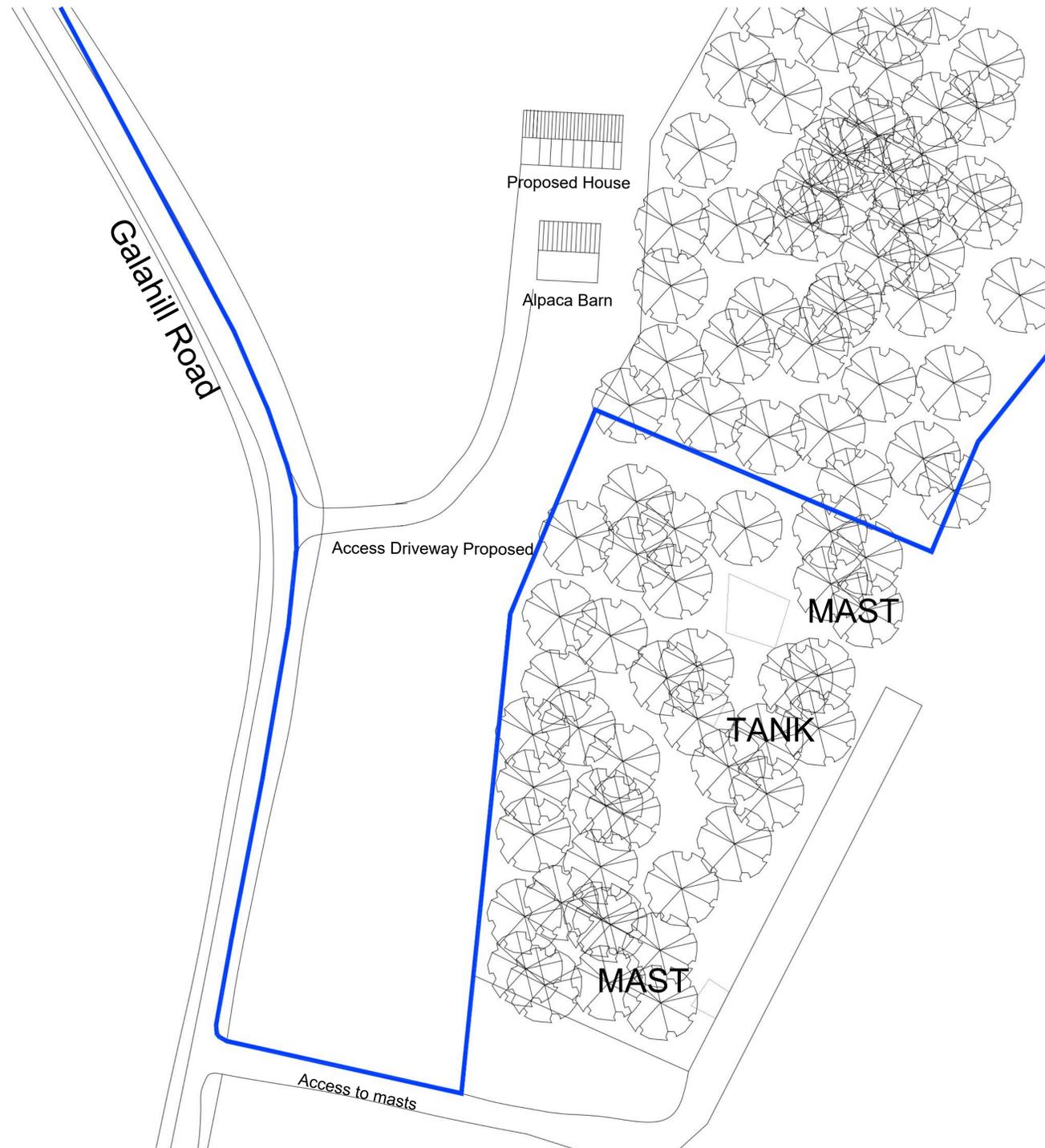
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Block Location Plan 1:1250

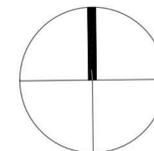
Agricultural holding number CPH - 90/726/0065

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Rev:	Date:	Drawn/ App.	Description
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Proposed Block plan @ 1:500



Job Title: Proposed Dwelling House with Barn, Langbank PA14 6YS	
Drawn by: ZM	Project No.: 23001
Controlled by: CB	Scale: 1: 500
Approved by:	Date: 2023.03.05
Drawing No. 02	Revision
Proposed Dwelling Barn Block Plan location.	



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07/03/2023

Planning & Development
Renfrewshire council
Council office
Cotton street
Paisley
PA1 1JD

Dear Jim,

APPLICATION PLANNING PERMISSION IN PRINCIPLE:

ERECTION OF DWELLING HOUSE AND LIVESTOCK BARN AT UNDERCRAIG FRAM , BY GALAHILL ROAD, LANGBANK , PA146YS.

For applicant – Linsay De Freitas (Previously Linsay Mitchell married 2/9/22)- agricultural holding number :CPH -90/726/0065

Dear Planning,

Further to correspondence in 2022 with Graham Westwater and Fiona Knighton, I am pleased to enclose a Planning application in Principle as per the above noted development.

As outlined, the applicant Linsay de Freitas has been running her Alpaca breeding programme along with Alpaca Experiences & horse livery yard business from her parents house at Undercraig farm since 2019. Linsey and her husband currently share accommodation with her parents and her Sister.

Although the whole family live currently at the farm, Linsay is the sole operative within the business and wishes to develop and grow the business. This is untenable in the current shared accommodation arrangement. To expand the business additional covered facilities will be required for the livestock and her proposal is that they will be best located directly adjacent to the site of the proposed dwelling.



The planning application in principle is accompanied by labour requirement report prepared by SAC consulting Indicating that on the basis of current stocking levels the business labour requirement is 1.72 units

A future projection business plan for the business is also submitted in support of the business outlining growth expectations of the business over the next 5 years.

Both the SAC report and the projected business plan outline the current status of the business and growth expectations. The SAC report refers to a healthy upward business trajectory. Separately 3 years of Accounts and SA returns have been included demonstrating the ongoing and established nature of the business on site.

Whilst the business is an Alpaca breeding programme with Alpaca Experiences & horse livery yard business, it is worth noting the Alpaca experience business element has considerable connection and involvement with the local community, particularly Nursery and Primary Education and Care Home petting visitations. Linsay foresees that the business as a whole will evolve and the conservative labour estimate currently will increase as will the number of livestock.

The nature of the business dictates on site attendance at very short/ emergency notice and some detail is provided regarding this also. Nearby suitable accommodation is very expensive, very limited and whilst seemingly potentially nearby, the road structure dictates any travel by car to the site is circa 2-3 miles which is unworkable, not least as round the clock supervision is required during breeding season.

I trust the application is clear with clear need for the dwelling established. I would be pleased to discuss this in further detail should that be required.

Kind regards,

Ciarán E. Bradley

Director / Architect.*B.Arch. BSc. ARB. RIAS*

AXN Architecture



Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100623060-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

ERECTION OF DWELLING HOUSE and livestock barn AT UNDERCRAIG FRAM , BY GALAHILL ROAD, LANGBANK , PA146YS.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	AXN Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ciaran	Building Name:	Twenty
Last Name: *	Bradley	Building Number:	
Telephone Number: *		Address 1 (Street): *	Middlepenny Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Langbank, Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	PA14 6XB
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Undercraig Cottage
First Name: *	Linsay	Building Number:	
Last Name: *	De Freitas	Address 1 (Street): *	Old Greenock Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Langbank
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	pa146ys
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Site by Galahill Road South of Old Greenock Road.

Northing

672254

Easting

237540

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

correspondence in 2022 with Graham Westwater and Fiona Knighton

Title:

Other title:

First Name:

Last Name:

Correspondence Reference
Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

72000.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Farm land

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Not in a Use Class

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

120

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Alapaca barn 120msq barn as well as house over 2 storeys

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Do you have any agricultural tenants? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Ciaran Bradley

On behalf of: Mrs Linsay De Freitas

Date: 27/03/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Buisness accounts Business Projections Labour requirement SAC report Cover letter

Provide copies of the following documents if applicable:

- | | | |
|--|------------------------------|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name:

Declaration Date:

Proposal Details

Proposal Name	100623060
Proposal Description	Planning permission in principle for the erection of a Dwelling House and Livestock Barn at Undercraig farm, By Galahill road, langbank, PA146YS
Address	
Local Authority	Renfrewshire Council
Application Online Reference	100623060-003

Application Status

Form	complete
Main Details	complete
Certificate of Ownership	complete
Checklist	complete
Declaration	complete
Supporting Documentation	complete
Email Notification	complete

Attachment Details

Appeals against Refusals and other decisions	System	A4
Appeal statement 23-0158-PP	Attached	A4
Appellants comments	Attached	A4
Abbey Vetrinaraian group undercraig support	Attached	A4
SAC consulting Open letter to planning officer 29 November 2022 sent 30 Nov 22	Attached	A4
2019-2020 self assessment -original application	Attached	A4
2020-2021 self assessment - Original application	Attached	A4
Larch Green Alpacas-23001-01 Existing Location rev A -Original application	Attached	A1
Larch Green Alpacas-23001-02 - Block plan- Original application	Attached	A1
Letter Planning in principle - Larch green Alpacas - original application	Attached	A4
LGA Accounts 2022- original application	Attached	A4

Original planning permission application form	Attached	A4
PP - BUSINESS PROJECTIONS 2023 THE NEED TO LIVE ON SITE - Original application	Attached	A4
Updated Larch Green Alpacas LRR Dec 2022- original application	Attached	A4
DMS-S1WQ4KMW00B00	Attached	A4
DMS-S1WQ4LMW00B00	Attached	A1
Appeals_against_Refusals_and_oth-2.pdf	Attached	A0
Application_Summary.pdf	Attached	A0
Appeals against Refusals and other decisions-003.xml	Attached	A0



Business plan, Projections and the need to live on site

Provided by Mrs. Linsay De Freitas

Summary

'Larch Green Livery & Alpacas' was started 4 years ago by myself, Linsay. The business is situated at Undercraig Farm, Langbank, Renfrewshire. The business breeds alpacas, provides Alpaca Trekking Experiences & events with my 7 Trekking Alpacas & 3 breeding females, as well as horse boarding facilities. The property consists of (49.8) acres.

Undercraig Farm is in an ideal location being so close to major road network (M8) making it easy for my Alpaca customers to get to the farm. I have had customers coming from all over the west of Scotland as well as much further afield.

In 2021 I expanded my operation and purchased some additional land adjacent to Undercraig. I have since began breeding alpacas with the hopes of expanding my herd to allow for more alpaca activities and therefore expanding the business.

Alpaca Trekking & Events

The alpaca side of my business is doing very well so far.

I currently offer a range of different experiences for customers to come and enjoy being around the alpacas.

These include:

Experience	Cost	Frequency	Total made per week
1 hour Alpaca trekking experience	£21 per adult or £30 per adult & child	5 per week	£735 - £1050 At full capacity
Meet & Feed Sessions	£9 per person or £15 per adult & child	5 Sessions per week	£75 - £300
Mini Trekkers Experience (suited to younger children)	£19.50 per adult & child	2 – 5 sessions per week. (More in summer, less in winter)	£39 - £390
Alpaca Picnics	£30 per table	5 sessions per week April – September	£450 At full capacity

I also offer:

- Care home visits
- School and educational visits (including university's)
- Children's parties
- Weddings and events

Pricing varies depending on what activities are chosen but I normally make between £136.50 - £450 per event

Wool Production

Each year the alpacas are sheared in June and their wool is sent off to a Mill. I use 'The Border Mill' where my wool is made into balls of yarn to be sold on. The alpacas all produce different quantities of wool. On average I get between 10 and 30 balls of wool per alpaca (100g balls of wool)

The process costs around £10 per ball of wool and we sell for £20 per ball.

Alpaca wool is of a very high quality and attracts customers due to its hypoallergenic properties and uniqueness.

Gift shop

I have a gift shop which is open to customers before and after their experiences where we sell items such as Mugs, T-shirts, Alpaca wool scarves, Alpaca wool socks, balls of wool, Alpaca Plushies & most recently ice cream.

Each item has around a 50- 60% mark up.

Breeding programme

I currently have 3 breeding females who are all pregnant and expecting their Cria over the summer this year.

Breeding alpacas is how I plan on keeping my business running and expanding for the years to come. If I can breed my own then I will not have the expense of buying more when my current trekking boys get too old.

The breeding process can be intense. From deciding on mating's to birthing, and then looking after the Cria – It is an everyday day hour by hour process which is required all year round.

I have attached an insight into how difficult the breeding process can be and why it is very important for me to be living on the farm to look after the hembra's (female alpacas) & Cria (babies). This document can be found on page 7.

Expansion of the business

Breeding

The biggest impact I can have on the business over the next few years is by breeding my own alpacas, which I have already started to do.

By having just 3 more trekking alpacas this could increase weekly income from the '1 hour trekking Experience' by £315 per week as well as profits from additional wool production.

Alternatively, for example if the Cria were female, within 2 years I would have 6 breeding female alpacas. Male Cria can be kept for trekking or sold on for £600+ with females going for over £2000 each.

Gift Shop

Expanding the gift shop to offer further items to customers.

If 40% of customers used the gift shop and spent between £15-£60 each the profit would increase with the increase of customers.

I would also like to offer bespoke items from our alpaca wool products which would have a higher price tag.

5 year projections for Larch Green Alpacas

Year		Projected further income
1 year from now	I will have 3 more alpacas from breeding. Depending on their gender I can either start another trekking herd, sell them on or keep for breeding.	£315 per week additional OR £6000+ over the year from selling on females With potentially 15 more customers per week this will increase our gift shop income by around 45% per week.
2 years from now	I will have 6 more alpacas from breeding. Depending on their gender I can either start another trekking herd, sell them on or keep for breeding.	£630 per week additional OR £12000+ over the 2 years from selling on females

		With potentially 30 more customers per week this will increase our gift shop income by around 85% per week.
3 years from now	I will have 9+ more alpacas from breeding. (If females are kept from year 1 they can birth in year 3) . Depending on their gender I can either start another trekking herd or sell them on.	£945 per week additional OR £18000+ over the 3 years from selling females With potentially 45 more customers per week this will increase our gift shop income by around 125% per week.
4 years from now	I will have 12+ more alpacas from breeding	£1260 per week additional OR £24000+ over the 4 years from selling females With potentially 60 more customers per week this will increase our gift shop income by around 170% per week.
5 years from now	I will have 15+ more alpacas	£1575 per week additional OR £30000+ over the 5 years from selling females With potentially 75 more customers per week this will increase our gift shop income by around 210% per week.

There is also the possibility of introducing other animals to the farm such as goats for a 'Goat Experience' or even a small café for customers to enjoy before or after their experiences. In my opinion there is many options for expansion but for now I am focussed on the breeding programme as I feel it will benefit the current business which is already doing very well.

Livery

I offer full livery only and currently have 8 stables on the yard.

Horses are boarded here for £105 per week each which includes their bedding and haylage (at a cost to me)

Over the next 5 years I would like to still be offering the same amount of boarding and the price to board a horse with me will rise with inflation.

This side of the business provides a steady income and is good to keep going especially over the winter months when the weather can occasionally affect alpaca trekking.

Conclusion

2024	More alpacas & more trekking	Increase in annual income by £16,380 at full capacity
2025	More alpacas, more trekking and more breeding	Increase in annual income by £32,760 at full capacity
2026	More alpacas, more trekking and more breeding	Increase in annual income by £49,140 at full capacity
2027	More alpacas, more trekking and more breeding	Increase in annual income by £65,520 at full capacity
2028	More alpacas, more trekking and more breeding	Increase in annual income by £81,900 at full capacity

I feel my business has been a success from the start – I have managed to keep it going through covid and even expand by buying more alpacas and introducing the female herd. I am passionate about my work and can't see myself doing anything else.

It is very important to me to look after the animals to the best of my ability and living here on the farm has a massive part to play in keeping the animals as healthy as possible.

Account of 2022 breeding – The need to live on site.

Larch Green Alpacas - 2022

This year has been the most difficult in my Alpaca career so far. I lost 100% of my Cria within 6 weeks.

Breeding alpacas is no easy task. It is time consuming, patience testing, heart breaking and exhausting. But I am still so passionate about them, even after the summer I've had – I'm even more determined to keep going.

Breeding alpacas is a sensitive matter. It takes almost a year (11.5 months) for a female alpaca to carry and birth her baby (cria). In some instances, gestation may take longer than twelve months. Birth usually occurs between the hours of 9am and 2pm – however this was not that case for one of our girls this year Asti who birthed at 4pm and the year before that she birthed at 8pm in the pouring rain. It is unusual for a female alpaca to need assistance with the birth – but when they do need assistance you need to act fast. Babies are typically born quickly and are standing and nursing within an hour of being born. Again, if this is not the case you need to act fast as alpacas can go downhill very quickly.

Living on site whilst breeding alpacas is very important. The amount of care that needs to go into these animals more than triples when the females are approaching birthing timescales. (Which can range anywhere between 242 and 345 days)

Below is an account of my year so far:

In spring this year (2022) I purchased 3 breeding female alpacas with the view of increasing my herd and potentially starting to sell these animals as the herd increases. 2 out of 3 of my girls were pregnant.

'Asti' was due on the 24th June. She had previously birthed and an alpaca's gestation is generally the same each year (give or take a couple of days)

Dakota was due around the 8th August – this was an average estimated date as this was her first birthing and there was no way of knowing when she would birth.

The girls settled in well and were really getting to know me. I was spending a lot of time with them, taking my time approaching them and being patient, doing everything possible not to stress them in this late stage on pregnancy. It was so important at this stage for me to learn their 'normal' behaviours because if anything was slightly 'off' I would need to act fast. Alpacas are very stoic creatures and are not very good at telling you if something is wrong or sore. Spending lots of time observing their behaviours benefits greatly in the long run.

Around Mid-June it was approaching Asti's due date and I could tell from her behaviours she was getting closer. She was more tired and slower than usual. I started checking her more often (up to 8 times daily). Each check I spent time in their paddock waiting for her to lift her tail to see if there was any movement. Alpacas are not an animal you can continuously catch and check, this is stressful for them so it is a case of wait, watch and see when looking for progress updates – which can be very time consuming.

On the 23rd June I was on my third paddock check of the day when I noticed Asti Lie down, get up then lie down again in quite a short time. This to me indicated a slight change in behaviour and I decided I needed to stay to make sure she was alright. This was Asti starting to go into labour. I sat in the field for 6 hours that day as Asti progressed through her labour and gave birth to a Fawn, Male Cria. The birthing process went smoothly – Asti had birthed before and she seemed to be a very good mum as soon as the Cria was born. She encouraged him to get up and suckle for colostrum (which is nutrient-dense and high in antibodies and antioxidants to build a new-born baby's immune system). I then had to catch Asti and ensure that the wax caps on her teats were removed so that the cria could suckle and get the all important nutrients, antibodies & antioxidants form the colostrum. To me, the baby suckling was the most important thing to happen that day. I was delighted that it all seemingly went so smoothly.

After birthing, Asti had to be checked regularly as well as the cria. Both had to be seen to be peeing, pooing, eating & drinking as these 4 things indicate that everything is working as it should.

Asti and the Cria were checked on hourly from here on. It wasn't just a case of having a look to make sure they are up and moving, I had to wait for them to eat, drink or do the toilet. When they were resting I had to ensure it wasn't for too long as the cria could go rapidly downhill if there was anything wrong. I took records of times I seen him drinking & going to the toilet.

I spent a long time searching the field for baby alpacas poos if I missed him going. It is always good to check the first ones are the 'correct' colour and consistency. The first one should be a yellow/orange colour which is quite soft. There after should be more brown and start to harden up. Anything out of the ordinary could indicate problems – but at this stage, it was so far so good!

The weeks were flying by, the cria was weighed every day for the first three weeks and he was gaining 1kg per day – great progress and the sign of a healthy cria.

Dakotas due date was then approaching. I carried out the same checks as I did with Asti. Observing her behaviours and like Asti, she started to slow down and be less tolerant of her sisters in the paddock. I was getting up earlier in the mornings and one morning (1st August) I arrived at the field gate where the girls come over for their breakfast and Dakota didn't show. I ran across the field to where she was. She was lying down and I very quickly realised she was birthing (this was around 6.30am – an unusual time for alpacas to birth). I also very quickly realised that the cria wasn't moving. I got there on time as Dakota had literally just pushed her out, but the cria was already dead. Dakota was 1 week away from her due date so she had gone full term. Something had gone wrong, I just didn't know what. I was devastated. I had lost my second ever cria before she even had a chance at life.

Another full day was spent in the field caring for Dakota who was very swollen around her back end. I had to speak to the vet to discuss what had happened and get some pain relief prescribed for Dakota. I gave her an anti-inflammatory injection to help with any pain and swelling and check her behaviours were getting back to 'normal' after her still birth.

The most difficult thing about this process was deciding when the right time to take the body of the cria away. If I took her away too soon, Dakota would be stressed out. I had to give the girls time to grieve but also couldn't leave the cria out in the paddock for too long as I had to get Dakota used to the fact that this baby wasn't alive. She didn't want to leave the body, she lay next to her most of the day, not eating, not drinking. The way she acted proved to me that she was going to be a very good mum – It just wasn't meant to be this time.

I found a time to take the cria away and Dakota started looking for her round the paddock. Heart breaking to watch but for the best. Within a couple of days Dakotas swelling had come down and she was eating & drinking as usual. I kept a close eye on her but was so pleased she had come through it relatively okay.

Cria number 1 had grown to 8 weeks old happy & healthy. Things then started to take a down turn. I noticed straight away due to spending so much time observing their behaviours, that the cria had a bout of diarrhea. This then caused another day of sitting in the alpacas field waiting for him to do the toilet, finding the exact spot and collecting enough of a sample to send to the vet for testing.

His results came back 'normal' which I couldn't get my head around as diarrhea is not 'normal'. I sent another sample to Claire Whitehead who is an alpaca specialist down south. Again, the results returned 'normal' with the advise to give him a probiotic. 2 weeks had passed and the feaces finally started to harden up again – I thought great! I've got my healthy little cria back. Literally the next day, I noticed his breathing rate was heightened and more rapid than normal, I took his temperature which was also slightly elevated. I called the vet as it had to be some sort of pain or infection. The vet put him on a course of antibiotics and metacalm pain killer & anti-inflammatory. This involved 2 injections into the muscle per day of anti biotics and 1 injection of pain killer every 2 days.

After the full course of anti biotics the breathing rate hadn't gone down and he had then started to stumble around, his back legs were giving way and he wasn't steady on his feet. The vet came out again and changed the antibiotic but advised it could be neurological due to the stumbling. He was given a dose of selenium & the antibiotics were changed. I was devastated at the thought of us not being able to cure him but I continued on with the second course of antibiotics to give him every chance. This second course ran over my wedding day (Friday 2nd September) so on the morning of my wedding I was out nursing my sick Cria hoping he would improve. By now he was getting up to 6 injections per day which consisted of Antibiotics, Vitamin B1, Painkillers & Anti inflammatory. By the Monday (5th September) he had his final dose of antibiotics but still wasn't any better. I decided to call the vet out again to take blood samples because if it was a selenium deficiency then we had to test the levels in his blood – it can be toxic to give him too much. The vet came out and the first thing she did was listen to his lungs. She informed me that they were a lot worse than the previous week and that the lower section on both sides of his lungs had consolidated. She then suggested we scan them to see what's going on. The scan showed pockets of infection all throughout the lungs which obviously has not been shifted by the 2 full courses of antibiotics he had had. The damage done to his lungs was irreparable.

This was absolutely heart breaking as I wanted nothing more than to get my healthy little cria back. But we had to make the decision to say goodbye to him as we couldn't keep him suffering any longer.

This was my first cria but my second cria death. 2 out of 2 gone. 100% of this years births lost.

This is one example of the difficulties you can face and the time needed to produce these animals.

Going forward – The girls have all been mated again and I am working closely with Abbey vets to ensure we are doing everything we can to make our next year successful.

We have now carried out blood tests on the girls to determine if all their levels are what they should be. This will be carried out again around 4 weeks before the birth of the first cria which will be mid June. In terms of the birthing process, I will be doing exactly the same as last year as I cannot physically do anymore than what I have done. It takes a lot of time, patience, sleepless nights & strength to breed these animals but I am feeling positive and must write off this year to bad luck.

Linsay de Freitas

Larch Green Alpacas

**PLANNING
AUTHORITY'S
SUBMISSION**



Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100623060-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

ERECTION OF DWELLING HOUSE and livestock barn AT UNDERCRAIG FRAM , BY GALAHILL ROAD, LANGBANK , PA146YS.

Is this a temporary permission? * Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) * Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	AXN Architecture		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Ciaran	Building Name:	Twenty
Last Name: *	Bradley	Building Number:	
Telephone Number: *	07792568557	Address 1 (Street): *	Middlepenny Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Langbank, Glasgow
Fax Number:		Country: *	Scotland
		Postcode: *	PA14 6XB
Email Address: *	axnarchitecture@gmail.com		

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	Undercraig Cottage
First Name: *	Linsay	Building Number:	
Last Name: *	De Freitas	Address 1 (Street): *	Old Greenock Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Langbank
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	pa146ys
Fax Number:			
Email Address: *	larchgreenalpacas@gmail.com		

Site Address Details

Planning Authority:

Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Site by Galahill Road South of Old Greenock Road.

Northing

672254

Easting

237540

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

correspondence in 2022 with Graham Westwater and Fiona Knighton

Title:

Other title:

First Name:

Last Name:

Correspondence Reference
Number:

Date (dd/mm/yyyy):

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

72000.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Farm land

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Do your proposals make provision for sustainable drainage of surface water?? *
(e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Not in a Use Class

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (If class 7, 8 or 8a): *

120

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Alapaca barn 120msq barn as well as house over 2 storeys

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Do you have any agricultural tenants? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate E

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate E

I hereby certify that –

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are no agricultural tenants

Or

(1) – No person other than myself/the applicant was the owner of any part of the land to which the application relates at the beginning of the period 21 days ending with the date of the application.

(2) - The land to which the application relates constitutes or forms part of an agricultural holding and there are agricultural tenants.

Name:

Address:

Date of Service of Notice: *

(4) – I have/The applicant has taken reasonable steps, as listed below, to ascertain the names and addresses of the other owners or agricultural tenants and *have/has been unable to do so –

Signed: Ciaran Bradley

On behalf of: Mrs Linsay De Freitas

Date: 27/03/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Buisness accounts Business Projections Labour requirement SAC report Cover letter

Provide copies of the following documents if applicable:

- | | | |
|--|------------------------------|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name:

Declaration Date:



AXN Architecture Ltd.
20 Middlepenny Road,
Langbank,
PA14 6XB
www.AXNArchitecture.co.uk

07/03/2023

Planning & Development
Renfrewshire council
Council office
Cotton street
Paisley
PA1 1JD

Dear Jim,

APPLICATION PLANNING PERMISSION IN PRINCIPLE:

ERECTION OF DWELLING HOUSE AND LIVESTOCK BARN AT UNDERCRAIG FRAM , BY GALAHILL ROAD, LANGBANK , PA146YS.

For applicant – Linsay De Freitas (Previously Linsay Mitchell married 2/9/22)- agricultural holding number :CPH -90/726/0065

Dear Planning,

Further to correspondence in 2022 with Graham Westwater and Fiona Knighton, I am pleased to enclose a Planning application in Principle as per the above noted development.

As outlined, the applicant Linsay de Freitas has been running her Alpaca breeding programme along with Alpaca Experiences & horse livery yard business from her parents house at Undercraig farm since 2019. Linsey and her husband currently share accommodation with her parents and her Sister.

Although the whole family live currently at the farm, Linsay is the sole operative within the business and wishes to develop and grow the business. This is untenable in the current shared accommodation arrangement. To expand the business additional covered facilities will be required for the livestock and her proposal is that they will be best located directly adjacent to the site of the proposed dwelling.



The planning application in principle is accompanied by labour requirement report prepared by SAC consulting Indicating that on the basis of current stocking levels the business labour requirement is 1.72 units

A future projection business plan for the business is also submitted in support of the business outlining growth expectations of the business over the next 5 years.

Both the SAC report and the projected business plan outline the current status of the business and growth expectations. The SAC report refers to a healthy upward business trajectory. Separately 3 years of Accounts and SA returns have been included demonstrating the ongoing and established nature of the business on site.

Whilst the business is an Alpaca breeding programme with Alpaca Experiences & horse livery yard business, it is worth noting the Alpaca experience business element has considerable connection and involvement with the local community, particularly Nursery and Primary Education and Care Home petting visitations. Linsay foresees that the business as a whole will evolve and the conservative labour estimate currently will increase as will the number of livestock.

The nature of the business dictates on site attendance at very short/ emergency notice and some detail is provided regarding this also. Nearby suitable accommodation is very expensive, very limited and whilst seemingly potentially nearby, the road structure dictates any travel by car to the site is circa 2-3 miles which is unworkable, not least as round the clock supervision is required during breeding season.

I trust the application is clear with clear need for the dwelling established. I would be pleased to discuss this in further detail should that be required.

Kind regards,

Ciarán E. Bradley

Director / Architect.*B.Arch. BSc. ARB. RIAS*

AXN Architecture



Business plan, Projections and the need to live on site

Provided by Mrs. Linsay De Freitas

Summary

'Larch Green Livery & Alpacas' was started 4 years ago by myself, Linsay. The business is situated at Undercraig Farm, Langbank, Renfrewshire. The business breeds alpacas, provides Alpaca Trekking Experiences & events with my 7 Trekking Alpacas & 3 breeding females, as well as horse boarding facilities. The property consists of (49.8) acres.

Undercraig Farm is in an ideal location being so close to major road network (M8) making it easy for my Alpaca customers to get to the farm. I have had customers coming from all over the west of Scotland as well as much further afield.

In 2021 I expanded my operation and purchased some additional land adjacent to Undercraig. I have since began breeding alpacas with the hopes of expanding my herd to allow for more alpaca activities and therefore expanding the business.

Alpaca Trekking & Events

The alpaca side of my business is doing very well so far.

I currently offer a range of different experiences for customers to come and enjoy being around the alpacas.

These include:

Experience	Cost	Frequency	Total made per week
1 hour Alpaca trekking experience	£21 per adult or £30 per adult & child	5 per week	£735 - £1050 At full capacity
Meet & Feed Sessions	£9 per person or £15 per adult & child	5 Sessions per week	£75 - £300
Mini Trekkers Experience (suited to younger children)	£19.50 per adult & child	2 – 5 sessions per week. (More in summer, less in winter)	£39 - £390
Alpaca Picnics	£30 per table	5 sessions per week April – September	£450 At full capacity

I also offer:

- Care home visits
- School and educational visits (including university's)
- Children's parties
- Weddings and events

Pricing varies depending on what activities are chosen but I normally make between £136.50 - £450 per event

Wool Production

Each year the alpacas are sheared in June and their wool is sent off to a Mill. I use 'The Border Mill' where my wool is made into balls of yarn to be sold on. The alpacas all produce different quantities of wool. On average I get between 10 and 30 balls of wool per alpaca (100g balls of wool)

The process costs around £10 per ball of wool and we sell for £20 per ball.

Alpaca wool is of a very high quality and attracts customers due to its hypoallergenic properties and uniqueness.

Gift shop

I have a gift shop which is open to customers before and after their experiences where we sell items such as Mugs, T-shirts, Alpaca wool scarves, Alpaca wool socks, balls of wool, Alpaca Plushies & most recently ice cream.

Each item has around a 50- 60% mark up.

Breeding programme

I currently have 3 breeding females who are all pregnant and expecting their Cria over the summer this year.

Breeding alpacas is how I plan on keeping my business running and expanding for the years to come. If I can breed my own then I will not have the expense of buying more when my current trekking boys get too old.

The breeding process can be intense. From deciding on mating's to birthing, and then looking after the Cria – It is an everyday day hour by hour process which is required all year round.

I have attached an insight into how difficult the breeding process can be and why it is very important for me to be living on the farm to look after the hembra's (female alpacas) & Cria (babies). This document can be found on page 7.

Expansion of the business

Breeding

The biggest impact I can have on the business over the next few years is by breeding my own alpacas, which I have already started to do.

By having just 3 more trekking alpacas this could increase weekly income from the '1 hour trekking Experience' by £315 per week as well as profits from additional wool production.

Alternatively, for example if the Cria were female, within 2 years I would have 6 breeding female alpacas. Male Cria can be kept for trekking or sold on for £600+ with females going for over £2000 each.

Gift Shop

Expanding the gift shop to offer further items to customers.

If 40% of customers used the gift shop and spent between £15-£60 each the profit would increase with the increase of customers.

I would also like to offer bespoke items from our alpaca wool products which would have a higher price tag.

5 year projections for Larch Green Alpacas

Year		Projected further income
1 year from now	I will have 3 more alpacas from breeding. Depending on their gender I can either start another trekking herd, sell them on or keep for breeding.	£315 per week additional OR £6000+ over the year from selling on females With potentially 15 more customers per week this will increase our gift shop income by around 45% per week.
2 years from now	I will have 6 more alpacas from breeding. Depending on their gender I can either start another trekking herd, sell them on or keep for breeding.	£630 per week additional OR £12000+ over the 2 years from selling on females

		With potentially 30 more customers per week this will increase our gift shop income by around 85% per week.
3 years from now	I will have 9+ more alpacas from breeding. (If females are kept from year 1 they can birth in year 3) . Depending on their gender I can either start another trekking herd or sell them on.	£945 per week additional OR £18000+ over the 3 years from selling females With potentially 45 more customers per week this will increase our gift shop income by around 125% per week.
4 years from now	I will have 12+ more alpacas from breeding	£1260 per week additional OR £24000+ over the 4 years from selling females With potentially 60 more customers per week this will increase our gift shop income by around 170% per week.
5 years from now	I will have 15+ more alpacas	£1575 per week additional OR £30000+ over the 5 years from selling females With potentially 75 more customers per week this will increase our gift shop income by around 210% per week.

There is also the possibility of introducing other animals to the farm such as goats for a 'Goat Experience' or even a small café for customers to enjoy before or after their experiences. In my opinion there is many options for expansion but for now I am focussed on the breeding programme as I feel it will benefit the current business which is already doing very well.

Livery

I offer full livery only and currently have 8 stables on the yard.

Horses are boarded here for £105 per week each which includes their bedding and haylage (at a cost to me)

Over the next 5 years I would like to still be offering the same amount of boarding and the price to board a horse with me will rise with inflation.

This side of the business provides a steady income and is good to keep going especially over the winter months when the weather can occasionally affect alpaca trekking.

Conclusion

2024	More alpacas & more trekking	Increase in annual income by £16,380 at full capacity
2025	More alpacas, more trekking and more breeding	Increase in annual income by £32,760 at full capacity
2026	More alpacas, more trekking and more breeding	Increase in annual income by £49,140 at full capacity
2027	More alpacas, more trekking and more breeding	Increase in annual income by £65,520 at full capacity
2028	More alpacas, more trekking and more breeding	Increase in annual income by £81,900 at full capacity

I feel my business has been a success from the start – I have managed to keep it going through covid and even expand by buying more alpacas and introducing the female herd. I am passionate about my work and can't see myself doing anything else.

It is very important to me to look after the animals to the best of my ability and living here on the farm has a massive part to play in keeping the animals as healthy as possible.

Account of 2022 breeding – The need to live on site.

Larch Green Alpacas - 2022

This year has been the most difficult in my Alpaca career so far. I lost 100% of my Cria within 6 weeks.

Breeding alpacas is no easy task. It is time consuming, patience testing, heart breaking and exhausting. But I am still so passionate about them, even after the summer I've had – I'm even more determined to keep going.

Breeding alpacas is a sensitive matter. It takes almost a year (11.5 months) for a female alpaca to carry and birth her baby (cria). In some instances, gestation may take longer than twelve months. Birth usually occurs between the hours of 9am and 2pm – however this was not that case for one of our girls this year Asti who birthed at 4pm and the year before that she birthed at 8pm in the pouring rain. It is unusual for a female alpaca to need assistance with the birth – but when they do need assistance you need to act fast. Babies are typically born quickly and are standing and nursing within an hour of being born. Again, if this is not the case you need to act fast as alpacas can go downhill very quickly.

Living on site whilst breeding alpacas is very important. The amount of care that needs to go into these animals more than triples when the females are approaching birthing timescales. (Which can range anywhere between 242 and 345 days)

Below is an account of my year so far:

In spring this year (2022) I purchased 3 breeding female alpacas with the view of increasing my herd and potentially starting to sell these animals as the herd increases. 2 out of 3 of my girls were pregnant.

'Asti' was due on the 24th June. She had previously birthed and an alpaca's gestation is generally the same each year (give or take a couple of days)

Dakota was due around the 8th August – this was an average estimated date as this was her first birthing and there was no way of knowing when she would birth.

The girls settled in well and were really getting to know me. I was spending a lot of time with them, taking my time approaching them and being patient, doing everything possible not to stress them in this late stage on pregnancy. It was so important at this stage for me to learn their 'normal' behaviours because if anything was slightly 'off' I would need to act fast. Alpacas are very stoic creatures and are not very good at telling you if something is wrong or sore. Spending lots of time observing their behaviours benefits greatly in the long run.

Around Mid-June it was approaching Asti's due date and I could tell from her behaviours she was getting closer. She was more tired and slower than usual. I started checking her more often (up to 8 times daily). Each check I spent time in their paddock waiting for her to lift her tail to see if there was any movement. Alpacas are not an animal you can continuously catch and check, this is stressful for them so it is a case of wait, watch and see when looking for progress updates – which can be very time consuming.

On the 23rd June I was on my third paddock check of the day when I noticed Asti Lie down, get up then lie down again in quite a short time. This to me indicated a slight change in behaviour and I decided I needed to stay to make sure she was alright. This was Asti starting to go into labour. I sat in the field for 6 hours that day as Asti progressed through her labour and gave birth to a Fawn, Male Cria. The birthing process went smoothly – Asti had birthed before and she seemed to be a very good mum as soon as the Cria was born. She encouraged him to get up and suckle for colostrum (which is nutrient-dense and high in antibodies and antioxidants to build a new-born baby's immune system). I then had to catch Asti and ensure that the wax caps on her teats were removed so that the cria could suckle and get the all important nutrients, antibodies & antioxidants form the colostrum. To me, the baby suckling was the most important thing to happen that day. I was delighted that it all seemingly went so smoothly.

After birthing, Asti had to be checked regularly as well as the cria. Both had to be seen to be peeing, pooing, eating & drinking as these 4 things indicate that everything is working as it should.

Asti and the Cria were checked on hourly from here on. It wasn't just a case of having a look to make sure they are up and moving, I had to wait for them to eat, drink or do the toilet. When they were resting I had to ensure it wasn't for too long as the cria could go rapidly downhill if there was anything wrong. I took records of times I seen him drinking & going to the toilet.

I spent a long time searching the field for baby alpacas poos if I missed him going. It is always good to check the first ones are the 'correct' colour and consistency. The first one should be a yellow/orange colour which is quite soft. There after should be more brown and start to harden up. Anything out of the ordinary could indicate problems – but at this stage, it was so far so good!

The weeks were flying by, the cria was weighed every day for the first three weeks and he was gaining 1kg per day – great progress and the sign of a healthy cria.

Dakotas due date was then approaching. I carried out the same checks as I did with Asti. Observing her behaviours and like Asti, she started to slow down and be less tolerant of her sisters in the paddock. I was getting up earlier in the mornings and one morning (1st August) I arrived at the field gate where the girls come over for their breakfast and Dakota didn't show. I ran across the field to where she was. She was lying down and I very quickly realised she was birthing (this was around 6.30am – an unusual time for alpacas to birth). I also very quickly realised that the cria wasn't moving. I got there on time as Dakota had literally just pushed her out, but the cria was already dead. Dakota was 1 week away from her due date so she had gone full term. Something had gone wrong, I just didn't know what. I was devastated. I had lost my second ever cria before she even had a chance at life.

Another full day was spent in the field caring for Dakota who was very swollen around her back end. I had to speak to the vet to discuss what had happened and get some pain relief prescribed for Dakota. I gave her an anti-inflammatory injection to help with any pain and swelling and check her behaviours were getting back to 'normal' after her still birth.

The most difficult thing about this process was deciding when the right time to take the body of the cria away. If I took her away too soon, Dakota would be stressed out. I had to give the girls time to grieve but also couldn't leave the cria out in the paddock for too long as I had to get Dakota used to the fact that this baby wasn't alive. She didn't want to leave the body, she lay next to her most of the day, not eating, not drinking. The way she acted proved to me that she was going to be a very good mum – It just wasn't meant to be this time.

I found a time to take the cria away and Dakota started looking for her round the paddock. Heart breaking to watch but for the best. Within a couple of days Dakotas swelling had come down and she was eating & drinking as usual. I kept a close eye on her but was so pleased she had come through it relatively okay.

Cria number 1 had grown to 8 weeks old happy & healthy. Things then started to take a down turn. I noticed straight away due to spending so much time observing their behaviours, that the cria had a bout of diarrhea. This then caused another day of sitting in the alpacas field waiting for him to do the toilet, finding the exact spot and collecting enough of a sample to send to the vet for testing.

His results came back 'normal' which I couldn't get my head around as diarrhea is not 'normal'. I sent another sample to Claire Whitehead who is an alpaca specialist down south. Again, the results returned 'normal' with the advise to give him a probiotic. 2 weeks had passed and the feaces finally started to harden up again – I thought great! I've got my healthy little cria back. Literally the next day, I noticed his breathing rate was heightened and more rapid than normal, I took his temperature which was also slightly elevated. I called the vet as it had to be some sort of pain or infection. The vet put him on a course of antibiotics and metacalm pain killer & anti-inflammatory. This involved 2 injections into the muscle per day of anti biotics and 1 injection of pain killer every 2 days.

After the full course of anti biotics the breathing rate hadn't gone down and he had then started to stumble around, his back legs were giving way and he wasn't steady on his feet. The vet came out again and changed the antibiotic but advised it could be neurological due to the stumbling. He was given a dose of selenium & the antibiotics were changed. I was devastated at the thought of us not being able to cure him but I continued on with the second course of antibiotics to give him every chance. This second course ran over my wedding day (Friday 2nd September) so on the morning of my wedding I was out nursing my sick Cria hoping he would improve. By now he was getting up to 6 injections per day which consisted of Antibiotics, Vitamin B1, Painkillers & Anti inflammatory. By the Monday (5th September) he had his final dose of antibiotics but still wasn't any better. I decided to call the vet out again to take blood samples because if it was a selenium deficiency then we had to test the levels in his blood – it can be toxic to give him too much. The vet came out and the first thing she did was listen to his lungs. She informed me that they were a lot worse than the previous week and that the lower section on both sides of his lungs had consolidated. She then suggested we scan them to see what's going on. The scan showed pockets of infection all throughout the lungs which obviously has not been shifted by the 2 full courses of antibiotics he had had. The damage done to his lungs was irreparable.

This was absolutely heart breaking as I wanted nothing more than to get my healthy little cria back. But we had to make the decision to say goodbye to him as we couldn't keep him suffering any longer.

This was my first cria but my second cria death. 2 out of 2 gone. 100% of this years births lost.

This is one example of the difficulties you can face and the time needed to produce these animals.

Going forward – The girls have all been mated again and I am working closely with Abbey vets to ensure we are doing everything we can to make our next year successful.

We have now carried out blood tests on the girls to determine if all their levels are what they should be. This will be carried out again around 4 weeks before the birth of the first cria which will be mid June. In terms of the birthing process, I will be doing exactly the same as last year as I cannot physically do anymore than what I have done. It takes a lot of time, patience, sleepless nights & strength to breed these animals but I am feeling positive and must write off this year to bad luck.

Linsay de Freitas

Larch Green Alpacas

Larch Green Alpacas

Labour Requirement Report

Strictly confidential



Prepared by:
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ML11 7LF

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Tel: 01555 662562
Fax: 01555 663166
Email: Carol-Anne.Warnock@sac.co.uk

December 2022

Introduction

This report provides an assessment of the labour requirement for the business of Larch Green Alpacas. The report is based on information received by Carol-Anne Warnock, Agricultural Consultant, SAC from Linsay Mitchell (Sole Trader) at a meeting at Undercraig Farm.

Linsay would like to develop and grow the business but feels that her ambition cannot be achieved whilst still living in the farmhouse at Undercraig with her parents (John and Shona Mitchell) and sister (Laura).

Although the whole family live at Undercraig Farm only Linsay is involved in the day to day running of Larch Green Alpacas.

John Mitchell operates a heavy plant business from Undercraig Farm offering foundation and drainage works.

Shona Mitchell runs Larch Green Lodges; this business has 3 luxury self-catering lodges on farm overlooking the Clyde estuary.

Laura Mitchell works in retail off site.

Linsay proposes to build a dwelling house on land she owns at Undercraig Farm with the view to expanding the existing Alpaca and Livery business. This report will appraise whether the labour involved in the business justifies another dwelling on site.

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DESCRIPTION OF BUSINESS

Larch Green Alpacas was established in 2018 by Lindsay Mitchell (Sole Trader). The business offers Alpaca experiences from Undercraig Farm in Renfrewshire alongside selling Alpaca fibre and more recently entering into the Breeding Alpaca market. Alongside the Alpaca enterprise the business makes use of the farm stabling to provide livery for 8 horses (2 owned).

Land

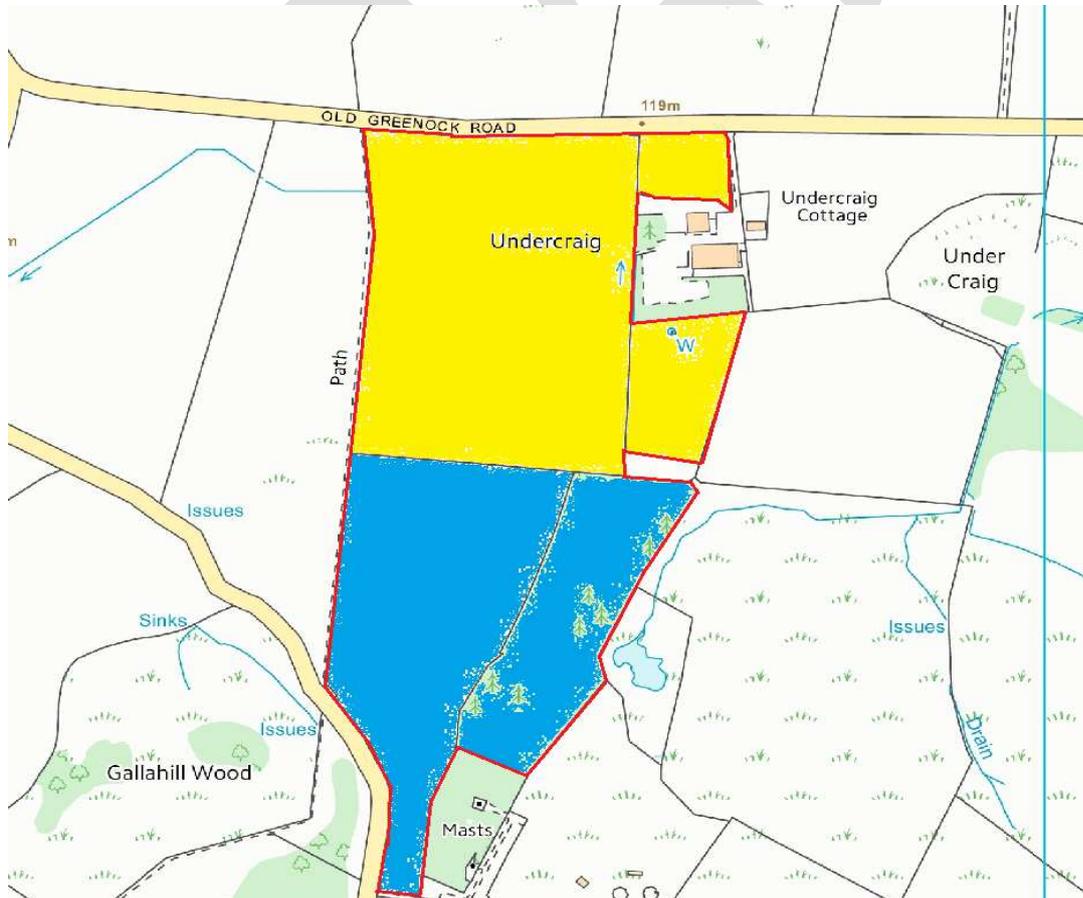
The business utilises land owned by Lindsay alongside land her parents previously farmed. An agreement is also held for grazing rights over 3.97 hectares owned by the nearby Gleddoch Golf and Spa Resort. This land has not been included in any calculations as although there is a signed agreement it does not provide sufficient security of tenure.

All land is utilised for grazing with forage stocks brought in.

A full breakdown of the land can be found below:

Ownership	Area (ha)
Lindsay Mitchell	8.37
John & Shona Mitchell (Parents)	8.87
Total Land Owned*	17.24
Total Land Utilised	13.66

*Of the land Owned 3.58ha is Coniferous woodland with no grazeable understorey and does not contribute to the business.



BUSINESS ACTIVITIES – ALPACAS

The business has 7 male alpacas and offers Alpaca experiences.

These comprise trekking packages, alpaca meeting and feeding sessions on farm together with packages offering visitation to nursery schools, care homes and special events.

The on-farm experiences are offered from Thursday through to Monday with Tuesday and Wednesday set-aside for Alpaca care and maintenance activities such as feet trimming, teeth grinding and paddock cleaning.

A trek usually comprises 7 people (one for each alpaca) and lasts around 1 hour, with mini treks (40 mins) also available for children. Between the treks and the feeding experiences the business can expect to see between 15–20 people on site on each of their experience days.

The Alpacas are summered outside on grass with access to an open fronted shelter. In winter should conditions deteriorate the alpacas can be housed within the steading although this has not been required in the last couple of years.

Fleeces from the Alpacas are processed into 100g balls of high quality, high value product for sale to visitors to the farm or local spinners/crafters. Approximately 16.75 kgs of Alpaca Fleece produces approximately 129 balls of wool for sale annually.

Three breeding female Alpacas were introduced into the herd in 2022. They are all pregnant and baby cria are expected in the Summer of 2023. This will undoubtedly be an added attraction for visitors to the farm. Additionally, this will increase the earning potential of the business by allowing the business to trade in breeding animals. Breeding animals can sell from between £250 – £15,000. Prices vary according to genetics, age, fertility, colour and fleece fibre quality.

BUSINESS ACTIVITIES – HORSES

There are 8 stable blocks at Undercraig with all stables currently in use.

There are 6 horses on full livery with the remaining 2 stables occupied by Linsay's own horses.

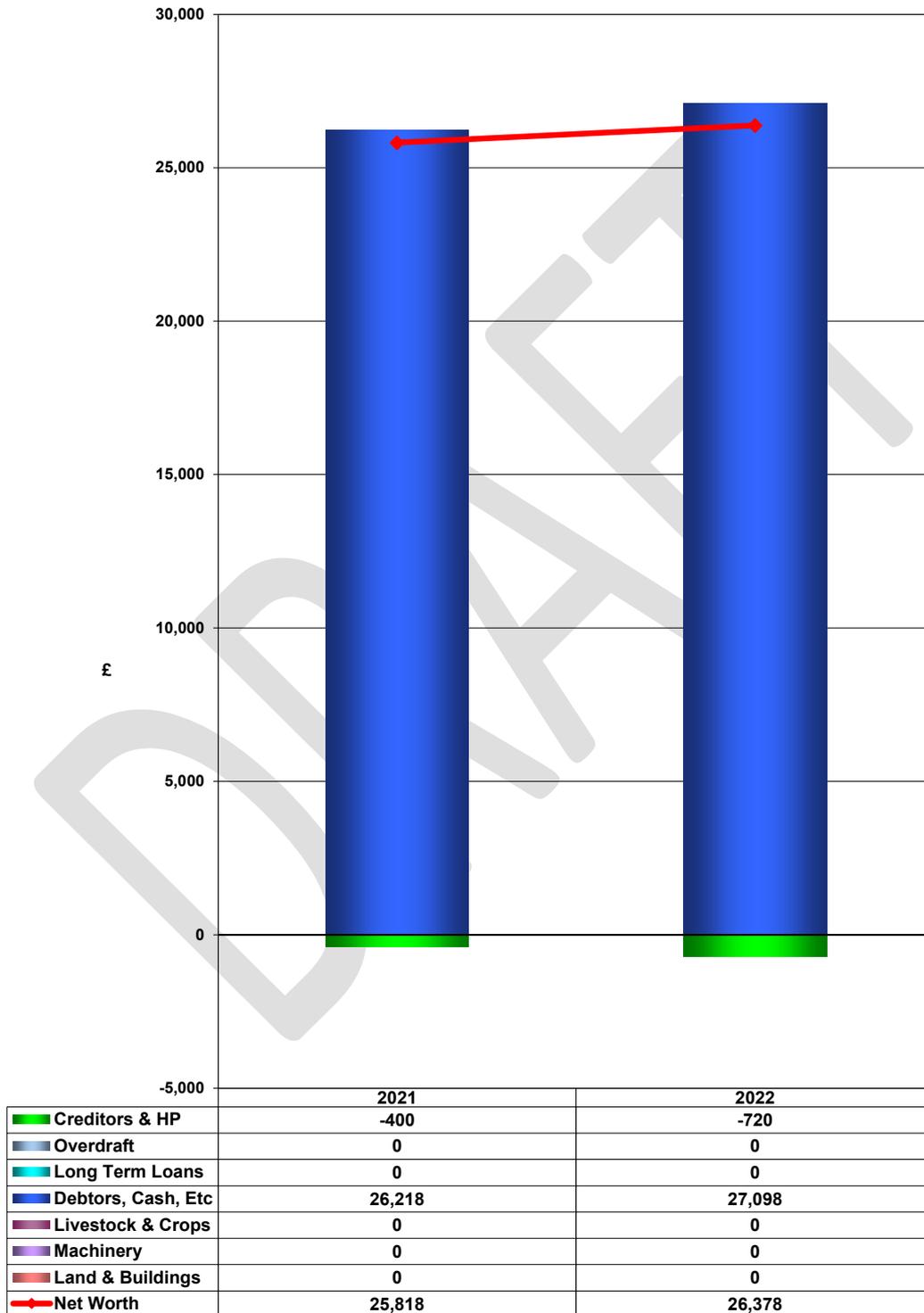
A horse arena is available on site where livery clients can school their horses.

A further barn stores the businesses equipment comprising tractor, grass topper, harrows, roller and loadall. Horse shavings and purchased forage stocks are also stored in this barn.

FINANCIAL PERFORMANCE

A financial appraisal was completed on the most recent financial accounts for the business (Year-end 31st March 2021 and 2022). This found the business to be in sound financial health with a strong balance sheet.

Balance Sheet Trends



The business is fortunate to have no overdraft or borrowing and cash in the bank.

Owner equity was between 97 and 98% in the three years analysed which is well above the “safe” threshold of 70% for an owner-occupied business.

A profit was recorded in each of the years analysed.

Example Farm

Profit & Loss Summary

	Year ended	£		
		2021	2022	2 Yr Ave.
Gross Output		53,380	65,208	59,294
Variable Costs		12,660	16,495	14,578
Gross Margin		40,720	48,713	44,717
Employed Labour		0	0	0
Power & Machinery Expenses		3,848	1,546	2,697
Property & General Overheads		4,420	4,708	4,564
Total Fixed Costs		8,268	6,254	7,261
Gross Profit		32,452	42,459	37,456
Finance & Rent		1,800	1,899	1,850
Net Profit		30,652	40,560	35,606

PROPOSED SITING OF NEW DWELLING

Linsay proposes to build a dwelling on her own land within walking distance of the stables and alpaca paddock. This will allow her to move out of the family home and become more independent from her parents. Although there is a cottage at Undercraig Farm, this is owned and occupied by a long-term resident and, it is not expected to come on the market in the near future. Similarly, Linsay’s parents are unlikely to move from the family home as they require to be close to their own businesses which also operate from the site.

No other housing in the vicinity has been identified as available and suitable.

The building location will not impact on any areas of high environmental or conservation value. There are no known environmental designations on the unit.



Proposed site marked with a star

ANNUAL LABOUR REQUIREMENT

Calculation of Standard Hours worked.

Labour Requirement – Larch Green Alpacas			
Crops	Area (Ha)	Hours/Annum/Ha	Total Hours
Permanent Pasture*	13.66	3.1	42.34
		Sub Total	42.34

* No time has been allocated to produce forage as all hay/haylage is brought in

Livestock	Number	Hours/Annum/Animal	Total Hours
Horses (full livery)	6	660	3960
Horses (own – grass livery)	2	240	480
		Economies of scale reduction 30%	
		Sub Total	3108

** It is recognised that it does not necessarily take double the amount of time to care for two horses as it does for one. Therefore, economies of scale are applied to the labour requirements

*** Figures for horses have been taken from the Equine Business Guide, ABC, 6th Edition, 2015 to recognise the diversified nature of the business.

Livestock	Number	Hours/Annum/Animal	Total Hours
Alpacas (Males)	7	12	84
Alpacas (Breeding Females)	3	12	36
		Sub Total	120

**** There are no nationally agreed standards for an Alpaca enterprise. Neither SAC nor SGRPID have produced figures that represent 'typical' labour requirements for alpacas. The figure used above is the standard for goats which was determined to be the closest equivalent.

		TOTAL	3270.34
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Standard Man Year (hrs); One Full-time Equivalent. Based on the UK Agricultural Wages Board 39 hour week.	1,900
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Source: Farm Management Handbook 2020/21. These figures relate to those published in a report of the UK Farm Classification Document (October 2014) and recommends that 1900 hours of labour are equivalent to one standard annual labour unit.

Labour Requirement	1.72
---------------------------	-------------

The table above shows the calculated annual labour requirement for this business at Larch Green Alpacas. This is based on current stocking and cropping levels.

Taking account of the land and stocking currently managed by the business it is calculated that the labour required will be around **1.72** labour units.

This would suggest that the business has a requirement for over one and a half full time labour units.

Most figures used in this report are taken from the Farm Management Handbook 2020/21 and do not necessarily reflect the diversified nature of the Alpaca enterprises. The additional activities offered and the public facing nature of the business will undoubtedly support a higher labour requirement than is indicated above.

An Alpaca trek alone lasts around 1 hour, with grooming, feeding, mucking and fitting a head collar being additional. The figures used in the table above do not reflect the additional labour requirement for the trekking aspect of the business.

Additionally, as there are no nationally agreed standards for an Alpaca enterprise the standard for goats has been used instead. This will not entirely be reflective of the workload involved in caring for Alpacas particularly breeding females.

Based on these figures it is apparent that having a dwelling on site would be most advantageous for Linsay who undoubtedly must be working over and above the standard of 1900 hours. (Source – Farm Management Handbook 2020/21).

ADDITIONAL POINTS OF NOTE

Animal Health and Welfare

It can be deemed necessary that a trained and experienced person is always on site to cater for stock management as well as animal health and welfare issues. Alpacas are herd animals and crucially are reluctant to show any signs of ill health. Once they appear unwell, they are often in a much poorer condition than they would be if they had shown earlier signs of illness. It is therefore essential to closely observe them to spot anything unusual regarding their behaviour, feeding, movement etc.

Although the rest of the family live on farm they are kept occupied with their own businesses and will not be familiar with the normal behaviour patterns of the alpacas so will be less equipped to identify signs of an animal in poor health.

A full-time presence on site is more important with breeding livestock as supervision is often needed during the later stages of pregnancy and labour (Unpacking). Newborn cria may need assistance in standing and suckling or require to be housed with their dam for shelter. In exceptional cases a dam may fail to bond with their offspring necessitating bottle feeding. This must be done every 1-2 hours initially and further supports the requirement to always have a stocksperson on site.

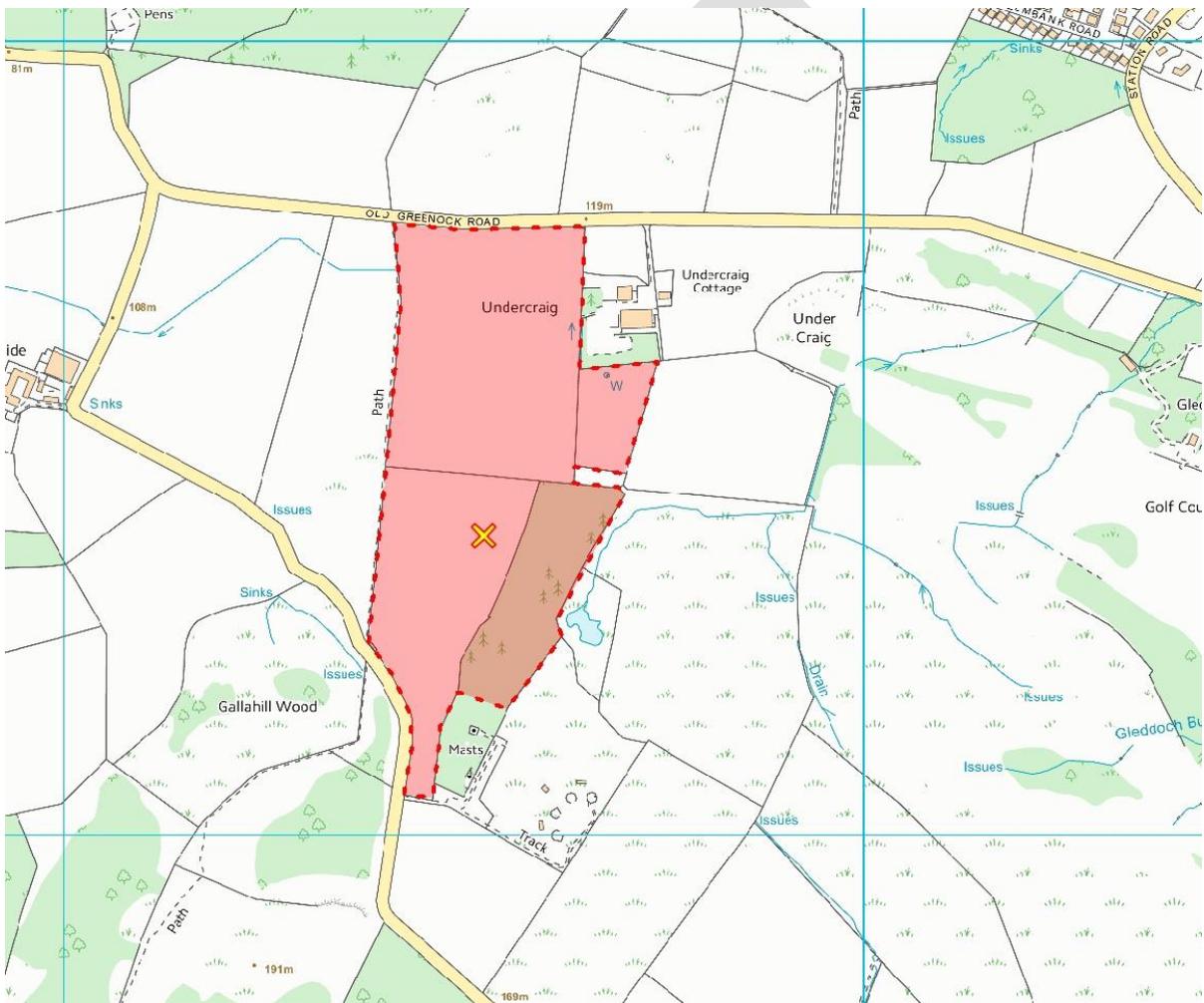
Security, Safety and Environmental Protection

Theft in rural communities is on the rise, due to the high valuation of stock and equipment on farm it is desirable that someone is always around the premises.

A recent police incident (Police incident Numbers PS-202109204-3249 and PS-20210913-0966) recorded on farm saw a stolen car torched next to coniferous woodland. This incident caused a large amount of stress for the neighbouring grazing horses and could have resulted in animals harming themselves in their efforts to escape. The area is also subject to fly tipping and illegal dumping.

The site of the proposed dwelling is in the same area, and it is hoped a presence here will deter such criminal activity.

APPENDIX 1 – Farm Boundary Map



MEMORANDUM

Environment, Housing & Infrastructure

Director: Gordon McNeil



Tel: 07768 988 074 Fax: 0141 618 7500
My Ref: CH/WH/LC
Your Ref: 23/0158/PP
Ask For: William Holmes
Date: 9 May 2023

To: Gwen McCracken, Development Standards Manager
Chief Executive's Service

From: Colin Hunter
Environmental Health Manager- Public Health

Application Number: 23/0158/PP

LOCATION: Site 500 Metres South West Of Undercraig
Farm House, Gallahill Road, Langbank

The application is for a residential property and associated outbuilding on agricultural land. To allow this Service to fully consider our response to the application it is recommended that the attached 'Agricultural Land' questionnaire is provided to the applicant and ask that it is completed and returned prior to determination of the application.

William Holmes
Environmental Health Officer

James Weir

From: Laura Toal
Sent: 02 June 2023 14:35
To: MBX-dc.pl
Cc: James Weir; William Holmes
Subject: FW: Planning application 23-0158-PP - New dwellinghouse at Gallahill Road, Langbank
Attachments: FOR ISSUE EI-63 rev2 Agricultural Questionnaire V1.4.docx; Site plan 230158PP.pdf

Afternoon James/DC

Following receipt of the completed agricultural questionnaire from the applicant (attached), we have no further comments on this application

Kind regards

Laura

Laura Toal
Specialist Contaminated Land Officer
Environment, Housing and Infrastructure
Renfrewshire Council

Tel: 07985 714 817
Email: laura.toal@renfrewshire.gov.uk

From: Larch Green Alpacas <larchgreenalpacas@gmail.com>
Sent: 02 June 2023 14:20
To: James Weir <james.weir@renfrewshire.gov.uk>; e-prot.es (ESAlias09) <e-prot.es@renfrewshire.gov.uk>
Subject: Planning application 23-0158-PP - New dwellinghouse at Gallahill Road, Langbank

Sending again with a Site plan also attached.

Kind regards,

Linsay de Freitas

Planning Application No: 23/0158/PP Dated 20 April 2023 Received *

Applicant	Mrs Linsay De Freitas
Proposed Development	Erection of dwellinghouse and livestock barn (in principle).
Location	Site 500 Metres South West Of Undercraig Farm House Gallahill Road Langbank
Type of Consent	Planning Permission in Principle

RECOMMENDATION - NO OBJECTIONS / SUBJECT TO CONDITIONS

Proposals Acceptable	Y or N	Proposals Acceptable	Y or N	Proposals Acceptable	Y or N
1. General		3. New Roads		4. Servicing & Car Parking	
Provision & links for:-					
Pedestrian	*	(a) Widths	*	(a) Servicing Arrangements	*
Cyclists	*	(b) Pedestrian Provision	*	(b) Parking Provision	*
Public transport	*	(c) Layout (Horizontal/Vertical Alignment)	*	(c) Layout of Parking Bays/garages	*
Loading	*			(d) Drainage	
Parking	*	(d) Turning facilities (Circles/Hammerheads)	*		
		(e) Junction Details (Locations/Radii/sightlines)	*		
(a) General impact of development	*	(f) Provision for P.U. Services	*	5. Signing	
(b) Safety Audit Required	*	(g) SUDS	*	(a) Location	*
(c) Traffic Impact Analysis	*	(h) other		(b) Illumination	*
2. Existing Roads					
(a) Pedestrian Provision	*				
(b) Type of Connection (Road Junc/Footway Crossing)	*				
(c) Locations(s) of Connection(s)	*				
(d) Sightlines	*				

Comments

Further to visiting the site and discussions with the applicant, details have been received showing how the applicant will from four passing places on Galahill Rd along with the relocation of the access to the gate alongside the access to the mast
The existing field access can remain for occasional plant and equipment access

Conditions

- Provide and maintain sightlines in both directions ensuring 30m can be seen in both directions along the main road from a point 4.5m in from the roadside, on the new access
- The new access should be a min of 5m wide with 6m radii corners for the first 25m, no steeper than 1/20 shaped to stop water from the new access flowing onto the existing carriageway
- Tarmac or another hard surfacing shall be provided on the access for first 5m, to prevent stones being dragged onto the main road
- Any gates on the new access should be at least 15m in to allow a vehicle with trailer to sit off

the road whilst the gates are opened

Notes for intimation to Applicant

(i) Construction Consent (s21)	REQUIRED / NOT REQUIRED
(ii) Road Bond (S17)*	REQUIRED / NOT REQUIRED
(iii) Road Openings Permit (s56)*	REQUIRED / NOT REQUIRED

Signedjohn everett..... Date15/05/23.....
Head of Operations & Infrastructure

Proposed Passing Places

Passing place 1: An area on each side of the road would need to be dug out and replaced with hard standing here to allow enough space for 2 cars passing.



Passing place 2: On the left hand side on the corner traveling up the hill – this area could be scraped back to allow for a second passing place.



Passing place 3:

The area to the right hand side before the gateway can be scraped back to make another passing place.



The area below on the right hand side has already been made into a passing place.

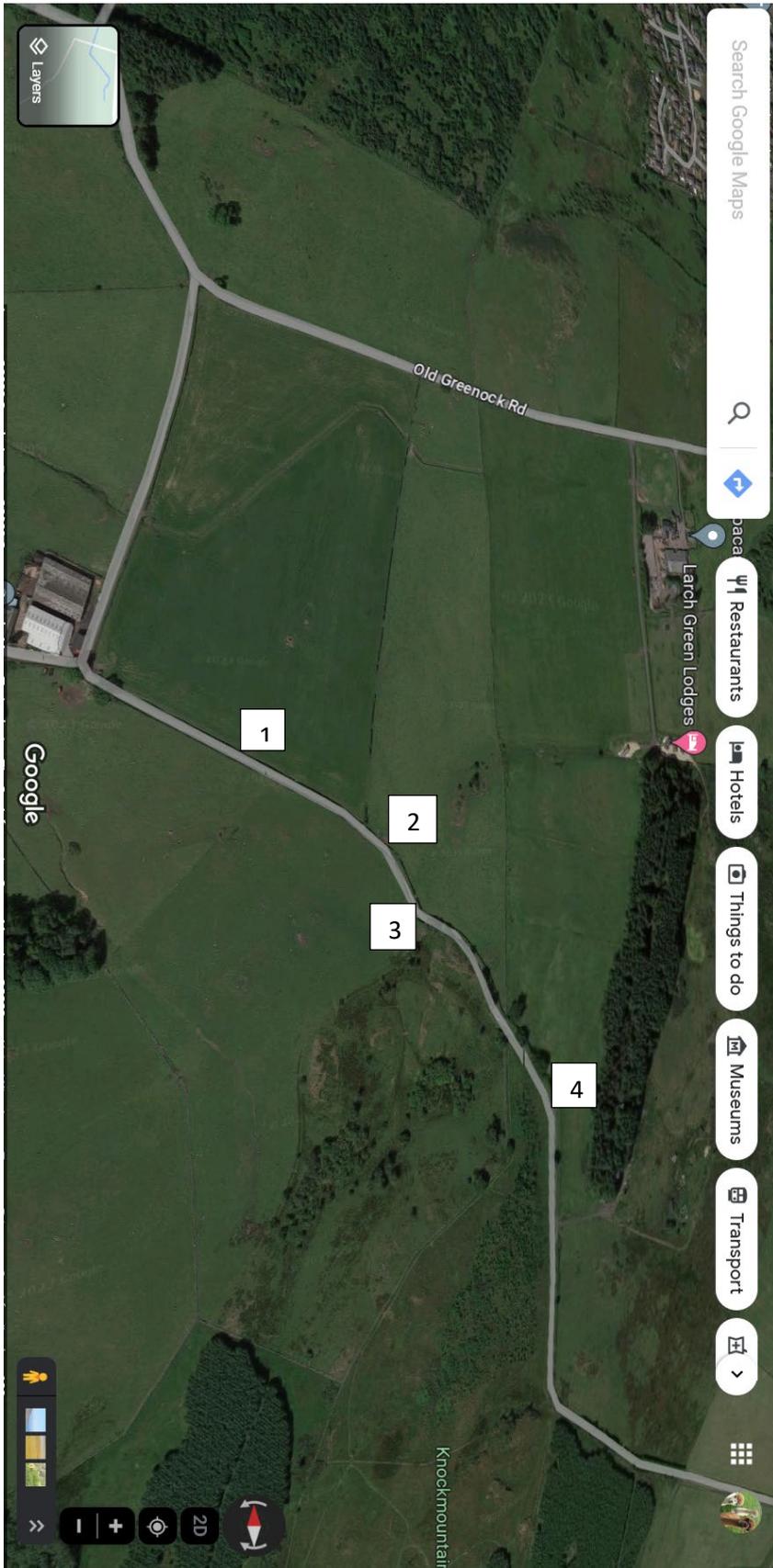


Passing place 4:

A pipe can be fitted in the ditch to allow this area on the left hand side at the gateway to be widened allowing enough space for 2 cars to pass.



Position of new potential passing place shown on next page.



Renfrewshire Council

Redevelopment of Agricultural Land & Buildings Questionnaire (v.1.4)

This questionnaire has been developed as a tool to assist developers and consultants in evaluating the potential for contamination on agricultural land and 'greenfield' sites, and documenting this assessment.

Any 'Yes' or 'Don't Know' responses should prompt further comment/action to establish the potential relevance and significance.

Site Name: 500 Metres South West Of Undercraig Farm House Gallahill Road Langbank
Planning Application Number: 23/O158/PP
Please confirm site location plan/map is attached: yes

	Yes	Don't Know	No
Are slurry pits, manure heaps or septic tanks known or suspected to be present on the site?	X		
Have sewage farming / slurry spreading been undertaken on the site?			X
Has any part of the site been used as an orchard?			X
Has any part of the site been used for carcass burial?			X
Has any part of the site been used for sheep dipping, storage or disposal of sheep dip chemicals?			X
Has any part of the site been used for the storage, use or disposal of agricultural chemicals, such as preservatives or pesticides?			X
Has any part of the site been used for timber processing or treatment?			X
Have industrial wastes or (by-products such as soil conditioners) been used on any part of the site?			X
Has any part of the land been used for field sports?			X
Has any part of the site been used for the storage of liquid fuel, such as petrol, diesel, DERV, kerosene?			X
Has any part of the site been used to store/maintain vehicles?			X
Has any part of the site been used for disposal of solid farm waste (burial / landfilling)?			X
Has any part of the site been used for bonfires/waste burning /incineration?			X
Is asbestos known or suspected to be present in the fabric of any buildings/animal shelters present?			X
Has any part of the site been used for any 'diversification activities' (e.g. scrap waste processing, storage/contracting etc.)?			X
Has any part of the site been levelled / backfilled (e.g. quarries / ponds etc)?			X
Has any part of the site been used for wartime military use?			X
Has the potential for naturally occurring contaminants (e.g. ground gas, metals,			X

radon) been considered and discounted?			
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Adjacent Land	Yes	Don't Know	No
Are any of the above issues present / suspected on adjacent land which could adversely impact the site under study? If so, please detail below		X	

Please give the source of all available information used to answer these questions and an indication of the time period which it covers (continue on separate sheet/reverse side if required):	
Source e.g. Previous farmer/operator	Time Period Covered - e.g.1975-1990
Family have lived at Undercraig Farm for 35 years	The past 35 years

If you have answered yes to any of the above questions please provide additional mitigating comment below (*continue overleaf if necessary*):

Small manure heap currently on site (since early 2023) to be used as fertiliser on lower fields. This can be moved immediately if need be.

PLEASE NOTE – YOUR RESPONSE WILL BE PLACED IN THE PUBLIC DOMAIN

Signed *L de Freitas*

Date 02.06.2023

Name
(Block Capitals) LINSAY DE FREITAS

Organisation LARCH GREEN ALPACAS

Thank you for completing this questionnaire. Please include it within your site investigation report or scan and email or post it (along with a map of your subject site) to the address below.

e-prot.es@renfrewshire.gov.uk
 FAO Contaminated Land Officer
 Environmental Improvements
 Environment, Housing and Infrastructure
 Renfrewshire Council,
 Renfrewshire House,
 Cotton St,
 Paisley, PA1 1BR

My Ref:
Contact: James Weir
Telephone: 07483 370666
Email: dc@renfrewshire.gov.uk
Date: 20 September 2023



Ciaran Bradley
AXN Architecture
Twenty
Middlepenny Road
Langbank
PA14 6XB

Proposal: Erection of dwellinghouse and livestock barn (in principle).
Location: Site 500 Metres South West Of Undercraig Farm House, Galahill Road,
Langbank, ,
Application Type: Planning Permission in Principle
Application No: 23/0158/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,



Alasdair Morrison
Head of Economy and Development

Chief Executive's Service
Renfrewshire House
Cotton Street, Paisley, PA1 1WB
[//www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)

REFUSE Consent subject to the reasons

Ref. 23/0158/PP



DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Mrs Linsay De Freitas
Undercraig Cottage
Old Greenock Road
Langbank

PA14 6YS

With reference to your application registered on 28 March 2023 for Planning Consent for the following development:-

PROPOSAL

Erection of dwellinghouse and livestock barn (in principle).

LOCATION

Site 500 Metres South West Of Undercraig Farm House, Galahill Road, Langbank,

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 18 September 2023


Signed
Appointed Officer
on behalf of Renfrewshire Council

Ref. 23/0158/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposed development does not comply with Policies 8, 16 and 17 of National Planning Framework 4 or Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2022 and the New Development Supplementary Guidance on Housing in the Green Belt as the business owner already resides at the site and a site specific operational need for the dwelling has not been demonstrated.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL		Application No: 23/0158/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 5 April 2023
Applicant		Agent
Mrs Lindsay De Freitas Undercraig Cottage Old Greenock Road Langbank PA14 6YS		Ciaran Bradley AXN Architecture Twenty Middlepenny Road Langbank PA14 6XB
Nature of Proposals Erection of dwellinghouse and livestock barn (in principle).		
Site Site 500 Metres South West Of Undercraig Farm House, Gallahill Road, Langbank,		
Description This application seeks planning permission in principle for the erection of a dwellinghouse and livestock barn on grassland accessed from Gallahill Road to the south west of Langbank. The dwellinghouse and barn would be associated with a business called Larch Green Alpacas who currently use the grassland to keep alpacas. The business also breeds alpacas, and offers guided walks. The applicant is the owner of this business, and they currently reside in Undercraig Farm approx. 500m to the north of the site. The site is located on elevated ground overlooking the River Clyde. It is bound by woodland to the east, Gallahill Road to the south west, and grassland to the west and north. The site is approx. 1.15 hectares in area. The indicative plans submitted with the site indicates that the dwellinghouse and barn would be positioned along the eastern side of the site adjacent to the woodland, with access via Gallahill Road. The application site is located approx. 1km south of Langbank, whilst Kilmacolm is located approx. 2km to the south-west and Bishopton 5km to the east.		
History No previous applications.		
Policy and Material Considerations Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following: <u>Development Plan</u> NPF4: Policy 8 - Green belts NPF4: Policy 16 – Quality homes NPF4: Policy 17 – Rural homes LDP 2021: Policy ENV1 - Green Belt		

Supplementary Guidance

Delivering the Environment Strategy

Publicity

An Advert was placed on the press on 26 April 2023 for the following reason;
Neighbour Notification.

Objections/Representation

None received.

Consultations

Chief Executive's Service (Roads Development) – No objections subject to conditions relating to provision of sight lines, configuration and surfacing at the access, and layout of any gates

Communities & Housing Services (Environmental Protection Team) – No comments.

Informative to be added: None

Assessment

National Planning Framework 4 (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government's current view on delivering sustainable, liveable, and productive places through the application of spatial principles. Policies 8, 16 and 17 of NPF4 and Policy ENV1 of the adopted Renfrewshire Local Development Plan (LDP) are relevant to the assessment of this application as they set out specific circumstances in which new residential accommodation will be supported in principle in green belt and rural areas.

Policy 8 of NPF4 states that development proposals will only be supported if they are for residential accommodation required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise, or retired workers where there is no suitable alternative accommodation available.

Policy 16 of NPF4 states that proposals for new homes on land not allocated for housing in the local development plan will only be supported in limited circumstances. This includes when the proposal would be consistent with policy 17 on rural homes.

Policy 17 of NPF4 states that development proposals for new homes in rural areas will be supported where the development is associated with one of several different scenarios. This includes where it is demonstrated to be necessary to support the sustainable management of a viable rural business and there is an essential need for a worker to live permanently at or near the place of work, or the development is for a single home for the retirement succession of a viable farm holding.

Policy ENV1 of the LDP and the associated guidance on housing in the green belt states that the development must be justified against the majority of the assessment criteria. This includes that the development is required to maintain and support an established activity that is suitable in the green belt and is ancillary and within the boundary of the established use, and that it is demonstrated that there is a need for the residential use to be located outwith a settlement.

The supporting information confirms the scope of the business and the nature of the activities undertaken. The business was established in 2019, and includes alpaca trekking and events, wool production, associated alpaca gift shop, a breeding programme for the alpacas and a livery yard for horses. The supporting information also sets out the anticipated expansion of the business over the next 5 years.

The owner of the business already lives on site at Undercraig Farm with other family members and it is asserted that the current arrangement is untenable, and that the vision for the expansion of the business cannot be achieved while the owner still lives in the family accommodation. Separate accommodation and additional livestock barn are therefore sought to ensure the expansion can be realised.

However, the connection between the separate accommodation requirement being a prerequisite for further expansion of the business has not been sufficiently demonstrated. The owner already has a presence on site, and this arrangement could be maintained alongside any expansion of the business. Additionally, and notwithstanding this the provision of additional accommodation to facilitate the splitting of a family unit is not referred to as an acceptable justification for a new dwellinghouse in any of the policies mentioned above.

The application is also supported by a Labour Requirements Report. The report calculates that the labour requirements associated with the business is 1.7 units. This would suggest that the business has a requirement for over one and a half full time labour units. It is noted that as there is no nationally agreed standard for an alpaca enterprise the standard for goats has been used instead. Notwithstanding, a labour requirement does not justify the need for residential accommodation at this location. A robust site specific operational requirement must be demonstrated for the erection of dwelling to be supported at the site and it is noted that the applicant already currently resides nearby 500m to the north of the site. Furthermore, there are several settlements and residential areas within reasonable proximity that would also allow for other accommodation options to be taken up by the applicant.

It is accepted that the business enterprise aspect is acceptable within the green belt. The requirements of the business with respect to the labour units are noted, as are the activities specific to the breeding of alpacas and the offer of trekking and other experiences.

While the nature of the current residential accommodation may not be the preferred choice for the owner, this does not justify the requirement for additional and separate residential accommodation from which the owner could undertake the same tasks as at present. Furthermore, no site specific operational requirement has been demonstrated.

Whilst it is noted that at times of the year there are rigorous demands for an on site presence such as at breeding it is not considered that the requirement for a worker to live on site throughout the year can be fully justified as essential to the operation of the business. Furthermore, the applicant already has a presence on site and the site is not considered to be within in an isolated location. There are other residential areas within reasonable proximity that could provide other accommodation options. As such, it is considered that whatever presence is required on site can

reasonably be catered for.

In view of the above assessment and given the current circumstances, it is not considered that any of the relevant policies or guidance noted above provides support in principle for the residential accommodation being proposed. It is therefore recommended that the application is refused.

Index of Photographs

A site visit has been undertaken on 20 April 2023, and photographs relevant to the application have been archived.

RECOMMENDATION

Refuse

Reason for Decision

1. The proposed development does not comply with Policies 8, 16 and 17 of National Planning Framework 4 or Policy ENV1 of the Adopted Renfrewshire Local Development Plan 2022 and the New Development Supplementary Guidance on Housing in the Green Belt as the business owner already resides at the site and a site specific operational need for the dwelling has not been demonstrated.

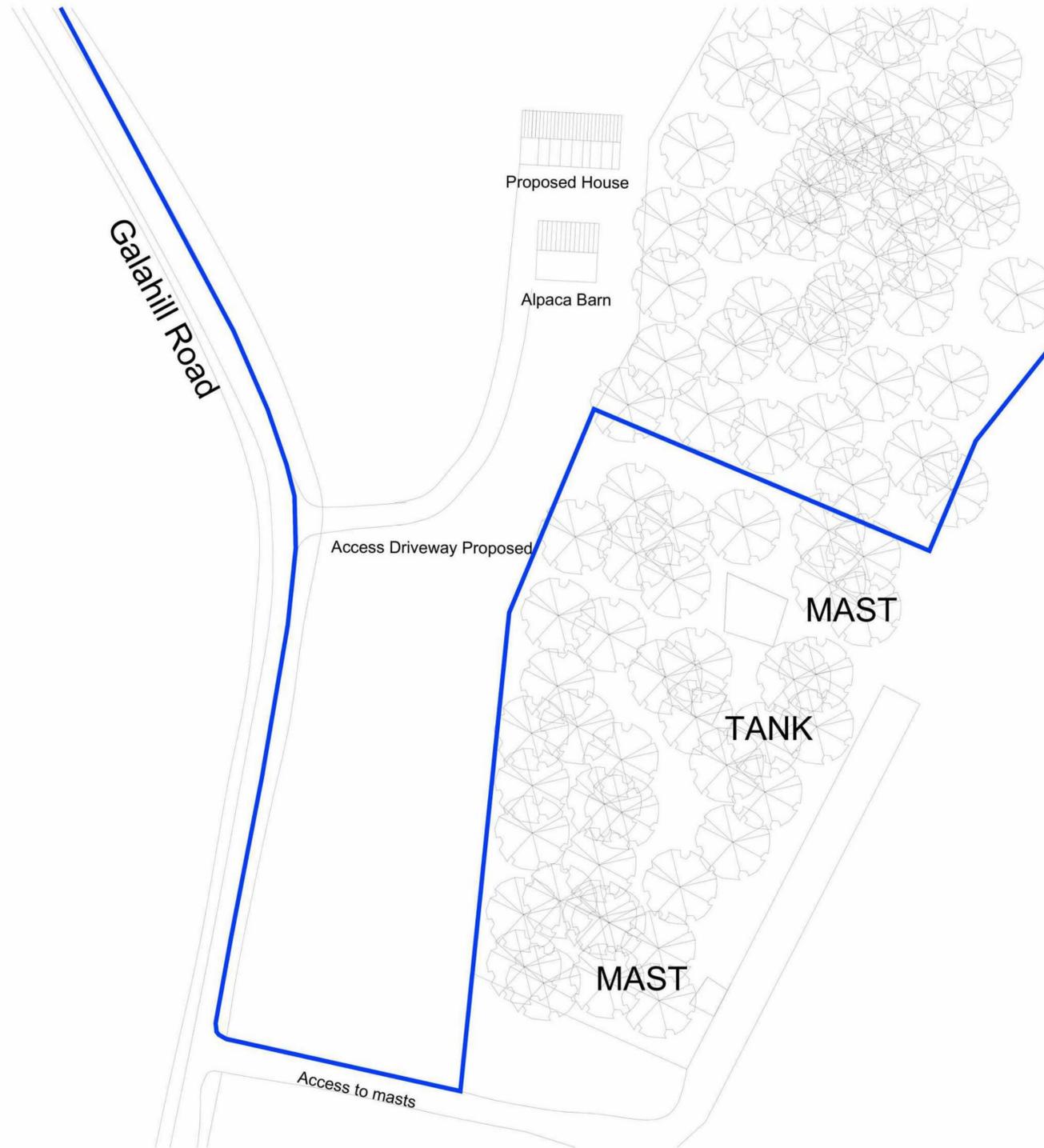


Alasdair Morrison
Head of Economy and Development

Agricultural holding number CPH - 90/726/0065

- 1. AXN Architecture have no responsibility for any use made of this document other than for which it was prepared.
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Rev:	Date:	Drawn/ App.	Description



RENFREWSHIRE COUNCIL
 Town and Country Planning (Scotland)
 Act 1997

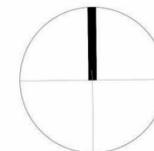
Application No. **23/0158/PP**

REFUSED
 on **18.09.2023**

Signed by 

On behalf of Renfrewshire Council

Proposed Block plan @ 1:500



Job Title: Proposed Dwelling House with Barn, Langbank PA14 6YS	
Drawn by: ZM	Project No.: 23001
Controlled by: CB	Scale: 1: 500
Approved by:	Date: 2023.03.05
Drawing No. 02	Revision
Proposed Dwelling Barn Block Plan location.	



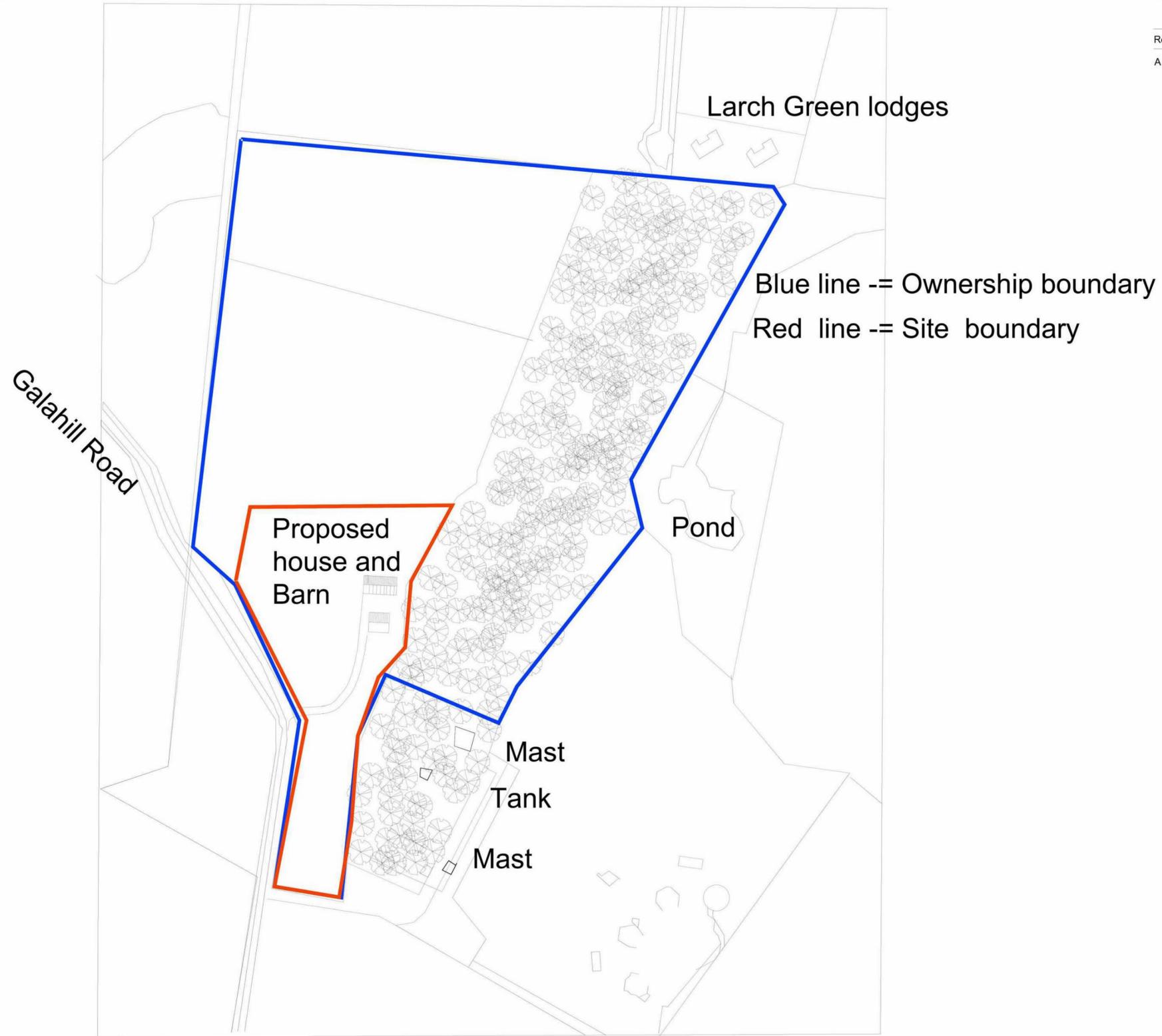
AXN ARCHITECTURE
 20 Middlepenney Road,
 Langbank,
 PA14 6XB
 info@AXNArchitecture.co.uk
 www.axnarchitecture.co.uk

Agricultural holding number CPH - 90/726/0065

Ref easting 237,540 Northing 672254

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Rev:	Date:	Drawn/ App.	Description
A	04/04/23	zm/cb	site boundary added



RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

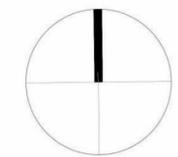
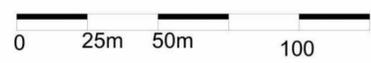
Application No. **23/0158/PP**

REFUSED
on **18.09.2023**

Signed by [Redacted]

On behalf of Renfrewshire Council

Job Title: Proposed Dwelling House with Barn, Langbank PA14 6YS	
Drawn by: ZM	Project No.: 23001
Controlled by: CB	Scale: 1: 1250
Approved by:	Date: 2023.03.05
Drawing No. 01	Revision A
Location plan	



AXN
ARCHITECTURE

AXN ARCHITECTURE
20 Middlepenny Road,
Langbank,
PA14 6XB

info@AXNArchitecture.co.uk
www.axnarchitecture.co.uk

Block Location Plan 1:1250



**PROCEDURE NOTICE OF RENFREWSHIRE COUNCIL LOCAL REVIEW BODY
REQUEST FOR FURTHER INFORMATION**

Proposal: Erection of dwellinghouse and livestock barn (in principle).
Location: at site 500 metres south west of Undercraig Farm House, Galahill Road, Langbank
Application Type: Planning Permission
Application Number: 23/0158/PP

This Procedure Notice is given to the following:

(i) AXN Architecture
 20 Middlepenny Road
 Langbank
 PA14 6XB

(ii) Linsay de Freitas
 Undercraig Cottage
 Old Greenock Road
 Langbank
 PA14N 6 YS

The Applicant

At a meeting on 26 March 2024, Renfrewshire Council's Local Review Body (the "LRB") determined, in terms of Regulation 12 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 (the "2013 Regulations") that the review documents before it did not provide sufficient information to enable it to determine the review of the above Planning Application.

In accordance with Regulation 13 of the 2013 Regulations the LRB determined that the review should proceed by way of further written submissions.



Finance & Resources
 Director: Alastair MacArthur CPFA
 Head of Corporate Governance: Mark Conaghan LLB (Hons) Dip LP
 Renfrewshire House, Cotton Street, Paisley PA1 1TT
www.renfrewshire.gov.uk



This Procedure Notice, which is given under and in accordance with Paragraph 15 of the 2013 Regulations, requires the appellant to provide by no later than **26 April 2024**, a written submission to the LRB detailing the business reasons, together with supporting evidence, why the proposed dwellhouse and livestock barn required to be erected at the proposed site (the "Procedure Notice Response).

Responses may be sent electronically to democratic-services@renfrewshire.gov.uk

Following receipt of the further information requested the review application will be submitted to the next meeting of the LRB. Notice which is scheduled to be held at 2pm on 4 June 2024 in the Council Chambers, Renfrewshire House, Cotton Street, Paisley.



Finance & Resources
Director: Alastair MacArthur *CPFA*
Head of Corporate Governance: Mark Conaghan LLB (Hons) Dip LP
Renfrewshire House, Cotton Street, Paisley PA1 1TT
www.renfrewshire.gov.uk



‘This Procedure Notice, which is given under and in accordance with Paragraph 15 of the 2013 Regulations, requires the appellant to provide by no later than 26 April 2024, a written submission to the LRB detailing the business reasons, together with supporting evidence, why the proposed dwellhouse and livestock barn required to be erected at the proposed site (the “Procedure Notice Response.”

Business reasons why the dwelling house and livestock barn are required:

Item 1 - Claire Whitehead letter of support

Claire E Whitehead, is the only Recognised RCVS Specialist in Camelid Health & Production in the UK and holds Diplomat status in large animal internal medicine with the American College for Veterinary Internal Medicine.

She is the current President of the British Veterinary Camelid Society.

Claire has provided a letter of support detailing reasons why Camelid (Alpaca) owners should be in close proximity to the herd at all times.

The business needs its animals in order to offer its experiences and therefore make money. Without the animals there is no business. Animal welfare will suffer if the applicant is living elsewhere and therefore this will be detrimental to the business.

Item 2 – Previously submitted SAC Labour requirement report.

This report was updated last year and the findings were as follows:

‘Standard Labour Requirements (SLR) represent the notional amount of labour required by a holding to carry out all of its agricultural activity and is also used as a measure of farm size. Standard Labour Requirements are derived at an aggregate level for each agricultural activity. The total SLR for each farm is calculated by multiplying its crop areas and livestock numbers by the appropriate SLR coefficients and then summing the results for all agricultural activity on that farm. One SLR equates to 1,900 working hours per year.

The total SLR for Scotland was 46,700 full time equivalent workers, averaging 0.89 per holding.’ - <https://www.gov.scot/publications/economic-report-scottish-agriculture-2016/pages/43/>

See page 10 of Linsay’s Labour requirement report – ‘Based on these figures it is apparent that having a dwelling on site would be most advantageous for Linsay who undoubtedly must be working over and above the standard of 1900 hours. (Source - Farm Management Handbook 2020/21).’

And

‘Taking account of the land and stocking currently managed by the business it is calculated that the labour required will be around 1.72 labour units.

This would suggest that the business has a requirement for over one and a half full time labour units.’

This shows that there is a huge amount of work to be done for the business to run effectively. It is essential that Lindsay lives on site in order to carry out the amount of work needed to keep the business going.

Item 3 – Further reasons

Following on from the local review body meeting set on 26th of March 2024 in accordance to the specific regulations a requirement was sent to the applicant for further written submissions to be submitted detailing the business reasons, including supporting evidence, why the proposed dwelling house and livestock barn required to be erected at the proposed site.

The applicant/business has identified this site specifically for number of reasons, these include but are not limited to the specific needs of the business which includes the welfare of the livestock, the landscape, establish road network, established services and local development plan.

Please see “supporting statement of appeal against refusal notice” previously submitted for further in depth explanations.

In summary, the business has identified that the current established number of livestock are able to undertake only a specific amount of physical interaction with customers and can only be fed a certain amount of feed by visitors to remain healthy. The current herd numbers mean the business is only able to complete a limited number of treks and experiences each day. With weather conditions effecting visitor attendance it is imperative the business can operate with ample capacity when able.

It has therefore been identified the herd requires to be increased, this has further business benefits that it will allow for the increase in wool production as well as more experiences being offered. Alpacas are valuable livestock and to establish and/or purchase livestock from other producers is very expensive, it also brings risks; with gene lines hard to track, and increases the risk of herd disease. The business focused decision to produce alpacas on site to solve this issue allows for gene lines to be established and good quality livestock to continue to be produced, increasing quality of visitor experience, wool production and allowing experiences to be run more frequently.

For animal welfare, business risk, visitor safety, the breeding taking place is required to be done as far as reasonably practical from the current land parcels used to house the male alpacas. This is due to the nature of the males when around females. Males can become boisterous, can be aggressive and would pose a significant risk to the business allowing visitors to be around the males in this state.

The site identified for the proposed livestock barn and dwelling house is located in the only flat area of the farm well clear of the current trekking routes and established experience area. The site is situated close to an established road network, electricity and water supply. The area is naturally masked by existing tree lines and hedge rows. All of this making it a suitable site as there will be less aggressive groundwork required, no large land scaring to create entrance roads, as well as no need for the implementation of services. The barn will be used as a maternity unit for the females and future Cria. The barn will house equipment, refrigerated medication and medical supplies as well as other essential items fundamental to the care of pregnant females and their Cria which can include, blood products, none of which can be left unattended.

Other considerations given when assessing the site were that the site is situated near to the newly established forestry commission project comprising of new woodland and footpaths. This has seen a welcomed increase in dog walkers and people using the countryside. Although most if not all people who use this area with their dogs are likely to be responsible. The close proximity of legally protected pregnant livestock to dogs (Dogs (Protection of Livestock) (Amendment) (Scotland) Act 2021) adds risk of miscarriage and other tragic events. Other considerations included Cria welfare specifically regarding them being preyed on by fox's and other predators suggest a presence is required permanently at the operation.

Larch Green Alpacas

Labour Requirement Report

Strictly confidential



Prepared by:
SAC Consulting
57 High Street
Lanark
ML11 7LF

Contact:
Carol-Anne Warnock
Tel: 01555 662562
Fax: 01555 663166
Email: Carol-Anne.Warnock@sac.co.uk

December 2022

Introduction

This report provides an assessment of the labour requirement for the business of Larch Green Alpacas. The report is based on information received by Carol-Anne Warnock, Agricultural Consultant, SAC from Linsay Mitchell (Sole Trader) at a meeting at Undercraig Farm.

Linsay would like to develop and grow the business but feels that her ambition cannot be achieved whilst still living in the farmhouse at Undercraig with her parents (John and Shona Mitchell) and sister (Laura).

Although the whole family live at Undercraig Farm only Linsay is involved in the day to day running of Larch Green Alpacas.

John Mitchell operates a heavy plant business from Undercraig Farm offering foundation and drainage works.

Shona Mitchell runs Larch Green Lodges; this business has 3 luxury self-catering lodges on farm overlooking the Clyde estuary.

Laura Mitchell works in retail off site.

Linsay proposes to build a dwelling house on land she owns at Undercraig Farm with the view to expanding the existing Alpaca and Livery business. This report will appraise whether the labour involved in the business justifies another dwelling on site.

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DRAFT

DESCRIPTION OF BUSINESS

Larch Green Alpacas was established in 2018 by Linsay Mitchell (Sole Trader). The business offers Alpaca experiences from Undercraig Farm in Renfrewshire alongside selling Alpaca fibre and more recently entering into the Breeding Alpaca market. Alongside the Alpaca enterprise the business makes use of the farm stabling to provide livery for 8 horses (2 owned).

Land

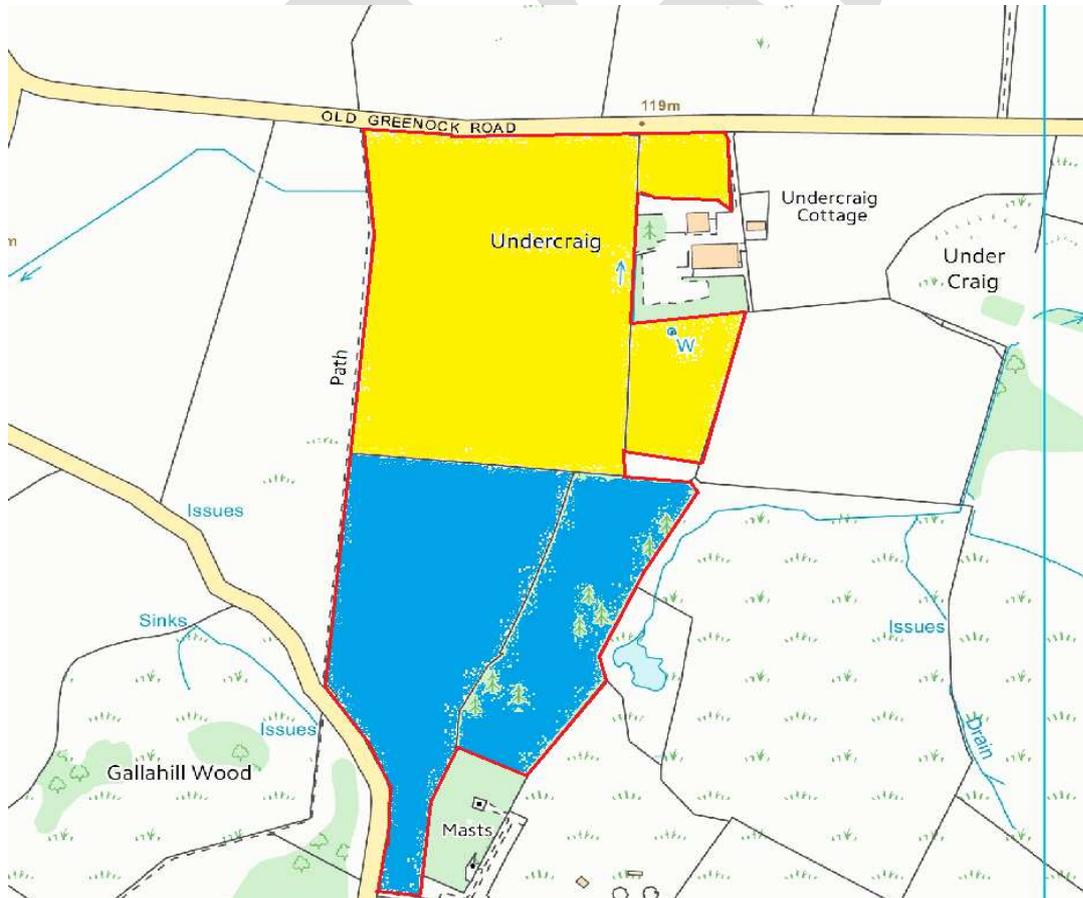
The business utilises land owned by Linsay alongside land her parents previously farmed. An agreement is also held for grazing rights over 3.97 hectares owned by the nearby Gleddoch Golf and Spa Resort. This land has not been included in any calculations as although there is a signed agreement it does not provide sufficient security of tenure.

All land is utilised for grazing with forage stocks brought in.

A full breakdown of the land can be found below:

Ownership	Area (ha)
Linsay Mitchell	8.37
John & Shona Mitchell (Parents)	8.87
Total Land Owned*	17.24
Total Land Utilised	13.66

*Of the land Owned 3.58ha is Coniferous woodland with no grazeable understorey and does not contribute to the business.



BUSINESS ACTIVITIES – ALPACAS

The business has 7 male alpacas and offers Alpaca experiences.

These comprise trekking packages, alpaca meeting and feeding sessions on farm together with packages offering visitation to nursery schools, care homes and special events.

The on-farm experiences are offered from Thursday through to Monday with Tuesday and Wednesday set-aside for Alpaca care and maintenance activities such as feet trimming, teeth grinding and paddock cleaning.

A trek usually comprises 7 people (one for each alpaca) and lasts around 1 hour, with mini treks (40 mins) also available for children. Between the treks and the feeding experiences the business can expect to see between 15–20 people on site on each of their experience days.

The Alpacas are summered outside on grass with access to an open fronted shelter. In winter should conditions deteriorate the alpacas can be housed within the steading although this has not been required in the last couple of years.

Fleeces from the Alpacas are processed into 100g balls of high quality, high value product for sale to visitors to the farm or local spinners/crafters. Approximately 16.75 kgs of Alpaca Fleece produces approximately 129 balls of wool for sale annually.

Three breeding female Alpacas were introduced into the herd in 2022. They are all pregnant and baby cria are expected in the Summer of 2023. This will undoubtedly be an added attraction for visitors to the farm. Additionally, this will increase the earning potential of the business by allowing the business to trade in breeding animals. Breeding animals can sell from between £250 – £15,000. Prices vary according to genetics, age, fertility, colour and fleece fibre quality.

BUSINESS ACTIVITIES – HORSES

There are 8 stable blocks at Undercraig with all stables currently in use.

There are 6 horses on full livery with the remaining 2 stables occupied by Linsay's own horses.

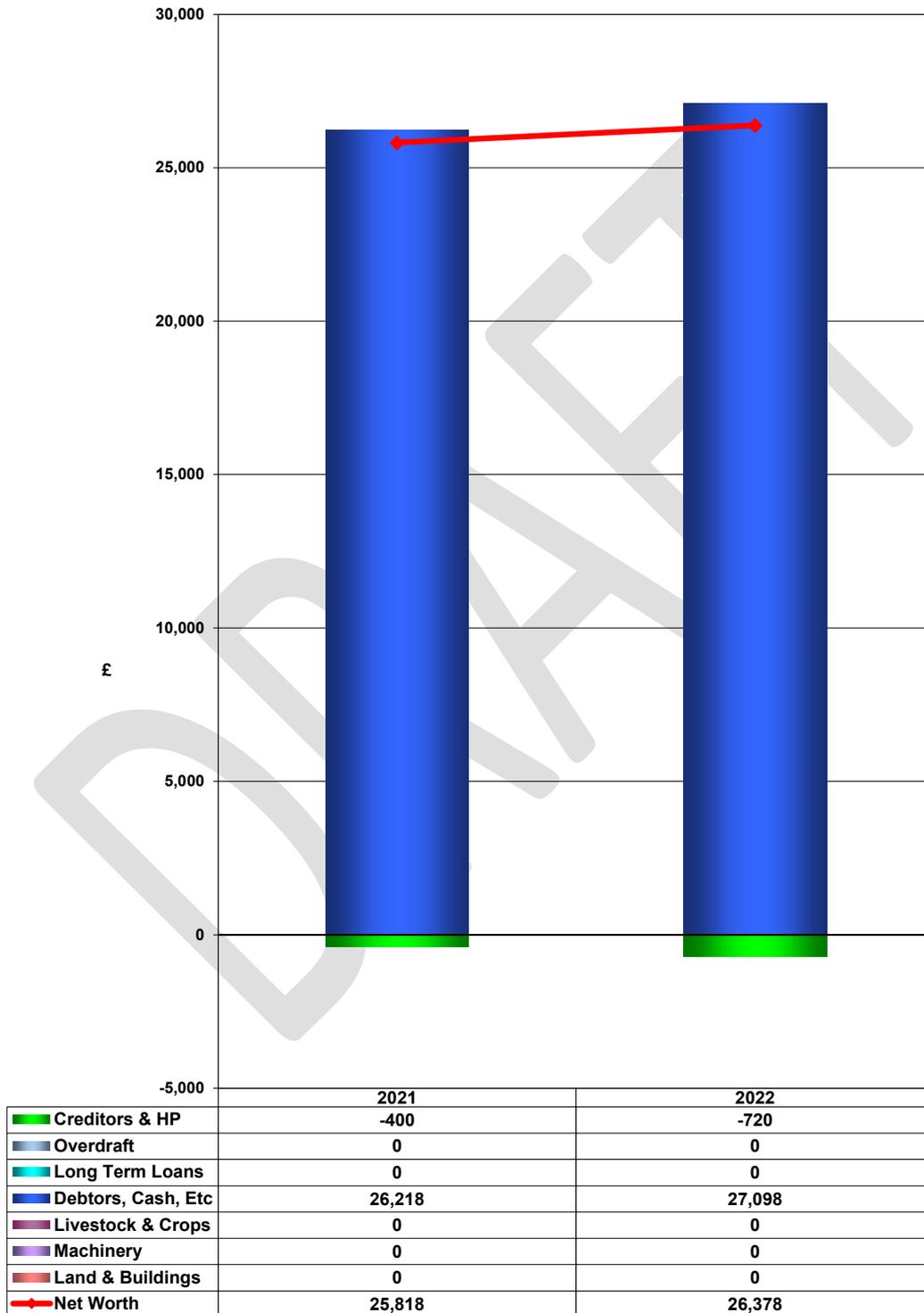
A horse arena is available on site where livery clients can school their horses.

A further barn stores the businesses equipment comprising tractor, grass topper, harrows, roller and loadall. Horse shavings and purchased forage stocks are also stored in this barn.

FINANCIAL PERFORMANCE

A financial appraisal was completed on the most recent financial accounts for the business (Year-end 31st March 2021 and 2022). This found the business to be in sound financial health with a strong balance sheet.

Balance Sheet Trends



The business is fortunate to have no overdraft or borrowing and cash in the bank.

Owner equity was between 97 and 98% in the three years analysed which is well above the “safe” threshold of 70% for an owner-occupied business.

A profit was recorded in each of the years analysed.

Example Farm

Profit & Loss Summary

	Year ended	£		
		2021	2022	2 Yr Ave.
Gross Output		53,380	65,208	59,294
Variable Costs		12,660	16,495	14,578
Gross Margin		40,720	48,713	44,717
Employed Labour		0	0	0
Power & Machinery Expenses		3,848	1,546	2,697
Property & General Overheads		4,420	4,708	4,564
Total Fixed Costs		8,268	6,254	7,261
Gross Profit		32,452	42,459	37,456
Finance & Rent		1,800	1,899	1,850
Net Profit		30,652	40,560	35,606

PROPOSED SITING OF NEW DWELLING

Linsay proposes to build a dwelling on her own land within walking distance of the stables and alpaca paddock. This will allow her to move out of the family home and become more independent from her parents. Although there is a cottage at Undercraig Farm, this is owned and occupied by a long-term resident and, it is not expected to come on the market in the near future. Similarly, Linsay's parents are unlikely to move from the family home as they require to be close to their own businesses which also operate from the site.

No other housing in the vicinity has been identified as available and suitable.

The building location will not impact on any areas of high environmental or conservation value. There are no known environmental designations on the unit.



Proposed site marked with a star

ANNUAL LABOUR REQUIREMENT

Calculation of Standard Hours worked.

Labour Requirement – Larch Green Alpacas			
Crops	Area (Ha)	Hours/Annum/Ha	Total Hours
Permanent Pasture*	13.66	3.1	42.34
		Sub Total	42.34

* No time has been allocated to produce forage as all hay/haylage is brought in

Livestock	Number	Hours/Annum/Animal	Total Hours
Horses (full livery)	6	660	3960
Horses (own – grass livery)	2	240	480
		Economies of scale reduction 30%	
		Sub Total	3108

** It is recognised that it does not necessarily take double the amount of time to care for two horses as it does for one. Therefore, economies of scale are applied to the labour requirements

*** Figures for horses have been taken from the Equine Business Guide, ABC, 6th Edition, 2015 to recognise the diversified nature of the business.

Livestock	Number	Hours/Annum/Animal	Total Hours
Alpacas (Males)	7	12	84
Alpacas (Breeding Females)	3	12	36
		Sub Total	120

**** There are no nationally agreed standards for an Alpaca enterprise. Neither SAC nor SGRPID have produced figures that represent 'typical' labour requirements for alpacas. The figure used above is the standard for goats which was determined to be the closest equivalent.

		TOTAL	3270.34
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Standard Man Year (hrs); One Full-time Equivalent. Based on the UK Agricultural Wages Board 39 hour week.	1,900
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Source: Farm Management Handbook 2020/21. These figures relate to those published in a report of the UK Farm Classification Document (October 2014) and recommends that 1900 hours of labour are equivalent to one standard annual labour unit.

Labour Requirement	1.72
---------------------------	-------------

The table above shows the calculated annual labour requirement for this business at Larch Green Alpacas. This is based on current stocking and cropping levels.

Taking account of the land and stocking currently managed by the business it is calculated that the labour required will be around **1.72** labour units.

This would suggest that the business has a requirement for over one and a half full time labour units.

Most figures used in this report are taken from the Farm Management Handbook 2020/21 and do not necessarily reflect the diversified nature of the Alpaca enterprises. The additional activities offered and the public facing nature of the business will undoubtedly support a higher labour requirement than is indicated above.

An Alpaca trek alone lasts around 1 hour, with grooming, feeding, mucking and fitting a head collar being additional. The figures used in the table above do not reflect the additional labour requirement for the trekking aspect of the business.

Additionally, as there are no nationally agreed standards for an Alpaca enterprise the standard for goats has been used instead. This will not entirely be reflective of the workload involved in caring for Alpacas particularly breeding females.

Based on these figures it is apparent that having a dwelling on site would be most advantageous for Linsay who undoubtedly must be working over and above the standard of 1900 hours. (Source – Farm Management Handbook 2020/21).

ADDITIONAL POINTS OF NOTE

Animal Health and Welfare

It can be deemed necessary that a trained and experienced person is always on site to cater for stock management as well as animal health and welfare issues. Alpacas are herd animals and crucially are reluctant to show any signs of ill health. Once they appear unwell, they are often in a much poorer condition than they would be if they had shown earlier signs of illness. It is therefore essential to closely observe them to spot anything unusual regarding their behaviour, feeding, movement etc.

Although the rest of the family live on farm they are kept occupied with their own businesses and will not be familiar with the normal behaviour patterns of the alpacas so will be less equipped to identify signs of an animal in poor health.

A full-time presence on site is more important with breeding livestock as supervision is often needed during the later stages of pregnancy and labour (Unpacking). Newborn cria may need assistance in standing and suckling or require to be housed with their dam for shelter. In exceptional cases a dam may fail to bond with their offspring necessitating bottle feeding. This must be done every 1-2 hours initially and further supports the requirement to always have a stocksperson on site.

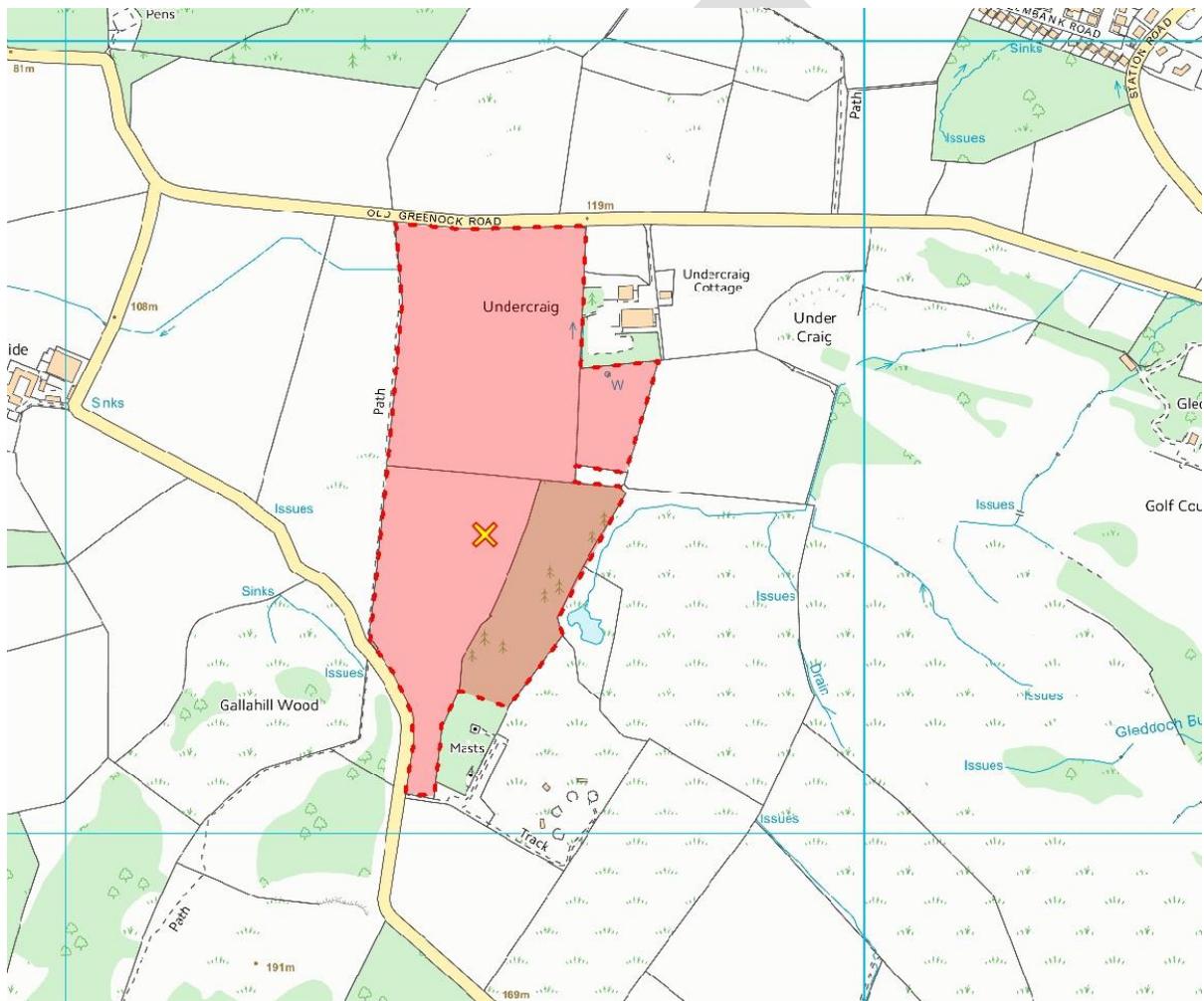
Security, Safety and Environmental Protection

Theft in rural communities is on the rise, due to the high valuation of stock and equipment on farm it is desirable that someone is always around the premises.

A recent police incident (Police incident Numbers PS-202109204-3249 and PS-20210913-0966) recorded on farm saw a stolen car torched next to coniferous woodland. This incident caused a large amount of stress for the neighbouring grazing horses and could have resulted in animals harming themselves in their efforts to escape. The area is also subject to fly tipping and illegal dumping.

The site of the proposed dwelling is in the same area, and it is hoped a presence here will deter such criminal activity.

APPENDIX 1 – Farm Boundary Map





**THE ALPACA
VET**
*Providing Peace
of Mind*

Claire E Whitehead BVM&S MS FHEA MRCVS
Diplomate ACVIM (Large Animal)
RCVS Specialist in Camelid Health & Production
The Old Barracks, Lady Grove, Goring Heath, Reading,
RG8 7RU, UK

Office: [REDACTED]
Mobile: [REDACTED]
claire@ukalpacavet.com
www.ukalpacavet.com

9th April 2024

Planning Department
Renfrewshire house
Cotton Street
Paisley
PA1 1WB

Ref.: Appeal by Mrs L de Freitas, Larch Green Alpacas
Site at Undercraig Farm, Old Greenock Road, Lanbank, Renfrewshire
Reference: Application No: 23/0158/PP

Dear Sir,

I am writing to you in support of Mrs de Freitas' planning application to build a dwelling on the site of their alpaca farm at Undercraig Farm. As such, it may be appropriate for me to introduce myself and present my relevant expertise on this matter. I graduated as a vet in 1999 and worked in practice for a few years before moving to the United States to undertake a 3 year residency in Large Animal Internal Medicine at The Ohio State University. The hospital's farm animal caseload was 3500 cases annually, of which 1500 were alpacas or llamas. I am board certified with the American College of Veterinary Internal Medicine (Large Animal specialty) and hold a Masters degree in Veterinary Clinical Sciences – my thesis was on Vitamin D metabolism and prevention of rickets in neonatal alpacas. Since returning from the US in 2006, I spent 4 years running the Farm Animal and Camelid Clinical Services at The Royal Veterinary College and since then, moved into private practice, setting up my own service working exclusively with alpacas and llamas and teaching owners and vets how to best care for their animals. I am the current President of the British Veterinary Camelid Society.

Although I am not the regular veterinary provider for Larch Green Alpacas, I conducted an interview with Mrs de Freitas where I was able to view the farm by live video consult and ask about her herd management. I am convinced that Mrs de Freitas is dedicated to the care of her animals and that her efforts to establish herself on her farm are genuine. I understand that she and her growing young family are currently living in her parents' home and wish to build an additional dwelling onsite in order properly manage the alpaca herd, and that continuing to live all in one dwelling isn't sustainable.

Larch Green Alpacas have 12 alpacas currently, including 7 boys used for a trekking business, 3 adult females, and two crias born in 2023. They intend to continue breeding the girls in order to support the trekking business.

Camelid Veterinary Services Ltd (trading as The Alpaca Vet)

Company number: 08682659

It is my understanding that planning consent has been denied on the grounds that “the business owner already resides at the site and a site-specific operational need for the dwelling has not been demonstrated”, or that it is not necessary for the keeper of the alpacas to live on site. Clearly, the house that is there currently is of a restricted size and is not able to continue to accommodate the existing residents with a growing family and who all need to live on site to serve their businesses. I intend to address the site-specific operational need for Mrs de Freitas to be living on site.

- While general alpaca husbandry can be carried out during the day, it is rather the unforeseen issues that require round-the-clock care and management. Alpacas are susceptible to many conditions that may result in disease at any time of year: it is important for those keeping alpacas to check on their animals regularly to observe any potentially subtle signs of illness. As a “prey” species, alpacas are exceptionally adept at masking clinical signs of illness in order to avoid predation. Careful observation of alpacas can provide good clues that an animal is sick – for example an alpaca may separate itself off from the rest of the herd and stop eating, it may seem uncomfortable by sitting with its legs out to the side and shifting position, and it may simply exhibit nostril flare, a clinical sign consistent with increased respiratory rate and stress due to pain, discomfort or increased body temperature. All these are subtle clues that may be picked up by an owner who is present onsite and able to supervise their animals closely and regularly during the day and evening hours but may be dismissed at a single observation. It is not uncommon for animals to progress from exhibiting no clinical signs to being found “suddenly dead” within a 24 hour period: restricting observation to short periods only increases the chance of this occurring. In this, I would argue the same for any species of farm animal. Although economical considerations often result in other farm animals being kept at locations away from a farmer’s residence, this is far from an optimal situation in terms of the animals’ welfare and not a reason to justify or perpetuate similarly limited or poor supervision for others. It is not uncommon for any of these species to be found dead, or with disease so far progressed that veterinary attention at that time may be too late. On the grounds of animal welfare, it is my opinion that we should be encouraging closer supervision of farmed animals including alpacas such that unnecessary suffering may be avoided. Living on site facilitates this better welfare.
- In addition to the need to observe alpacas for signs of abnormal behaviour and disease, when alpacas are sick, they may require regular checks and provision of care and treatments. This need does not occur only within working hours and treatments may be required throughout the day and night – at *any* time of year. In the winter time, it is especially critical since patients will require additional care due to loss of body heat: their coats do not have the protective natural oils that sheep possess so they are susceptible to wet/windy/cold weather conditions, especially when under the stress of disease. Living anywhere other than on-site will make 24/7 treatments exceptionally difficult and is almost certain to result in compromised animal welfare.
- Alpacas are often a lot more sick on paper (ie on labwork) than they appear clinically, and they typically respond better to more intensive medical therapy such as intravenous fluids and antibiotics. This is relevant to both crias and adult animals. Fluid therapy can be managed on-farm with relative ease and alpaca owners can be trained to manage IV catheters quite successfully, making intensive management fairly cost-effective: this sort of management may require IV fluid boluses to be administered at 2-4 hourly intervals throughout the night. Without having the facility to live on-site, this sort of management would be extremely difficult to achieve.
- In terms of breeding alpacas, unlike most other farm species, it is not possible to accurately predict a birthing date as alpacas have extremely variable gestation lengths, potentially from around 330 days to over 370 days, meaning that extended observation is required. While it is true that *most* birthings will take place between dawn and some time in the afternoon, it is those that do not occur during these hours that are likely to be having problems and ignoring this possibility compromises animal welfare. A study I performed during the birthing season of 2017 and including 494 births showed that the proportion of births requiring assistance increased where

Camelid Veterinary Services Ltd (trading as The Alpaca Vet)

Company number: 08682659

birthing occurred between 4pm and 8pm and increased further for births occurring after 8pm with 80% of these births requiring assistance.

- In my 2017 study, the incidence of an assisted birth was approximately 13% of the total number of births. Difficult birthings tend to be due to malpresentation of the foetus rather than oversized crias, especially because of their long necks and legs – for example, the neck may be back and only the front feet presenting. Agricultural Consultants tend to compare keeping alpacas with keeping sheep and cattle. This comparison is not valid in consideration of birthings: a more useful comparison would be had in comparing alpaca birthing with foaling. Birthing in horses is very *unlike* calving or lambing and horse breeders would be horrified about the possibility of having an unobserved birthing. Like horses, alpacas normally have a short period of active delivery and if active labour does not progress to delivery of the cria within 20-30 mins, urgent examination of the alpaca is necessary as malpresentation may need to be corrected. Any delay in identifying this and seeking veterinary attention if required may have fatal consequences for both cria and dam. Tibary *et al* comment that there are 3 major differences between camelids and ruminants that should be considered in dealing with a difficult birthing (In: Llama & Alpaca Care; Elsevier, First Edition, 2014):
 - i. The pelvic inlet is narrower
 - ii. The cervix and vagina are more prone to laceration and severe inflammation often leading to adhesions [scar tissue forms across the cervix or vaginal wall resulting in a female being unable to breed subsequently – these are *not* normally correctable]
 - iii. The risk for neonatal hypoxia and death are increased by forceful uterine and abdominal contractions and rapid detachment of the placenta.

The consequences of these important differences are that early recognition of dystocia (difficult birthing) is paramount, any decision to interfere and manipulate a mal-presented foetus should be made rapidly and that supportive care should be provided to the dam and foetus before and during any manipulation. Clearly therefore, the need to live on-site to identify and deal with any potential emergencies is critical to an alpaca breeder who not only wishes to ensure the safe birth of any new cria but also wants to maintain the breeding potential of his/her females.

- Newborn crias are extremely vulnerable if born in inclement weather, and it is extremely important for them to acquire adequate colostrum in the first 12-24 hours to protect them from bugs that they are exposed to in their environment. Mortality rates of crias in South America varied from 9-57% over a 7 year study on several different farms, depending on conditions (Ramirez et al, *Res III Reunion Assoc Per Prod Anim*, 1980). In South America, farming conditions are far more extensive and observation of birthing and crias is far less rigorous than can be achieved under UK farming conditions. In fact, a study in the UK in the mid-90s, in the early days of alpaca breeding in the UK, showed that 17-33% of alpaca deaths occurred in alpacas that were aged less than 6 months and that 86% of those occurred during the first week of life (Davis et al, *Vet Record*, 1998). This emphasises the importance of good observation in the first week of life: we know a lot more now than we did in the 90s about caring for neonatal alpacas. If the cria is having trouble getting going, the owner needs to be on-site to facilitate nursing and/or provide supplementary care including the possibility of having the vet administer a plasma transfusion to correct any failure to ingest sufficient colostrum. Camelid neonates are a little more like foals in this regard (calves tend to be more robust) and the care of camelid neonates is thus more comparable to the care of foals.
- It is not uncommon for crias to require bottle-feeding if their dams have insufficient milk or have died and this bottle feeding needs to continue until the crias reach their weaning age of 6 months. During the first month of their lives, feeds need to be given every 2 hours: after this they can be gradually reduced in frequency, but they should still be receiving feeds last thing at night (at least 10pm, preferably midnight) and first thing in the morning (6-7am) until weaning. Feeding too

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Company number: 08682659

much at a single feed can result in backflow of milk into the first stomach compartment causing C1 acidosis and colic and this can be life-threatening: in this way, alpaca crias are different from calves in which larger volume feeds are possible due to their different gastrointestinal anatomy.

Larch Green Alpacas have 42 acres of land: they are currently using only 4.5 acres for the alpacas. On good quality grazing, I typically advise people that they can stock up to 5 alpacas per acre. They currently have 12 alpacas (comprising 7 males, 3 breeding females, and 2 weanlings) which gives them a stocking density of less than 0.5 alpacas per acre on what they are currently using. They plan to increase the herd size and have plenty of space to do this. I will typically advise alpaca owners to ensure that they always have spare grazing available for alpacas such that some pasture is always being rested to allow for parasite control and growth of pasture. These numbers allow for this to happen.

In conclusion, I earnestly support the desire of the de Freitas family to live onsite in order to properly care for their alpacas and would urge you to seriously consider that the welfare of the animals is better served in this manner. It is my opinion that not being able to live on-site would compromise animal welfare.

Yours sincerely,

A solid black rectangular box redacting the signature of Claire E Whitehead.

Claire E Whitehead BVM&S MS FHEA MRCVS
Diplomate ACVIM (Large Animal)

President, British Veterinary Camelid Society

APPELLANT'S SUBMISSIONS



Head of Legal and Democratic Services
Renfrewshire Council
Renfrewshire House
Cotton Street
PAISLEY
PA1 1PR

Dear Mark Conaghan ,

We are writing to you on behalf of our client, The Calder Family regarding an appeal of a planning application.

Request to appeal

We would like to appeal the decision to refuse consent for Planning Application 23/0496/PP and request that it be considered by the Local Review Body.

Grounds of appeal

We believe this proposal aligns with the principles of sustainable development and presents several benefits to the local area. It provides an exemplar of sustainable design.

The proposed smallholding is in harmony with the surrounding natural environment. The design considerations have been carefully crafted to minimise any adverse impact on the landscape, ensuring that the development reflects the existing greenbelt setting. There is a natural tree-belt, which the proposed development sits within.

The incorporation of sustainable building practices, such as energy-efficient materials and renewable energy sources, demonstrates a commitment to environmental stewardship and the council's net zero policies.

The development in-fills and complements the row of existing houses, where a dwellinghouse was clearly intended previously.

This supports Policy ENV1 of the LDP and the New Development Supplementary Guidance in that the proposal -

“iv. demonstrates outstanding quality of design, is of an appropriate scale within its setting, and makes a positive contribution to the site surrounding area.”

It makes a positive contribution as it replaces a currently neglected plot of land with an environmentally responsible purpose.

The proposed operation as a smallholding is credible, with a supply chain identified. However, the creation of the small holding is dependent on the dwellinghouse in situ. It is essential that the dwellinghouse support the agricultural activity as stated in the application. The smallholding element of the application is what differentiates it from the previous application and previous reporters decision.

There is a locational need for the local produce eco-system to be developed. I.e. more local suppliers.

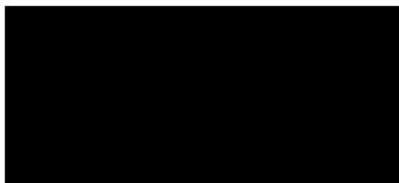
As a material consideration, the representations in favour, lack of any objections and council community position should have significant weight.



The development, whilst surpassing all environmental standards, and completing the row of houses (within a natural boundary) will not undermine greenbelt policy due to the exceptional nature of the site and circumstances.

We therefore believe it can be considered positively in line with NPF4 and Renfrewshire Council policy.

We look forward to hearing from you.



Jay McAllister

Part ii Architectural Designer

For and on behalf of

FRAMED ESTATES



NOTICE OF REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS; THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008; AND THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

Please use BLOCK CAPITALS if completing in ink

The completed notice of review and any supporting documents should be sent by e-mail to Irb-planning.cs@renfrewshire.gov.uk, or by mail or by hand to the Head of Corporate Governance, Finance & Resources, Renfrewshire Council, Renfrewshire House, Cotton Street, Paisley, PA1 1TR.

Applicant(s)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Agent (if any)

Name

Address

Postcode

Contact Telephone 1

Contact Telephone 2

Fax No

E-mail*

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail?

Yes No

Planning authority

Planning application reference number

Site address

Description of proposed development

Date of application Date of decision (if any)

Note. This notice must be served on the Council within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of application

- 1. Application for planning permission (including householder application)
- 2. Application for planning permission in principle
- 3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
- 4. Application for approval of matters specified in conditions

Reasons for seeking review

- 1. Refusal of application by appointed officer
- 2. Failure by appointed officer to determine the application within the period allowed for determination of the application
- 3. Conditions imposed on consent by appointed officer

Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- 1. Further written submissions
- 2. One or more hearing sessions
- 3. Site inspection
- 4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

The refusal of the application stating it does not meet NPF4 requirements as well as the length of time taken to reach a determination.

Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- | | Yes | No |
|--|-------------------------------------|--------------------------|
| 1. Can the site be viewed entirely from public land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is it possible for the site to be accessed safely, and without barriers to entry? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

We believe this proposal aligns with the principles of sustainable development and presents several benefits to the local area. It provides an exemplar of sustainable design.

The proposed smallholding is in harmony with the surrounding natural environment. The design considerations have been carefully crafted to minimise any adverse impact on the landscape, ensuring that the development reflects the existing greenbelt setting. There is a natural tree-belt, which the proposed development sits within.

The incorporation of sustainable building practices, such as energy-efficient materials and renewable energy sources, demonstrates a commitment to environmental stewardship and the council’s net zero policies.

The development in-fills and complements the row of existing houses, where a dwellinghouse was clearly intended previously.

This supports Policy ENV1 of the LDP and the New Development Supplementary Guidance in that the proposal -

“iv. demonstrates outstanding quality of design, is of an appropriate scale within its setting, and makes a positive contribution to the site surrounding area.”

It makes a positive contribution as it replaces a currently neglected plot of land with an environmentally responsible purpose.

Continued in attached letter.

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

653 - Request to Appeal Letter	25052023 BCC - Letter from Community Council
653 - Locational Need Statement	Barnhill Farm Letter of Support
653 AP2 Design Statement Rev A	PPA-305-2051 Earnshaw^J^0 Margaret -
653-AP2-100 - Existing Location and Block Plan	Neighbour Letter
653-AP2-101 - Existing Site Plan	
653-AP2-102-Rev A - Proposed Site Plan	
653-AP2-110 - Proposed Ground Floor Plan	
653-AP2-111 - Proposed First Floor Plan	
653-AP2-200 - Proposed Elevations 1	
653-AP2-201 - Proposed Elevations 2	
653-AP2-300 - Proposed Sections 1	
653-AP2-301 - Proposed Sections 2	
653-AP2-400 - Artist Impression 1	
653-AP2-401 - Artist Impression 2	

Note. The Council will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at Renfrewshire House, Cotton Street, Paisley until such time as the review is determined. It may also be available on the Council's website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the Council to review the application as set out on this form and in the supporting documents.

Jay McAllister

Date

22/03/2024

For office use only:

LRB Reference No:

My Ref:
Contact: Andrew Mackenzie
Telephone: 0141 487 1375
Email: dc@renfrewshire.gov.uk
Date: 13 February 2024



Sharon Gary
Framed Estates Ltd
Suite 5001, Mile End Mill
12 Seedhill Road
Paisley
Renfrewshire
PA1 1JS

Proposal: Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding
Location: Site On South Western Boundary Of West Cottage, Houston Road, Bishopton, ,
Application Type: Planning Permission-Full
Application No: 23/0496/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,



Alasdair Morrison
Head of Economy and Development

Chief Executive's Service
Renfrewshire House
Cotton Street, Paisley, PA1 1WB
//www.renfrewshire.gov.uk

REFUSE Consent subject to the reasons

Ref. 23/0496/PP



DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Mr Derek Calder
243 Danes Drive
Glasgow
G14 8AH

With reference to your application registered on 6 September 2023 for Planning Consent for the following development:-

PROPOSAL

Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding

LOCATION

Site On South Western Boundary Of West Cottage, Houston Road, Bishopton,

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 12 February 2024


Signed
Appointed Officer
on behalf of Renfrewshire Council

Chief Executive's Service
Renfrewshire House
Cotton Street, Paisley, PA1 1WB
[//www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)

Ref. 23/0496/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is an essential need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of this.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL		Application No: 23/0496/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 6 September 2023
Applicant		Agent
Mr Derek Calder 243 Danes Drive Glasgow G14 8AH		Sharon Gary Framed Estates Ltd Suite 5001, Mile End Mill 12 Seedhill Road Paisley Renfrewshire PA1 1JS
Nature of Proposals Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding		
Site Site On South Western Boundary Of West Cottage, Houston Road, Bishopton,		
Description <p>Planning permission is sought for the erection of a detached, two storey dwellinghouse with associated two storey detached outbuilding and landscaping to operate as a smallholding at Houston Road near Bishopton.</p> <p>The application site is situated on green belt land approximately 0.5 kilometres west of Bishopton and comprises a plot of ground measuring an area of approximately 0.23 hectares which is accessed from Houston Road to the north-west. The site is broadly rectangular and extends to a maximum width of approximately 37 metres and depth of approximately 75 metres. To the north-east, the site is bounded by the first of three detached dwellinghouses which each front Houston Road and are situated within plots of similar size to the application site. To the south-east and south-west the site is bounded by fields, with Bishopton Cemetery also situated approximately 50 metres to the south-west on the same side of Houston Road. On the opposite side of Houston Road to the north-west are Ingliston House and Rose Cottage, beyond which is Ingliston Equestrian Centre and Country Club.</p> <p>The application site is largely covered by long field grass and assorted low-lying vegetation, with a short track at its westmost corner offering vehicular access from Houston Road, as well as into the adjacent field to the south-west. The remainder of the site frontage features relatively young trees including hawthorn, holly and beech which appear to have originally been planted as hedging, while a line of evenly spaced mature sycamore trees runs along the south-west and south-east boundaries of the site, separating it from the adjacent fields.</p> <p>The proposed dwellinghouse would have its principal frontage facing Houston Road to the north-west. The main body of the house would measure approximately 18.1 metres width by 8.3 metres depth and would feature a dual-pitched roof which would reach a maximum height of some</p>		

8.9 metres. At its north-west end, the house would feature a further flat-roofed section which would project to the rear by an additional approximate 7.3 metres and measure a width of approximately 7.6 metres and height of 6.1 metres. This would contain additional floorspace at ground and first floor level, while also accommodating a sheltered balcony at first floor level.

The dwellinghouse would feature a mix of traditional and modern, contemporary finishing materials. These would include zinc cladding to the majority of its walls at first floor level and to its roof, with light brown facing bricks applied to the remainder of its walls and the windows featuring black uPVC frames. The windows would be formed within high, narrow openings which would be formed over the ground and first floor levels. The flat roof at the rear would comprise a sedum green roof, while solar PV panels are also proposed on the rear elevation of the pitched roof over the main part of the house.

The proposed outbuilding would sit adjacent to the house on its south-west side and would measure a footprint of some 7.0 metres width by 7.4 metres depth. This would feature a dual-pitched roof which would reach a maximum height of approximately 5.5 metres. The building would contain garage space for two vehicles on its ground floor level and additional domestic floorspace at first floor level which would be served by wallhead dormer windows on the front and rear elevations. The finishings of the outbuilding would match the dwellinghouse, with the walls featuring light brown facing bricks and the roof and dormers featuring zinc cladding. Parking would also be accommodated in the front curtilage of the property, alongside a front lawn.

This application follows on from a previous planning application for a single dwellinghouse and outbuilding which was refused in March 2023. The new application is similar to the previous refused application but proposes that the new property would operate as a smallholding. A Design, Access and Sustainability Statement advises that the applicant wishes to utilise the site to grow fruit and vegetables, as well as to raise poultry and small livestock such as goats which cannot be reared in an urban setting. The rear garden of the proposed dwellinghouse would in this respect feature a series of vegetable patches, planters and trees, with a Sustainable Drainage System (SuDS) pond also located centrally within the garden.

A submitted locational statement outlines a variety of benefits a smallholding could deliver to the wider area and also states that the dwellinghouse would be beneficial to the operation of the proposed agricultural activities. In this regard, it is stated that the welfare of livestock would benefit from human habitation at the site, while the dwellinghouse would also ensure routine daily tasks could be easily undertaken. Additionally, it is suggested that the presence of a dwellinghouse would act as a deterrent in relation to agricultural theft and that the established settlement pattern and character of the area would be reinforced by developing the plot.

A sustainability statement also advises that the house itself would be designed with the aim of saving and renewing energy where possible and to this end the application drawings indicate among such measures the inclusions of solar panels, a Mechanical Ventilation and Heat Recovery (MVHR) unit, an air source heat pump and a rainwater harvesting tank.

History

Application No: 22/0583/PP

Description: Erection of two storey detached dwellinghouse with associated two storey detached outbuilding and landscaping
Status: Refused 14/03/2023.

Application No: 93/0950/PP

Description: Erection of a dwelling house (Planning Permission – in outline)

Status: Refused 19/11/1993.

Policy and Material Considerations

Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:

Development Plan

National Planning Framework 4

NPF4: Policy 1 - Tackling the climate and nature crises

NPF4: Policy 2 - Climate mitigation and adaptation

NPF4: Policy 3 - Biodiversity

NPF4: Policy 8 - Green belts

NPF4: Policy 15 - Local Living and 20 minute neighbourhoods

NPF4: Policy 16 - Quality homes

NPF4: Policy 17 - Rural homes

NPF4: Policy 29 - Rural development

Renfrewshire LDP 2021: Policy ENV1 - Green Belt

Renfrewshire LDP 2021: Policy I1 - Connecting Places

Renfrewshire LDP 2021: Policy I7 - Zero and Low Carbon Buildings

Renfrewshire New Development Supplementary Guidance (2022)

Delivering the Environment Strategy: Housing in the Green Belt; Green Belt Development Criteria

Delivering the Infrastructure Strategy: Connecting Places

Material considerations

New Development in the Countryside 2022

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of legislation.

An Advert was also placed in the Paisley and Renfrewshire Gazette on 27 September 2023 for the following reason: Neighbour Notification

Objections/Representation

Two letters of representation have been received from residents in nearby houses in favour of the development. These both comment that the site has suffered from a lack of management which has resulted in a proliferation of weeds and rabbit populations. As such, it is stated that the site

would be improved by being brought into managed use and care. One of the letters of representation also expresses a view that the site is likely to have been intended as a fourth plot when the three adjacent houses were originally constructed.

Consultations

Children's Services – No objections.

Communities & Housing Services (Environmental Protection) – No objection subject to advisory guidance regarding potential site contamination.

Chief Executive's Service (Roads Development) – No objection subject to conditions that:

- A visibility splay of 4.5 metres x 60 metres x 1.05 metres shall be provided and maintained at all times in accordance with the application drawings; and
- A 2 metre wide adoptable footway shall be formed across the Houston Road frontage of the site.

Glasgow Airport Safeguarding – No objections.

Scottish Water – No objections.

Informatives to be added: Yes.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design and Access Statement – A Design, Access and Sustainability Statement has been submitted which provides an overview of the proposal. The statement provides an outline of the location, context, history and character of the application site and surrounding area.

The statement also provides a policy analysis which considers the proposal against various green belt criteria in terms of Policy 8 of NPF4 and Policy ENV1 of the Renfrewshire LDP. The statement considers the proposal compatible with the main criteria, describing the land as a vacant site which can be enhanced by use as a smallholding, with the proposed house of an appropriate design which would blend in with its environment. The statement also provides further details on the design of the proposed house and outbuilding and detailed information on "sustainability" measures which would be incorporated. It is stated that these would include various low carbon and renewable energy measures, the proposed SuDS system and other measures aimed at enhancing biodiversity such as areas of wildflower and scrub planting and bird and bat boxes.

Also contained in the Design, Access and Sustainability Statement is an analysis of previous instances where it is stated that Renfrewshire Council has approved residential development on green belt land. However, the report is in fact mistaken regarding most of these and only three of the examples cited actually refer to cases where residential development was approved on green belt land. Of these, two of the sites were also designated as housing land in a proposed LDP which was therefore the settled position of the Council, while the third was only approved for residential after a Scottish Government Reporter dismissed a previous appeal but in doing so

declared the site acceptable for housing subject to an amended application to address roads issues. Therefore, in all three cases there were mitigating factors.

The remaining examples cited in the statement refer to one current live application and to various sites on non-green belt land where planning permission has been granted, as well as sites which are on green belt land but where planning permission has either been refused or the land subject to a Proposal of Application Notice only.

Other Assessments

Locational Statement – Outlines a variety of environmental, community and economic benefits a smallholding can provide in offering local produce to the area, with an accompanying letter of support also provided by an existing farm shop who comment that the proposal would offer an opportunity for produce to be purchased locally and encourage “a circular local economy” while also supporting reduced emissions, healthy habits and sustainable living.

A statement of residential need included with the statement outlines that the siting of the dwellinghouse on the site would be beneficial to the smallholding, noting that this would benefit the welfare of livestock, ensure that routine daily tasks could be easily undertaken and also deter agricultural theft. The statement also outlines that development of the plot would extend the current settlement pattern formed by the existing neighbouring buildings including Ingliston Equestrian Centre and its associated buildings and uses on the opposite side of Houston Road.

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

Section 25 of the Town and Country Planning (Scotland) Act requires decisions on planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises the National Planning Framework 4 (2023) and the adopted Renfrewshire Local Development Plan (2021).

The fourth National Planning Framework (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government’s current view on delivering sustainable, liveable and productive places through the application of spatial principles.

Planning permission for a previous application (ref: 23/0583/PP) was refused in March 2023 by Renfrewshire Council’s Planning and Climate Change Policy Board. The previous application sought planning permission for the erection of a dwellinghouse and outbuilding of the same siting, design and access arrangements as this current application. The Board accepted the recommendation of officers that the application should be refused on the following grounds:

“The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is a specific locational need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of any demonstrable locational need.”

A subsequent appeal lodged with Scottish Ministers was also dismissed.

The main difference between the original refused application and this current application is the reference to a smallholding. The submitted Design, Access and Sustainability Statement advises that the applicant wishes to utilise the site to grow fruit and vegetables and raise poultry and small livestock such as goats which cannot be reared in an urban setting. The proposed site plan thereby indicates a variety of vegetable patches, planters and fruit trees within the rear garden arranged around a small centrally located SuDS pond.

The applicant's Locational Statement outlines the potential benefits of a smallholding for the area, noting that the production on site of fruit, vegetables, dairy and other natural products promotes a sustainable life, while also providing produce for local markets. The statement outlines that this is also beneficial to the environment as selling locally also reduces emissions and carbon footprints. It is stated that a smallholding can produce more food per acre than large industrial farms due to the ability to use the same land for more than one product, while it is also beneficial environmentally due to the lack of toxic pesticides and synthetic materials used, as well as measures such as harvesting by hand instead of heavy machinery.

A letter of support from a farm shop situated approximately 6km from the application site is also included with the submission which outlines benefits it considers that such a use would have to the local economy and environment. The statement from the applicant also outlines that their proposal supports Renfrewshire Council's Plan for Net Zero on several counts, as well as Policy 15 of NPF4 in providing a place for food growth and allotments for the nearby Dargavel Village area which supports the agenda for "20 minute neighbourhoods".

As noted above, the statement also considers that a dwellinghouse would be beneficial in supporting these activities as it would benefit the welfare of livestock and enable daily routine activities to be easily undertaken, while the presence of a dwellinghouse would also act as a deterrent to potential agricultural theft.

Additionally, as a material consideration, no objections have been received in relation to the new application while two letters have been received in support from residents within two of the three adjacent houses. The representees both state that the site has suffered from a lack of management and the proposals would enable it to be properly looked after. The view is also expressed that the site appears as if it would have originally been intended as a plot for a fourth dwellinghouse at the time of the adjacent three properties being constructed.

Further to the above, Bishopton Community Council objected to the original application given the location of the site within the green belt and the proposed design being out of keeping with adjacent homes. However, following the dismissal of the appeal the Community Council confirmed in writing that they wished to retract their objection, advising that *"we now understand that the design proposed was influenced by Renfrewshire Council requesting a "modern" design" and that "this single plot, while within the greenbelt, is very distinct from the open fields around it being clearly delineated by stone walls and trees, and it had originally been assigned as a fourth house when the original three had been built. We feel that it would be better for a single family home to be built on the plot and the land properly kept, than for it to lie wild and be overgrown with weeds."*

Bishopton Community Council have not directly commented to the Planning Authority on the current application but the applicant has provided a letter of support from the Community Council. In the letter, the Community Council states that they had initially objected to the original application but *"on receiving further information have decided that the aesthetics of the proposed*

building are insignificant against the proposed green credentials". Additionally, their letter states that given "this build is on a plot previously assigned to a single family home, (as the other three houses in the row are) Bishopton Community Council are content that this building proceeds, conditional that this is not seen as a green light for further "green belt" development".

The applicant has also provided correspondence from one of the elected members for the area confirming no objection to the application, although as with the Community Council, no direct submission has been made to the Planning Authority.

In considering the Development Plan policies against which the original application was refused, Policy 8 of NPF4 is clear in stating that residential accommodation will only be supported in the green belt if it is "required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise". Policy ENV1 states that residential development within the green belt will be considered appropriate in principle where it offers a housing land shortfall remedy, and along with the New Development Supplementary Guidance outlines other criteria for new housing in the green belt including requirements that the development is required to maintain and support an established activity and that there is a need for it to be located outside the settlement.

There remains no housing shortfall in the area, with the variety of housing needs in the Bishopton and Erskine area already addressed by allocated housing land within the Renfrewshire Local Development Plan. In terms of a locational need for the dwelling, while the information submitted by the applicant outlines a number of potential benefits to the local area resulting from the land being used for small-scale agriculture, while it also outlines some benefits that the presence of a dwellinghouse on the site would provide in supporting these operations, it does not appear to provide a robust and compelling account that demonstrates an essential need for a dwellinghouse on the site to support these activities.

While it is clear that a house would be beneficial in terms of security and enabling livestock to be more easily looked after, there is no compelling evidence that the agricultural elements could not operate without a human presence residing on the site. The submission does not in this regard demonstrate that workers on the smallholding could not instead reside in the nearby village, from where they would be able to attend the site regularly to oversee the agricultural elements. It is additionally noted that both Policy ENV 1 of the LDP and the New Development Supplementary Guidance refer to the activity that the dwellinghouse would require to support being an "established" activity. However, the agricultural elements of the proposed smallholding are not "established" as such.

While Policy 8 of NPF4 does not appear to explicitly state that the activity must be established, if the dwellinghouse was approved on the basis of it operating as a smallholding, it is considered that some form of safeguard would be necessary to ensure that the development would then proceed on this basis. While a planning condition can be applied to control development activity, Scottish Planning Circular 4/1998 on "the use of conditions in planning permissions" sets out that any condition must satisfy certain tests. These tests include a requirement that the condition must be enforceable. It is considered that a condition that tied the agricultural and residential elements of the proposed development together in this case would be difficult to enforce. Moreover, a 2011 letter from the Scottish Government's Chief Planner discouraged agricultural occupancy conditions, citing their intrusive and resource-intensive nature as well as the difficulty of monitoring and enforcing such conditions. Instead, the letter advised that where the planning authority is satisfied that an adequate case has been made for the dwellinghouse, it should not be necessary to restrict occupancy by condition. However, as outlined above, it is in any case not considered

that a demonstrable “adequate case” for the dwellinghouse has been made in this instance.

The agricultural element of the smallholding would on its own be an acceptable green belt use in terms of the above policies and guidance in relating to agriculture, while the nature of this activity would also support an agenda outlined in both Policy 29 of NPF4 and Policy ENV1 of the LDP to support rural diversification, including diversification which potentially has added community benefit to the area. Additionally, it is noted that in relation to the vacant field, planning permission to establish the agricultural use of the proposal on its own would not be required. However, while this element could therefore in theory commence with immediate effect, it is not demonstrated that a dwellinghouse would be essential to support these activities.

In terms of other relevant policies within NPF4, the proposed dwellinghouse is not supported by Policy 16 (Quality Homes) as it is not demonstrated that the house is required to address any shortfall in the area, as noted above. Policy 17 (Rural Homes) states that new homes will be acceptable in rural areas if they are situated on a site which is identified for housing in the LDP, or reuses brownfield land where a return to the natural state has not, or will not happen, without intervention. However, the site is not identified as housing land in the LDP and no evidence has been presented to suggest the site constitutes brownfield land. A contaminated land questionnaire completed by the applicant in response to a request by Environment, Housing and Infrastructure Services (Environmental Protection) indicates that at some point in the past a tank was accommodated on the site but notwithstanding this, the site is now found to be in a generally natural state with no clear signs of any past use.

Policy 17 also allows that residential proposals may be acceptable in rural areas where the proposal makes use of redundant or unused buildings; makes use of or secures the future of historic environment assets; demonstrates a necessity to support the sustainable management of a rural business; offers retirement succession of a viable farm holding; relates to the subdivision of an existing dwelling of appropriate scale; or reinstates a former house or is a one-for-one replacement of an existing permanent house. None of these instances are considered to apply in this case. As such, the proposal is not supported by Policy 17 of NPF4.

Policy ENV1 of the LDP and the New Development Supplementary Guidance outline the following criteria for considering housing in the green belt:

- i. Development is required to maintain and support an established activity
- ii. There is a need for the residential use to be located outwith the settlement
- iii. Buildings which have special architectural, traditional or historic character may be converted for residential use
- iv. The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting, and makes a positive contribution to the site and surrounding area
- v. The proposal integrates with, complements and enhances the established character of the area; and
- vi. Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard.

Points i and ii above have been considered above, whilst points iii and vi are not relevant as the proposals do not relate either to the conversion of an existing building or the erection of a replacement dwellinghouse.

In terms of point iv, the applicant has shown that they have given detailed consideration to the design of the house and outbuilding, with a range of different initial design options set out in their

The above commitments contribute positively to the overall design and sustainability of the development. However, it is not considered that the contribution of the development to the area would be of such outstanding quality as to outweigh the lack of a sufficient demonstrable need for the dwelling to be located within a green belt area under present circumstances.

With regard to point v above, the positioning and footprint of the house and garage would generally accord with the development pattern offered by the existing three neighbouring houses to the north-east and it is acknowledged that a single dwellinghouse on the site would have the potential to integrate with these existing developments. The application site is also well-contained on account of the mature tree line running along both its south-east and north-east boundaries which the applicant proposes to retain. The tree belt is an important feature in the existing rural landscape and the Council's guidance for New Development in the Countryside emphasizes the importance of retaining such features. The retention of the trees and general self-contained nature of the site would also reduce the likelihood of development of the site opening up the wider area to significant additional development pressure.

While the site in its existing condition is still considered to contribute to the established rural landscape character, the opinions of the representees that it is of limited quality are also noted. It is acknowledged that the site does lend the appearance of a plot. While there appears to be no definitive evidence to confirm the assertion that the site was originally intended as a fourth residential plot, it is acknowledged that the site characteristics do suggest that this may have been the case.

In addition to the above, the development must also be assessed against the green belt development criteria outlined in the New Development Supplementary Guidance. In terms of these criteria which have not already been considered above, the proposals would result in no loss of prime quality or valuable agricultural land. The site has evidently not been cultivated for some years and is largely overgrown with long grass and shrubs but is not subject to any statutory or non-statutory nature conservation designations.

With respect to traffic and access, the applicant has submitted a plan outlining the visibility splay that could be achieved through the cutting of vegetation along the site frontage. This has been accepted by Roads Development, although it is observed that trees fronting the site would almost certainly require to be removed to achieve this. The trees along the site frontage are largely overgrown hedge trees of limited individual quality, although their removal would still have an effect on the rural character of the wider area.

Further to the above, Policy I1 states that all development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel and public transport networks. Proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local road network will be supported. It is noted that the development would be able to accommodate the provision of a 2m wide footpath across the frontage of the site and that this could support an aspirational walkable link to the cemetery. However, at this time there is no plan to provide such a link and it would result in an isolated footpath which would not connect to any other footpath, as well as being at a considerable distance to any core path. It would also have an impact on the site's natural frontage.

In terms of any other infrastructure connections there is no reason to suggest that the site could not be serviced given the nearby infrastructure in the area, whilst Scottish Water has confirmed no objection to the development and have advised that sufficient capacity exists in their infrastructure

to support the proposals.

In summary, the above assessment acknowledges that the character of the site does potentially lend itself the appearance of a dwellinghouse plot, while the smallholding agricultural element of the development is also an acceptable green belt activity which the application argues could benefit the local community, economy and environment. The commitment to sustainability demonstrated in the application is also in the proposed development's favour, while the representations in support of the development and the lack of any objections are also material considerations.

Notwithstanding these potentially favourable aspects, the application does not provide a robust or compelling case that a dwellinghouse would be essential to supporting the smallholding agricultural activity. The application does indicate that a dwellinghouse would be beneficial in supporting such activity but does not persuade that the activity could not operate without a dwellinghouse in place. The development therefore does not comply with Policy 8 of NPF4 or with Policy ENV1 of the Renfrewshire LDP and the associated New Development Supplementary Guidance in satisfactorily demonstrating an essential need to be located in the green belt. It is therefore recommended that planning permission is refused.

Index of Photographs

A site visit has been undertaken and photographs relevant to the application have been archived.

RECOMMENDATION

Refuse

Reason for Decision

1. The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is an essential need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of this.



Alasdair Morrison
Head of Economy and Development

Applicant: Mr Derek Calder	Ref. No: 23/0496/PP
Site: Site On South Western Boundary Of West Cottage Houston Road Bishopton	Officer: Andrew Mackenzie

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

Plans to be stamped

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
653-AP-100	Existing Location and Block Plan	✓	✓
653-AP-101	Existing Site Plan	✓	✓
653-AP-102 Rev A	Proposed Site with Roof Plan	✓	✓
653-AP-110	Proposed Ground Floor Plan	✓	✓
653-AP-111	Proposed First Floor Plan	✓	✓
653-AP-200	Proposed Elevations 1	✓	✓
653-AP-201	Proposed Elevations 2	✓	✓
653-AP-300	Proposed Sections 1	✓	✓
653-AP-301	Proposed Sections 2	✓	✓
653-AP-400	Artist Impression 1	✓	✓
653-AP-401	Artist Impression 2	✓	✓

Officers Initials: AJM

Business Support Initials: DM

RENFREWSHIRE COUNCIL	
<u>Town and Country Planning (Scotland)</u>	
<u>Act 1997</u>	
Application No.	
REFUSED	
on	
Signed by	
On behalf of Renfrewshire Council	

Page 154 of 314	



LOCATIONAL STATEMENT

CALDER SMALL HOLDING, HOUSTON ROAD, BISHOPTON, PA7 5NY

CONSTRUCTION OF NEW BUILD DWELLINGHOUSE AND SMALL HOLDING - DECEMBER 2023

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LOCATIONAL STATEMENT



1.1 ECONOMY

With Bishopton increasing drastically in population throughout the growth of Dargavel Village, the area is becoming more urbanised and small agricultural sites such as the proposed small holding are virtually non-existent.

By using the natural advantages of the green belt, a small holding can produce a number of fruits, vegetables, eggs, milk, natural products and more. These are not only great for living a sustainable life, they can also be sold locally at farm shops and markets, keeping a circular economy within Renfrewshire.

Shopping locally boosts the economy and each product can be traced from ground to table, creating a trusting community who eat healthily.

1.2 ENVIRONMENT

Not only is growing food good for the environment, selling locally also reduces emissions and carbon footprints. Having produce that can be driven from within 5 miles instead of 1,500 miles - the average travel distance of fresh produce in the UK - greatly reduces the emissions used to get fresh food to the table.

The map adjacent shows the local farm shops and markets within a 5 mile radius of the proposed small holding. Bishopton Market is the nearest being only 1.7 miles from the proposed small holding, using only 0.1% of road emissions to travel. Barnhill Farm Shop is the furthest away, but still only 4.5 miles away, which uses 0.3% of road emissions.

Renfrewshire Council's Plan for Net Zero states;

"We will identify procurement hot spots within the Council's supply chains, activities and operations to maximise circular economy opportunities; optimise local supply chains; and identify areas where we can reduce carbon in the products and services we buy through innovative procurement."

1.0 SHOP LOCAL

1.3 COMMUNITY

By shopping at local markets and farm shops, you are investing in the community, and not just via monetary exchange. Social interaction between growers and customers allows the community to grow, creating healthy relationships and encouraging a sense of ownership throughout the wider area. The impact of this has been proven to reduce crime rates and boost the housing market.

As per policy 15 of the National Planning Framework 4 document, the proposed small holding would contribute to the 20 minute neighbourhood of Dargavel Village by providing a place for food growth and allotments. The nearest allotment to Bishopton is currently Erksine Community Allotments, which is on the cusp of the 20 minute neighbourhood. There is currently no allotments within Bishopton or Dargavel Village, with the Erskine Allotments being out-with the 20 minute neighbourhood of Dargavel.

Renfrewshire Council's Plan for Net Zero states;

"We will work with our communities to identify opportunities for land and assets within their local area to develop local projects which benefit those who live there, e.g. community energy opportunities, food growing, wild flowering and tree planting, flood resilience - connecting people through regenerated local space and tackling inequality through community collaboration."

LOCATIONAL STATEMENT



2.0

WHY A SMALL HOLDING?

Food Bank Dependency in the UK

Number of emergency food parcels given per 100,000 population in 2022/23*



* by Trussell Trust foodbanks
Source: The Trussell Trust

2.1 PRODUCTIVITY

In Scotland, land is one of the greatest resources, but is always under pressure to meet the demands for food and drink, economic contribution, fuel and energy, and housing, while allowing biodiversity to flourish.

Smallholdings can produce more food per acre than large industrial farms. This is mainly due to the benefits of using the same plot of land for more than one product - for example using a fruit orchard as a pen for sheep, chickens and bees. Crop output has been proven to benefit from these inter-relationships with different species.

Renfrewshire Council's Plan for Net Zero states;

"We will embed community wealth building into our procurement practices to ensure a local-centred approach which redirects wealth back into the local economy and provides opportunities and benefits into the hands of local people"

2.2 ENVIRONMENTAL

Varied activities on a mixed smallholding allows and encourages more biodiversity, which has greater environmental benefits, mostly from the lack of toxic pesticides and synthetic materials. Many who own smallholdings experiment with low-impact technologies, especially when it comes to harvesting. There are significantly less emissions when harvesting by hand as opposed to using heavy machinery.

Renfrewshire Council's Plan for Net Zero states;

"We will optimise biodiversity and nature locally to

enhance our natural environment and maximise green economic opportunities while planning and preparing for impacts of climate change"

1.3 PERSONAL

Maintaining a smallholding offers many physical and mental challenges to any owner, but these demanding challenges are healthy, creative, outdoors and close to nature. Many aspects that those within Bishopton and Dargavel Village will never experience. The rewards are social, environmental, and allow for a greater independence from commercial pressures.

With time and growth, a personal challenge can turn into a great benefit for the local community.

Being able to grow food and produce to sell within 1.7 miles at Bishopton Market, to locals that can walk from their door to the market, and tackle the cost of living crisis is another great reason to own a small holding.

The majority of residents in Bishopton and Erskine rank in the **5th or below decile on the Scottish Index of Multiple Deprivation**, meaning many are living on or below the bread-line. Providing access to fresh, locally sourced food will have a major impact on those people's lives.



Framed Estates Ltd

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MILE END MILL,
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PAISLEY, PA1 1JS

ENVIRONMENTAL
RESPONSIBILITY THROUGH
CONSCIOUS DESIGN

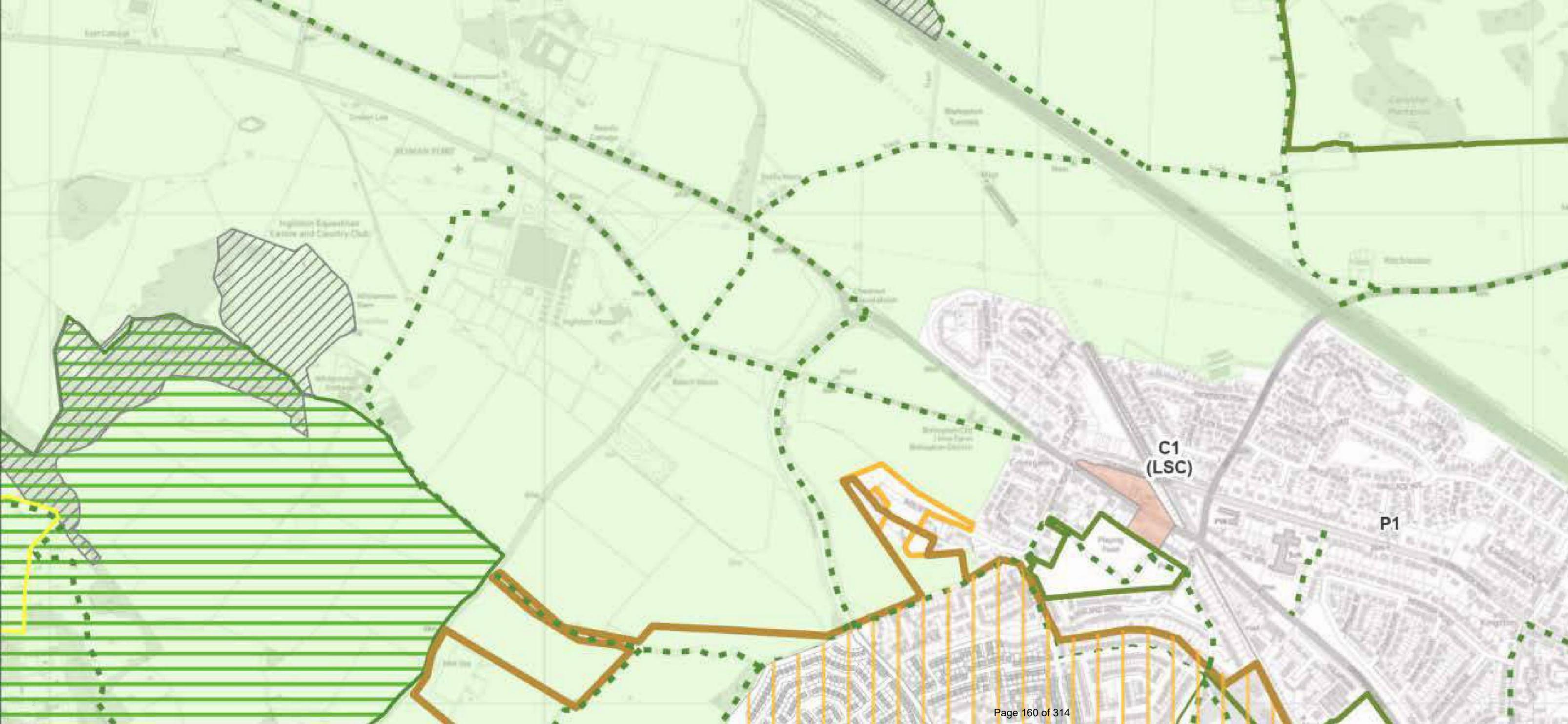


DESIGN, ACCESS & SUSTAINABILITY STATEMENT

CALDER SMALL HOLDING, HOUSTON ROAD, BISHOPTON, PA7 5NY

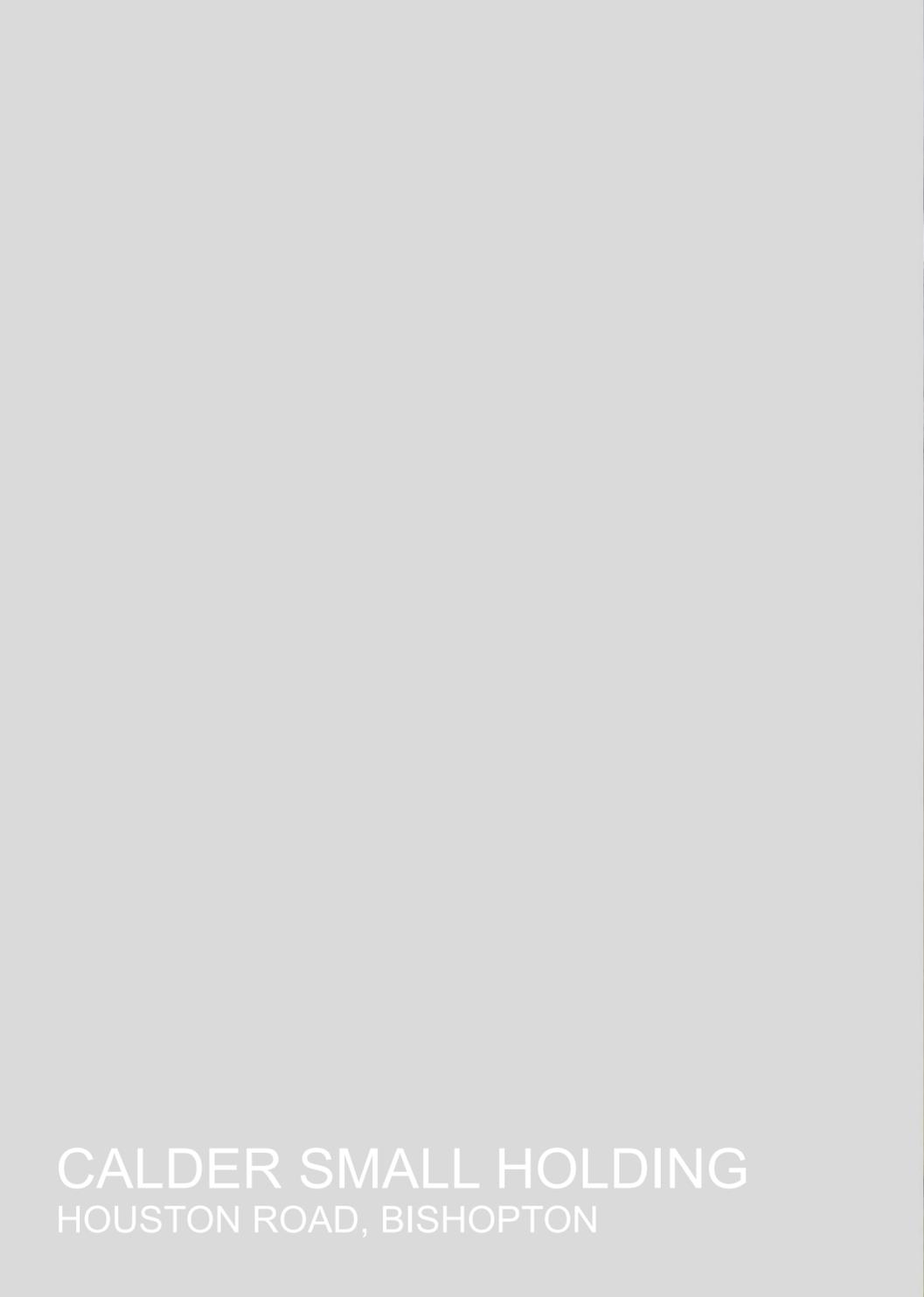
CONSTRUCTION OF NEW BUILD DWELLINGHOUSE - AUGUST 2023





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CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON

1.0
INTRODUCTION

INTRODUCTION

1.0 INTRODUCTION

1.1 INTRODUCTION

This document is to be read in conjunction with drawings and other associated information submitted in support of the planning application for the proposed construction of a smallholding with dwellinghouse on Houston Road, Bishopton.

1.2 HISTORY

The site has had a previous application and appeal refused with only one objection, which has since been retracted in turn for a letter of support from the Bishopton Community Council. This application seeks to demonstrate locational need for the approval of a smallholding with dwellinghouse on the proposed site.

1.3 OBJECTIVE

Appointed by a private client, the primary objective for Framed Estates and the applicant is to propose a 2 storey dwellinghouse of high quality design, low emission, and high sustainability that allows the client have residence on their smallholding.

1.3 RESOURCES

The planning application proposals have been designed in context to local and national best-practice recommendations including:

Local Development Plan 2021 published by Renfrewshire Council

Local Development Plan New Development Supplementary Guidance 2022 published by Renfrewshire Council

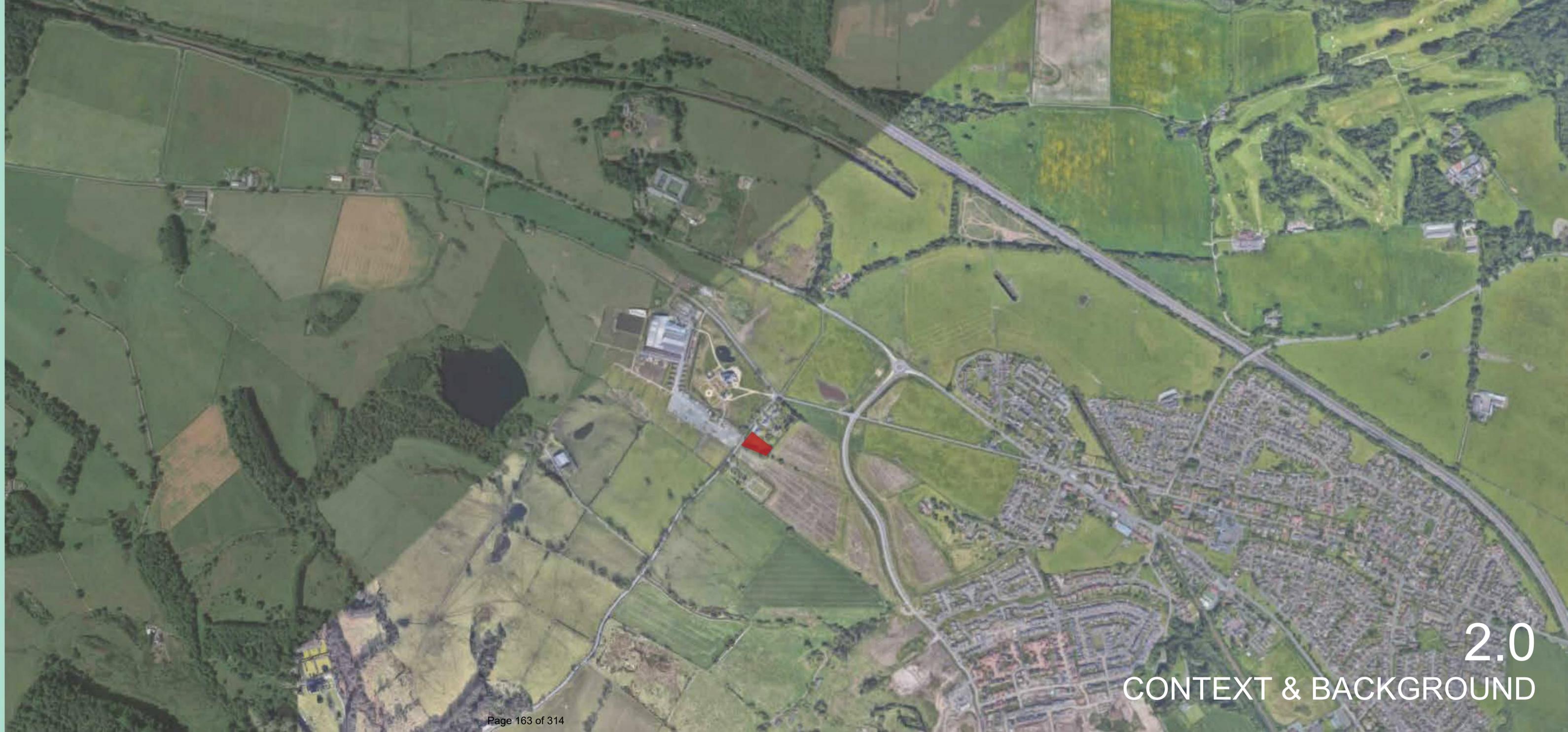
National Planning Framework 4 published by the Scottish Government

<u>THE DESIGN TEAM</u>
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CALDER, HOUSTON ROAD, BISHOPTON

CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON



2.0
CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.1 LOCATION & CONTEXT

2.1.1 BISHOPTON

Bishopton is a large village in Renfrewshire located around 2 miles West of Erskine - with a population of 8000 people - and lies to the South of River Clyde, which can be crossed via the Erskine bridge.

Bishopton is popular with locals and visitors as attractions include Ingliston Country Club, Blantyre Monument and Mar Hall Golf and Spa Resort.

The village has a rich history that dates back to the Antonine Era, with a Roman Fort discovered in 1949. Bishopton also played an important role in the Second World War, having been the site of the Royal Ordnance Factory, that manufactured explosives for the war effort.

The site is located on the North West edge of the village and is surrounded by fields on 3 sides, within an existing row of dwellings on a well defined plot with clear boundary edges.

2.1.2 Wider Context

Bishopton is easy to reach, accessible from the M8 motorway and with excellent train service. Additionally, it is located four miles North West of Glasgow Airport, Paisley, which provides the perfect connection for domestic and international transport.



Wider Context



Aerial view of site



Site View

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.2 HISTORY

2.2.1 HISTORY

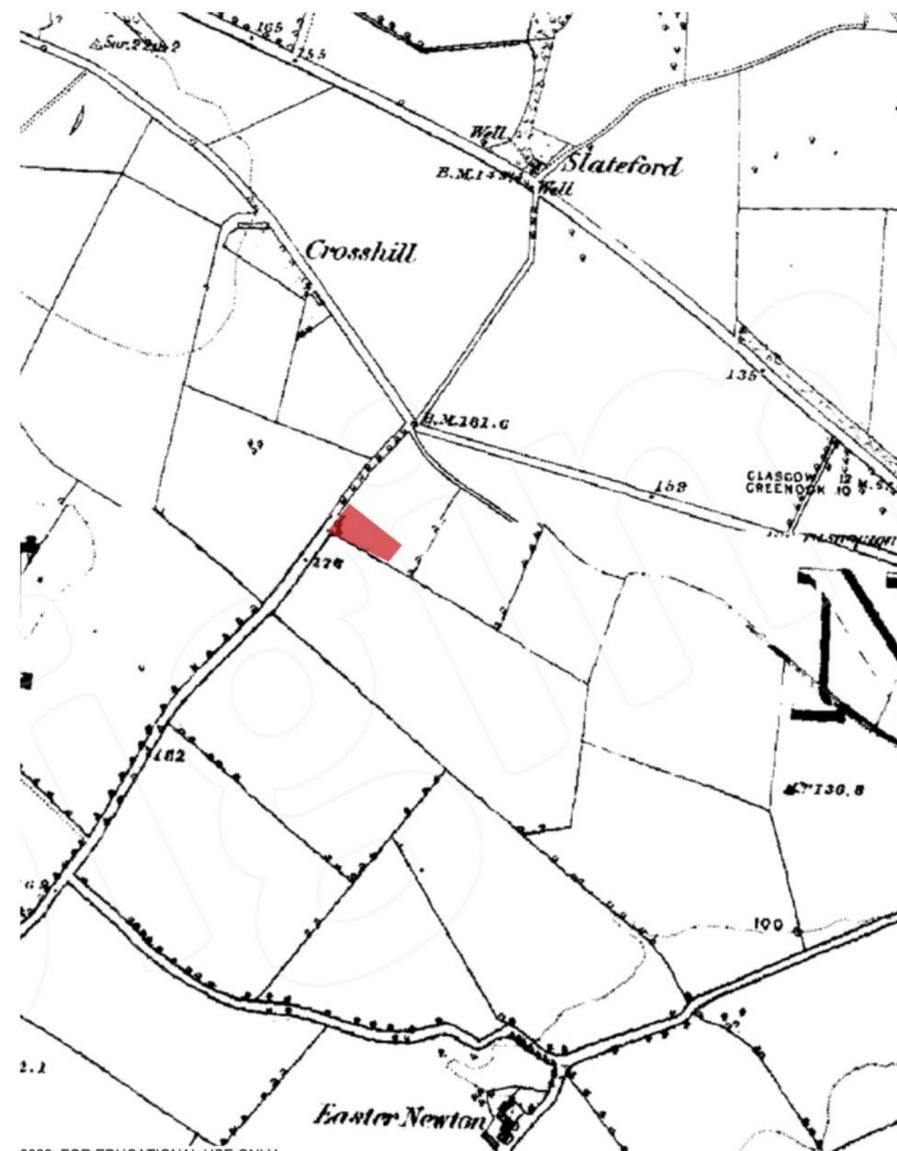
Bishopton is a large village in Renfrewshire which was created in 1840 by the connection of two hamlets named Blackstown and Easter Rossland. The name "Bishopton" comes from a nearby house of a local Brisbane family which was called Bishopton House. The house later found use as "Good Shepherd Centre" and latterly the "Cora Foundation".

2.2.2 ROYAL ORDNANCE FACTORY

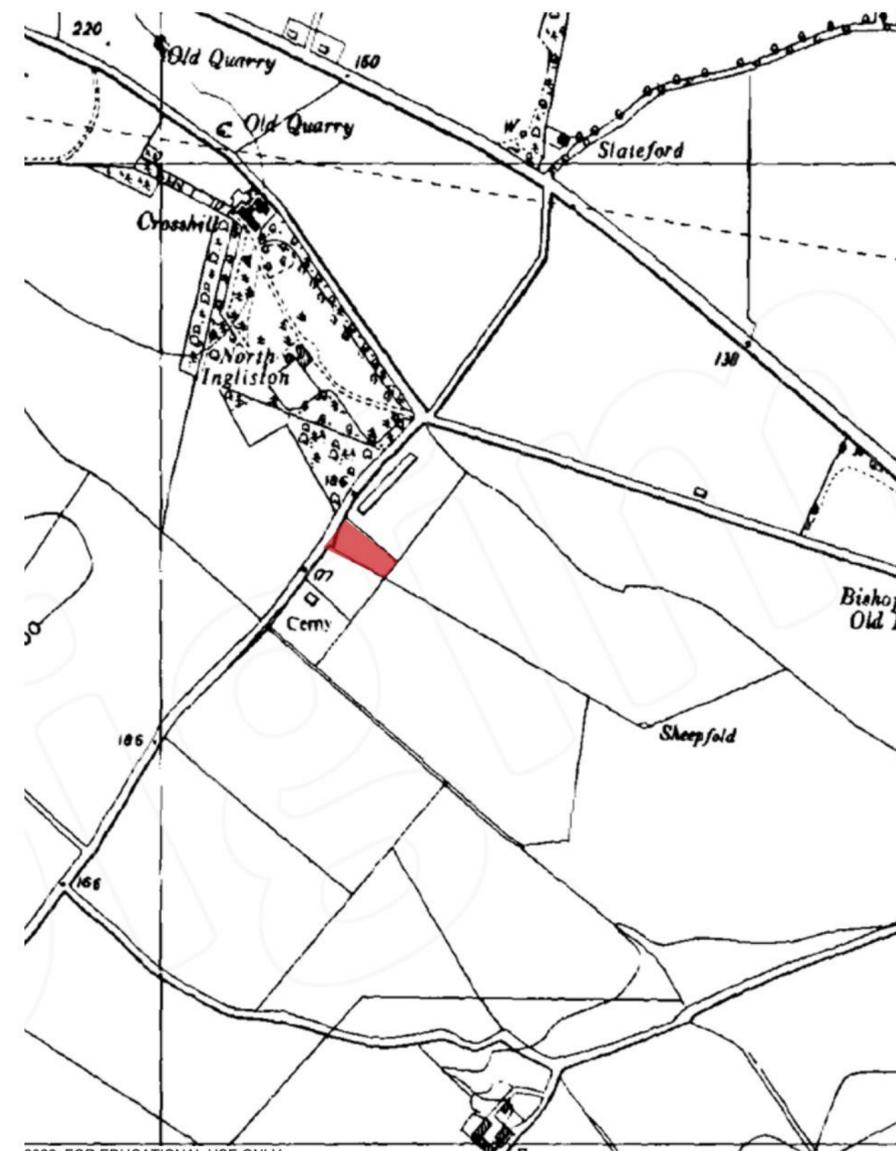
During the Second World War, a large explosive manufacturing factory was erected in Bishopton. The farmland where the factory was located was acquired by compulsory purchase order. Over 2,000 acres of land from 7 farms were used to build. The southern end of the site included most of the land formerly used by the First World War National Filling Factory, Georgetown. The ROF was privatised and sold to British Aerospace (now BAE Systems) in 1984. Since then, it was scaled down and BAE has shut most of the site.

2.2.3 DARGAVEL VILLAGE

In 2005, BAE Systems proposed to use a large part of the former Royal Ordnance Factory site to build new housing, which would double the size of the existing village. The new housing development was approved in 2008, and by 2016 the majority of the decontamination work and significant building works had been completed. The total number of houses in Bishopton had risen from 2500 to nearly 4000 by this point in time.



Circa 1860



Circa 1950



Circa 1990

CONTEXT & BACKGROUND

2.3 CHARACTER

2.3.1 CHARACTER

The materiality and character of the nearby building are well defined and follow the rhythm of a quiet countryside settlement. The most prominent material is a white render. The proposed building will be located within a row of 3 similarly looking cottages, all of which around about 80 years old.

On the opposite side of the road, there is located Ingliston House - a large residential building which serves as a hotel.

2.3.2 MATERIALS

Surrounding buildings are consistent in terms of materiality, as the external walls are covered with white render and the light grey slate is covering the roof of each cottage house. The window frames are white; however, the doors are in a much darker colour. The main differences can be observed in the colours used for building plinths, doors, sills, and chimneys. Plans of the buildings show much bigger diversity in shape; however, the proposed materials bring them together to the same rural style.



Crossways



Beech house



West Cottage

CONTEXT & BACKGROUND



Ingliston House

CONTEXT & BACKGROUND

2.4 SURROUNDING DEVELOPMENT

2.4.1 FORMAKIN HOUSE

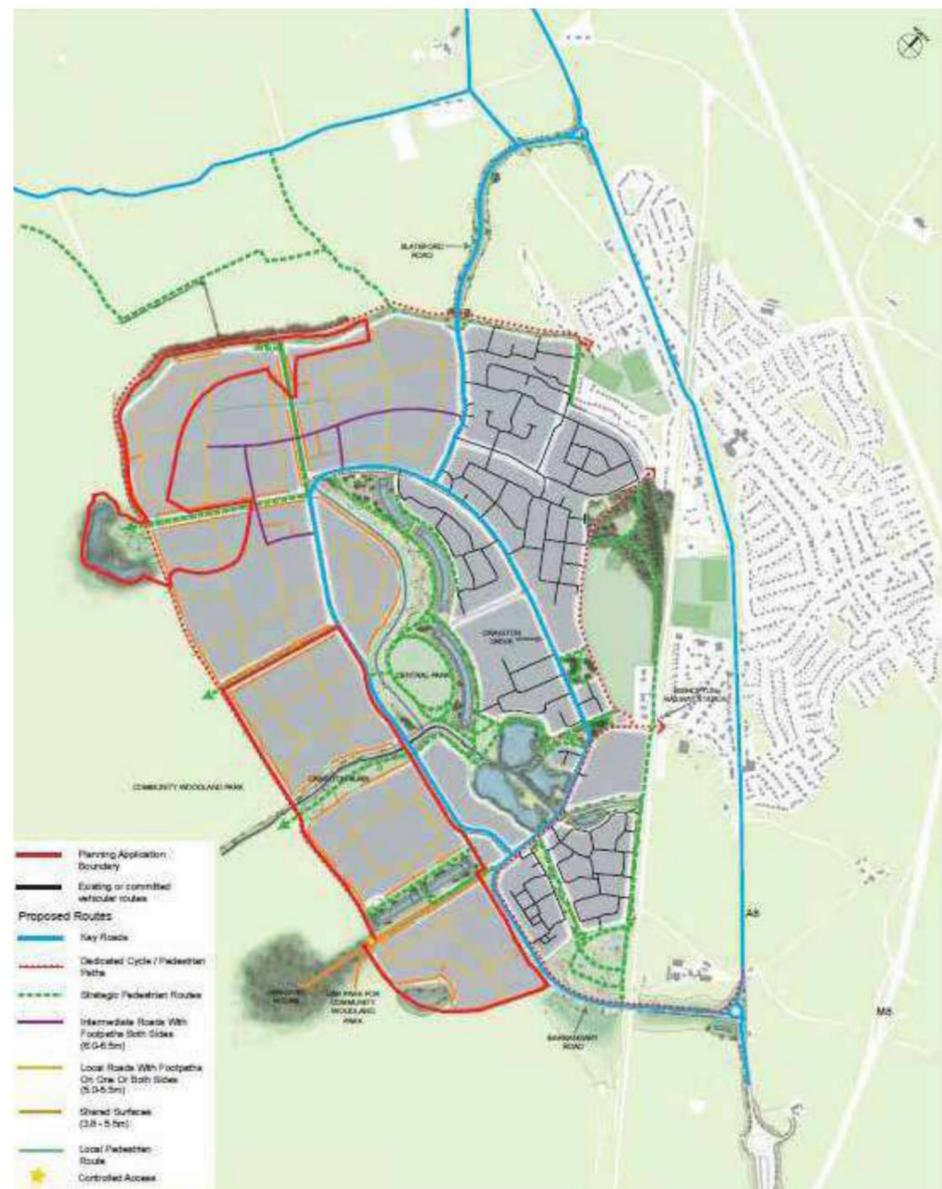
Formakin House is an early 20th-century mansion and estate in Renfrewshire and is located 1.2 miles south of the Firth of Clyde and 1.6 miles west of Bishopston. Designed by Robert Lorimer for wealthy businessman John Holms. The main house was never completed. In 1990 restoration of the estate buildings were completed. The house is protected as a category A listed buildings and other structures are category B listed. Between 1988 and 1999 the estate buildings were restored and converted into 17 private dwellings.

2.4.1 DARGAVEL VILLAGE

In 2005, BAE Systems and Redrow submitted a proposal to use a large part of the site for new housing development which would double the size of Bishopston. This proposal raised concerns of residents about the contamination that was likely to be found on the site. In December 2008 Renfrewshire Council granted outline planning consent for the development and detailed planning consent for related motorway junction off the A8/M8.

In early 2016, following decontamination work a significant portion of the development had been completed, with several houses (total number of dwellings rose from 2500 in 2008 to 4000 in 2019).

The village is known as a "community growth area", meaning the only developments within this area must be associated with housing and community development, such as schools, small grocery stores, and outdoor activity spaces.



DARGAVEL VILLAGE

Erskine, Bishopston, Langbank and Inchinnan

- Strategic Economic Investment Location
- Local Industrial Areas
- Centres
- Transition Area
- Site of Significant Scientific Interest
- Special Protection Area
- Dargavel Village
- Development Opportunity Sites
- Community Gardens / Allotments
- New LDP Allocated Housing Site
- Housing Self-Build Opportunity
- Existing Housing Development Sites
- Open Space Assets
- Green Network Strategic Route
- Green Network Opportunity Route
- Core Path Network



Illustrative Figure 16 – Erskine, Bishopston, Langbank and Inchinnan

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EXTRACTED FROM LOCAL DEVELOPMENT PLAN

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.5 CONSTRAINTS

2.5.1 SUN PATH

The site sits south of a hamlet. The southeast and southwest boundary of the site is defined by a strong line of mature trees, which screens the site from farming land and nearby cemetery to the south.

2.5.2 PREVAILING WIND

The proposed site is shielded from the prevailing wind by the mature tree line along the southwest boundary and an established hedge to the west. This hedge fronts Houston Road.

2.5.3 ACCESS

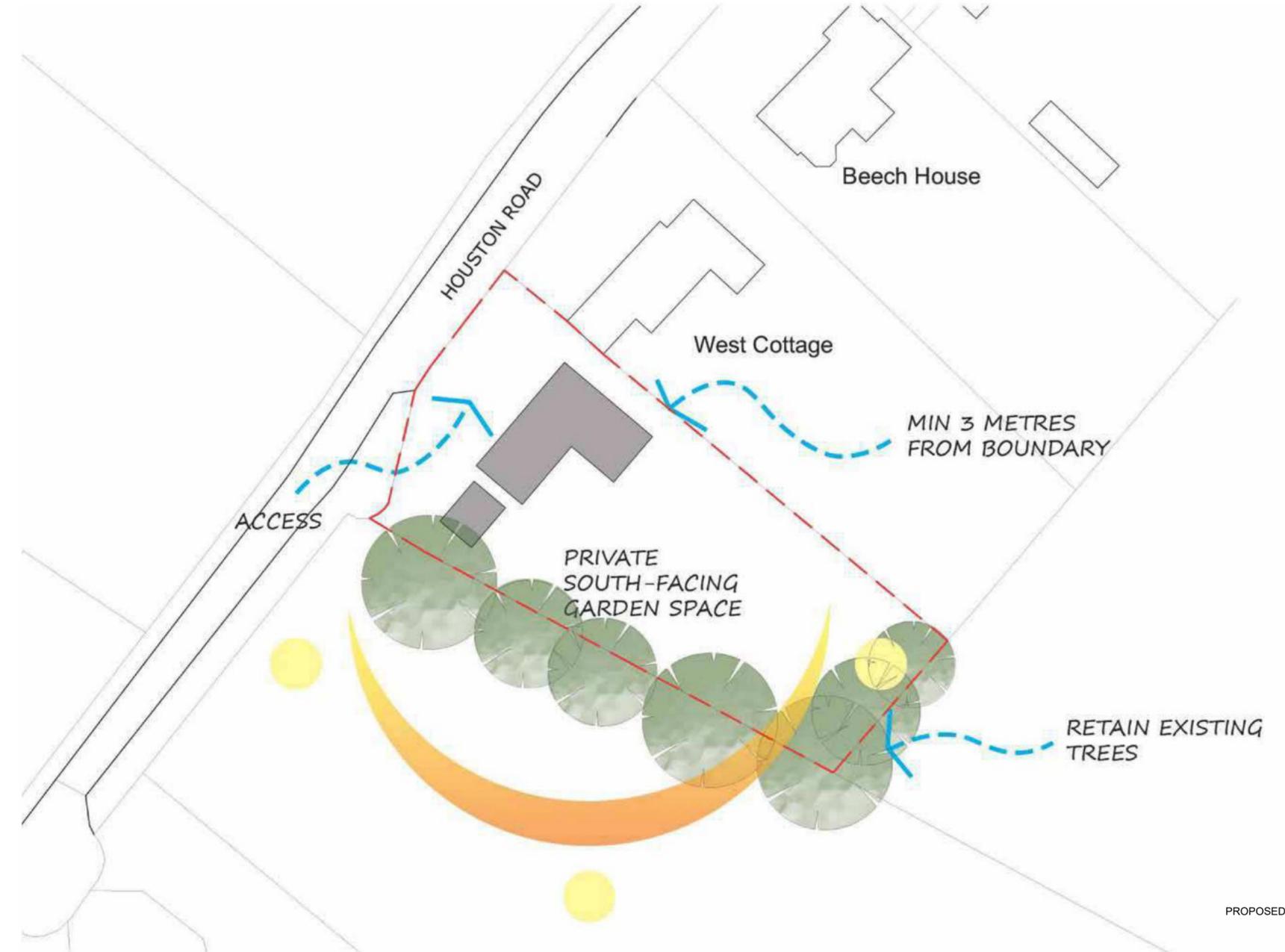
The site is accessed directly from Houston Road; a typical country road. There are no formal pavements on this road but rather a verge on either side. The road leads to a recess allowing access to the proposed site and farmland to the southwest. This recess gives the opportunity to create clear visibility splays.



SUN PATH



PREVAILING WIND



PROPOSED SITE ANALYSIS

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.6 GREEN BELT

2.6.1 GREEN BELT DEVELOPMENT

In the past 10 years, Renfrewshire Council has approved a handful of larger scale developments across the greenbelt throughout Renfrewshire. The following diagrams highlight greenbelt areas that have had approved planning (including planning in principle) for residential developments in the past 10 years.

According to the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2019), these proposals have demonstrated "outstanding quality of design, are of an appropriate scale within its setting and make a positive contribution to the site and surrounding area."

"According to the ICM Research Survey, 36% of potential house buyers would not consider a new build house based on the quality. Out of the 293 schemes audited by the CABA Housing Audit (2020) over 5 years, 82% failed to meet design quality criteria." - CABA, 2020.

These examples show that Renfrewshire Council approves new build housing within the greenbelt. **Therefore this proposal, for a single exceptionally designed new build family home, is not dissimilar to the hundreds of homes already approved within the greenbelt.**

The following pages show some examples of developments with approved planning permission, pre-planning or a proposal of application notice has been registered within the greenbelt across Renfrewshire.

"Every building is unique. No two are the alike. We are creating an experience. It starts when you see the building from a distance."

- Helmut Jahn, Architect



LINWOOD



ELDERSLIE



LOCHWINNOCH



CROSSLIE



HOUSTON



KILBARCHAN



HOUSTON



JOHNSTONE



BRIDGE OF WEIR



KILBARCHAN

CONTEXT & BACKGROUND



ELDERSLIE

Granted planning permissions within greenbelt within the last 5 years.



ABBEY ROAD DEVELOPMENT, ELDERSLIE

Erection of residential development with associated access, infrastructure and landscaping
 Application no. - 16/0901/PP
 Date - September 2018
 Decision - Granted with conditions

Details of equipped play area and amenity space; boundary walls and fences
 Application no. - 18/0747/PP
 Date - April 2019
 Decision - Approved



HOUSTON



WOODEND GREEN DEVELOPMENT, HOUSTON

Residential development with associated access earthworks, infrastructure and landscaping
 Application no. - 19/0399/NO
 Date - August 2019
 Decision - Granted with conditions

Erection of residential development with associated access, landscaping and other associated works
 Application no. - 19/0626/PP
 Date - February 2022
 Decision - Granted with conditions



MILLIKEN ROAD, KILBARCHAN

Erection of 18 residential units comprising of 2-storey cottage flats
 Application no. - 17/0750/PP
 Date - March 2018
 Decision - Granted with conditions



KILBARCHAN

JOHNSTONE HOSPITAL, LINWOOD

Erection of residential development with landscaping, infrastructure and associated works
 Application no. - 17/0154/NO
 Date - March 2017
 Decision - Approved

Erection of 110 two storey dwellinghouses, associated landscaping, infrastructure and associated works
 Application no. - 18/0211/PP
 Date - January 2019
 Decision - Granted with conditions



LINWOOD

CONTEXT & BACKGROUND

2.6.2 GREEN BELT DEVELOPMENT

The map adjacent shows some of the areas where Renfrewshire council has approved planning, pre-planning or a proposal of application notice has been registered for greenbelt development.

These sites will house between 4 and 200 dwellings.

The majority of these developments happen on the edge of conservation villages such as Kilbarchan, Bridge of Weir and Houston, with Bridge of Weir having the most approved developments in greenbelt areas than any other area of Renfrewshire.

Most of these sites are brought forward by big developers such as Taylor Wimpey, Cala Homes, and Bellway, who use a catalogue of designs across the UK. For example; the Blair House by Taylor Wimpey that can be found in Linwood as well as East Kilbride, Cambuslang, and Edinburgh. The Kennedy by Cala Homes can be found in Houston, but also Erskine, Bishopbriggs, and Aberdeen.

The map opposing shows the green belt development around Bishopton. The locations of the approved planning applications over the past 10 years have been highlighted, with **631 total flats and dwellings** (61 flats, 570 dwellings).



GREEN BELT DEVELOPMENT ACROSS RENFREWSHIRE



GREEN BELT DEVELOPMENT IN BISHOPTON

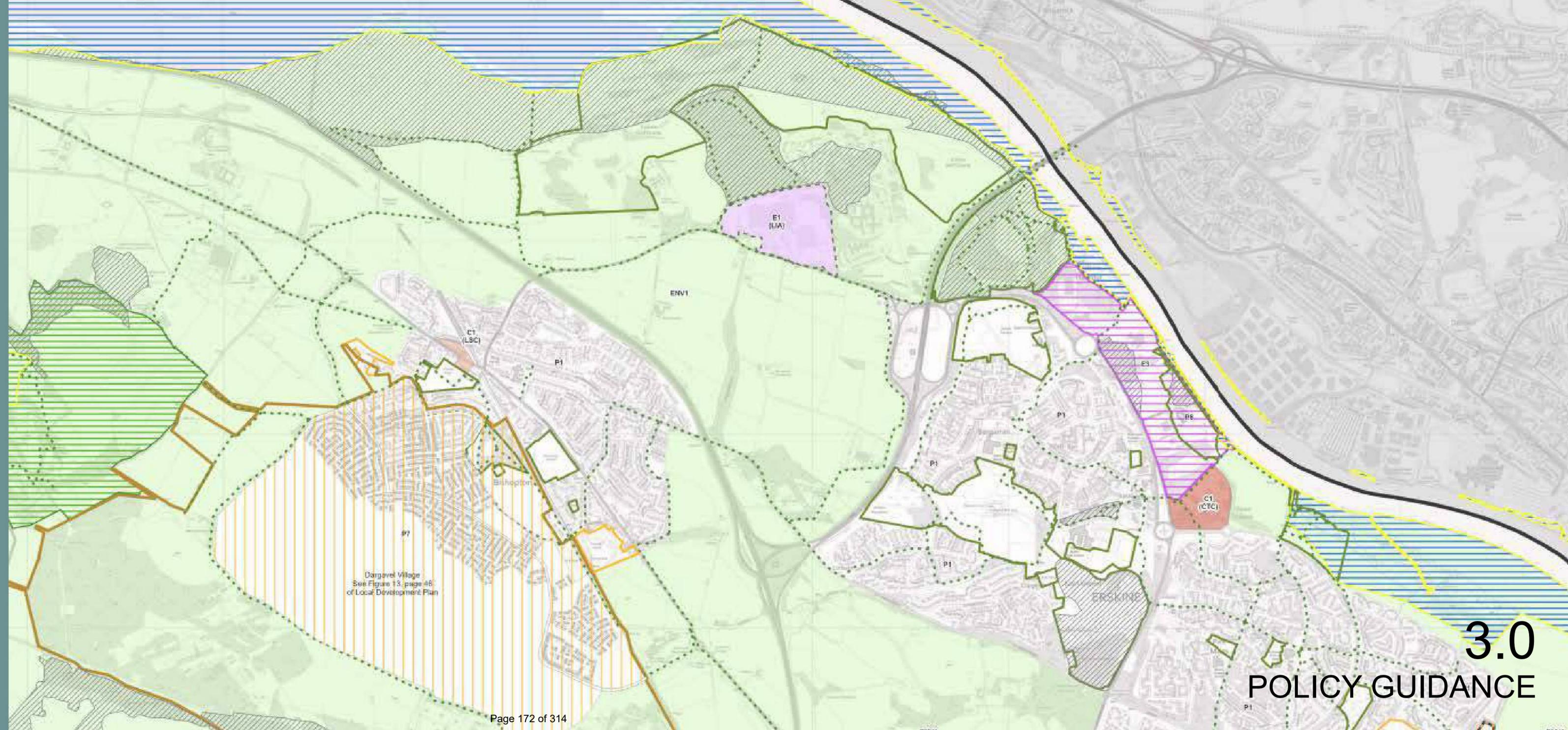


"THE KENNEDY" BY CALA HOMES



"THE BLAIR" BY TAYLOR WIMPEY

CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON



3.1 LOCAL DEVELOPMENT PLAN

3.1.1 LOCAL DEVELOPMENT PLAN

"The Renfrewshire Local Development Plan (LDP) sets out an ambitious Spatial Strategy that provides a framework for the protection and enhancement of Renfrewshire's diverse natural environment and built and cultural heritage assets, the delivery of economic and infrastructure investment and it guides the future use of land to assist in creating strong communities and attractive places."

According to the Renfrewshire LDP the existing site is situated within a designated green belt location for which LDP provides additional policies that need to be met in term of receiving planning permission as well as development should be aligned with general policies set out by the council.



POLICY GUIDANCE

3.2 POLICIES

3.2.1 LOCAL DEVELOPMENT PLAN

Site analysis was carried out and a favoured location was chosen, taking advantage of all the land has to offer, while being sympathetic to the landscape and the surroundings and in accordance with the Renfrewshire Local Development Plan and associated policies.

3.2.2 NATIONAL PLANNING FRAMEWORK 4: POLICY 8

(A) Development proposals within a green belt designated within the LDP will only be supported if:
ii) the following requirements are met:

- **The purpose of the green belt at that location is not undermined;**

The plot is currently a vacant site, having grown wildly and naturally for years. The surrounding greenbelt is used for agricultural purposes, which the proposed development will be used for. Through the intentions of the client, the proposal will include -where possible - ways to increase bio-diversity to allow the site to be continuously used by insects and animals that currently reside on the site. The use of bat/bird boxes will provide safe places for these animals to nest, in turn increasing the natural population. The use of shrub planting will allow burrowing places for small animals like mice and rabbits away from the dangerous road. The use of wild flower planting will increase the bee population, which in turn will allow pollination of plants further than the boundary of the garden. The introduction of a SUDS pond will allow frogs and other insects to be introduced to the site, increasing the diversity of the site. The client wishes to utilise the site to grown fruits and vegetables which cannot be accomplished in a small urban setting.

- **The proposal is compatible with the surrounding established countryside and landscape character;**

The proposal for a small holding is fitting on the site as the land is currently denoted for agricultural purposes only. The inclusion of a dwellinghouse to allow the client to stay on the small holding would not look out of place given the clearly defined plot and neighbouring houses. The dwellinghouse is of high quality design that is sympathetic to the surrounding character and landscape.



Existing Site in Context

- **The proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible;**

The use of natural materials throughout the design of the proposal allows the dwelling to blend into the landscape, nestled behind an existing row of hedges allowing for minimum visual impact from the road. The existing trees on the site allow the building to be hidden from other viewpoints.

The building itself is not greater in scale to the large developments neighbouring the site, allowing them to remain prominent in place, giving passers by a feel for the elegance that is Ingliston Country Club located nearby.

As for location, the plot has been defined for many years - almost as if it was meant to be a part of the existing row of dwellings on the street, but nothing was ever built. The addition of a dwelling in this plot would not look out of place, more like it was filling a gap that has always been there.

- **There will be no significant long-term impacts on the environmental quality of the green belt.**

The proposal seeks to have minimum impact on the environment and in turn the greenbelt associated with this area. The proposal will integrate - where possible - the highest quality design in order to create a sustainable, low impact, net zero dwelling. Inspired by Passive House design, the dwelling will utilise renewable energy sources and natural heating and cooling methods to reduce fuel consumption and carbon footprint such as MVHR, photovoltaic solar panels, air source heat pump, rainwater harvesting, underfloor heating, and brise soleil.

Sustainability goes beyond just the building, the proposal seeks to increase bio-diversity through the inclusion of wild flower patches, scrub planting, bat/bird boxes, and SUDS pond. By including these spaces for nature to thrive, the disruption to the ecosystem should be minimal and encouraging of growth. The existing trees on the site will remain untouched to allow birds and other nesting creatures to remain on site throughout the construction process.

Green Belt Development Criteria

All development proposals within the green belt will be assessed against guidance to ensure traffic and access infrastructure can be sensitively accommodated, and that there is careful consideration of the setting, design and scale of any buildings and infrastructure.

Response

The proposed dwelling-house is located on a plot directly adjacent to an established community of three existing homes. It is also in close proximity to Ingliston Country Club and Bishopton Cemetery. In this way, the traffic and access infrastructure are already in place to support minor development in this area.

Housing in the Green Belt

Residential development proposals will be considered where they demonstrate outstanding quality of design, are of an appropriate scale within their setting and make a positive contribution to the site and surrounding area. The proposal should integrate with, complement and enhance the established character of the area and have no significant detrimental impact on the landscape character.

Response

The proposal is of a bespoke design specifically for the applicant's site. It has been sensitively created with the character of the landscape and surrounding area in mind. The adjacent homes are primarily clad in white render with slate roofs. This colour palette has been carried across to the design for the new home, through the use of buff brick, and the introduction of grey zinc roofing acknowledges the existing slate roofs while giving the new building a contemporary edge. The land is naturally defined aligning with the three neighbouring domestic plots, and the proposal has been designed to follow the scale of the these adjacent buildings.

POLICY GUIDANCE

Renfrewshire's Places: Residential Design Guide

The setting of buildings within plots can have an impact on the character of a place. The plot width, distance of the buildings from the edge of the plot and the distance between buildings should all be considered. In order to provide adequate private open space an indicative guidelines of 70:30 open space to plot coverage for detached dwellings. A minimum separation distance of 4m is suggested from gable to gable.

Response

The proposed plot has taken the scale of the neighbouring buildings into account, thus leaving 66% amenity space which will be used predominantly for growing vegetables, rotational wildflowers and a grazing field. The dwellinghouse is situated more than 4m from the boundary edges, creating a separation of more than 4m between the proposed and the neighbouring property.

Policy ENV 1 - Green Belt

The green belt in Renfrewshire maintains the identity of settlements, protects and enhances the landscape setting of an area and protects and promotes access opportunities to open space across Renfrewshire in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan. Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the following uses: agriculture, woodlands and forestry, and horticulture.

Response

The proposed use of the site is a small holding where the client intends to grow fruit and vegetables. This cannot be achieved in a small urban setting such as a flat or a house with small amenity space.

POLICY GUIDANCE

POLICY GUIDANCE

3.3 SUSTAINABILITY

3.3.1 SUSTAINABILITY

Energy consumption and sustainability principles are at the forefront of this design proposal.

As an ongoing process, the sustainability of this proposed development is 2-fold:

(1) Fabric energy efficiency and (2) Renewable energy generation.

The energy vision for this proposed development will be to surpass national requirements for new homes, such as the ambitious improved building emissions rate and space heating demand requirement for **Aspect Gold level 1 and 2**. For example, a Carbon Neutral heating and hot water system will be carefully chosen to meet the 27% improvement requirement for dwelling emissions rate.

It is the clients intention to progress with energy efficient technology, including, but not limited to, the following means of integrated sustainability construction:

- Mechanical Ventilation and Heat Recovery (MVHR)
- Air or Ground Source Heat Pump Technology (A/GSHP)
- Solar photo-voltaic systems (PVs)
- Rainwater soak-away drainage
- Rainwater harvesting
- BFRC certified glazing
- Prioritise the operational outcome of the BREEAM and SAP Assessments

The proposed building fabric will also be reviewed at critical stages, as there is a significant level of glazing proposed. Focussing on improving the glazing specification to meet the sustainability requirements will prove to be pivotal in achieving an effective sustainable solution.

These sustainability issues raised are not exhaustive but rather set out key areas that are currently being explored and developed.



MVHR UNIT
A mechanical ventilation heat source recovery (MVHR) unit provides a continuous source of ventilation that extracts stale, moisture-laden air and resupplies fresh filtered air back into the building. This prevents dampness and mould and allows the user access to fresh air without having to open windows.

SOLAR PANELS
Solar panels gather and store energy in a battery, commonly found in the attic space, which can be used as a supplementary supply of energy to the house alongside power from the national grid. This reduced the energy bills and carbon footprint.

TRIPLE- GLAZED WINDOWS
Triple-glazed argon filled windows reduce noise, prevent heat loss, increase efficiency reducing energy bills, reduce condensation, are harder to break making the home more secure, and have the potential to add value to the property.

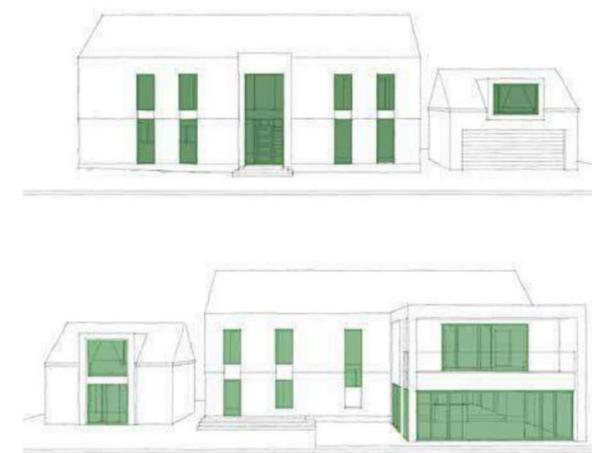
BRISE SOLEIL
A natural cooling system formed of a permanent sun shading structure, preventing overheating during the summer and providing passive solar gain during the winter.

RAINWATER HARVESTING
Gathering of filtered rainwater to be reused either throughout the house via sanitary systems and washing machines, or in the garden for watering plants.

UNDERFLOOR HEATING
Underfloor heating provides a mix of heat radiated from the floor and convection heat – creating a comfortable and constant temperature between the floor and ceiling when combined with high quality insulation throughout the walls and floors.

AIR-SOURCE HEAT PUMP
Air-source heat pumps transfer heat from the outside air to water, which heats the home via radiators and underfloor heating. Heat from the air is absorbed into a fluid. This fluid then passes through a heat exchanger into the heat pump, which raises the temperature and then transfers that heat to water.

DIRECTIONAL GLAZING
In order to achieve the most solar gain throughout the year, the dwelling has been designed to have larger windows facing in a more Southward direction than those on the North side. This allows the building to gain as much heat during the peak times of the day, combine with highly insulated walls and other sustainable measures, the dwelling should retain this heat throughout the colder evening, in which the heat should have gradually dissipated due to natural cooling measures, allowing the process to begin again the next morning.



3.3.2 ENVIRONMENT

Sustainability throughout this project goes beyond the physical building. The clients will be looking to get the most out of their plot of land, and are looking to various **sustainable options that make sure they have little impact on the natural environment.** These options include, but are not limited to, the following;

- Wild flower garden**
 A sustainable resource that provides bees, butterflies and other pollinating insects a food source all year round. Wild flower gardens have a more widespread benefit than the immediate surroundings. They can ensure local fruits, vegetables and other crops are pollinated, ensuring they remain pest free, which in turn improves the quality of the product. By providing a stable home and food supply for bees has a large impact too, by allowing them to carry pollen between plants, flowers and cops they are continuing the life span of many spices that would have died out if it wasn't for this.
- Biodiversity Net Gain**
 Biodiversity Net Gain is the term given to a series of preservation measures in a new development that reduces the impact on natural habitats of wildlife and insects, while also improving the existing supply of trees, bushes and natural water features. The idea is that once the lifespan of the house has expired, the biodiversity will be left in a better state than in at the beginning of the building's life. Developers will work with multiple associations such as the local government, wildlife groups, and other land owners to support their priorities in nature conservation within that area.
- Sustainable Urban Drainage Systems**
 It is mandatory for all new builds to incorporate some form of SuDS, however they have more benefits than simply just flood risk management. SuDS ponds can help provide water quality management, provide space for biodiversity and ecology such as frogs and small fish, improve the air quality of an area, reduce waste polluting the water system, and even reduce carbon levels.

BIODIVERSITY NET GAIN

In order to avoid the loss of natural habitats, Biodiversity Net Gain is an approach that leaves biodiversity in a better state than before. Developers work with local governments, wildlife groups, land owners and other stakeholders in order to support their priorities for nature conservation.

BIRD/BAT BOX

Bird/bat boxes provide a safe place for roosting and nesting, a place to raise young, and so sleep during the day. Bats have a tough time finding food and shelter, as many of their natural roosting places have been destroyed.



SCRUB PLANTING

Natural habitat piles for hedgehogs and invertebrates to live, feed and thrive in. Large rocks provide protection from adverse weather conditions.

ALLOTMENTS

Space for plants, fruits and vegetables to grow at home, reducing the carbon footprint of meals and improving well-being.

SUDS POND

Sustainable Urban Drainage Systems have more benefits than just flood risk management. SuDS ponds also provide water quality management, provide a space for biodiversity and ecology, can improve air quality and even reduce carbon.

WILD FLOWER GARDEN

Wild flower meadows provide bees, butterflies and other pollinators with food sources throughout the seasons, which in turn helps fruits, vegetables and other crops remain pest free improving the quality of the crop.

POLICY GUIDANCE

POLICY GUIDANCE

3.4 SMALL HOLDINGS

3.4.1 SMALL HOLDINGS

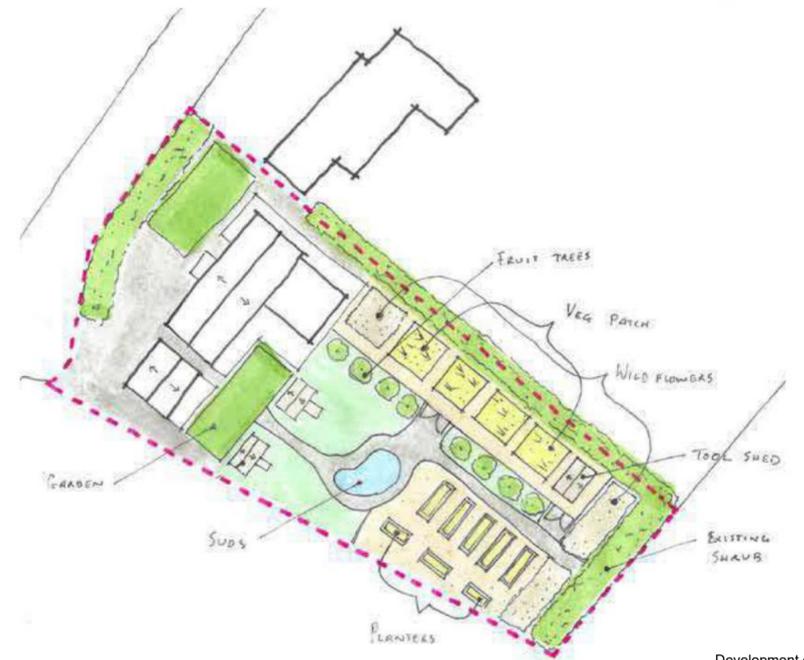
A small holding is defined as a piece of agricultural land that typically operates on 50 acres of land or less. The proposed site is 0.56 acres in total.

In this case, our client is interested in growing their own fruit and vegetables which all have benefits to the land as well as maintaining a self-sustainable lifestyle.

- Home grown produce**
 Home grown produce has multiple benefits from improving health and wellness to reducing your carbon footprint. The exercise from planting and maintaining a vegetable patch and boost in vitamin D from being outdoors will improve to mental and physical health. Produce grown at home also does not require transport from farm to store to table, meaning each plant organically grown has a significantly smaller carbon footprint that anything found in a grocery store.

- Rotational wildflower patch**
 Each year, crops need to be rotated to best allow the soil to regenerate natural minerals to yield the best harvest. In order to do this, we have proposed that the vegetable patches not in use that season be used to grow wildflowers that will benefit the ecological system including butterflies and bees.

- Raised planters**
 Raising plants such as herbs off of the ground can allow for easier harvesting from faster producing plants. It can also help control the climate of the soil, or be used for natural composting that reduces waste from the dwellinghouse that can be reused in the vegetable patches.



Development of small holding layout sketches



Proposed Site Plan

POLICY GUIDANCE

3.3.3 MATERIALITY AND CONSTRUCTION

The building has been designed carefully as to utilise high quality materials and construction techniques, inspired by passive house design, that will **reduce the carbon footprint of the building throughout construction, and allow the occupants to live a net zero life for the lifespan of the building.**

• Insulation

Inspired by passive house standards, the external walls, floor and roof will be heavily insulated with high quality insulation to achieve between 0.10 - 0.15 W/(m²K). This will allow the building to naturally retain heat from passive sun during the day and other forms of heating systems. Due to this, the heat losses during the cold periods are minor, allowing the temperature of interior surfaces to remain around the same temperature as the air circulating the space. This leads to high levels of comfort and a reduction in moisture build up throughout the building, which in turn increases the lifespan of the building.

• Concrete

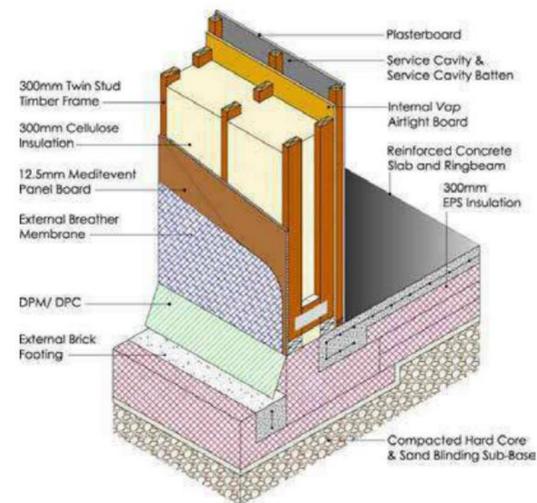
Where it is required, the contractor will be advised to use a sustainable concrete such as Breedon Eco, which has a lower embodied CO₂ content than other traditional concretes. It is also responsibly sourced and carries BREEAM credits that back up the sustainability of the product.

• Timber

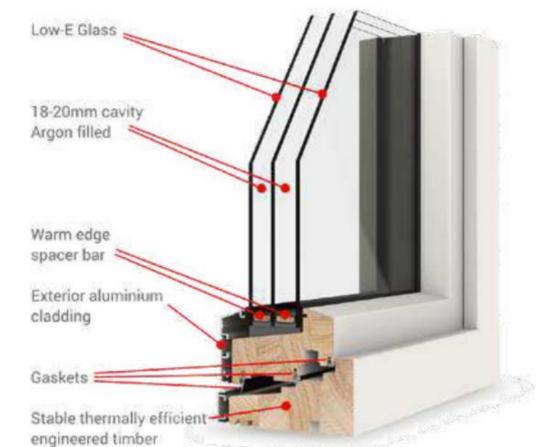
As the dwelling has been designed to have a timber kit, the timber should be sourced locally and sustainably sourced. Timber is a renewable building material, which in Scotland, should meet the Scottish Wood Hold Policy to re-grow more timber than is felled to ensure the future of the woodlands. Timber is also a natural insulator which helps reduce energy needs when used in doors, windows and flooring by increasing thermal insulation. The lightweight design of a timber kit allows for an increase in deadening noise, which reduces noise pollution to the neighbouring buildings. Timber felling also provides local jobs to a wide community, especially when grown and manufactured locally.

• Glazing

Triple glazed, argon filled windows are the current peak of heat reducing windows available to purchase. They have many benefits including, but not limited to; increased insulation performance, reduced heat loss and cold drafts, reduced noise and sound transmission, reduced condensation, increased energy efficiency, increased durability and rigidity, and increased security.



Typical Passive Wall Build Up



Triple Glazed Window Detail



Attributes to Breedon Eco Concrete



Mark of Sustainable Timber Sourcing

3.3.4 REDUCE, REUSE, RECYCLE

The construction industry is not well known for their recycling skills. One third of the UK's total waste is generated by the construction industry – nearly 100 million tonnes of waste per year.

However, nearly 90% of Construction and Demolition Waste (CDW) is recovered in the UK. Mainly heavy materials such as brick, concrete and asphalt being broken down and reused as aggregates for roads, as these are the easiest materials to recycle.

Known for its robustness, plastic makes up a sizable portion of waste through construction, being responsible for 23% of the UK's total consumption, with 40% of all plastic sent from site to landfill. Plastic is also widely recycled, due to the ease and availability of recycling centres throughout the UK, which is why separation at waste stage is key in reducing plastic waste.

KEY REASONS TO RECYCLE CONSTRUCTION WASTE

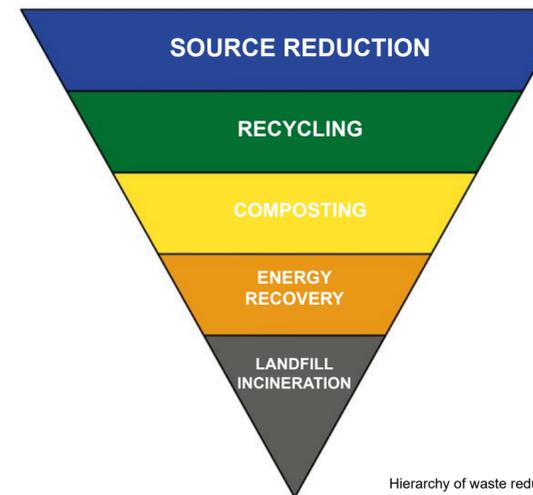
- Save natural resources
- Keep compliant with legislation
- Reduce CO₂ emissions as well as waste levels
- Reduce costs of purchasing materials by reusing materials instead
- Bring in money by collecting and recycling materials.

The best practice for reducing waste sent to landfill is to use a **Site Waste Management Plan (SWMP). This can lead to a 15% reduction in on site waste, which translates to 43% less overall waste heading to landfill every year.** A SWMP can involve separating construction materials in various skips to allow for easier recycling, as many materials should never see landfill.

The following bullet points are tips best used from setting up a SWMP to transporting recyclable goods to the appropriate facilities. These are best used practices that will be used throughout the construction process of this project to reduce waste materials and CO₂ emissions.

BEST PRACTICE TO RECYCLE CONSTRUCTION WASTE

- **Try to reuse as much of the leftover materials as possible.** The more of the materials salvaged and reused, the less needs to be separated and brought to a recycling centre.
- **Separate the materials.** The material separation will be a crucial component integral to the whole process. The reason for this is that despite the fact many recycling facilities tend to accept all sorts of materials, some are specialised and won't take everything (but even if they're not, it's still a good idea to have them sorted).
- **Donate as much as possible.** The thing about construction materials is that some of it can be donated, even if the project is not able to reuse it. There are charities that would gladly accept useable materials.
- **Contact the closest recycling centre.** This will help with the setting up process of a SWMP, known what centre accepts what materials.
- **Check if different types of materials have certain guidelines about recycling.**
- **Ensure collection or transport to the recycling centre.** Some of the materials can be deposited in a recycling bank or left in the kerbside box, but others will have to be brought in separately. Alternatively, you can use a rubbish collection service.



Hierarchy of waste reduction



Waste separation as part of SWMP



Heavy waste to be recycled into aggregates



4.0
DESIGN RESPONSE



CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON

DESIGN RESPONSE

DESIGN RESPONSE

4.2 DESIGN DEVELOPMENT

4.2.1 DESIGN DEVELOPMENT

Before embarking on the design process, both the client and ourselves sought the guidance of the local council's planning department. Pre-planning responses from multiple planners were positive, stating the site required a design that was "high quality, bespoke design with compliments rather than replicates the three existing houses to the north."

This encouraged research into sympathetic rural materials such as white render and metals, found in agricultural settings. We wanted to take this material palette and bring a contemporary aesthetic to this new built rural family home.

Coupled with the material choice, sustainability and energy-efficient technology was also paramount in the early design process, with the client exploring photovoltaic solar panels, MVHR, air source heat pumps and rainwater harvesting to name a few.

Throughout the design process, we have been able to experiment with the unique features of the building. This included the position, the number of dormers, and the location of the linear windows showing a sense of symmetry.

The build-line of the existing properties guided the layout of the proposed site while allowing the retention of the mature tree lines.

Following the client's brief of creating a home consisting of a flat roof and a pitched roof, we also experimented with the rear elevation.

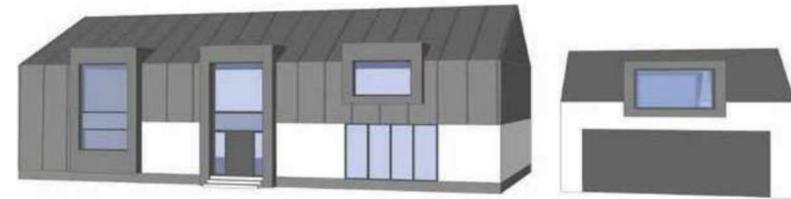
Option 1:
zinc cladding
render
timber entrance feature



Option 2:
dormers
long linear windows
pitched roof on front elevation



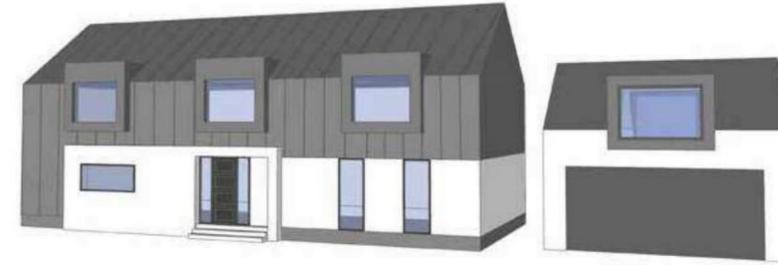
Option 3:
dormer on garage
separate garage
3 dormers on front elevation of house



Option 4:
long linear windows
symmetrical
single dormer on front elevation



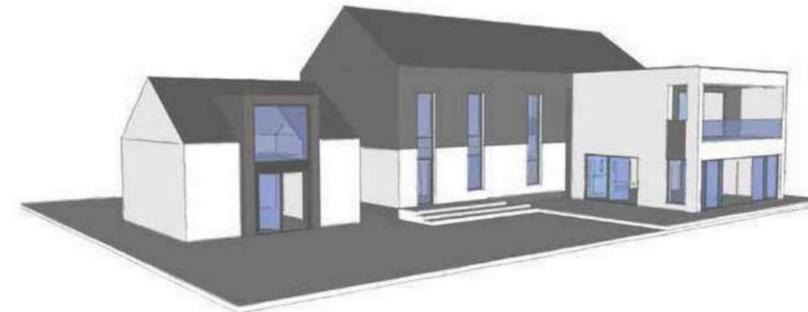
Option 5:
render entrance feature
3 dormers on front elevation



Option 6:
dormer/entrance feature
zinc and render split



Option 7:
flat roof detached from pitched roof building



Option 8:
flat roof attached to pitched roof building



DESIGN RESPONSE

DESIGN RESPONSE

4.3 PROPOSED DESIGN

4.3.1 PROPOSED SITE

The chosen site for the small holding is on a relatively flat piece of land. This allows for good accessibility both around the site and also within a proposed dwellinghouse.

The design is in keeping with other nearby developments, in terms of two-storey height and pitched roofs. It allows for the proposed massing of the building to harmonise with the localised built environment.

However, to address comments from the local planning department, the materials and style of the building and fenestration are contemporary in composition and are chosen to incorporate energy efficient technology.

The existing build line is continued allowing into the proposed site allowing for a driveway and off-street car parking, the building footprint and 66% of the site given over to private amenity space that will form the small holding.



Existing Site Plan



Proposed Site Plan

DESIGN RESPONSE

4.3.2 PROPOSED FLOOR PLANS

The ground floor plan incorporates the feature entrance hallway, having the statement double staircase that leads you up to the first-floor bedrooms.

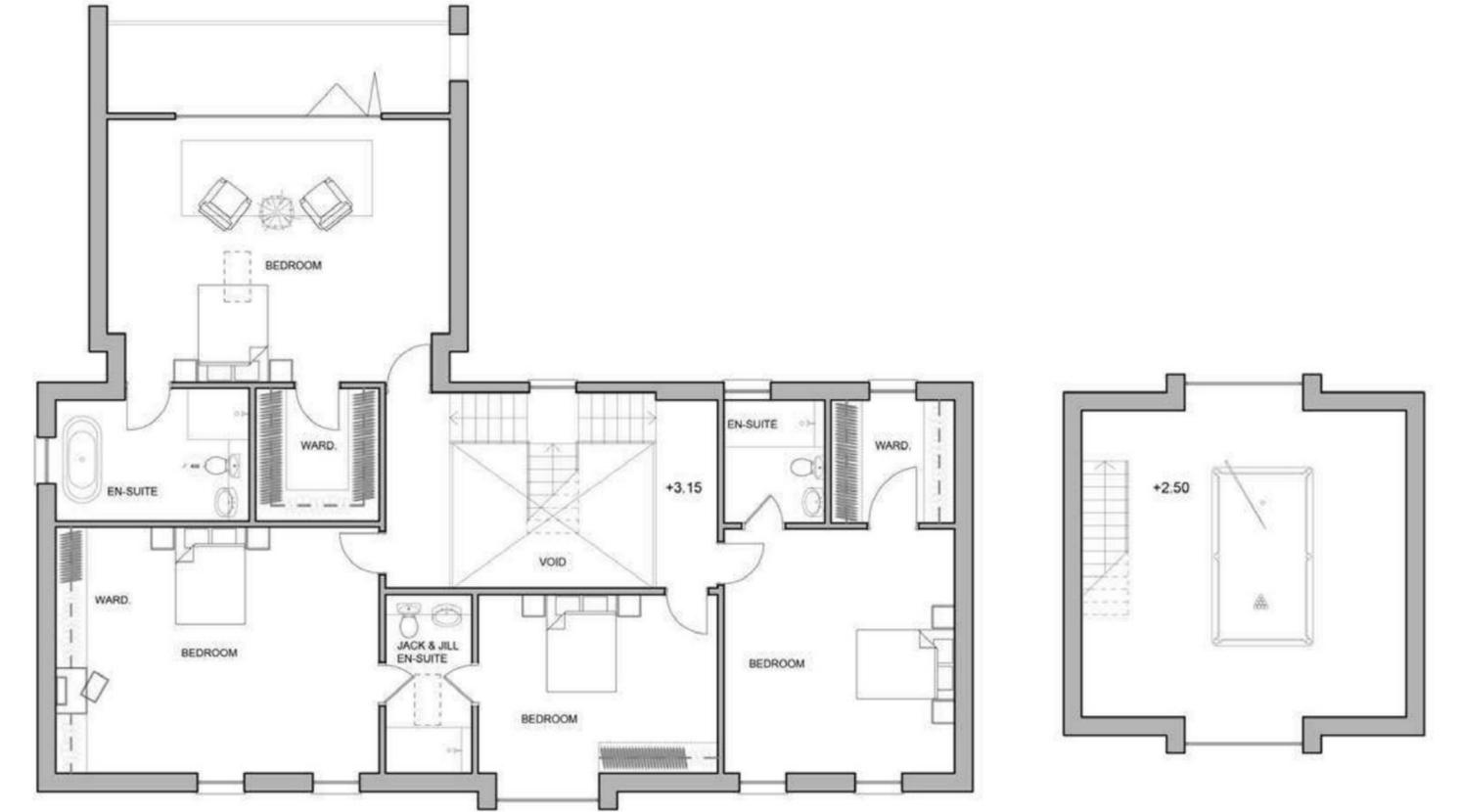
The ground floor also consists of a double bedroom with an en-suite and a wardrobe/storage space. The bedroom also has access to the outdoor garden.

To the left of the ground floor plan, there is the open plan kitchen and dining area that opens to the family lounge and allows access to the outdoor garden space, which embodies a sense of indoor/outdoor expansiveness.

The first floor consists of four double bedrooms including the master bedroom, en-suite and walk-in wardrobe.



Proposed Ground Floor Plan



Proposed First Floor Plan

DESIGN RESPONSE

4.3.3 PROPOSED ELEVATIONS

Taking the neighbouring dwelling into consideration, the elevations aim to both reflect and be sympathetic to the surrounding environment. The use of buff brick softens the building into the vegetation that surrounds the site. The use of zinc modernises the roof, reflecting a barn-like building that could easily fit into the context of the site.

The front elevation is divided horizontally by the brick ground floor, and the zinc roof that drapes over the whole building to create the roof. By dividing the windows with a different textured panel, the illusion of full double height windows is created. This concept allows the building to appear taller than it actually is.

This illusion is replicated on the rear elevation, which is a-symmetrical compared to the front elevation. This is emphasised by the flat green roof section of the dwelling, that harmonises with the pitched roof creating one cohesive building.



Proposed North-West Elevation



Proposed South-West Elevation



Proposed South-East Elevation



Proposed North-East Elevation

DESIGN RESPONSE



4.3.3 ARTIST IMPRESSION



SUMMARY

This document seeks to give insight into the reasons behind why this planning application has been submitted and how, through meticulous design development and consideration of the wider built environment, the proposals create a sustainable, low-emission small holding.

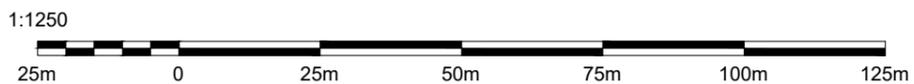


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PAISLEY, PA1 1JS



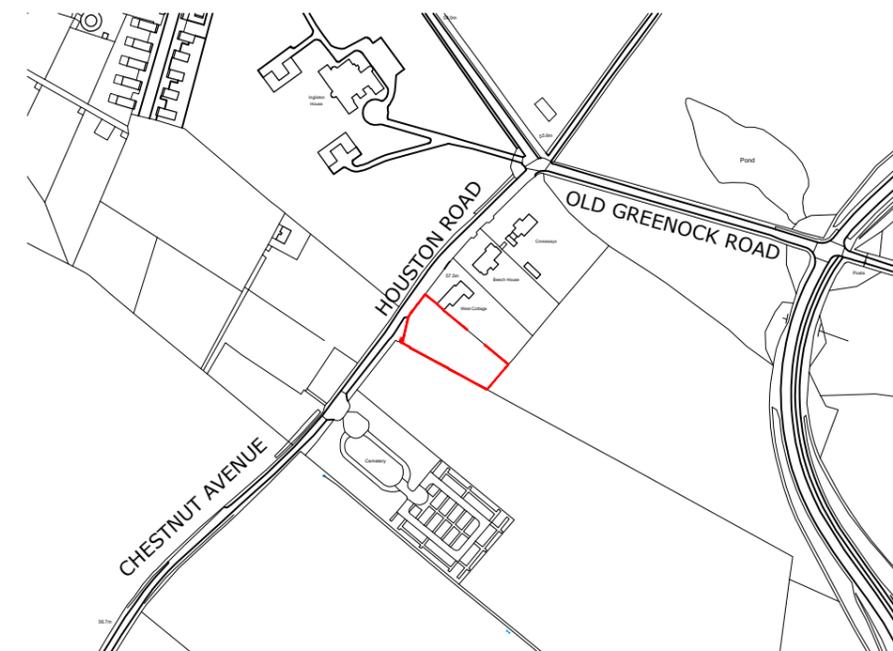
EXISTING BLOCK PLAN
SCALE 1:1250



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Revision	Initials	Date
-	-	-



EXISTING LOCATION PLAN
SCALE 1:5000



LEGEND

--- APPLICATION BOUNDARY

FRAMED ESTATES

Project Title	PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY	
---------------	---	--

Drawing Title	EXISTING LOCATION AND BLOCK PLAN	A3	
Stage			PLANNING
Drg No	653-AP2-100	Rev	-
Drawn	JM	Checked	SG

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LEGEND

- - - Planning Application Boundary
- Trees/Landscaping

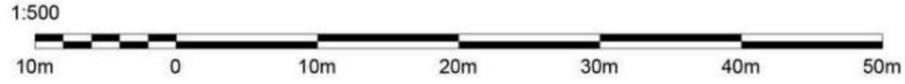


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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title EXISTING SITE PLAN		A3
Stage PLANNING	Date September 23	
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EXISTING SITE PLAN
SCALE 1:500



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Revision	Initials	Date
A	JM	03-11-23

Visibility splay added

NOTE:
The existing site boundary treatment is to be retained. 2m approx. high hedge to the northeast and northwest (front) boundary. Mature tree line with post and wire fence to southeast and southwest boundary.

LEGEND

-  Planning Application Boundary
-  Trees/Landscaping
-  Grass
-  Timber Decking
-  Concrete/Stone Paving
-  Bark Chips
-  Wildflowers



FRAMED ESTATES

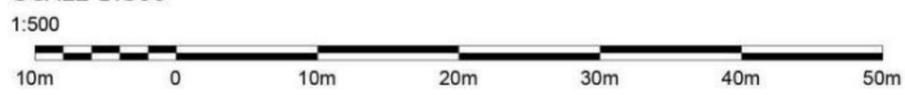
Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED SITE WITH ROOF PLAN		A3
Date September 23	Scale 1:500	
Stage PLANNING		Drawn
Drg No 653-AP2-102	Rev A	JM Checked SG

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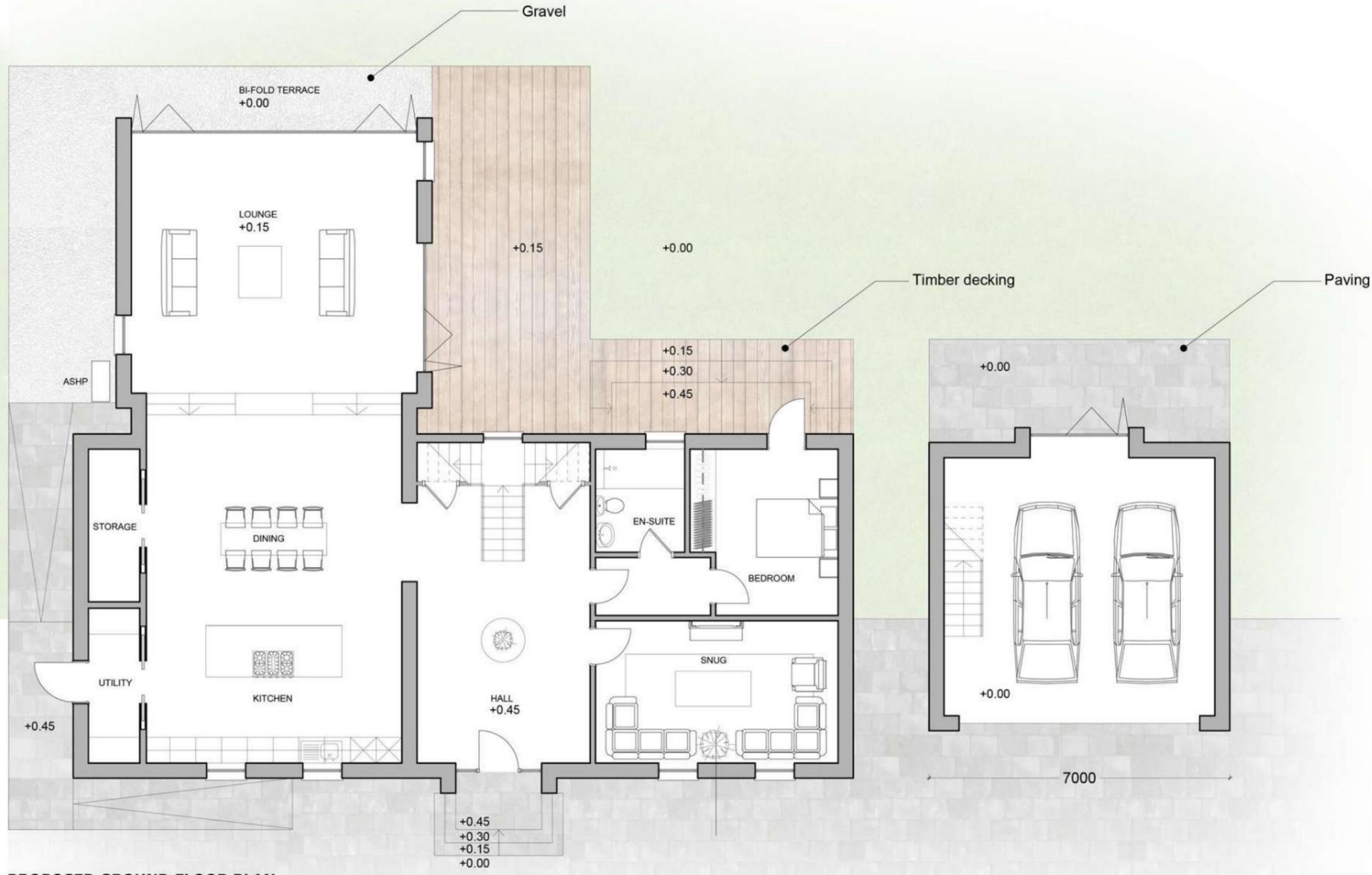

PROPOSED SITE PLAN SHOWING ROOF
SCALE 1:500



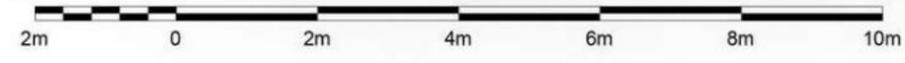
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PROPOSED GROUND FLOOR PLAN
SCALE 1:100



- LEGEND**
- Grass
 - Timber Decking
 - Concrete/Stone Paving



FRAMED ESTATES

Project Title
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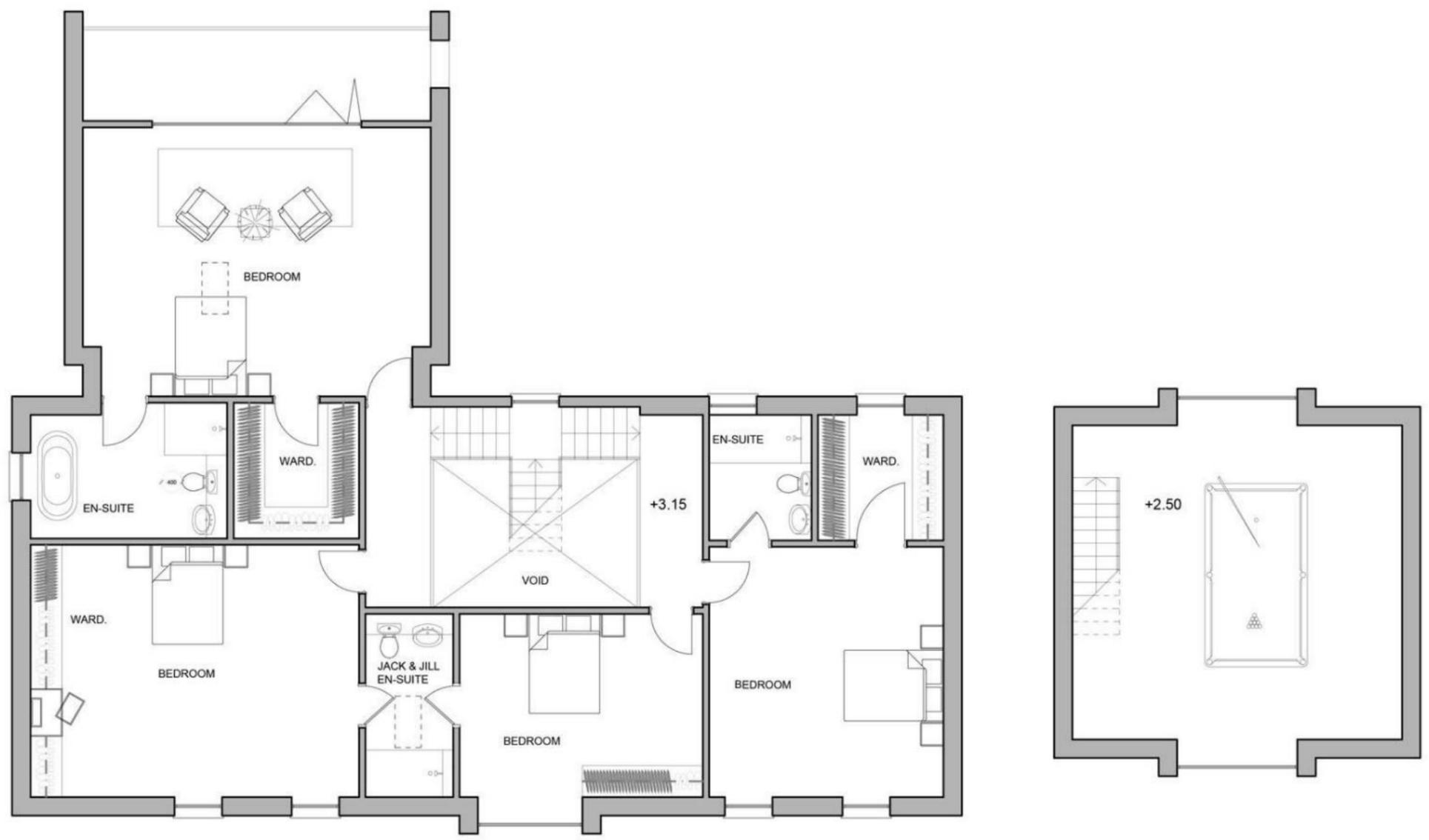
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Date September 23		
Stage PLANNING		Scale 1:100
Drg No 653-AP2-110		Drawn JM
Rev -		Checked SG

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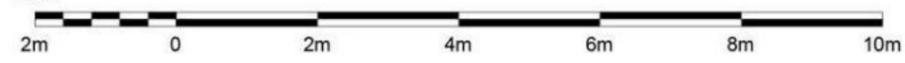
Revision	Initials	Date
-	-	-



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

1:100



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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED FIRST FLOOR PLAN		A3
Stage PLANNING		
Drg No 653-AP2-111	Rev -	Date September 23
		Scale 1:100
		Drawn JM
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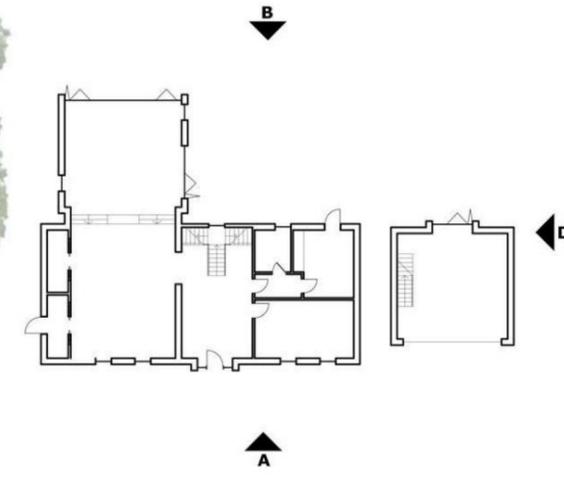
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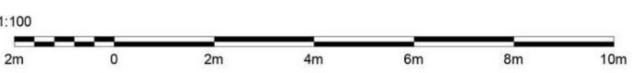
Revision	Initials	Date
-	-	-



PROPOSED NORTH-WEST ELEVATION (A)
SCALE 1:100



PROPOSED SOUTH-EAST ELEVATION (B)
SCALE 1:100



LEGEND

- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

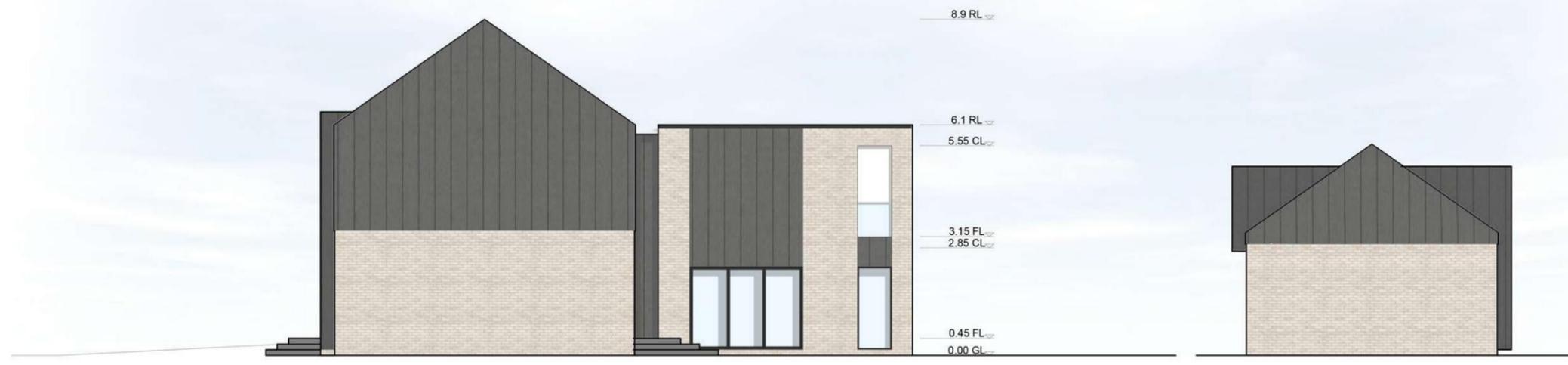
Drawing Title PROPOSED ELEVATIONS 1	A2
Stage PLANNING	Date September 23
Drg No 653-AP2-200	Scale 1:100
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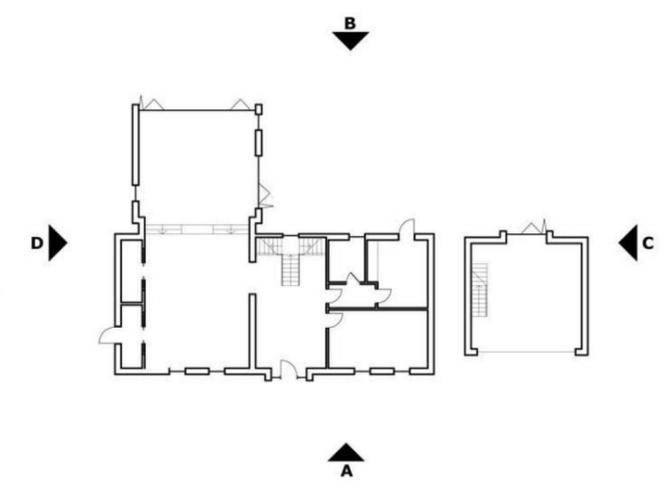
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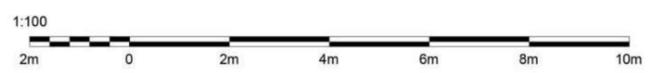
Revision	Initials	Date
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PROPOSED SOUTH-WEST ELEVATION (C)
SCALE 1:100



PROPOSED NORTH-EAST ELEVATION (D)
SCALE 1:100



LEGEND

- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	PROPOSED ELEVATIONS 2	A2
Date	September 23	
Stage	PLANNING	Scale 1:100
Drawn	JM	Checked SG
Drg No	653-AP2-201	Rev -

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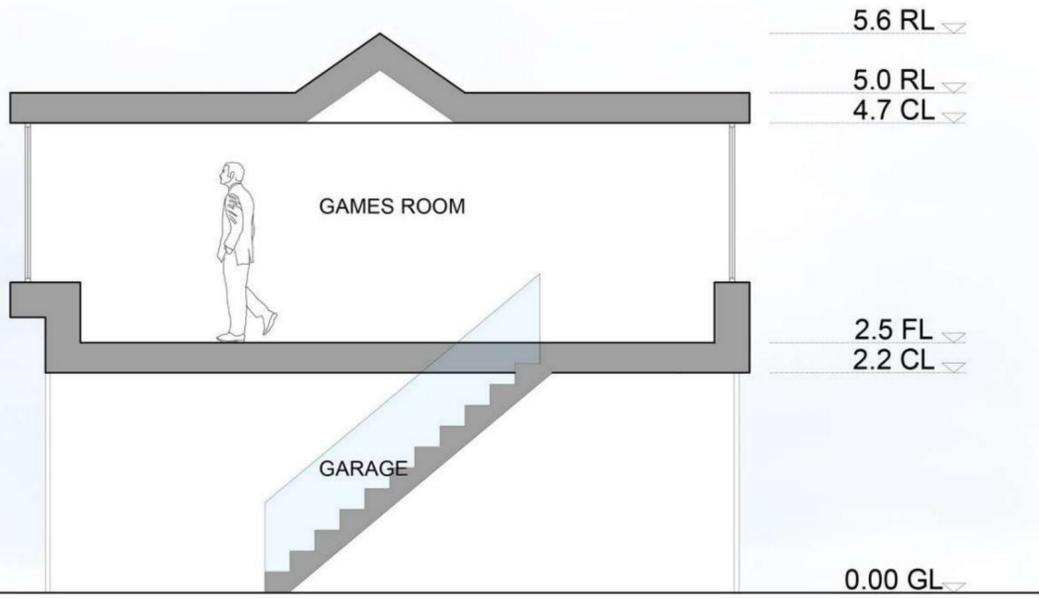
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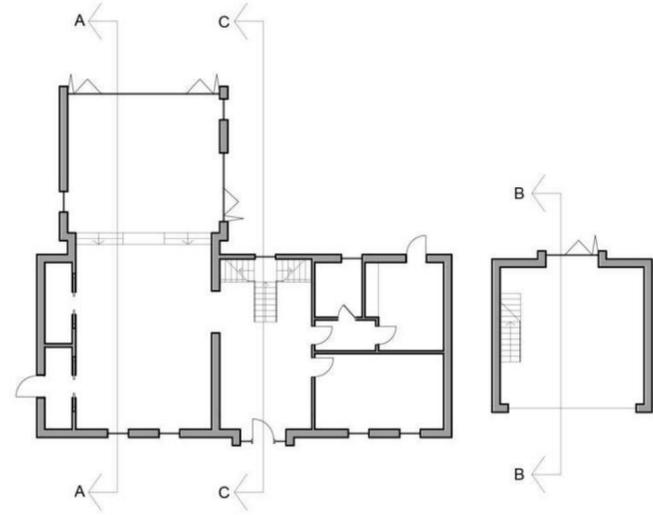
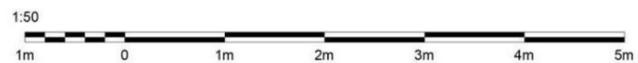
Revision	Initials	Date
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SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50



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Project Title
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Stage	PLANNING	Scale 1:50
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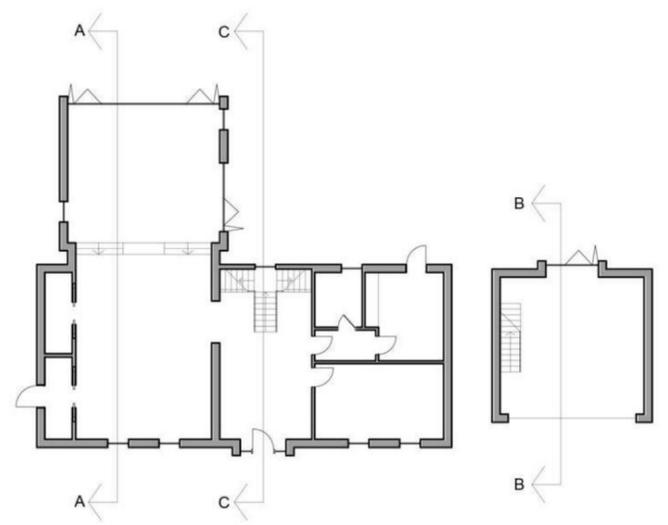
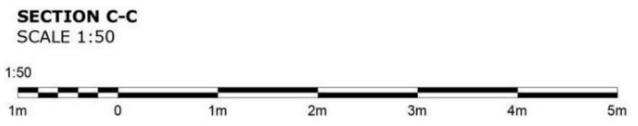


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-	-	-

8.9 RL
 6.1 RL
 5.55 CL
 3.15 FL
 2.85 CL
 0.45 FL
 0.00 GL



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PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	PROPOSED SECTIONS 2	A2
Date	September 23	
Stage	PLANNING	Scale 1:50
Drg No	653-AP2-301	Rev -
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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title		A3
ARTIST IMPRESSION 1		
Date		September 23
Stage		Scale
PLANNING		N/A
Drg No		Drawn
Rev		JM
653-AP2-400	-	Checked
		SG

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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

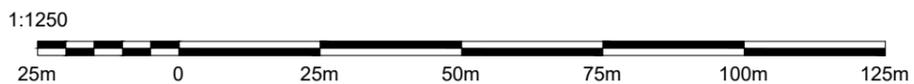
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Date	September 23
Stage	Scale
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Drg No	Rev
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Drawn	Checked
JM	SG

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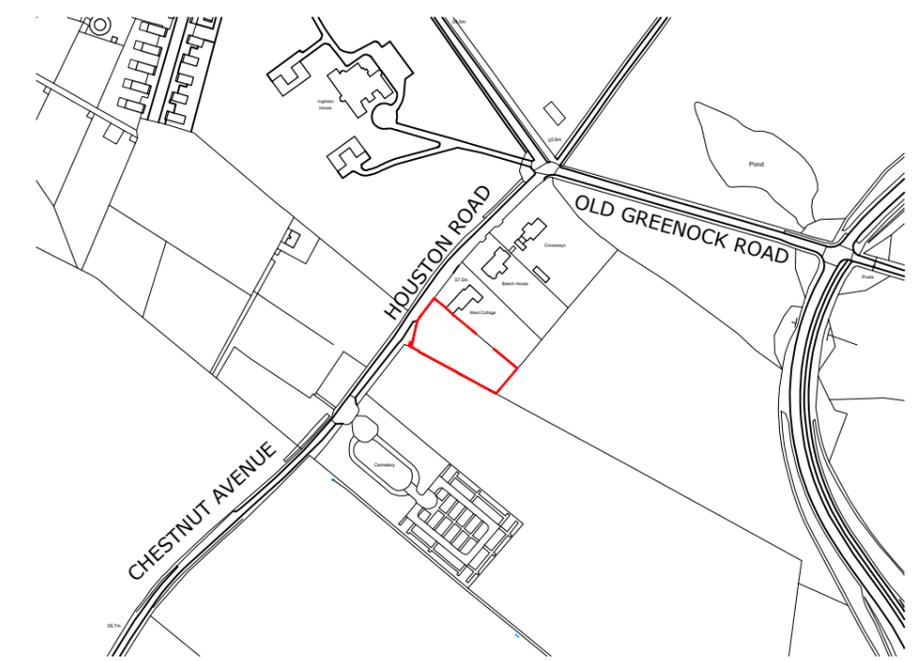
EXISTING BLOCK PLAN
SCALE 1:1250



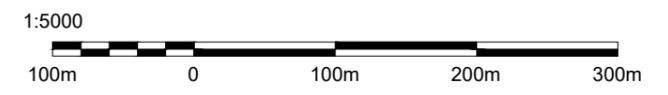
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EXISTING LOCATION PLAN
SCALE 1:5000



LEGEND

--- APPLICATION BOUNDARY

FRAMED ESTATES

Project Title	PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY	
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Drawing Title	EXISTING LOCATION AND BLOCK PLAN	A3
Date		
Stage	PLANNING	Scale 1:1250/5000
Drg No	653-AP2-100	Drawn JM
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LEGEND

- - - Planning Application Boundary
- Trees/Landscaping



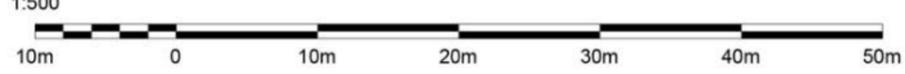
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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title EXISTING SITE PLAN		A3
Stage PLANNING	Date September 23	
Drg No 653-AP2-101	Rev -	Scale 1:500
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EXISTING SITE PLAN

SCALE 1:500



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Revision	Initials	Date
A	JM	03-11-23

Visibility splay added

NOTE:
The existing site boundary treatment is to be retained. 2m approx. high hedge to the northeast and northwest (front) boundary. Mature tree line with post and wire fence to southeast and southwest boundary.

LEGEND

-  Planning Application Boundary
-  Trees/Landscaping
-  Grass
-  Timber Decking
-  Concrete/Stone Paving
-  Bark Chips
-  Wildflowers



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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED SITE WITH ROOF PLAN		A3
Date September 23	Scale 1:500	
Stage PLANNING		Drawn JM
Drg No 653-AP2-102	Rev A	Checked SG

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PROPOSED SITE PLAN SHOWING ROOF
SCALE 1:500



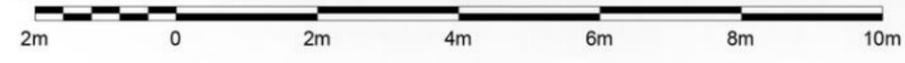
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Revision	Initials	Date
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PROPOSED GROUND FLOOR PLAN
SCALE 1:100



LEGEND

	Grass
	Timber Decking
	Concrete/Stone Paving



FRAMED ESTATES

Project Title	PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY
---------------	---

Drawing Title	PROPOSED GROUND FLOOR PLAN	A3
Date	September 23	
Stage	PLANNING	Scale
		1:100
Drg No	Rev	Drawn
653-AP2-110	-	JM
		Checked
		SG

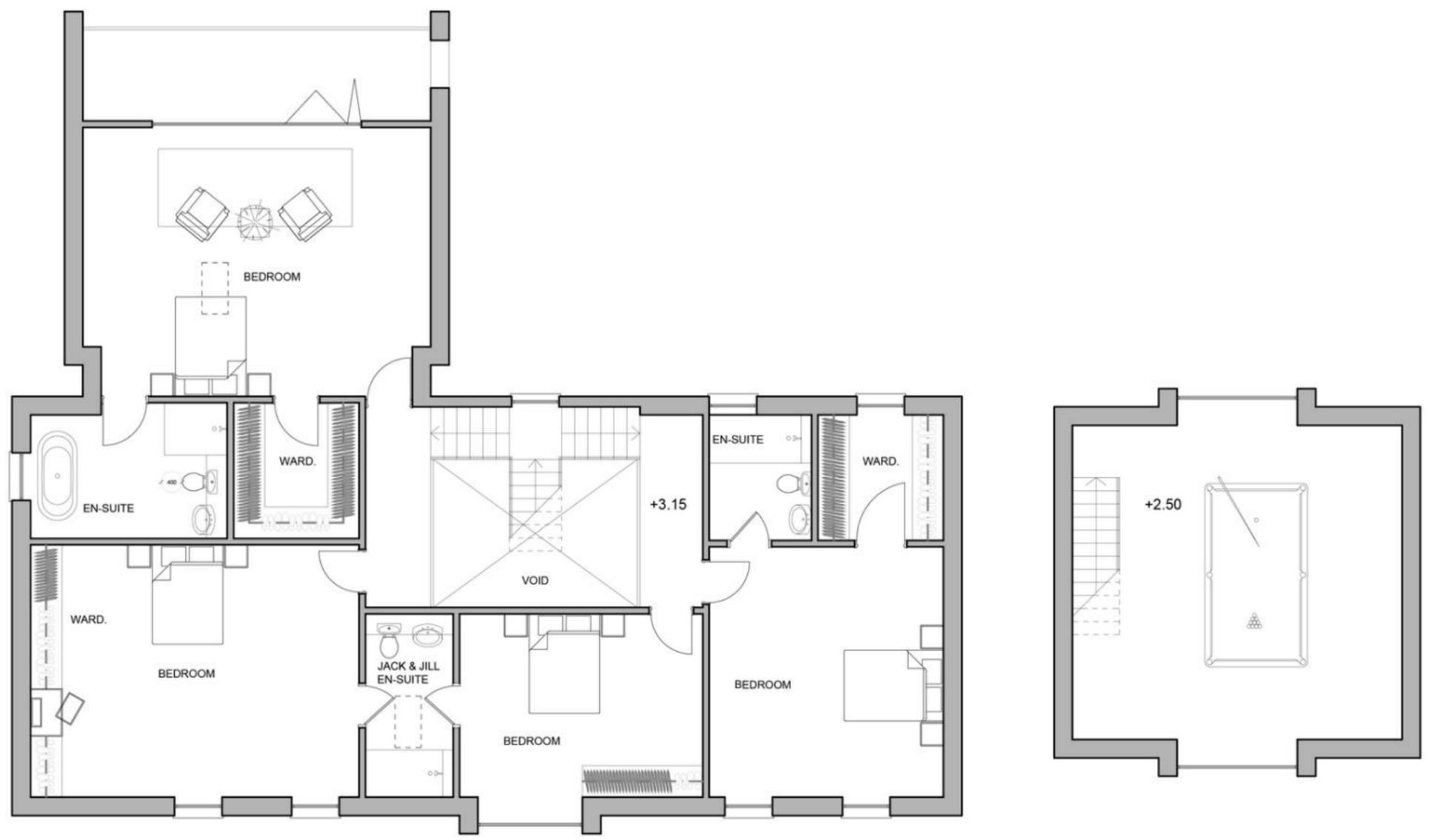
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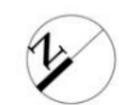
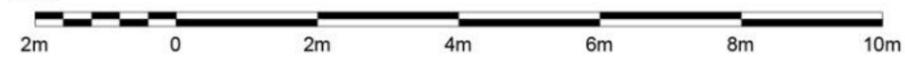
Revision	Initials	Date
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PROPOSED FIRST FLOOR PLAN

SCALE 1:100

1:100



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	A3
PROPOSED FIRST FLOOR PLAN	
Stage	Date
PLANNING	September 23
Drg No	Scale
653-AP2-111	1:100
Rev	Drawn
-	JM
	Checked
	SG

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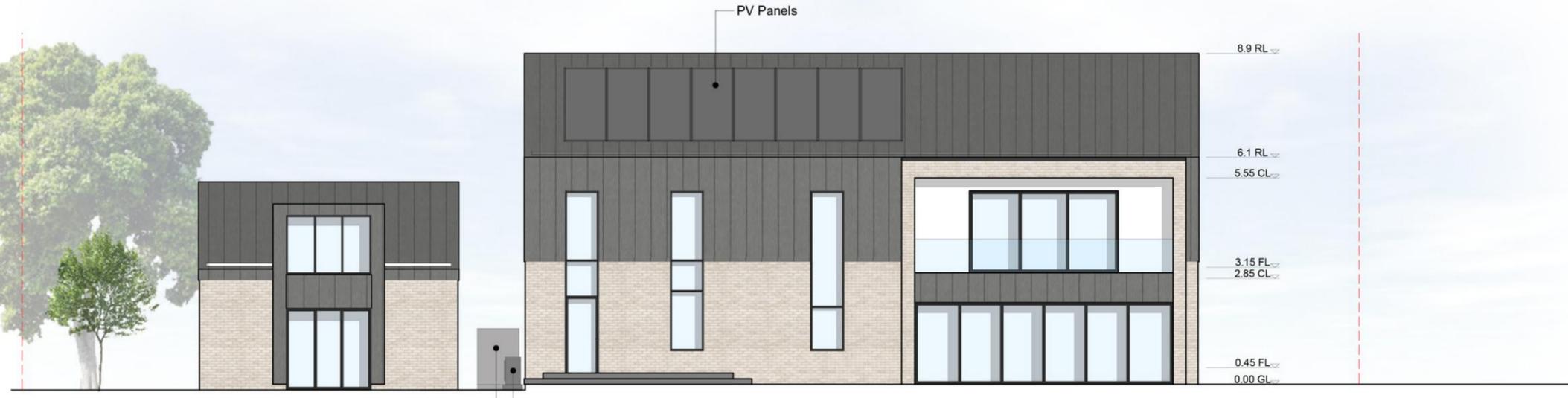
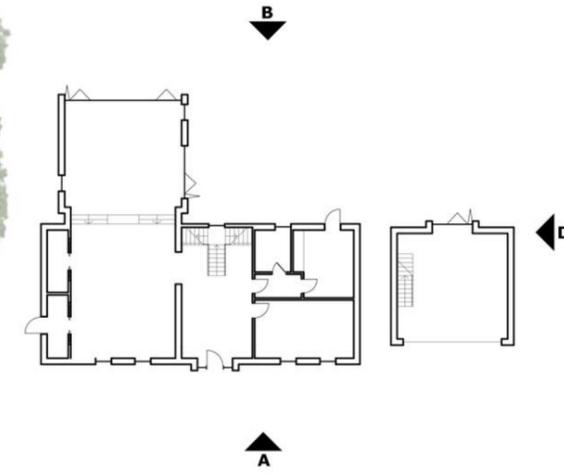
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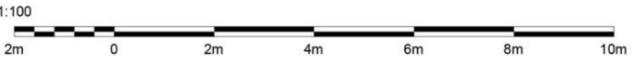
Revision	Initials	Date
-	-	-



PROPOSED NORTH-WEST ELEVATION (A)
SCALE 1:100



PROPOSED SOUTH-EAST ELEVATION (B)
SCALE 1:100



LEGEND

- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED ELEVATIONS 1	A2
Stage PLANNING	Date September 23
Drg No 653-AP2-200	Scale 1:100
Rev -	Drawn JM
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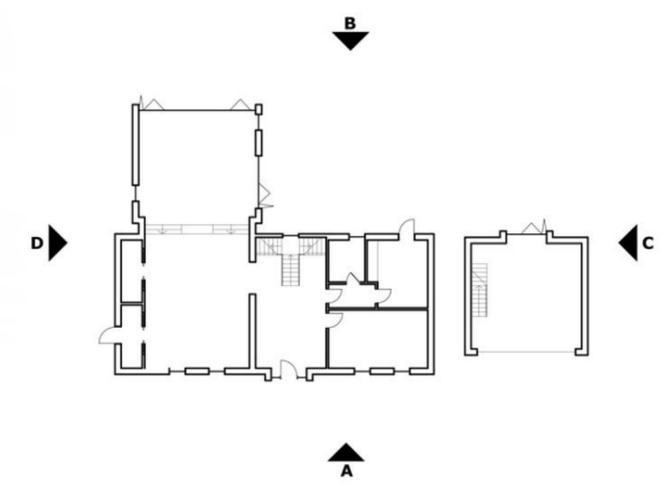
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Revision	Initials	Date
-	-	-



PROPOSED SOUTH-WEST ELEVATION (C)
SCALE 1:100



PROPOSED NORTH-EAST ELEVATION (D)
SCALE 1:100



LEGEND

- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED ELEVATIONS 2	A2
Date September 23	Scale 1:100
Stage PLANNING	Drawn JM
Drg No 653-AP2-201	Rev - Checked SG

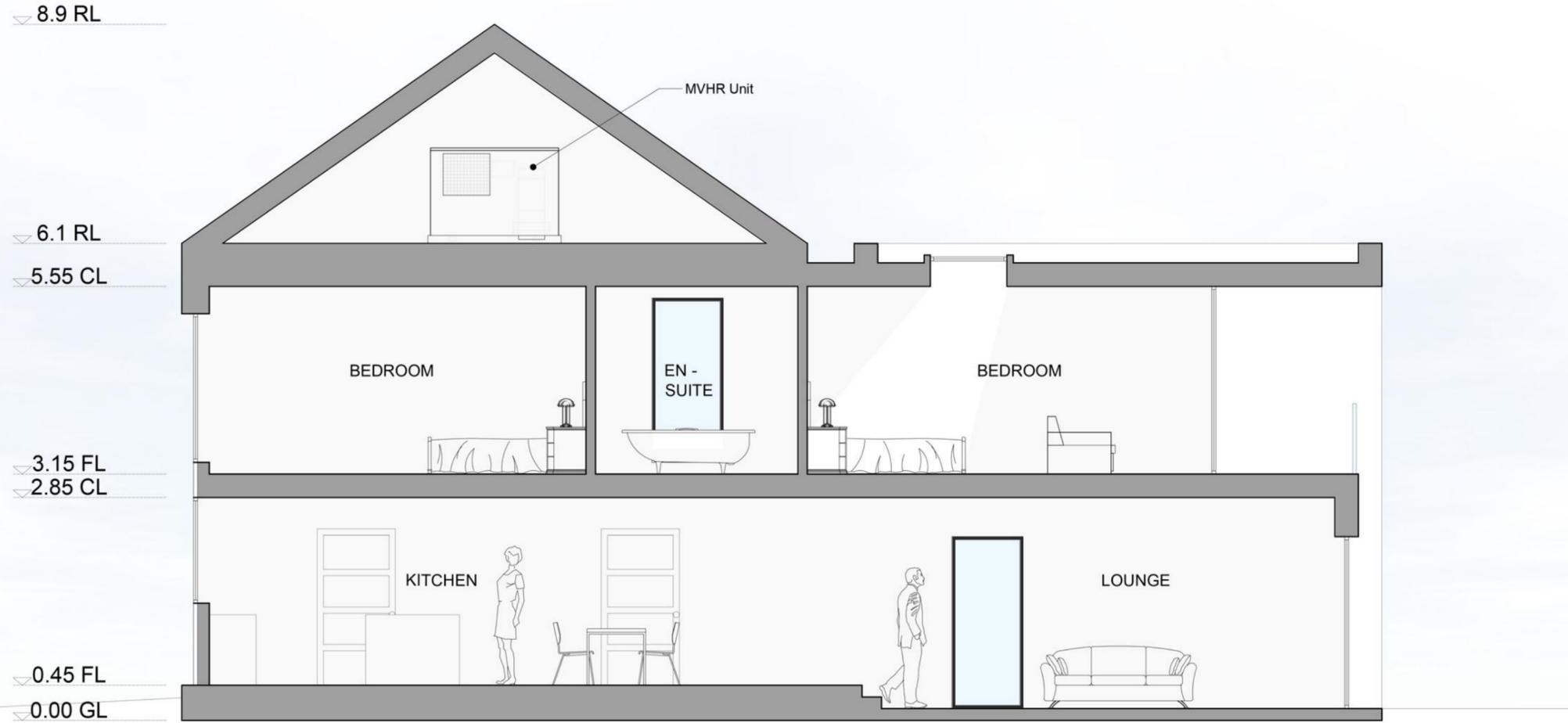
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12 Seedhill Road Paisley PA1 1JS
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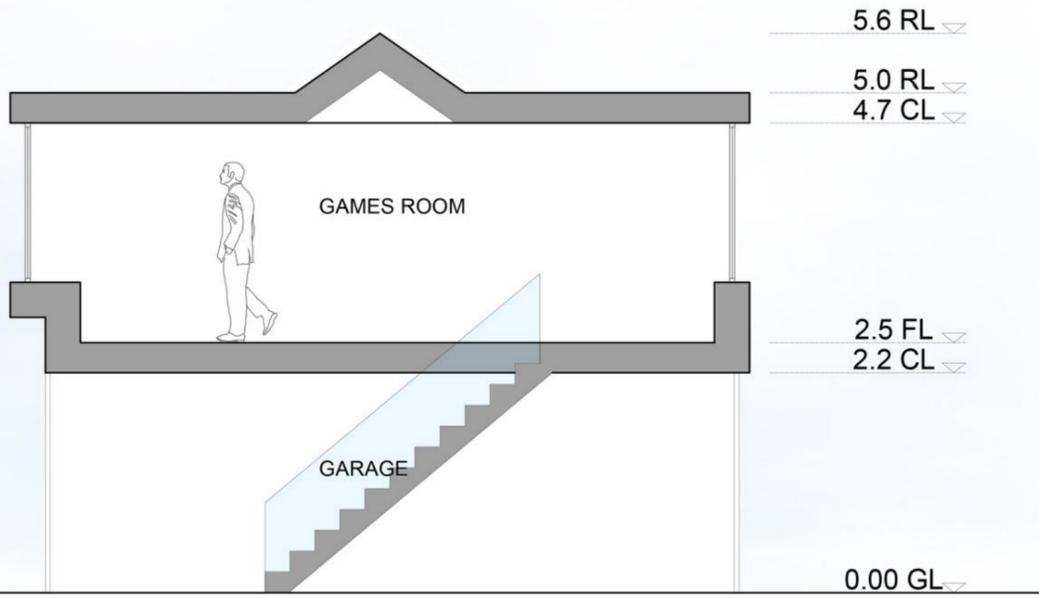
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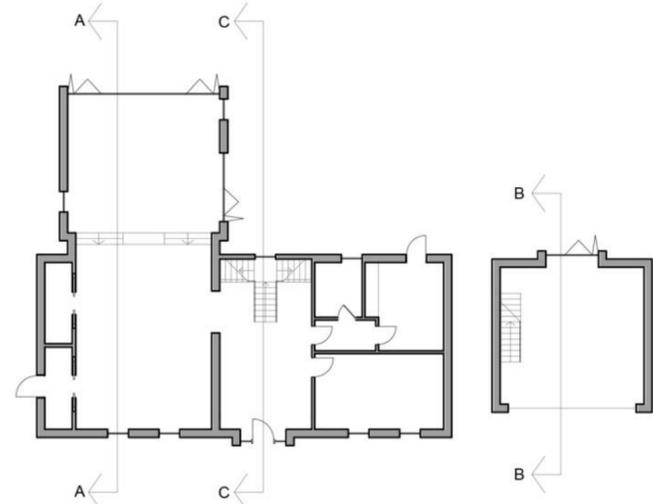
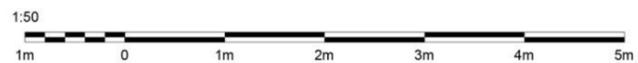
Revision	Initials	Date
-	-	-



SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED SECTIONS 1	A2
Date September 23	Scale 1:50
Stage PLANNING	Drawn JM
Drg No 653-AP2-300	Rev -
	Checked SG

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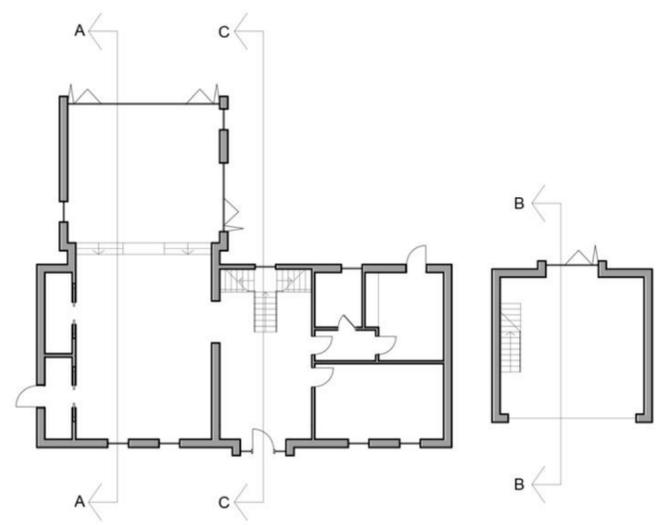
NB Recent revisions clouded in red on drawing

Revision	Initials	Date
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-	-	-

▽ 8.9 RL
 ▽ 6.1 RL
 ▽ 5.55 CL
 ▽ 3.15 FL
 ▽ 2.85 CL
 ▽ 0.45 FL
 ▽ 0.00 GL



SECTION C-C
 SCALE 1:50



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	PROPOSED SECTIONS 2	A2
Date	September 23	
Stage	PLANNING	
Scale	1:50	
Drawn	JM	
Checked	SG	
Drg No	653-AP2-301	
Rev	-	

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F R A M E D E S T A T E S

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	A3
ARTIST IMPRESSION 1	
Date	September 23
Stage	Scale
PLANNING	N/A
Drg No	Rev
653-AP2-400	-
Drawn	Checked
JM	SG

F R A M E D E S T A T E S
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Revision	Initials	Date
-	-	-



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title		A3
ARTIST IMPRESSION 2		
Date		September 23
Stage		Scale
PLANNING		N/A
Drg No		Drawn
653-AP2-401		JM
Rev	Checked	SG
-		

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 E.enquiries@framedestates.com
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Bishopton Community Council.

87 Old Greenock Rd.,
Bishopton,
Renfrewshire PA7

5BB

July 25th 2023.

Planning Department
Renfrewshhire Council
Renfrewshire House
Cotton St
Paisley/

Dear Sir/Madam

Re Planning Application 22/0583/PP

I write on behalf of Bishopton Community Council. Last year the Community Council objected to the planning application (22/0583/PP) to build a two storey house on the vacant plot adjacent to West Cottage on Houston Road Bishopton. We did so on the basis that we felt the design was out of keeping with the neighbouring properties, and the fact that it was on the greenbelt.

In light of new information received via the applicant, Bishopton Community Council would like to withdraw our objection. Our reasons for this is that we now understand that the design proposed was influenced by Renfrewshire Council requesting a “modern” design. Also, this single plot, while within the greenbelt, is very distinct from the open fields around it being clearly delineated by stone walls and trees, and it had originally been assigned as a fourth house when the original three had been built. We feel that it would be better for a single family home to be built on the plot and the land properly kept, than for it to lie wild and be overgrown with weeds.

Also we feel that the reporter’s verdict rejecting the appeal is based upon NPF4, which came into force after this application was originally made, and should not be used as a justification to refuse the appeal.

Yours sincerely,



FAO Andrew MacKenzie

Planning Officer, Development Management
Chief Executive's Service

Renfrewshire House,
Cotton Street,
Paisley,
PA1 1JD



Barnhill Farm Shop
Houston Road, Inchinnan, Renfrew, PA4 9LU

Dear Mr MacKenzie,

I am writing to you regarding planning application number 23-0496-PP, a small-holding located on the Southwestern boundary of West Cottage, Houston Road, Bishopton.

As the owner of a well-established farm shop in Barnhill, I am always looking for locally grown produce within Renfrewshire to encourage shopping locally. This includes purchasing produce from small holdings across the county. As the largest sustainable grocers in Renfrewshire, I am critically aware of how important independent small holdings can impact Bishopton, Erskine and other towns and villages within Renfrewshire.

I fully support the above-mentioned application, as purchasing produce from within Renfrewshire would encourage a circular local economy, reduce emissions, promote healthy habits, and encourage sustainable living.

I believe the plot of land that the owners have purchased will be a fantastic location for a small-holding, close enough to local amenities where they may also wish to sell their produce. The uncontaminated soil will provide plenty of nutrients to get them started almost immediately.

Kind regards,

[REDACTED]

James Mackie

Managing Director
Barnhill Farm Shop

Beech House
Houston Road
Bishopton
PA7 5NY
April 4th 2023

Planning and Environmental Appeals Division,
Ground Floor, Hadrian House
Callendar Business Park,
Callendar Road
Falkirk, FK1 1XR



Dear Sirs,
Renfrewshire Council Application No.: 22/0583/PP

With regard to the above Application, and the Appeal lodged with you, I wish to notify you that we are **IN FAVOUR** of the proposed application.

We have resided at the above address, the second of the existing 3 houses at the location, since 1976, and have always been aware of the vacant plot, which was clearly intended for a fourth dwelling, and which is now the subject of the Planning Application.

For many years now, the plot has been an eyesore, fully populated by American Fireweed (providing an abundance of floating seeds in the late summer) and rabbit burrows, plus blown-down trees. It was therefore very welcome to find that, following a sale of the land, an application had been lodged for a single dwelling using the whole grounds.

Such an application will, in our opinion, secure the grounds for an appropriate dwelling use. Our primary concern has always been that it would be purchased by a mass-builder and we would end up with a totally inappropriate number of homes.

I note that the application was refused upon a basis of *"it has not been demonstrated that there is a specific locational need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of any demonstrable locational need"*.

This appears a bit strange, as there has – apparently – been sufficient "specific locational needs" for dwelling houses to permit the increase in planned dwelling numbers in the Dargavel "Village" (sic) development from some 2,200 at initial Masterplan stage to 4,400 – and no doubt climbing even now. There is, apparently, a "need" for development in this locale.

I note that the proposed design does not blend well with the 3 existing houses but is of high-quality design. Given the age (80 years) of the existing properties this is not surprising and does not unduly concern us.

I am also aware of the Objection lodged by the Community Council, but understand that this is a general objection to building on "Green Belt" land rather than a specific objection to the proposal. I do not however agree that this single proposal will create a precedent.

I shall be pleased to provide any further information you may deem necessary, and am content for the applicant to be advised of our position.

Yours sincerely



Ian M Earnshaw / Margaret H Earnshaw
CC. John Mackintosh (Bishopton Community Concil), Mrs Mary Odam, Mr P Fraser, West Cottage.



Renfrewshire
Council

Renfrewshire House Cotton Street Paisley PA1 1JD Tel: 0300 3000 144 Email: dc@renfrewshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100642230-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Proposal for a smallholding with dwellinghouse on vacant plot

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?

(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Framed Estates Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Sharon	Building Name:	Suite 5001, Mile End Mill
Last Name: *	Gary	Building Number:	12
Telephone Number: *		Address 1 (Street): *	Seedhill Road
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Paisley
Fax Number:		Country: *	Renfrewshire
		Postcode: *	PA1 1JS
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Derek	Building Number:	243
Last Name: *	Calder	Address 1 (Street): *	Danes Drive
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G14 8AH
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Renfrewshire Council

Full postal address of the site (including postcode where available):

Address 1:

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

Post Code:

Please identify/describe the location of the site or sites

Northing

671619

Easting

242211

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Pre-Application Discussion Details Cont.

In what format was the feedback given? *

Meeting Telephone Letter Email

Please provide a description of the feedback you were given and the name of the officer who provided this feedback. If a processing agreement [note 1] is currently in place or if you are currently discussing a processing agreement with the planning authority, please provide details of this. (This will help the authority to deal with this application more efficiently.) * (max 500 characters)

"housing in the green belt requires to demonstrate that the development is necessary for locational reasons, such as a need to support an established agricultural or forestry use for example. However, as the site in this case appears to be well-defined, it may be possible to justify a single dwellinghouse if this is of high quality, bespoke design which complements rather than replicates the three existing houses to the north. A self-build dwellinghouse which also demonstrates eco-friendliness"

Title:

Mr

Other title:

First Name:

Andrew

Last Name:

MacKenzie

Correspondence Reference Number:

Date (dd/mm/yyyy):

22/06/2022

Note 1. A Processing agreement involves setting out the key stages involved in determining a planning application, identifying what information is required and from whom and setting timescales for the delivery of various stages of the process.

Site Area

Please state the site area:

2281.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Unoccupied plot of land

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? *

Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

0

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

5

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? *

Yes No

Are you proposing to connect to the public drainage network (eg. to an existing sewer)? *

- Yes – connecting to public drainage network
 No – proposing to make private drainage arrangements
 Not Applicable – only arrangements for water supply required

Do your proposals make provision for sustainable drainage of surface water?? * (e.g. SUDS arrangements) *

Yes No

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

- Yes
 No, using a private water supply
 No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? *

Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? *

Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? *

Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? *

Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Please refer to 653-AP2-102 - Proposed Site Plan for location

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

How many units do you propose in total? *

1

Please provide full details of the number and types of units on the plans. Additional information may be provided in a supporting statement.

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? * Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? * Yes No

Is any of the land part of an agricultural holding? * Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Sharon Gary

On behalf of: Mr Derek Calder

Date: 06/09/2023

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | | |
|--|---|---|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Ms Sharon Gary

Declaration Date: 06/09/2023

ENVIRONMENTAL
RESPONSIBILITY THROUGH
CONSCIOUS DESIGN

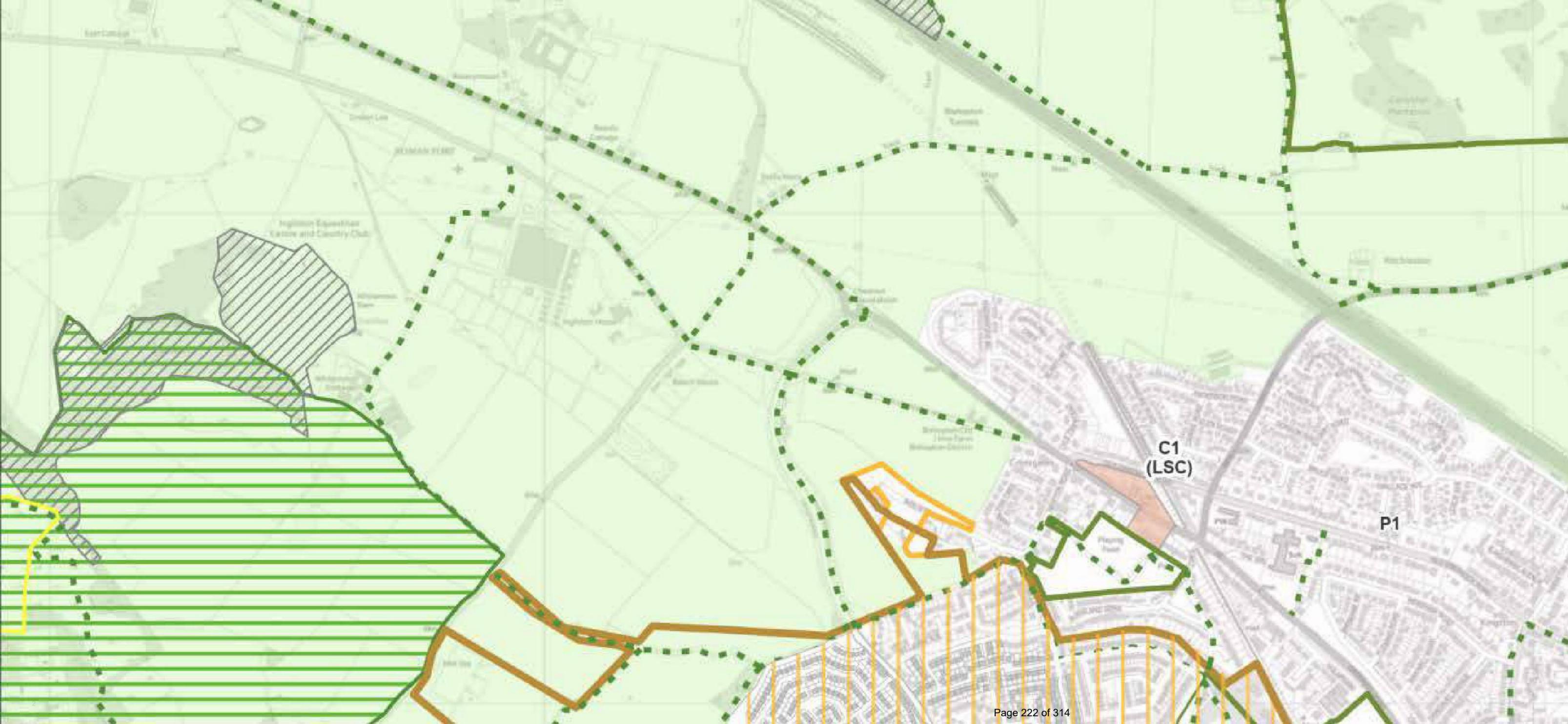


DESIGN, ACCESS & SUSTAINABILITY STATEMENT

CALDER SMALL HOLDING, HOUSTON ROAD, BISHOPTON, PA7 5NY

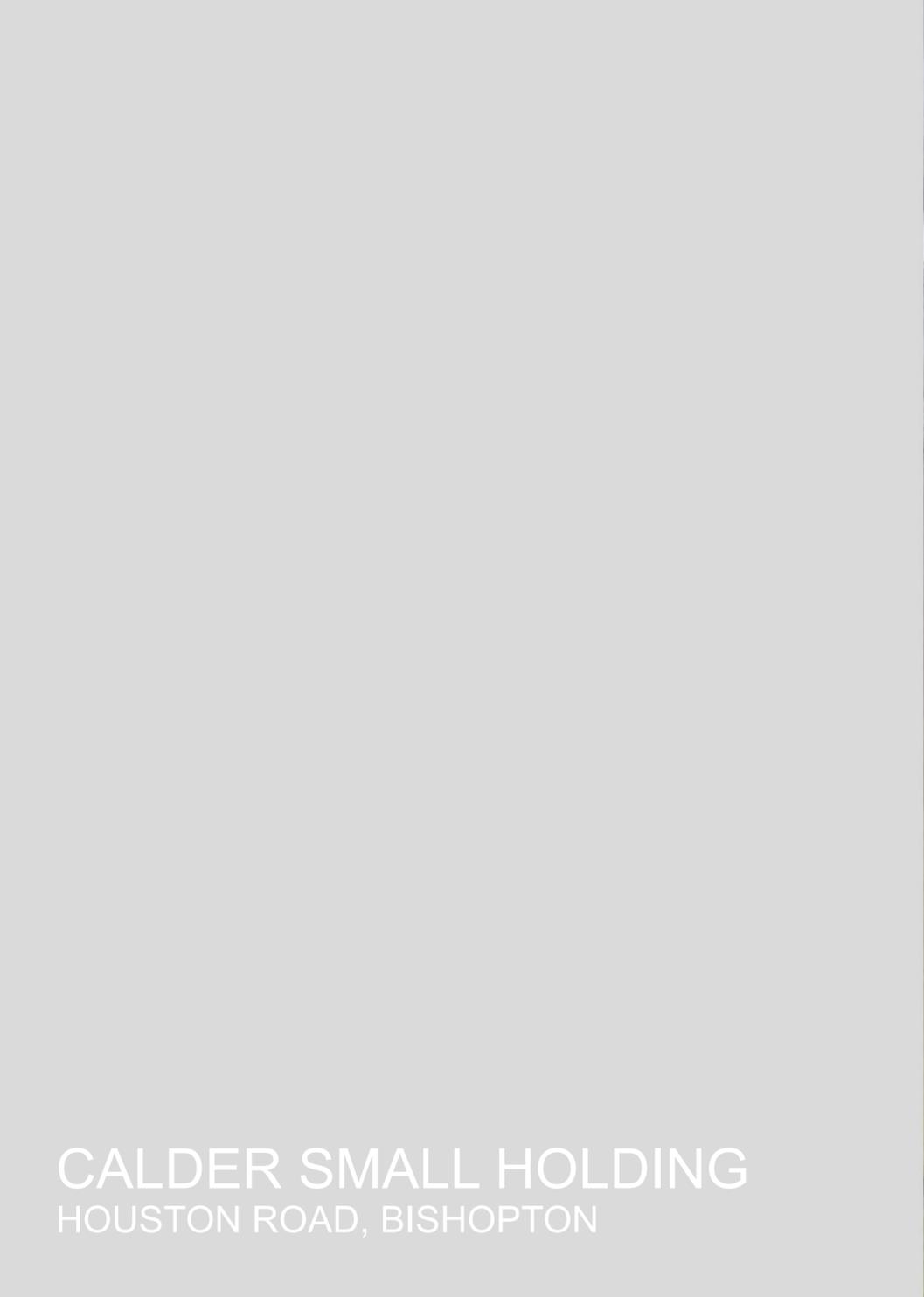
CONSTRUCTION OF NEW BUILD DWELLINGHOUSE - AUGUST 2023





CONTENTS

1.0	INTRODUCTION	PAGE 04
2.0	CONTEXT & BACKGROUND	08
3.0	POLICY GUIDANCE	26
4.0	DESIGN RESPONSE	40



CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON

1.0
INTRODUCTION

INTRODUCTION

1.0 INTRODUCTION

1.1 INTRODUCTION

This document is to be read in conjunction with drawings and other associated information submitted in support of the planning application for the proposed construction of a smallholding with dwellinghouse on Houston Road, Bishopton.

1.2 HISTORY

The site has had a previous application and appeal refused with only one objection, which has since been retracted in turn for a letter of support from the Bishopton Community Council. This application seeks to demonstrate locational need for the approval of a smallholding with dwellinghouse on the proposed site.

1.3 OBJECTIVE

Appointed by a private client, the primary objective for Framed Estates and the applicant is to propose a 2 storey dwellinghouse of high quality design, low emission, and high sustainability that allows the client have residence on their smallholding.

1.3 RESOURCES

The planning application proposals have been designed in context to local and national best-practice recommendations including:

Local Development Plan 2021 published by Renfrewshire Council

Local Development Plan New Development Supplementary Guidance 2022 published by Renfrewshire Council

National Planning Framework 4 published by the Scottish Government

<u>THE DESIGN TEAM</u>
ARCHITECT: Framed Estates Ltd
Studio 5001
Mile End Mill
12 Seedhill Road
Paisley
PA1 1JS
Email: [REDACTED]



CALDER, HOUSTON ROAD, BISHOPTON

CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON



CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.1 LOCATION & CONTEXT

2.1.1 BISHOPTON

Bishopton is a large village in Renfrewshire located around 2 miles West of Erskine - with a population of 8000 people - and lies to the South of River Clyde, which can be crossed via the Erskine bridge.

Bishopton is popular with locals and visitors as attractions include Ingliston Country Club, Blantyre Monument and Mar Hall Golf and Spa Resort.

The village has a rich history that dates back to the Antonine Era, with a Roman Fort discovered in 1949. Bishopton also played an important role in the Second World War, having been the site of the Royal Ordnance Factory, that manufactured explosives for the war effort.

The site is located on the North West edge of the village and is surrounded by fields on 3 sides, within an existing row of dwellings on a well defined plot with clear boundary edges.

2.1.2 Wider Context

Bishopton is easy to reach, accessible from the M8 motorway and with excellent train service. Additionally, it is located four miles North West of Glasgow Airport, Paisley, which provides the perfect connection for domestic and international transport.



Wider Context



Aerial view of site



Site View

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.2 HISTORY

2.2.1 HISTORY

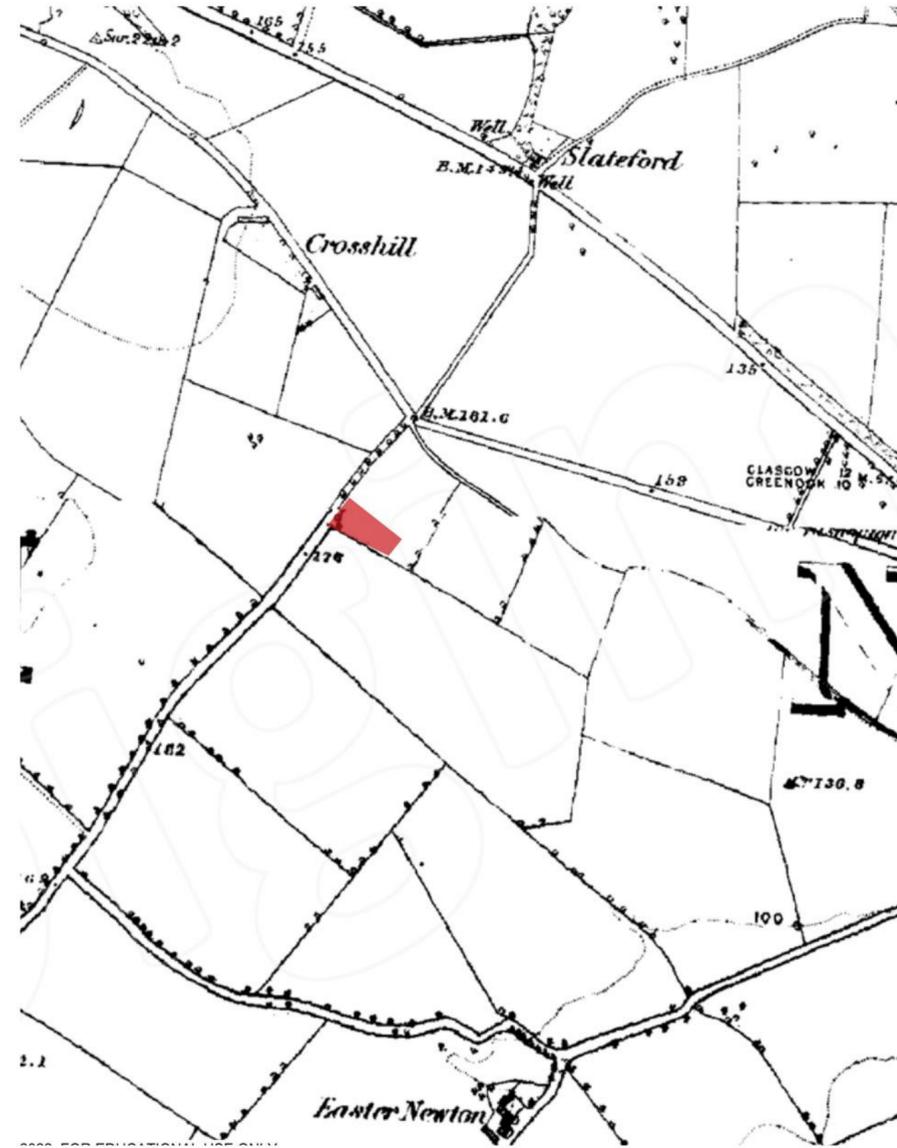
Bishopton is a large village in Renfrewshire which was created in 1840 by the connection of two hamlets named Blackstown and Easter Rosslan. The name "Bishopton" comes from a nearby house of a local Brisbane family which was called Bishopton House. The house later found use as "Good Shepherd Centre" and latterly the "Cora Foundation".

2.2.2 ROYAL ORDNANCE FACTORY

During the Second World War, a large explosive manufacturing factory was erected in Bishopton. The farmland where the factory was located was acquired by compulsory purchase order. Over 2,000 acres of land from 7 farms were used to build. The southern end of the site included most of the land formerly used by the First World War National Filling Factory, Georgetown. The ROF was privatised and sold to British Aerospace (now BAE Systems) in 1984. Since then, it was scaled down and BAE has shut most of the site.

2.2.3 DARGAVEL VILLAGE

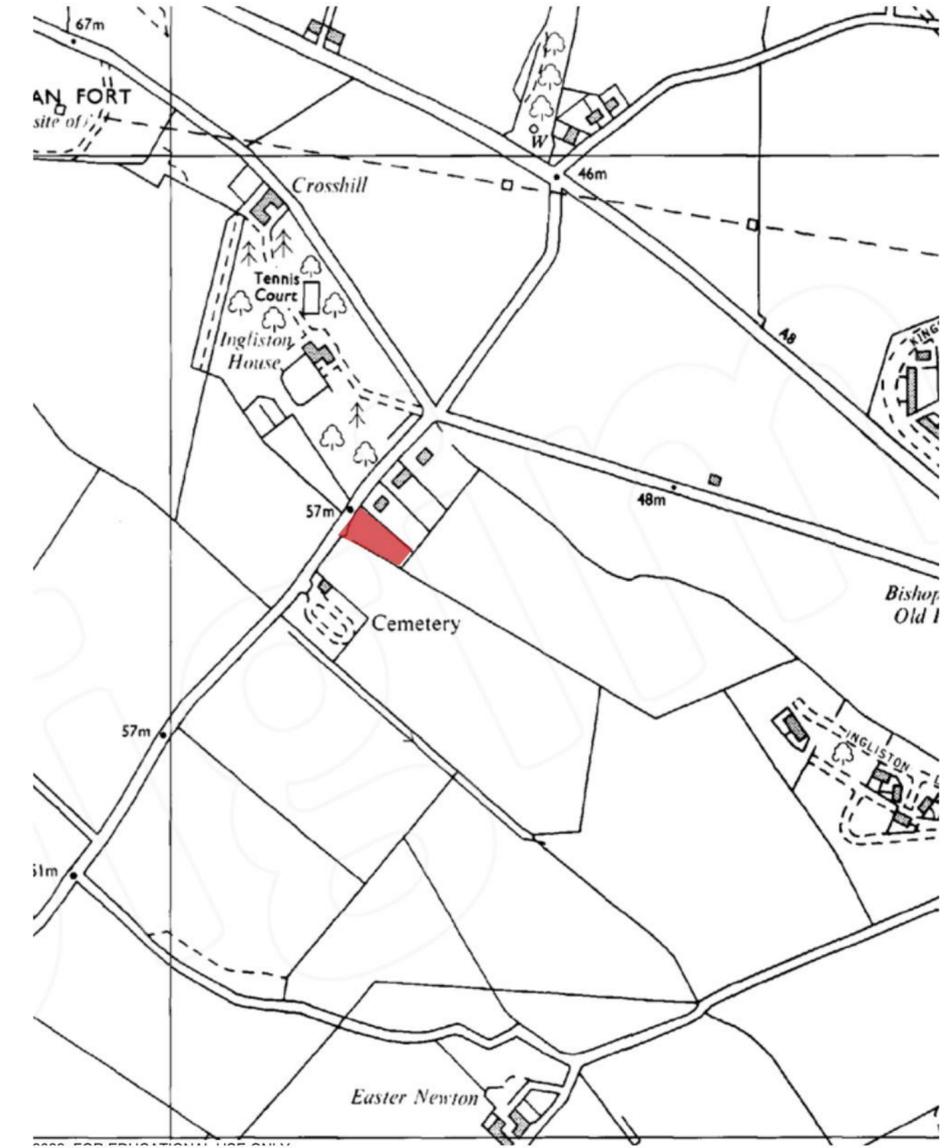
In 2005, BAE Systems proposed to use a large part of the former Royal Ordnance Factory site to build new housing, which would double the size of the existing village. The new housing development was approved in 2008, and by 2016 the majority of the decontamination work and significant building works had been completed. The total number of houses in Bishopton had risen from 2500 to nearly 4000 by this point in time.



Circa 1860



Circa 1950



Circa 1990

CONTEXT & BACKGROUND

2.3 CHARACTER

2.3.1 CHARACTER

The materiality and character of the nearby building are well defined and follow the rhythm of a quiet countryside settlement. The most prominent material is a white render. The proposed building will be located within a row of 3 similarly looking cottages, all of which around about 80 years old.

On the opposite side of the road, there is located Ingliston House - a large residential building which serves as a hotel.

2.3.2 MATERIALS

Surrounding buildings are consistent in terms of materiality, as the external walls are covered with white render and the light grey slate is covering the roof of each cottage house. The window frames are white; however, the doors are in a much darker colour. The main differences can be observed in the colours used for building plinths, doors, sills, and chimneys. Plans of the buildings show much bigger diversity in shape; however, the proposed materials bring them together to the same rural style.



Crossways



Beech house



West Cottage

CONTEXT & BACKGROUND



Ingliston House

CONTEXT & BACKGROUND

2.4 SURROUNDING DEVELOPMENT

2.4.1 FORMAKIN HOUSE

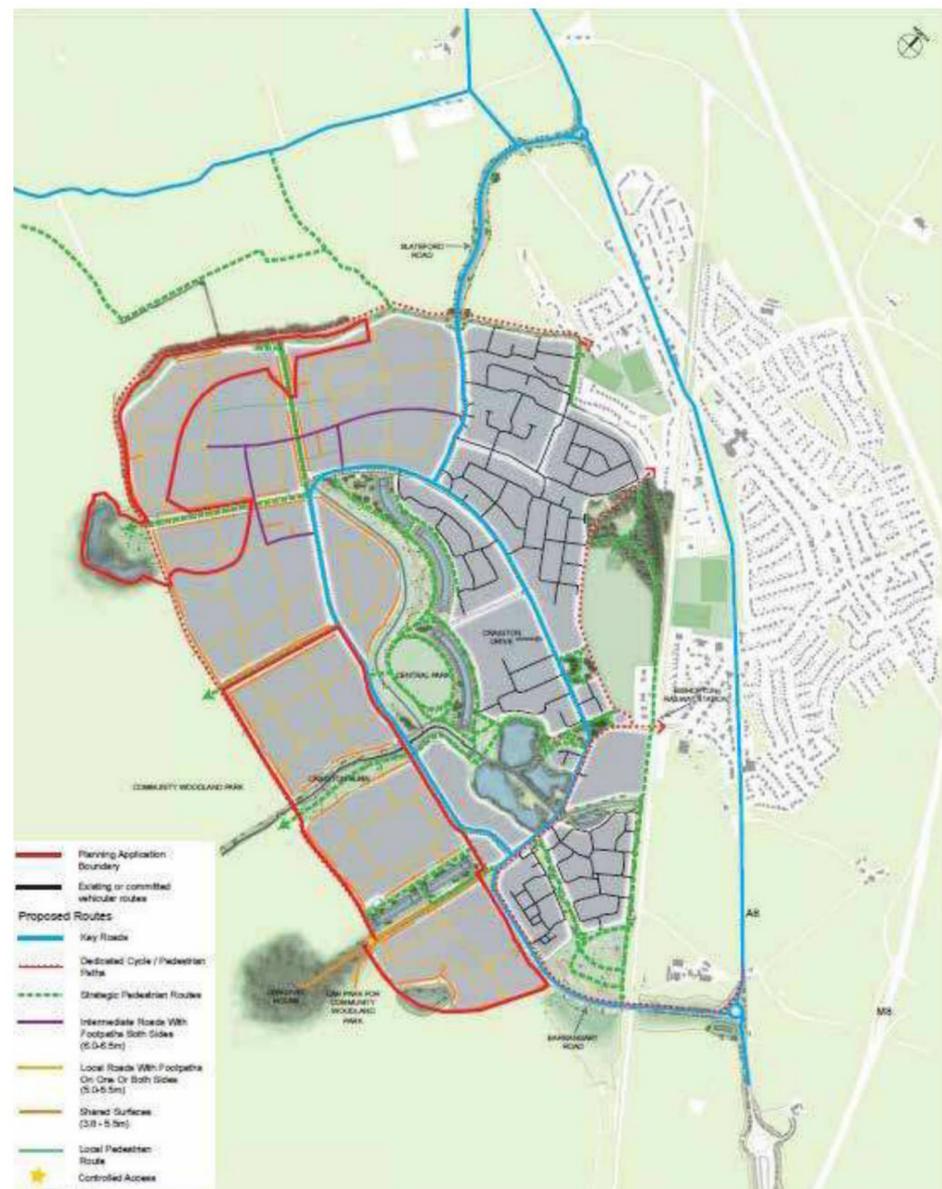
Formakin House is an early 20th-century mansion and estate in Renfrewshire and is located 1.2 miles south of the Firth of Clyde and 1.6 miles west of Bishopston. Designed by Robert Lorimer for wealthy businessman John Holms. The main house was never completed. In 1990 restoration of the estate buildings were completed. The house is protected as a category A listed buildings and other structures are category B listed. Between 1988 and 1999 the estate buildings were restored and converted into 17 private dwellings.

2.4.1 DARGAVEL VILLAGE

In 2005, BAE Systems and Redrow submitted a proposal to use a large part of the site for new housing development which would double the size of Bishopston. This proposal raised concerns of residents about the contamination that was likely to be found on the site. In December 2008 Renfrewshire Council granted outline planning consent for the development and detailed planning consent for related motorway junction off the A8/M8.

In early 2016, following decontamination work a significant portion of the development had been completed, with several houses (total number of dwellings rose from 2500 in 2008 to 4000 in 2019).

The village is known as a "community growth area", meaning the only developments within this area must be associated with housing and community development, such as schools, small grocery stores, and outdoor activity spaces.



DARGAVEL VILLAGE

Erskine, Bishopston, Langbank and Inchinnan

- Strategic Economic Investment Location
- Local Industrial Areas
- Centres
- Transition Area
- Site of Significant Scientific Interest
- Special Protection Area
- Dargavel Village
- Development Opportunity Sites
- Community Gardens / Allotments
- New LDP Allocated Housing Site
- Housing Self-Build Opportunity
- Existing Housing Development Sites
- Open Space Assets
- Green Network Strategic Route
- Green Network Opportunity Route
- Core Path Network



Illustrative Figure 16 – Erskine, Bishopston, Langbank and Inchinnan

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EXTRACTED FROM LOCAL DEVELOPMENT PLAN

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.5 CONSTRAINTS

2.5.1 SUN PATH

The site sits south of a hamlet. The southeast and southwest boundary of the site is defined by a strong line of mature trees, which screens the site from farming land and nearby cemetery to the south.

2.5.2 PREVAILING WIND

The proposed site is shielded from the prevailing wind by the mature tree line along the southwest boundary and an established hedge to the west. This hedge fronts Houston Road.

2.5.3 ACCESS

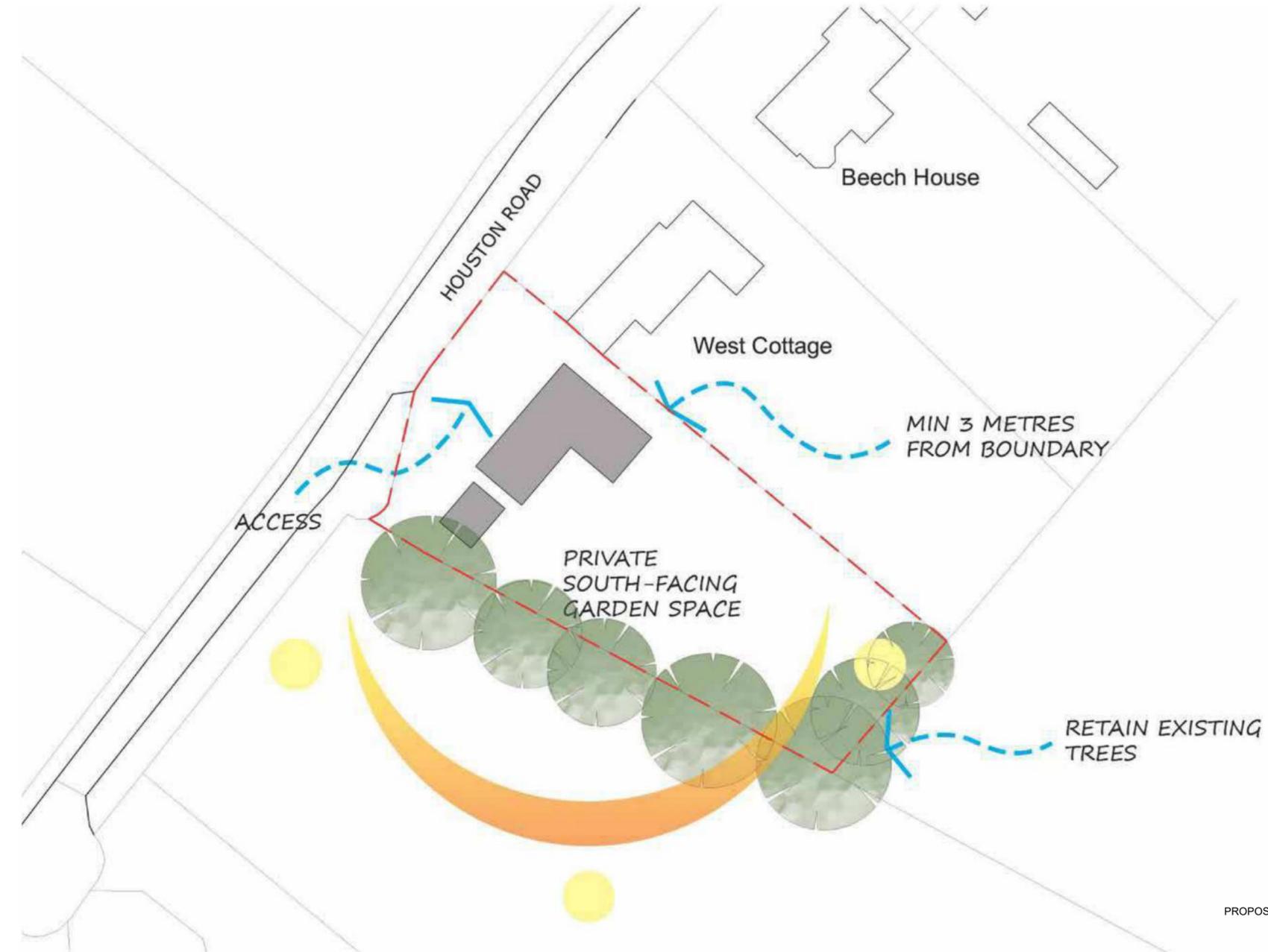
The site is accessed directly from Houston Road; a typical country road. There are no formal pavements on this road but rather a verge on either side. The road leads to a recess allowing access to the proposed site and farmland to the southwest. This recess gives the opportunity to create clear visibility splays.



SUN PATH



PREVAILING WIND



PROPOSED SITE ANALYSIS

CONTEXT & BACKGROUND

CONTEXT & BACKGROUND

2.6 GREEN BELT

2.6.1 GREEN BELT DEVELOPMENT

In the past 10 years, Renfrewshire Council has approved a handful of larger scale developments across the greenbelt throughout Renfrewshire. The following diagrams highlight greenbelt areas that have had approved planning (including planning in principle) for residential developments in the past 10 years.

According to the Renfrewshire Local Development Plan (2021) and New Development Supplementary Guidance (2019), these proposals have demonstrated "outstanding quality of design, are of an appropriate scale within its setting and make a positive contribution to the site and surrounding area."

"According to the ICM Research Survey, 36% of potential house buyers would not consider a new build house based on the quality. Out of the 293 schemes audited by the CABA Housing Audit (2020) over 5 years, 82% failed to meet design quality criteria." - CABA, 2020.

These examples show that Renfrewshire Council approves new build housing within the greenbelt. **Therefore this proposal, for a single exceptionally designed new build family home, is not dissimilar to the hundreds of homes already approved within the greenbelt.**

The following pages show some examples of developments with approved planning permission, pre-planning or a proposal of application notice has been registered within the greenbelt across Renfrewshire.

"Every building is unique. No two are the alike. We are creating an experience. It starts when you see the building from a distance."

- Helmut Jahn, Architect



LINWOOD



ELDRSLIE



LOCHWINNOCH



CROSSLIE



HOUSTON



KILBARCHAN



HOUSTON



JOHNSTONE



BRIDGE OF WEIR



KILBARCHAN

CONTEXT & BACKGROUND



ELDERSLIE

Granted planning permissions within greenbelt within the last 5 years.



ABBAY ROAD DEVELOPMENT, ELDERSLIE

Erection of residential development with associated access, infrastructure and landscaping
 Application no. - 16/0901/PP
 Date - September 2018
 Decision - Granted with conditions

Details of equipped play area and amenity space; boundary walls and fences
 Application no. - 18/0747/PP
 Date - April 2019
 Decision - Approved



HOUSTON



WOODEND GREEN DEVELOPMENT, HOUSTON

Residential development with associated access earthworks, infrastructure and landscaping
 Application no. - 19/0399/NO
 Date - August 2019
 Decision - Granted with conditions

Erection of residential development with associated access, landscaping and other associated works
 Application no. - 19/0626/PP
 Date - February 2022
 Decision - Granted with conditions



MILLIKEN ROAD, KILBARCHAN

Erection of 18 residential units comprising of 2-storey cottage flats
 Application no. - 17/0750/PP
 Date - March 2018
 Decision - Granted with conditions



KILBARCHAN

JOHNSTONE HOSPITAL, LINWOOD

Erection of residential development with landscaping, infrastructure and associated works
 Application no. - 17/0154/NO
 Date - March 2017
 Decision - Approved

Erection of 110 two storey dwellinghouses, associated landscaping, infrastructure and associated works
 Application no. - 18/0211/PP
 Date - January 2019
 Decision - Granted with conditions



LINWOOD

CONTEXT & BACKGROUND

2.6.2 GREEN BELT DEVELOPMENT

The map adjacent shows some of the areas where Renfrewshire council has approved planning, pre-planning or a proposal of application notice has been registered for greenbelt development.

These sites will house between 4 and 200 dwellings.

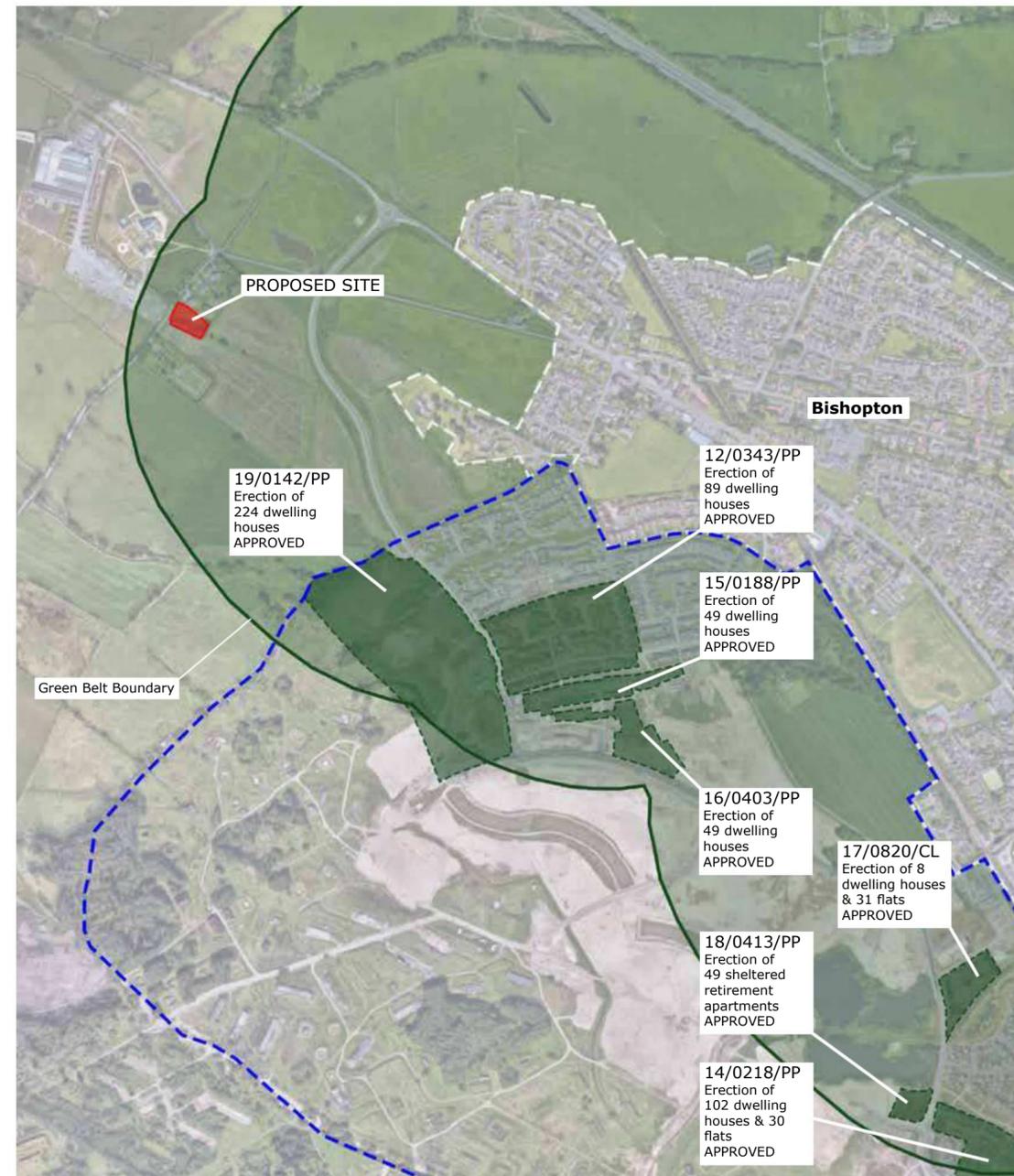
The majority of these developments happen on the edge of conservation villages such as Kilbarchan, Bridge of Weir and Houston, with Bridge of Weir having the most approved developments in greenbelt areas than any other area of Renfrewshire.

Most of these sites are brought forward by big developers such as Taylor Wimpey, Cala Homes, and Bellway, who use a catalogue of designs across the UK. For example; the Blair House by Taylor Wimpey that can be found in Linwood as well as East Kilbride, Cambuslang, and Edinburgh. The Kennedy by Cala Homes can be found in Houston, but also Erskine, Bishopbriggs, and Aberdeen.

The map opposing shows the green belt development around Bishopton. The locations of the approved planning applications over the past 10 years have been highlighted, with **631 total flats and dwellings** (61 flats, 570 dwellings).



GREEN BELT DEVELOPMENT ACROSS RENFREWSHIRE



GREEN BELT DEVELOPMENT IN BISHOPTON

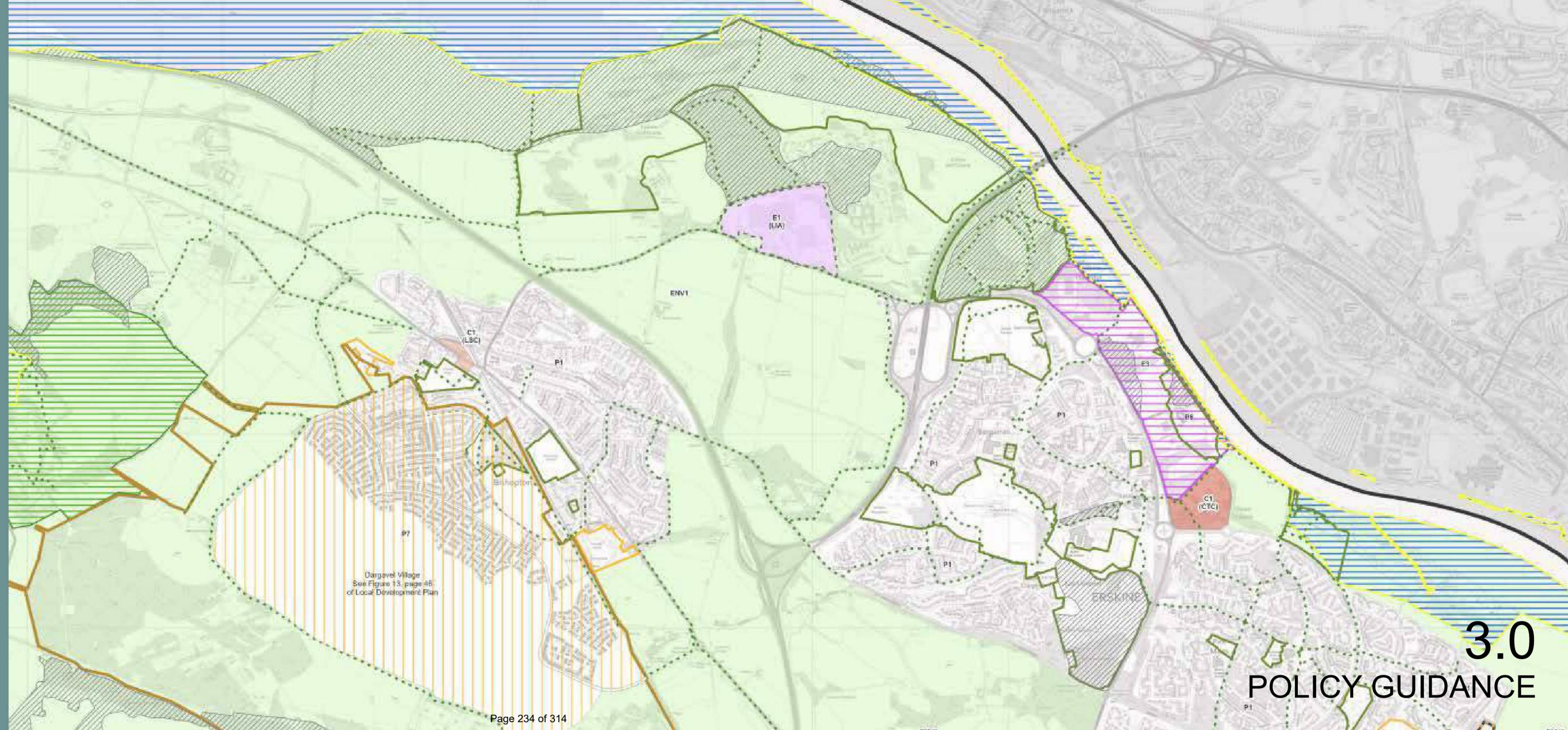


"THE KENNEDY" BY CALA HOMES



"THE BLAIR" BY TAYLOR WIMPEY

CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON



3.1 LOCAL DEVELOPMENT PLAN

3.1.1 LOCAL DEVELOPMENT PLAN

"The Renfrewshire Local Development Plan (LDP) sets out an ambitious Spatial Strategy that provides a framework for the protection and enhancement of Renfrewshire's diverse natural environment and built and cultural heritage assets, the delivery of economic and infrastructure investment and it guides the future use of land to assist in creating strong communities and attractive places."

According to the Renfrewshire LDP the existing site is situated within a designated green belt location for which LDP provides additional policies that need to be met in term of receiving planning permission as well as development should be aligned with general policies set out by the council.



POLICY GUIDANCE

3.2 POLICIES

3.2.1 LOCAL DEVELOPMENT PLAN

Site analysis was carried out and a favoured location was chosen, taking advantage of all the land has to offer, while being sympathetic to the landscape and the surroundings and in accordance with the Renfrewshire Local Development Plan and associated policies.

3.2.2 NATIONAL PLANNING FRAMEWORK 4: POLICY 8

(A) Development proposals within a green belt designated within the LDP will only be supported if:
ii) the following requirements are met:

- **The purpose of the green belt at that location is not undermined;**

The plot is currently a vacant site, having grown wildly and naturally for years. The surrounding greenbelt is used for agricultural purposes, which the proposed development will be used for. Through the intentions of the client, the proposal will include -where possible - ways to increase bio-diversity to allow the site to be continuously used by insects and animals that currently reside on the site. The use of bat/bird boxes will provide safe places for these animals to nest, in turn increasing the natural population. The use of shrub planting will allow burrowing places for small animals like mice and rabbits away from the dangerous road. The use of wild flower planting will increase the bee population, which in turn will allow pollination of plants further than the boundary of the garden. The introduction of a SUDS pond will allow frogs and other insects to be introduced to the site, increasing the diversity of the site. The client wishes to utilise the site to grown fruits and vegetables which cannot be accomplished in a small urban setting.

- **The proposal is compatible with the surrounding established countryside and landscape character;**

The proposal for a small holding is fitting on the site as the land is currently denoted for agricultural purposes only. The inclusion of a dwellinghouse to allow the client to stay on the small holding would not look out of place given the clearly defined plot and neighbouring houses. The dwellinghouse is of high quality design that is sympathetic to the surrounding character and landscape.



Existing Site in Context

- **The proposal has been designed to ensure it is of an appropriate scale, massing and external appearance, and uses materials that minimise visual impact on the green belt as far as possible;**

The use of natural materials throughout the design of the proposal allows the dwelling to blend into the landscape, nestled behind an existing row of hedges allowing for minimum visual impact from the road. The existing trees on the site allow the building to be hidden from other viewpoints.

The building itself is not greater in scale to the large developments neighbouring the site, allowing them to remain prominent in place, giving passers by a feel for the elegance that is Ingliston Country Club located nearby.

As for location, the plot has been defined for many years - almost as if it was meant to be a part of the existing row of dwellings on the street, but nothing was ever built. The addition of a dwelling in this plot would not look out of place, more like it was filling a gap that has always been there.

- **There will be no significant long-term impacts on the environmental quality of the green belt.**

The proposal seeks to have minimum impact on the environment and in turn the greenbelt associated with this area. The proposal will integrate - where possible - the highest quality design in order to create a sustainable, low impact, net zero dwelling. Inspired by Passive House design, the dwelling will utilise renewable energy sources and natural heating and cooling methods to reduce fuel consumption and carbon footprint such as MVHR, photovoltaic solar panels, air source heat pump, rainwater harvesting, underfloor heating, and brise soleil.

Sustainability goes beyond just the building, the proposal seeks to increase bio-diversity through the inclusion of wild flower patches, scrub planting, bat/bird boxes, and SUDS pond. By including these spaces for nature to thrive, the disruption to the ecosystem should be minimal and encouraging of growth. The existing trees on the site will remain untouched to allow birds and other nesting creatures to remain on site throughout the construction process.

Green Belt Development Criteria
All development proposals within the green belt will be assessed against guidance to ensure traffic and access infrastructure can be sensitively accommodated, and that there is careful consideration of the setting, design and scale of any buildings and infrastructure.

Response
The proposed dwelling-house is located on a plot directly adjacent to an established community of three existing homes. It is also in close proximity to Ingliston Country Club and Bishopton Cemetery. In this way, the traffic and access infrastructure are already in place to support minor development in this area.

Housing in the Green Belt
Residential development proposals will be considered where they demonstrate outstanding quality of design, are of an appropriate scale within their setting and make a positive contribution to the site and surrounding area. The proposal should integrate with, complement and enhance the established character of the area and have no significant detrimental impact on the landscape character.

Response
The proposal is of a bespoke design specifically for the applicant's site. It has been sensitively created with the character of the landscape and surrounding area in mind. The adjacent homes are primarily clad in white render with slate roofs. This colour palette has been carried across to the design for the new home, through the use of buff brick, and the introduction of grey zinc roofing acknowledges the existing slate roofs while giving the new building a contemporary edge. The land is naturally defined aligning with the three neighbouring domestic plots, and the proposal has been designed to follow the scale of the these adjacent buildings.

POLICY GUIDANCE

Renfrewshire's Places: Residential Design Guide
The setting of buildings within plots can have an impact on the character of a place. The plot width, distance of the buildings from the edge of the plot and the distance between buildings should all be considered. In order to provide adequate private open space an indicative guidelines of 70:30 open space to plot coverage for detached dwellings. A minimum separation distance of 4m is suggested from gable to gable.

Response
The proposed plot has taken the scale of the neighbouring buildings into account, thus leaving 66% amenity space which will be used predominantly for growing vegetables, rotational wildflowers and a grazing field. The dwellinghouse is situated more than 4m from the boundary edges, creating a separation of more than 4m between the proposed and the neighbouring property.

Policy ENV 1 - Green Belt
The green belt in Renfrewshire maintains the identity of settlements, protects and enhances the landscape setting of an area and protects and promotes access opportunities to open space across Renfrewshire in line with Clydeplan Policy 14 and the green belt objectives of Clydeplan. Development within the green belt will be considered appropriate in principle where it is a housing land shortfall remedy which satisfies Policy 8 of Clydeplan or is in support of the following uses: agriculture, woodlands and forestry, and horticulture.

Response
The proposed use of the site is a small holding where the client intends to grow fruit and vegetables. This cannot be achieved in a small urban setting such as a flat or a house with small amenity space.

POLICY GUIDANCE

POLICY GUIDANCE

3.3 SUSTAINABILITY

3.3.1 SUSTAINABILITY

Energy consumption and sustainability principles are at the forefront of this design proposal.

As an ongoing process, the sustainability of this proposed development is 2-fold:

(1) Fabric energy efficiency and (2) Renewable energy generation.

The energy vision for this proposed development will be to surpass national requirements for new homes, such as the ambitious improved building emissions rate and space heating demand requirement for **Aspect Gold level 1 and 2**. For example, a Carbon Neutral heating and hot water system will be carefully chosen to meet the 27% improvement requirement for dwelling emissions rate.

It is the clients intention to progress with energy efficient technology, including, but not limited to, the following means of integrated sustainability construction:

- Mechanical Ventilation and Heat Recovery (MVHR)
- Air or Ground Source Heat Pump Technology (A/GSHP)
- Solar photo-voltaic systems (PVs)
- Rainwater soak-away drainage
- Rainwater harvesting
- BFRC certified glazing
- Prioritise the operational outcome of the BREEAM and SAP Assessments

The proposed building fabric will also be reviewed at critical stages, as there is a significant level of glazing proposed. Focussing on improving the glazing specification to meet the sustainability requirements will prove to be pivotal in achieving an effective sustainable solution.

These sustainability issues raised are not exhaustive but rather set out key areas that are currently being explored and developed.



MVHR UNIT
A mechanical ventilation heat source recovery (MVHR) unit provides a continuous source of ventilation that extracts stale, moisture-laden air and resupplies fresh filtered air back into the building. This prevents dampness and mould and allows the user access to fresh air without having to open windows.

SOLAR PANELS
Solar panels gather and store energy in a battery, commonly found in the attic space, which can be used as a supplementary supply of energy to the house alongside power from the national grid. This reduced the energy bills and carbon footprint.

TRIPLE- GLAZED WINDOWS
Triple-glazed argon filled windows reduce noise, prevent heat loss, increase efficiency reducing energy bills, reduce condensation, are harder to break making the home more secure, and have the potential to add value to the property.

BRISE SOLEIL
A natural cooling system formed of a permanent sun shading structure, preventing overheating during the summer and providing passive solar gain during the winter.

RAINWATER HARVESTING
Gathering of filtered rainwater to be reused either throughout the house via sanitary systems and washing machines, or in the garden for watering plants.

UNDERFLOOR HEATING
Underfloor heating provides a mix of heat radiated from the floor and convection heat – creating a comfortable and constant temperature between the floor and ceiling when combined with high quality insulation throughout the walls and floors.

AIR-SOURCE HEAT PUMP
Air-source heat pumps transfer heat from the outside air to water, which heats the home via radiators and underfloor heating. Heat from the air is absorbed into a fluid. This fluid then passes through a heat exchanger into the heat pump, which raises the temperature and then transfers that heat to water.

DIRECTIONAL GLAZING
In order to achieve the most solar gain throughout the year, the dwelling has been designed to have larger windows facing in a more Southward direction than those on the North side. This allows the building to gain as much heat during the peak times of the day, combine with highly insulated walls and other sustainable measures, the dwelling should retain this heat throughout the colder evening, in which the heat should have gradually dissipated due to natural cooling measures, allowing the process to begin again the next morning.



3.3.2 ENVIRONMENT

Sustainability throughout this project goes beyond the physical building. The clients will be looking to get the most out of their plot of land, and are looking to various **sustainable options that make sure they have little impact on the natural environment.** These options include, but are not limited to, the following;

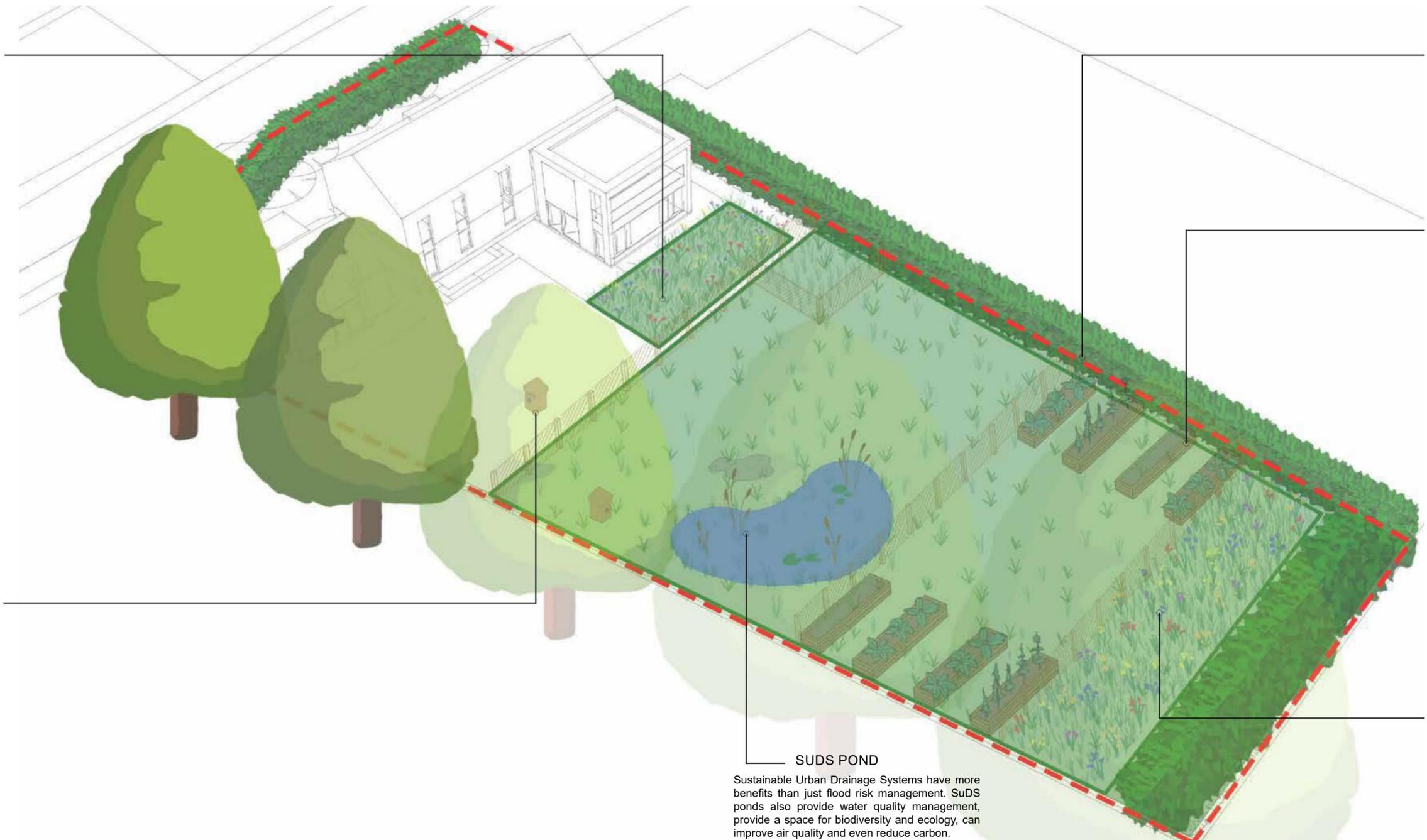
- Wild flower garden**
 A sustainable resource that provides bees, butterflies and other pollinating insects a food source all year round. Wild flower gardens have a more widespread benefit than the immediate surroundings. They can ensure local fruits, vegetables and other crops are pollinated, ensuring they remain pest free, which in turn improves the quality of the product. By providing a stable home and food supply for bees has a large impact too, by allowing them to carry pollen between plants, flowers and cops they are continuing the life span of many spices that would have died out if it wasn't for this.
- Biodiversity Net Gain**
 Biodiversity Net Gain is the term given to a series of preservation measures in a new development that reduces the impact on natural habitats of wildlife and insects, while also improving the existing supply of trees, bushes and natural water features. The idea is that once the lifespan of the house has expired, the biodiversity will be left in a better state than in at the beginning of the building's life. Developers will work with multiple associations such as the local government, wildlife groups, and other land owners to support their priorities in nature conservation within that area.
- Sustainable Urban Drainage Systems**
 It is mandatory for all new builds to incorporate some form of SuDS, however they have more benefits than simply just flood risk management. SuDS ponds can help provide water quality management, provide space for biodiversity and ecology such as frogs and small fish, improve the air quality of an area, reduce waste polluting the water system, and even reduce carbon levels.

BIODIVERSITY NET GAIN

In order to avoid the loss of natural habitats, Biodiversity Net Gain is an approach that leaves biodiversity in a better state than before. Developers work with local governments, wildlife groups, land owners and other stakeholders in order to support their priorities for nature conservation.

BIRD/BAT BOX

Bird/bat boxes provide a safe place for roosting and nesting, a place to raise young, and so sleep during the day. Bats have a tough time finding food and shelter, as many of their natural roosting places have been destroyed.



SCRUB PLANTING

Natural habitat piles for hedgehogs and invertebrates to live, feed and thrive in. Large rocks provide protection from adverse weather conditions.

ALLOTMENTS

Space for plants, fruits and vegetables to grow at home, reducing the carbon footprint of meals and improving well-being.

SUDS POND

Sustainable Urban Drainage Systems have more benefits than just flood risk management. SuDS ponds also provide water quality management, provide a space for biodiversity and ecology, can improve air quality and even reduce carbon.

WILD FLOWER GARDEN

Wild flower meadows provide bees, butterflies and other pollinators with food sources throughout the seasons, which in turn helps fruits, vegetables and other crops remain pest free improving the quality of the crop.

POLICY GUIDANCE

POLICY GUIDANCE

3.4 SMALL HOLDINGS

3.4.1 SMALL HOLDINGS

A small holding is defined as a piece of agricultural land that typically operates on 50 acres of land or less. The proposed site is 0.56 acres in total.

In this case, our client is interested in growing their own fruit and vegetables which all have benefits to the land as well as maintaining a self-sustainable lifestyle.

- Home grown produce**
 Home grown produce has multiple benefits from improving health and wellness to reducing your carbon footprint. The exercise from planting and maintaining a vegetable patch and boost in vitamin D from being outdoors will improve to mental and physical health. Produce grown at home also does not require transport from farm to store to table, meaning each plant organically grown has a significantly smaller carbon footprint that anything found in a grocery store.

- Rotational wildflower patch**
 Each year, crops need to be rotated to best allow the soil to regenerate natural minerals to yield the best harvest. In order to do this, we have proposed that the vegetable patches not in use that season be used to grow wildflowers that will benefit the ecological system including butterflies and bees.

- Raised planters**
 Raising plants such as herbs off of the ground can allow for easier harvesting from faster producing plants. It can also help control the climate of the soil, or be used for natural composting that reduces waste from the dwellinghouse that can be reused in the vegetable patches.



Development of small holding layout sketches



Proposed Site Plan

POLICY GUIDANCE

3.3.3 MATERIALITY AND CONSTRUCTION

The building has been designed carefully as to utilise high quality materials and construction techniques, inspired by passive house design, that will **reduce the carbon footprint of the building throughout construction, and allow the occupants to live a net zero life for the lifespan of the building.**

• Insulation

Inspired by passive house standards, the external walls, floor and roof will be heavily insulated with high quality insulation to achieve between 0.10 - 0.15 W/(m²K). This will allow the building to naturally retain heat from passive sun during the day and other forms of heating systems. Due to this, the heat losses during the cold periods are minor, allowing the temperature of interior surfaces to remain around the same temperature as the air circulating the space. This leads to high levels of comfort and a reduction in moisture build up throughout the building, which in turn increases the lifespan of the building.

• Concrete

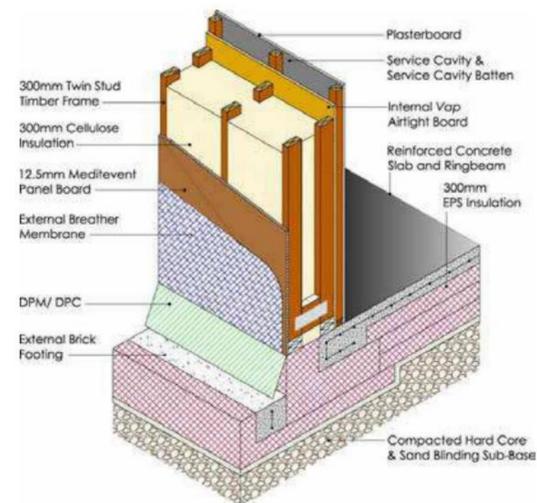
Where it is required, the contractor will be advised to use a sustainable concrete such as Breedon Eco, which has a lower embodied CO₂ content than other traditional concretes. It is also responsibly sourced and carries BREEAM credits that back up the sustainability of the product.

• Timber

As the dwelling has been designed to have a timber kit, the timber should be sourced locally and sustainably sourced. Timber is a renewable building material, which in Scotland, should meet the Scottish Wood Hold Policy to re-grow more timber than is felled to ensure the future of the woodlands. Timber is also a natural insulator which helps reduce energy needs when used in doors, windows and flooring by increasing thermal insulation. The lightweight design of a timber kit allows for an increase in deadening noise, which reduces noise pollution to the neighbouring buildings. Timber felling also provides local jobs to a wide community, especially when grown and manufactured locally.

• Glazing

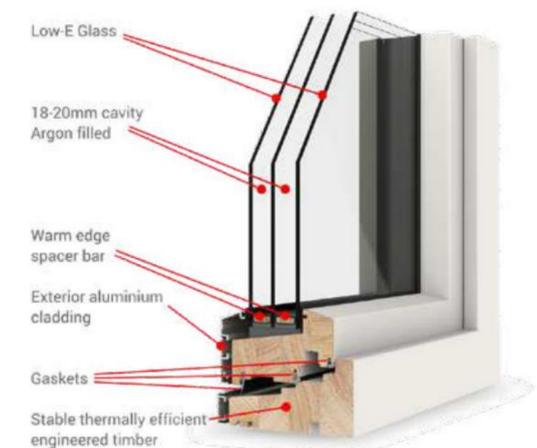
Triple glazed, argon filled windows are the current peak of heat reducing windows available to purchase. They have many benefits including, but not limited to; increased insulation performance, reduced heat loss and cold drafts, reduced noise and sound transmission, reduced condensation, increased energy efficiency, increased durability and rigidity, and increased security.



Typical Passive Wall Build Up



Attributes to Breedon Eco Concrete



Triple Glazed Window Detail



Mark of Sustainable Timber Sourcing

3.3.4 REDUCE, REUSE, RECYCLE

The construction industry is not well known for their recycling skills. One third of the UK's total waste is generated by the construction industry – nearly 100 million tonnes of waste per year.

However, nearly 90% of Construction and Demolition Waste (CDW) is recovered in the UK. Mainly heavy materials such as brick, concrete and asphalt being broken down and reused as aggregates for roads, as these are the easiest materials to recycle.

Known for its robustness, plastic makes up a sizable portion of waste through construction, being responsible for 23% of the UK's total consumption, with 40% of all plastic sent from site to landfill. Plastic is also widely recycled, due to the ease and availability of recycling centres throughout the UK, which is why separation at waste stage is key in reducing plastic waste.

KEY REASONS TO RECYCLE CONSTRUCTION WASTE

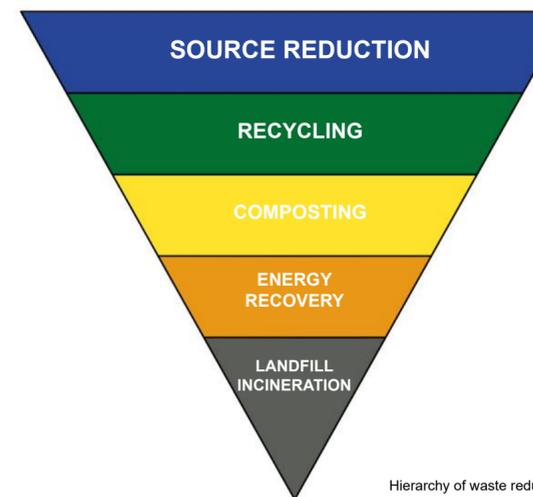
- Save natural resources
- Keep compliant with legislation
- Reduce CO₂ emissions as well as waste levels
- Reduce costs of purchasing materials by reusing materials instead
- Bring in money by collecting and recycling materials.

The best practice for reducing waste sent to landfill is to use a **Site Waste Management Plan (SWMP)**. This can lead to a **15% reduction in on site waste, which translates to 43% less overall waste heading to landfill every year**. A SWMP can involve separating construction materials in various skips to allow for easier recycling, as many materials should never see landfill.

The following bullet points are tips best used from setting up a SWMP to transporting recyclable goods to the appropriate facilities. These are best used practices that will be used throughout the construction process of this project to reduce waste materials and CO₂ emissions.

BEST PRACTICE TO RECYCLE CONSTRUCTION WASTE

- **Try to reuse as much of the leftover materials as possible.** The more of the materials salvaged and reused, the less needs to be separated and brought to a recycling centre.
- **Separate the materials.** The material separation will be a crucial component integral to the whole process. The reason for this is that despite the fact many recycling facilities tend to accept all sorts of materials, some are specialised and won't take everything (but even if they're not, it's still a good idea to have them sorted).
- **Donate as much as possible.** The thing about construction materials is that some of it can be donated, even if the project is not able to reuse it. There are charities that would gladly accept useable materials.
- **Contact the closest recycling centre.** This will help with the setting up process of a SWMP, known what centre accepts what materials.
- **Check if different types of materials have certain guidelines about recycling.**
- **Ensure collection or transport to the recycling centre.** Some of the materials can be deposited in a recycling bank or left in the kerbside box, but others will have to be brought in separately. Alternatively, you can use a rubbish collection service.



Hierarchy of waste reduction



Waste separation as part of SWMP



Heavy waste to be recycled into aggregates



4.0
DESIGN RESPONSE



CALDER SMALL HOLDING
HOUSTON ROAD, BISHOPTON

DESIGN RESPONSE

DESIGN RESPONSE

4.2 DESIGN DEVELOPMENT

4.2.1 DESIGN DEVELOPMENT

Before embarking on the design process, both the client and ourselves sought the guidance of the local council's planning department. Pre-planning responses from multiple planners were positive, stating the site required a design that was "high quality, bespoke design with compliments rather than replicates the three existing houses to the north."

This encouraged research into sympathetic rural materials such as white render and metals, found in agricultural settings. We wanted to take this material palette and bring a contemporary aesthetic to this new built rural family home.

Coupled with the material choice, sustainability and energy-efficient technology was also paramount in the early design process, with the client exploring photovoltaic solar panels, MVHR, air source heat pumps and rainwater harvesting to name a few.

Throughout the design process, we have been able to experiment with the unique features of the building. This included the position, the number of dormers, and the location of the linear windows showing a sense of symmetry.

The build-line of the existing properties guided the layout of the proposed site while allowing the retention of the mature tree lines.

Following the client's brief of creating a home consisting of a flat roof and a pitched roof, we also experimented with the rear elevation.

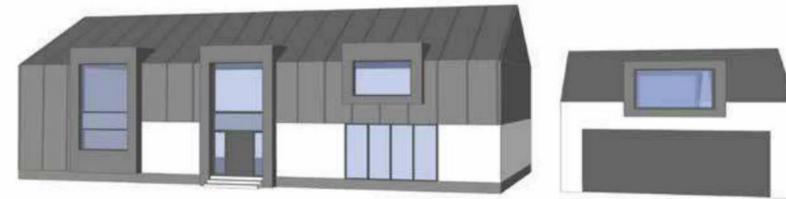
Option 1:
zinc cladding
render
timber entrance feature



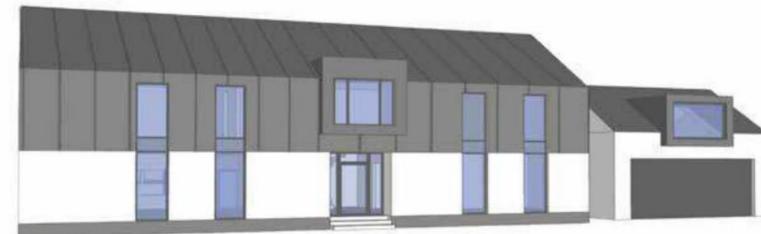
Option 2:
dormers
long linear windows
pitched roof on front elevation



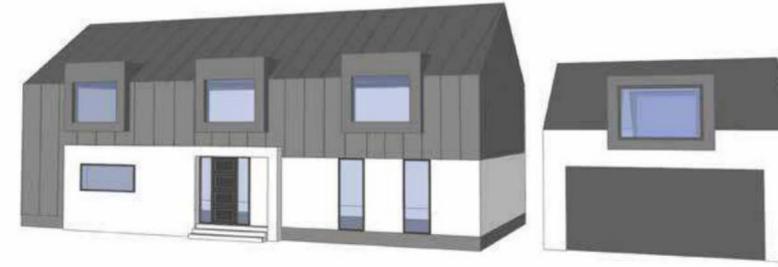
Option 3:
dormer on garage
separate garage
3 dormers on front elevation of house



Option 4:
long linear windows
symmetrical
single dormer on front elevation



Option 5:
render entrance feature
3 dormers on front elevation



Option 6:
dormer/entrance feature
zinc and render split



Option 7:
flat roof detached from pitched roof building



Option 8:
flat roof attached to pitched roof building



DESIGN RESPONSE

DESIGN RESPONSE

4.3 PROPOSED DESIGN

4.3.1 PROPOSED SITE

The chosen site for the small holding is on a relatively flat piece of land. This allows for good accessibility both around the site and also within a proposed dwellinghouse.

The design is in keeping with other nearby developments, in terms of two-storey height and pitched roofs. It allows for the proposed massing of the building to harmonise with the localised built environment.

However, to address comments from the local planning department, the materials and style of the building and fenestration are contemporary in composition and are chosen to incorporate energy efficient technology.

The existing build line is continued allowing into the proposed site allowing for a driveway and off-street car parking, the building footprint and 66% of the site given over to private amenity space that will form the small holding.



DESIGN RESPONSE

4.3.2 PROPOSED FLOOR PLANS

The ground floor plan incorporates the feature entrance hallway, having the statement double staircase that leads you up to the first-floor bedrooms.

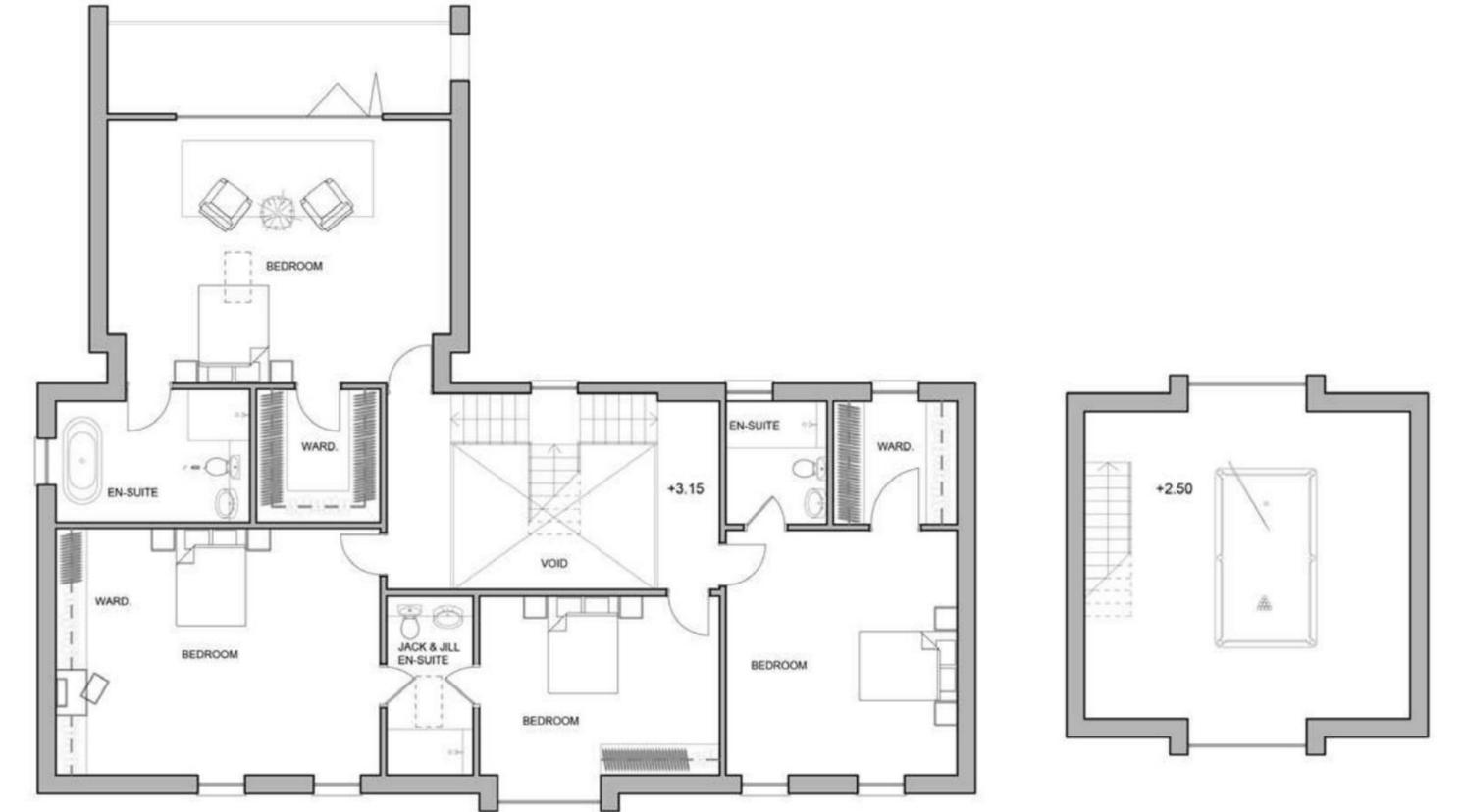
The ground floor also consists of a double bedroom with an en-suite and a wardrobe/storage space. The bedroom also has access to the outdoor garden.

To the left of the ground floor plan, there is the open plan kitchen and dining area that opens to the family lounge and allows access to the outdoor garden space, which embodies a sense of indoor/outdoor expansiveness.

The first floor consists of four double bedrooms including the master bedroom, en-suite and walk-in wardrobe.



Proposed Ground Floor Plan



Proposed First Floor Plan

DESIGN RESPONSE

4.3.3 PROPOSED ELEVATIONS

Taking the neighbouring dwelling into consideration, the elevations aim to both reflect and be sympathetic to the surrounding environment. The use of buff brick softens the building into the vegetation that surrounds the site. The use of zinc modernises the roof, reflecting a barn-like building that could easily fit into the context of the site.

The front elevation is divided horizontally by the brick ground floor, and the zinc roof that drapes over the whole building to create the roof. By dividing the windows with a different textured panel, the illusion of full double height windows is created. This concept allows the building to appear taller than it actually is.

This illusion is replicated on the rear elevation, which is a-symmetrical compared to the front elevation. This is emphasised by the flat green roof section of the dwelling, that harmonises with the pitched roof creating one cohesive building.



Proposed North-West Elevation



Proposed South-West Elevation



Proposed South-East Elevation



Proposed North-East Elevation

DESIGN RESPONSE



4.3.3 ARTIST IMPRESSION



SUMMARY

This document seeks to give insight into the reasons behind why this planning application has been submitted and how, through meticulous design development and consideration of the wider built environment, the proposals create a sustainable, low-emission small holding.



Framed Estates Ltd

STUDIO 5001,
MILE END MILL,
12 SEEDHILL ROAD,
PAISLEY, PA1 1JS



LOCATIONAL STATEMENT REVISION A

CALDER SMALL HOLDING, HOUSTON ROAD, BISHOPTON, PA7 5NY

CONSTRUCTION OF NEW BUILD DWELLINGHOUSE AND SMALL HOLDING - DECEMBER 2023



LOCATIONAL STATEMENT



1.1 ECONOMY

With Bishopton increasing drastically in population throughout the growth of Dargavel Village, the area is becoming more urbanised and small agricultural sites such as the proposed small holding are virtually non-existent.

By using the natural advantages of the green belt, a small holding can produce a number of fruits, vegetables, eggs, milk, natural products and more. These are not only great for living a sustainable life, they can also be sold locally at farm shops and markets, keeping a circular economy within Renfrewshire.

Shopping locally boosts the economy and each product can be traced from ground to table, creating a trusting community who eat healthily.

1.2 ENVIRONMENT

Not only is growing food good for the environment, selling locally also reduces emissions and carbon footprints. Having produce that can be driven from within 5 miles instead of 1,500 miles - the average travel distance of fresh produce in the UK - greatly reduces the emissions used to get fresh food to the table.

The map adjacent shows the local farm shops and markets within a 5 mile radius of the proposed small holding. Bishopton Market is the nearest being only 1.7 miles from the proposed small holding, using only 0.1% of road emissions to travel. Barnhill Farm Shop is the furthest away, but still only 4.5 miles away, which uses 0.3% of road emissions.

Renfrewshire Council's Plan for Net Zero states;

"We will identify procurement hot spots within the Council's supply chains, activities and operations to maximise circular economy opportunities; optimise local supply chains; and identify areas where we can reduce carbon in the products and services we buy through innovative procurement."

1.0 SHOP LOCAL

1.3 COMMUNITY

By shopping at local markets and farm shops, you are investing in the community, and not just via monetary exchange. Social interaction between growers and customers allows the community to grow, creating healthy relationships and encouraging a sense of ownership throughout the wider area. The impact of this has been proven to reduce crime rates and boost the housing market.

As per policy 15 of the National Planning Framework 4 document, the proposed small holding would contribute to the 20 minute neighbourhood of Dargavel Village by providing a place for food growth and allotments. The nearest allotment to Bishopton is currently Erksine Community Allotments, which is on the cusp of the 20 minute neighbourhood. There is currently no allotments within Bishopton or Dargavel Village, with the Erskine Allotments being out-with the 20 minute neighbourhood of Dargavel.

Renfrewshire Council's Plan for Net Zero states;

"We will work with our communities to identify opportunities for land and assets within their local area to develop local projects which benefit those who live there, e.g. community energy opportunities, food growing, wild flowering and tree planting, flood resilience - connecting people through regenerated local space and tackling inequality through community collaboration."

LOCATIONAL STATEMENT



2.0

WHY A SMALL HOLDING?

Food Bank Dependency in the UK

Number of emergency food parcels given per 100,000 population in 2022/23*



* by Trussell Trust foodbanks
Source: The Trussell Trust

2.1 PRODUCTIVITY

In Scotland, land is one of the greatest resources, but is always under pressure to meet the demands for food and drink, economic contribution, fuel and energy, and housing, while allowing biodiversity to flourish.

Smallholdings can produce more food per acre than large industrial farms. This is mainly due to the benefits of using the same plot of land for more than one product - for example using a fruit orchard as a pen for sheep, chickens and bees. Crop output has been proven to benefit from these inter-relationships with different species.

Renfrewshire Council's Plan for Net Zero states;

"We will embed community wealth building into our procurement practices to ensure a local-centred approach which redirects wealth back into the local economy and provides opportunities and benefits into the hands of local people"

2.2 ENVIRONMENTAL

Varied activities on a mixed smallholding allows and encourages more biodiversity, which has greater environmental benefits, mostly from the lack of toxic pesticides and synthetic materials. Many who own smallholdings experiment with low-impact technologies, especially when it comes to harvesting. There are significantly less emissions when harvesting by hand as opposed to using heavy machinery.

Renfrewshire Council's Plan for Net Zero states;

"We will optimise biodiversity and nature locally to

enhance our natural environment and maximise green economic opportunities while planning and preparing for impacts of climate change"

1.3 PERSONAL

Maintaining a smallholding offers many physical and mental challenges to any owner, but these demanding challenges are healthy, creative, outdoors and close to nature. Many aspects that those within Bishopton and Dargavel Village will never experience. The rewards are social, environmental, and allow for a greater independence from commercial pressures.

With time and growth, a personal challenge can turn into a great benefit for the local community.

Being able to grow food and produce to sell within 1.7 miles at Bishopton Market, to locals that can walk from their door to the market, and tackle the cost of living crisis is another great reason to own a small holding.

The majority of residents in Bishopton and Erskine rank in the **5th or below decile on the Scottish Index of Multiple Deprivation**, meaning many are living on or below the bread-line. Providing access to fresh, locally sourced food will have a major impact on those people's lives.

LOCATIONAL STATEMENT



3.0 RESIDENTIAL NEED

3.1 LIVESTOCK WELFARE

The welfare of livestock on a smallholding benefit from the close proximity of the dwelling house. Routine daily tasks such as feeding, watering, egg collection and change of bedding can be undertaken easily together with supervision of health, behaviour, and diet.

3.2 SECURITY

Agricultural theft is a significant issue. In 2022 alone the value of livestock theft was £2.7m according to figures from the NUF. The close proximity of the house on a smallholding plot is a significant deterrent to crime. Adjacent properties also contribute to informal neighbourhood supervision.

3.3 SETTLEMENT

The proposed smallholding development is within an established settlement area. Close by is Ingilston Equestrian centre and immediately to the west is a light industrial development. To the south is a cemetery. As shown on the attached plan the plot extends the existing settlement pattern by one unit towards the cemetery. The plot and house pattern reinforce the character of the area. It is on the edge of the town envelope immediately adjacent to agricultural land and is an appropriate neighbourly use and transition between the town and the countryside.

“A smallholding is an appropriate neighbourly use and transition between the town and the countryside.”



Framed Estates Ltd

STUDIO 5001,
MILE END MILL,
12 SEEDHILL ROAD,
PAISLEY, PA1 1JS

FAO Andrew MacKenzie

Planning Officer, Development Management
Chief Executive's Service

Renfrewshire House,
Cotton Street,
Paisley,
PA1 1JD



Barnhill Farm Shop
Houston Road, Inchinnan, Renfrew, PA4 9LU

Dear Mr MacKenzie,

I am writing to you regarding planning application number 23-0496-PP, a small-holding located on the Southwestern boundary of West Cottage, Houston Road, Bishopton.

As the owner of a well-established farm shop in Barnhill, I am always looking for locally grown produce within Renfrewshire to encourage shopping locally. This includes purchasing produce from small holdings across the county. As the largest sustainable grocers in Renfrewshire, I am critically aware of how important independent small holdings can impact Bishopton, Erskine and other towns and villages within Renfrewshire.

I fully support the above-mentioned application, as purchasing produce from within Renfrewshire would encourage a circular local economy, reduce emissions, promote healthy habits, and encourage sustainable living.

I believe the plot of land that the owners have purchased will be a fantastic location for a small-holding, close enough to local amenities where they may also wish to sell their produce. The uncontaminated soil will provide plenty of nutrients to get them started almost immediately.

Kind regards,



James Mackie

Managing Director
Barnhill Farm Shop

Andrew MacKenzie

From: [REDACTED]
Sent: 05 October 2023 12:59
To: Andrew MacKenzie
Cc: Land
Subject: 23/0496/PP

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Andrew please see below letter of support for our planning application from bishopton community council. Would it be possible to have this uploaded to the planning portal?

Best wishes
Derek Calder

On 29 Aug 2023, at 16:46, John Mackintosh [REDACTED] wrote:

Hi Stacey, I know David intended replying to you, but I also know he is very busy with the school situation and Renfrewshire Council so I hope this will suffice.

I have spoken with David and we are content that you pursue your planning application as defined in your original planning application.

Bishopton council had initially objected to this but on receiving further information have decided that the aesthetics of the proposed building are insignificant against the proposed green credentials.

Because this build is on a plot previously assigned to a single family home, (as the other three houses in the row are) Bishopton Community Council are content that this building proceeds, conditional that this is not seen as a green light for further "green belt" development.

Yours sincerely
John Mackintosh
Sec BCC
Cc Chair BCC

Andrew MacKenzie

From: [REDACTED]
Sent: 13 October 2023 09:51
To: Andrew MacKenzie
Cc: 'derek'
Subject: FW: 653 / Calder Residence / Planning Application Support

Good morning Andrew,

Planning Application No. : 23-0496-PP
Location: Site on South Western Boundary of West Cottage, Houston Road, Bishopton

Can you please upload the email below of support from Councillor James MacLaren for the Calder family onto the portal?

Kind regards,
Jay McAllister
Part ii Architectural Designer
March (Hons)

For and on behalf of
FRAMED ESTATES Ltd



ARCHITECTURAL SERVICES
AND PROPERTY DEVELOPMENTS

T: 0141 406 8077 E: [REDACTED] W: www.framedestates.com
A: Framed Estates, Studio 5001, Mile End Mill, 12 Seedhill Road, Paisley PA1 1JS



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From: James MacLaren [REDACTED]
Sent: Wednesday, October 11, 2023 9:31 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: 653 / Calder Residence / Planning Application Support

Hi,

I have no objection.

Regards,
James

Sent from my phone. Apologies for any mistakes.

Councillor James W.H. MacLaren
Conservative & Unionist Party
Ward 11 - Bishopton, Bridge of Weir & Langbank
Tel. 03003001291
Mobile. [REDACTED]
www.facebook.com/councillormaclaren

From: [REDACTED]
Sent: Wednesday, October 11, 2023 11:14:14 AM
To: [REDACTED]
Cc: 'Admin' [REDACTED]
Subject: RE: 653 / Calder Residence / Planning Application Support

Good morning James,

Planning Application No. : 23-0496-PP
Location: Site on South Western Boundary of West Cottage, Houston Road, Bishopton

Following up from the email sent to you regarding the Calder Family's planning application, we were wondering if you had any further thoughts?

Many thanks in advance.

Kind regards,
Jay McAllister
Part ii Architectural Designer
March (Hons)

For and on behalf of
FRAMED ESTATES Ltd



ARCHITECTURAL SERVICES
AND PROPERTY DEVELOPMENTS

T: 0141 406 8077 E: [REDACTED] : www.framedestates.com

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From: James MacLaren [REDACTED]
Sent: Thursday, September 21, 2023 6:44 PM
To: [jay](#) [REDACTED]
Cc: [REDACTED]
Subject: Re: 653 / Calder Residence / Planning Application Support

Hi Jay,

Many thanks for sending me this information. I will have a read through and a think about this.

Regards,
James

Sent from my phone. Apologies for any mistakes.

Councillor James W.H. MacLaren
Conservative & Unionist Party
Ward 11 - Bishopton, Bridge of Weir & Langbank
Tel. 03003001291
Mobile. [REDACTED]
www.facebook.com/councillormaclaren

From: [REDACTED]
Sent: Thursday, September 21, 2023 12:53:31 pm
To: James MacLaren [REDACTED]
Cc: [REDACTED]
Subject: 653 / Calder Residence / Planning Application Support

Dear Cllr James MacLaren,

Planning Application No. :
Location: Site on South Western Boundary of West Cottage, Houston Road, Bishopton

We are writing to you on behalf of our client's, the Calder family, who have recently been refused planning to build a singular family home on a vacant plot of land on the edge of Bishopton. As they have been refused, they are entitled to submit a new application for the same site.

This experience has encouraged our clients to establish a small holding. The new application will include a self-sustainable, carbon neutral small-holding, allowing the Calder family to do their part to reduce climate impact. The new application will take all points made in the report of handling of the previous application into consideration while striving to achieve "exceptional" design status, complying with NPF4, ENV1, the Local Development Plan, and the New Development Supplementary Guidance (2022)

We have attached a letter detailing in full the timeline of the previous application and how the Calder family were unfairly treated throughout the process. Since the first application, the Calder's have received support from both neighbours of the site and Bishopton Community Council. We would appreciate if you read through the new application and the attached letter and gave confirmation of your support.

Application link: <https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S0KGCWMWJVA00>

Kind regards,
Jay McAllister
Part ii Architectural Designer
March (Hons)

For and on behalf of
FRAMED ESTATES Ltd



ARCHITECTURAL SERVICES
AND PROPERTY DEVELOPMENTS

T: 0141 406 8077 E: [REDACTED] : www.framedestates.com

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FAO Andrew MacKenzie
Renfrewshire Council
By Email

12th October 2023

Dear Andrew

**Re: 23/0496/PP | Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding | Site On South Western Boundary Of West Cottage Houston Road Bishopston
Our Ref: GLA4380**

I refer to your consultation request received in this office on 21st September 2023.

The proposed development has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria. We, therefore, have no objection to this proposal.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] Manager
Glasgow Airport
[REDACTED]
[REDACTED]

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info@glasgowairport.com
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Paisley, PA3 2SW

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Registered Office: St Andrews Drive, Glasgow Airport, Paisley, PA3 2SW.

Friday, 22 September 2023



Local Planner
Renfrewshire Council (Planning Authority)
Renfrewshire Council
Paisley
PA1 1AN

Development Operations
The Bridge
Buchanan Gate Business Park
Cumbernauld Road
Steps
Glasgow
G33 6FB

Development Operations
Freephone Number - 0800 3890379
E-Mail - DevelopmentOperations@scottishwater.co.uk
www.scottishwater.co.uk



Dear Customer,

SW Boundary Of West Cottage, Bishopton, Bishopton, PA7 5NY
Planning Ref: 23/0496/PP
Our Ref: DSCAS-0094829-D8P
Proposal: Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding

Please quote our reference in all future correspondence

Audit of Proposal

Scottish Water has no objection to this planning application; however, the applicant should be aware that this does not confirm that the proposed development can currently be serviced. Please read the following carefully as there may be further action required. Scottish Water would advise the following:

Water Capacity Assessment

Scottish Water has carried out a Capacity review and we can confirm the following:

- ▶ There is currently sufficient capacity in the Blairlinnans Water Treatment Works to service your development. However, please note that further investigations may be required to be carried out once a formal application has been submitted to us.

Waste Water Capacity Assessment

- ▶ This proposed development will be serviced by Erskine Waste Water Treatment Works. The nearest public water main is approx. 500m from the proposed site. To allow us to fully appraise the proposals we suggest that the applicant completes a Pre-Development Enquiry (PDE) Form and submits it directly to Scottish Water via [our Customer Portal](#) or contact Development Operations.

Please Note

- ▶ The applicant should be aware that we are unable to reserve capacity at our water and/or waste water treatment works for their proposed development. Once a formal connection application is submitted to Scottish Water after full planning permission has been granted, we will review the availability of capacity at that time and advise the applicant accordingly.

Surface Water

For reasons of sustainability and to protect our customers from potential future sewer flooding, Scottish Water will not accept any surface water connections into our combined sewer system.

There may be limited exceptional circumstances where we would allow such a connection for brownfield sites only, however this will require significant justification from the customer taking account of various factors including legal, physical, and technical challenges.

In order to avoid costs and delays where a surface water discharge to our combined sewer system is anticipated, the developer should contact Scottish Water at the earliest opportunity with strong evidence to support the intended drainage plan prior to making a connection request. We will assess this evidence in a robust manner and provide a decision that reflects the best option from environmental and customer perspectives.

General notes:

- ▶ Scottish Water asset plans can be obtained from our appointed asset plan providers:
 - ▶ Site Investigation Services (UK) Ltd
 - ▶ Tel: 0333 123 1223
 - ▶ Email: sw@sisplan.co.uk
 - ▶ www.sisplan.co.uk
- ▶ Scottish Water's current minimum level of service for water pressure is 1.0 bar or 10m head at the customer's boundary internal outlet. Any property which cannot be adequately serviced from the available pressure may require private pumping arrangements to be installed, subject to compliance with Water Byelaws. If the developer wishes to enquire about Scottish Water's procedure for checking the water pressure in the area, then they should write to the Customer Connections department at the above address.
- ▶ If the connection to the public sewer and/or water main requires to be laid through land out-with public ownership, the developer must provide evidence of formal approval from the affected landowner(s) by way of a deed of servitude.
- ▶ Scottish Water may only vest new water or waste water infrastructure which is to be laid through land out with public ownership where a Deed of Servitude has been obtained in our favour by the developer.

- ▶ The developer should also be aware that Scottish Water requires land title to the area of land where a pumping station and/or SUDS proposed to vest in Scottish Water is constructed.
 - ▶ Please find information on how to submit application to Scottish Water at [our Customer Portal](#).
-

Next Steps:

▶ All Proposed Developments

All proposed developments require to submit a Pre-Development Enquiry (PDE) Form to be submitted directly to Scottish Water via [our Customer Portal](#) prior to any formal Technical Application being submitted. This will allow us to fully appraise the proposals.

Where it is confirmed through the PDE process that mitigation works are necessary to support a development, the cost of these works is to be met by the developer, which Scottish Water can contribute towards through Reasonable Cost Contribution regulations.

▶ Non Domestic/Commercial Property:

Since the introduction of the Water Services (Scotland) Act 2005 in April 2008 the water industry in Scotland has opened to market competition for non-domestic customers. All Non-domestic Household customers now require a Licensed Provider to act on their behalf for new water and waste water connections. Further details can be obtained at www.scotlandontap.gov.uk

▶ Trade Effluent Discharge from Non-Domestic Property:

- ▶ Certain discharges from non-domestic premises may constitute a trade effluent in terms of the Sewerage (Scotland) Act 1968. Trade effluent arises from activities including; manufacturing, production and engineering; vehicle, plant and equipment washing, waste and leachate management. It covers both large and small premises, including activities such as car washing and laundrettes. Activities not covered include hotels, caravan sites or restaurants.
- ▶ If you are in any doubt as to whether the discharge from your premises is likely to be trade effluent, please contact us on 0800 778 0778 or email TEQ@scottishwater.co.uk using the subject "Is this Trade Effluent?". Discharges that are deemed to be trade effluent need to apply separately for permission to discharge to the sewerage system. The forms and application guidance notes can be found [here](#).
- ▶ Trade effluent must never be discharged into surface water drainage systems as these are solely for draining rainfall run off.
- ▶ For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the

development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

- ▶ The Waste (Scotland) Regulations which require all non-rural food businesses, producing more than 5kg of food waste per week, to segregate that waste for separate collection. The regulations also ban the use of food waste disposal units that dispose of food waste to the public sewer. Further information can be found at www.resourceefficientscotland.com

I trust the above is acceptable however if you require any further information regarding this matter please contact me on **0800 389 0379** or via the e-mail address below or at planningconsultations@scottishwater.co.uk.

Yours sincerely,

Angela Allison

Development Services Analyst

PlanningConsultations@scottishwater.co.uk

Scottish Water Disclaimer:

"It is important to note that the information on any such plan provided on Scottish Water's infrastructure, is for indicative purposes only and its accuracy cannot be relied upon. When the exact location and the nature of the infrastructure on the plan is a material requirement then you should undertake an appropriate site investigation to confirm its actual position in the ground and to determine if it is suitable for its intended purpose. By using the plan you agree that Scottish Water will not be liable for any loss, damage or costs caused by relying upon it or from carrying out any such site investigation."

MEMORANDUM

Environment, Housing & Infrastructure
Director: Gordon McNeil



Tel: [REDACTED]
My Ref: CH/WH/LF
Your Ref: 23/0496/PP
Ask For: William Holmes
Date: 27 September 2023

To: Gwen McCracken, Development Standards Manager
Chief Executive's Service

From: Colin Hunter
Environmental Health Manager- Public Health

Application Number: 23/0496/PP

LOCATION: Site on South Western Boundary of West Cottage,
Houston Road, Bishopton

"Information recently submitted by the applicant notes a tank is present on the site. While there is no requirement for action at this stage, should ground disturbance uncover any evidence of contamination or unusual materials (e.g., membranes, relict structures, materials with unusual colour/texture/odour, staining/sheens etc) during the proposed works, all work should cease immediately. The applicant should then seek professional advice regarding the ground conditions at the site, and any implications for the proposed development, and notify the Building Standards section of the Council in the first instance."

William Holmes
Environmental Health Officer

Director of Environment, Housing & Infrastructure: Gordon McNeil
Renfrewshire House
Cotton Street, Paisley, PA1 1BR
www.renfrewshire.gov.uk

Andrew MacKenzie

From: Andrew MacKenzie
Sent: 01 May 2024 14:18
To: DC
Subject: Planning ref: 23/0496/PP - Roads Development Consultation

Good afternoon,

Could the below correspondence please be inputted into the DMS for application 23/0496/PP as a consultation response from Roads Development.

The comments below were originally received in relation to application 22/0583/PP but are also applicable to application 23/0496/PP.

Thanks

Andrew Mackenzie
Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: 0141 487 1375
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

Please consider the environment before printing this email.

From: John Everett <[REDACTED]>
Sent: Wednesday, March 1, 2023 8:26 AM
To: Andrew MacKenzie <[REDACTED]>
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Hi Andrew

That's great

A the meeting though we discussed and agreed the inclusion of a 2m wide adoptable footway along the frontage within their control. As well as this ensuring the sightline is kept clear it will part of the walkable link to the cemetery sought by the community from Old Greenock Road path which is important given that Houston Road is become busier

Apologies for not raising this again in my last reply

Thanks

John

From: Andrew MacKenzie <[REDACTED]>
Sent: 28 February 2023 15:29
To: John Everett <[REDACTED]>
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Hi John,

I am now in receipt of the amended plan from the agent regarding the proposed dwellinghouse at Houston Road, Bishopton – please find this attached. Could you please advise if this would meet your approval?

Thanks

Andrew

Andrew Mackenzie

Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: 0141 487 1375 or [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

Please consider the environment before printing this email.

From: John Everett [REDACTED]
Sent: 31 January 2023 08:46
To: Andrew MacKenzie <[REDACTED]>
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Hi Andrew

The drawing shows a vis splay of 2.4x75 which isn't achievable to the north
I was under the impression leaving the meeting that they would amend the drawing to the absolute min that we could except on a road with a national speed limit being 4.5x60x1.05m before works commence and commit to felling and grubbing out anything within this not simply trimming it

Do you want a defer meanwhile or an objection

I would not recommend that this is dealt with by condition as the building contractor mostly only has sight of the drawings not the planning permissions (conditions) and so blissfully ignorant doesn't comply and its left to later enforcement action....., leading to more work for us

Thanks

John

From: Andrew MacKenzie [REDACTED]
Sent: 30 January 2023 16:04
To: John Everett [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Hi John,

Hope all is well. In relation to the above application, thanks for your assistance on site a couple of weeks ago. Just to follow up on this, could you please send through your completed consultation response.

Thanks

Andrew

Andrew Mackenzie
Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: 0141 487 1375 or [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

Please consider the environment before printing this email.

From: Andrew MacKenzie
Sent: 13 January 2023 09:59
To: John Everett [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Hi John,

The agents have come back to me and advised that they would like to meet on site on Monday at 3pm. I'll send you an invitation shortly. Any problems with attending please let me know.

Andrew

Andrew Mackenzie

Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: 0141 487 1375 or [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

Please consider the environment before printing this email.

From: John Everett [REDACTED] <[REDACTED]@renfrewshire.gov.uk>
Cc: Gwen McCracken [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Hi andrew
Wb16th, Monday or tues after 3
Or thurs before 12im good
John

From: Andrew MacKenzie <[REDACTED]>
Sent: 11 January 2023 17:40
To: John Everett [REDACTED]
[REDACTED]

Hi John,

Happy New Year. I hope you had a good break.

Regarding Gwen's email below, would there be a day next week that would suit you best for a site meeting in relation to the above application? Hopefully the meeting would not take up too much time.

Stephen provided some initial comments - he advised that the visibility splay on their plan (please find attached) has been drawn incorrectly and in any case does not appear achievable. Stephen also advised that there does not appear to be any obvious solution to enable them to achieve acceptable sightlines. Despite this, the agents (Framed Estates) want to discuss potential alternatives and are pushing for a meeting on site with a Roads officer.

I realise that such a meeting might not provide them with the encouragement they are hoping for, but we would really appreciate if you could please attend a meeting on site and offer your advice.

Thanks

Andrew

Andrew Mackenzie
Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: 0141 487 1375 or [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

Please consider the environment before printing this email.

From: Gwen McCracken [REDACTED]
Sent: 21 December 2022 17:35
To: John Everett [REDACTED]

Cc: Andrew MacKenzie [REDACTED]
Subject: FW: 653/Planning ref: 22/0583/PP - Houston Road, Bishopton

Hi John

Can you advise on availability

Thanks

Gwen

Gwen McCracken
Development Standards Manager
Chief Executive's Service
Renfrewshire Council
Cotton Street,
Paisley
PA1 1WB

Tel: [REDACTED]

From: [REDACTED]
Sent: 08 December 2022 17:40
To: Gwen McCracken [REDACTED]
Cc: [REDACTED]; Andrew MacKenzie [REDACTED]; David Love <[REDACTED]>; 'Chris Hudson' [REDACTED]
<[REDACTED]>
Subject: RE: 653/Planning ref: 22/0583/PP - Houston Road, Bishopton

Dear Gwen,
Thankyou for your email. Further to last week's meeting, we are actively reviewing this application proposals in order to enhance the design to an exceptional quality and innovative eco-standard, in order to present a stronger case for the development of this site.

Can you forward the details of the Roads contact, and we will seek a site meeting at their earliest convenience.

Kind regards,

Sheenagh

Sheenagh Gray
Director/Chartered Architect
BArch(Hons)PgDip AAD ARB RIBA RIAS
For and on behalf of
FRAMED ESTATES Ltd

From: Gwen McCracken [REDACTED]
Sent: 06 December 2022 17:19
To: [REDACTED]
Cc: [REDACTED]; Andrew MacKenzie [REDACTED]

[redacted]; David Love <[redacted]>
Subject: RE: 653/Planning ref: 22/0583/PP - Houston Road, Bishopton

Good evening Sheenagh

I refer to our meeting last week regarding the above planning application.

As you are aware planning decisions require to be made in accordance with the development plan. As the application site is located within the Green Belt, Policy ENV1 of the adopted Renfrewshire Local Development Plan is applicable. Policy ENV1 identifies the circumstances whereby housing within the green belt can be considered acceptable in principle. As discussed at our meeting the proposed development does not meet these criteria. However it was noted that given the site's physical characteristics and its proximity to the adjoining dwellings that potentially a dwelling could be formed sensitively within this site that could be read as part of a hamlet without setting a precedent for further encroachment of the Green Belt, given retention of the site's southern tree lined boundary.

However, for the Planning Authority to consider supporting such a development the proposed dwelling would have to be of an exceptional and innovative design quality with the highest of eco standards, sensitive to the site's setting and the defining characteristics of the local area to justify such a recommendation contrary to the development plan. I must advise you that the current proposal is not of sufficient strength to allow such a recommendation to be put forward to the Planning and Climate Change Policy Board for decision.

Furthermore access to the site has raised concerns from my Roads colleagues and I have been advised that the proposed visibility splay of 2.4m x 75m for the vehicular access cannot be achieved. Therefore you may wish to consider arranging a meeting on site with Roads to establish if there is a technical solution to resolve this matter. If you wish to do this please let me know and a meeting can be arranged. However I must advise you that any solution will have to be carefully assessed in terms of its impact on the site's natural characteristics and whether they would result in an adverse impact on these characteristics and that of the site's setting.

I hope this information is of assistance.

Yours sincerely

Gwen McCracken
Development Standards Manager
Chief Executive's Service
Renfrewshire Council
Cotton Street,
Paisley
PA1 1WB

Tel: [redacted]

From: [redacted]

Sent: 18 November 2022 15:21

To: Andrew MacKenzie [redacted]

Cc: Gwen McCracken [redacted]; 'Admin' [redacted]

Subject: RE: 653/Planning ref: 22/0583/PP - Houston Road, Bishopton

Andrew,
Can we arrange for Tuesday 29th Nov – 3:30pm

Kind regards,

Sheenagh

Sheenagh Gray
Director/Chartered Architect
BArch(Hons)PgDip AAD ARB RIBA RIAS
For and on behalf of
FRAMED ESTATES Ltd

From: Andrew MacKenzie [REDACTED]
Sent: 18 November 2022 14:55
To: [REDACTED]
Cc: Gwen McCracken [REDACTED]; [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Sheenagh,

Gwen has now returned to work and I have discussed with her possible dates for a meeting. I am sorry to advise that I am on leave next week. However, we should both be available the following week. The meeting would most likely be on Teams but if you would prefer to meet in person, please let me know.

Gwen's diary is rather full but as things currently stand, we would be available at the following times:

- Tuesday 29th Nov – 3:30pm
- Friday 2nd Dec – 9:30am
- Friday 2nd Dec – 3:00pm.

If you could please let me know which of these times would suit you best, I will arrange to set something up.

Kind regards

Andrew Mackenzie
Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

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We are working to keep your applications progressing and to maintain business continuity for customers.

Since March 23rd 2020 all planning officers, have been working from home and therefore should you wish to contact an officer please use their email address.

If you have a general enquiry, please e-mail dc@renfrewshire.gov.uk or telephone 0141 618 7835.

From: [REDACTED]
Sent: 11 November 2022 16:27
To: Andrew MacKenzie [REDACTED]
Cc: David Love <[REDACTED]>; Gwen McCracken [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Appreciate your update, Andrew.
We look forward to hearing from you next week.

Kind regards,

Sheenagh

Sheenagh Gray
Director/Chartered Architect
BArch(Hons)PgDip AAD ARB RIBA RIAS
For and on behalf of
FRAMED ESTATES Ltd

From: Andrew MacKenzie <[REDACTED]>
Sent: 11 November 2022 14:40
To: [REDACTED]
Cc: David Love [REDACTED]; Gwen McCracken [REDACTED]
Subject: RE: 653/Planning ref: 22/0583/PP - Houston Road, Bishopton

Sheenagh,

Apologies for not getting back to you sooner. Unfortunately we are very stretched just now and I am advised to seek a meeting with Gwen's involvement in the first instance. Hopefully Gwen may be back next week and if so I will try to get something set up. If Gwen remains unavailable then I will see what else can be arranged. I'm sorry again for the delay in this respect and hope this is acceptable for now. I shall be in touch again next week.

Mr Hyde – thank you for sending through your own comments and additional documentation. We will be happy to discuss the points raised during our meeting.

Kind regards

Andrew Mackenzie
Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

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Since March 23rd 2020 all planning officers, have been working from home and therefore should you wish to contact an officer please use their email address.

If you have a general enquiry, please e-mail dc@renfrewshire.gov.uk or telephone 0141 618 7835.

From: [REDACTED]
Sent: 08 November 2022 17:20
To: Andrew MacKenzie [REDACTED]
Subject: RE: 653/Planning ref: 22/0583/PP - Houston Road, Bishopton

Andrew,
Im sorry to hear of Gwen's situation and trust all is well with time.

Keen to progress this dialogue and would be happy to have a teams call/in person meeting with yourself and David. I can be available most days except Thursday, as I teach at college then.

Kind regards,

Sheenagh

Sheenagh Gray

From: Andrew MacKenzie [REDACTED]
Sent: 08 November 2022 14:49
To: [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Sheenagh,

Thank you for your email. Yes, I can confirm that we have deferred the determination of the application to a future meeting of the Planning and Climate Change Policy Board. The next meeting of the Board is scheduled for 24th January.

In terms of a meeting, please accept my apologies for the lack of recent contact on this matter. Unfortunately Gwen has had to take some time off due to a family issue. It is possible that she may be back at work next week, but I cannot advise with any certainty as to whether this will definitely be the case.

If you are okay to wait a bit longer, I should be able to advise further next week. I have also discussed the matter with our chief planning officer, David Love, who could attend a meeting in Gwen's absence if need be.

I hope the above is acceptable to you in the meantime.

Kind regards

Andrew Mackenzie
Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

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Since March 23rd 2020 all planning officers, have been working from home and therefore should you wish to contact an officer please use their email address.

If you have a general enquiry, please e-mail dc@renfrewshire.gov.uk or telephone 0141 618 7835.

From: [REDACTED]
Sent: 08 November 2022 12:46
To: Andrew MacKenzie [REDACTED]
Cc: David Love [REDACTED]; Gwen McCracken [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Proposal: Proposal of a domestic new build
Location: Houston Road, Bishopton, PA7 5NY
Application Type: Planning Permission-Full
Application No: 22/0583/PP

Dear Andrew,

Just a quick follow-up to ask for confirmation of this application decision being deferred to January's board. Also, are you any closer to arranging a meeting with Gwen and ourselves.

The applicant has appointed Planning Consultant Mike Hyde of MH Planning Associates, who will be in touch shortly.

Kind regards,

Sheenagh

Sheenagh Gray
Director/Chartered Architect
BArch(Hons)PgDip AAD ARB RIBA RIAS
For and on behalf of
FRAMED ESTATES Ltd

From: Andrew MacKenzie [REDACTED]
Sent: 21 October 2022 17:17
To: [REDACTED]
Cc: David Love <[REDACTED]>; Gwen McCracken [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Sheenagh,

Thank you for advising. I will liaise with Gwen and will get back to you regarding a meeting. I understand Gwen will be back at work next week (notwithstanding the date on the out of office reply you will have received) but she may not be available for a meeting until the following week. However, I will try to get this set up for the earliest available date that I can.

Kind regards

Andrew Mackenzie
Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

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Since March 23rd 2020 all planning officers, have been working from home and therefore should you wish to contact an officer please use their email address.

If you have a general enquiry, please e-mail dc@renfrewshire.gov.uk or telephone 0141 618 7835.

From: [REDACTED]
Sent: 21 October 2022 16:53
To: Andrew MacKenzie [REDACTED]
Cc: David Love [REDACTED]; Gwen McCracken [REDACTED]
Subject: RE: 653/ Planning ref: 22/0583/PP - Houston Road, Bishopton

Andrew,

Thanks for your email. Our client, Planning Consultant and ourselves feel very strongly about the sympathetic development of this site, akin to your pre-planning response, and would ask for further time to consider our further response.

In the meantime, and as mentioned in our last conversation, we would be very keen to meet with yourself and Gwen to discuss this site in more detail.

Kind regards,

Sheenagh

Sheenagh Gray
Director/Chartered Architect
BArch(Hons)PgDip AAD ARB RIBA RIAS
For and on behalf of
FRAMED ESTATES Ltd

From: Andrew MacKenzie [REDACTED]
Sent: 21 October 2022 14:25
To: [REDACTED]
Cc: David Love [REDACTED]; Gwen McCracken [REDACTED]
Subject: FW: Planning ref: 22/0583/PP - Houston Road, Bishopton
Importance: High

Dear Sheenagh,

With reference to my email on Tuesday 18th, I would be grateful if you could please confirm today as to whether your client wishes additional time to consider the matters raised below.

I am advised by our Chief Planning Officer that the application will be determined at the next meeting of the Planning and Climate Change Policy Board on 1st November unless you advise me today, or at the very latest on Monday morning (24th October), that you would like additional time.

If you would like additional time, we can stop the clock on the application in the meantime and put the date of determination back to the next meeting of the Board which is currently scheduled for 24th January.

Kind regards

Andrew Mackenzie
Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

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Since March 23rd 2020 all planning officers, have been working from home and therefore should you wish to contact an officer please use their email address.

If you have a general enquiry, please e-mail dc@renfrewshire.gov.uk or telephone 0141 618 7835.

From: Andrew MacKenzie
Sent: 18 October 2022 12:29
To: [REDACTED]
Subject: Planning ref: 22/0583/PP - Houston Road, Bishopton

Dear Sheenagh,

Following my phone call to you on Friday, please accept my apologies for the delay in getting back to you by email as promised.

On assessment of the application and following discussions with my manager, the proposal is considered to raise two particular issues of concern, as follows:

1. The first two criteria of the Council's guidance for considering new housing in the green belt refers to proposals demonstrating a locational need for the development being sited within the green belt. The application does not appear to demonstrate in this respect that there is a need for the development to be within the green belt. Unless there are considered to be other exceptional reasons that would outweigh the lack of a locational justification, it is unlikely that the application can be supported.
2. On a second matter, the Council's Roads officers have expressed doubt that the vehicle sightlines shown on drawing 653-AP-102 can be achieved without encroaching on neighbouring land. They advise that the visibility splay should be measured to the edge of the carriageway rather than to the middle of the road and therefore appears likely to cut across the neighbouring land to the north.

As discussed, elected members have requested that the application be determined by the Planning and Climate Change Policy Board. The next meeting of the Board is scheduled for 1st November and the likelihood is that the application will be recommended for refusal. However, if you would like more time to consider the above two issues, we can consider instead putting the determination of the application back to the next meeting of the Board, although this is unfortunately not scheduled until 24th January. If you would like us to put back the date of determination so that you can have more time to consider the above matters, please can you let me know by the end of this week.

I would also be happy to arrange a meeting with my manager following her return from annual leave if you would consider this beneficial. I will raise this with her on her return next week.

Kind regards

Andrew Mackenzie
Assistant Planning Officer, Development Management
Chief Executive's Service
[Renfrewshire House, Cotton Street, Paisley, PA1 1JD](#)
Phone: [REDACTED]
Email: dc@renfrewshire.gov.uk
Web: [Renfrewshire Council Website](#)

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From: DC <dc@renfrewshire.gov.uk>
Sent: 10 Oct 2023 08:01:29
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: support 23/0496/PP - Bishopton
Attachments:

David

David Moffat
Information Assistant
Business Services
Renfrewshire Council
Supporting Planning & Building Standards
Phone 0141 487 0609
Email [\[REDACTED\]](#)

From: DC <dc@renfrewshire.gov.uk>
Sent: 02 October 2023 12:34
To: DC <dc@renfrewshire.gov.uk>
Cc: Andrew MacKenzie [REDACTED]
Subject: FW: Planning Application 23/0496/PP - Bishopton

David

David Moffat
Information Assistant
Business Services
Renfrewshire Council
Supporting Planning & Building Standards
Phone 0141 487 0609
Email [\[REDACTED\]](#)

From: [REDACTED]
Sent: 02 October 2023 12:11
To: DC <dc@renfrewshire.gov.uk>
Cc: [REDACTED]
Subject: Planning Application 23/0496/PP - Bishopton

Dear Sirs,
I have been advised by Bishopton Community Council of this application as it relates to a plot very close to my dwelling house on Houston Road, Bishopton.
My wife and I (joint owners) have reviewed the plans and, specifically, the “Design, Access and Sustainability Statement” and are pleased to advise that we support this application.
We have resided at Beech House since 1976 and have seen many developments both in the immediate locale but also the wider community.
While the proposed development is notionally in the “Green Belt” area, it has not been farmed in our experience, and – given its relationship to the plots of the three existing houses – strongly suspect that it was originally intended as a fourth plot for the ROF Managers, when the ROF was in construction during the late 1930s. The failure over the years to control the site has meant that it has been a location for uncontrolled populations of rabbits and wind-blown weed infestations. It will therefore be a huge improvement to see it brought into managed use and care.

Please acknowledge receipt of this correspondence. I have sent a hard copy by post to Development Management Section at Renfrewshire House.

Yours faithfully,
Margaret and Ian Earnshaw

Ian M Earnshaw

Email: [REDACTED]

Mobile: [REDACTED]

Beech House, Houston Road, Bishopton, PA7 5NY

Please consider the environment before printing this email

From: DC <dc@renfrewshire.gov.uk>
Sent: 10 Oct 2023 08:03:18
To: dc.bs@renfrewshire.gov.uk
Cc:
Subject: support 23/0496/PP
Attachments:

David

David Moffat
Information Assistant
Business Services
Renfrewshire Council
Supporting Planning & Building Standards
Phone 0141 487 0609
Email [REDACTED]

From: DC <dc@renfrewshire.gov.uk>
Sent: 02 October 2023 15:51
To: DC <dc@renfrewshire.gov.uk>
Cc: James Weir [REDACTED]
Subject: FW: Planning Application 23/0496/PP

David

David Moffat
Information Assistant
Business Services
Renfrewshire Council
Supporting Planning & Building Standards
Phone 0141 487 0609
Email [d](#) [REDACTED]

From: Mary Odam <[REDACTED]>
Sent: 02 October 2023 14:00
To: DC <dc@renfrewshire.gov.uk>
Subject: Planning Application 23/0496/PP

Dear Sirs,

I heard about this application from my neighbour Ian Earnshaw and after scrutiny of the plans would like it noted that I support this application.

I have lived at 'Crossways' three along from the proposed development for 19 years and feel that it would be beneficial to have a dwelling on the site rather than it be vacant. Poor maintenance of the site at present allows weeds and rabbits to proliferate.

Yours faithfully,

Mary Odam.

My Ref:
Contact: Andrew Mackenzie
Telephone: 0141 487 1375
Email: dc@renfrewshire.gov.uk
Date: 13 February 2024



Sharon Gary
Framed Estates Ltd
Suite 5001, Mile End Mill
12 Seedhill Road
Paisley
Renfrewshire
PA1 1JS

Proposal: Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding
Location: Site On South Western Boundary Of West Cottage, Houston Road, Bishopton, ,
Application Type: Planning Permission-Full
Application No: 23/0496/PP

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

The Council has decided to refuse your application, details of which are given above. I enclose a Decision Notice which provides details of the reasons for refusal. I also enclose a copy of your submitted plans duly endorsed.

You have the right to appeal against this decision to the Local Review Body and notes on how to appeal are attached.

Yours faithfully,



Alasdair Morrison
Head of Economy and Development

Chief Executive's Service
Renfrewshire House
Cotton Street, Paisley, PA1 1WB
[//www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)

REFUSE Consent subject to the reasons

Ref. 23/0496/PP



DECISION NOTICE

Town and Country Planning (Scotland) Act 1997
Planning etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

TO

Mr Derek Calder
243 Danes Drive
Glasgow
G14 8AH

With reference to your application registered on 6 September 2023 for Planning Consent for the following development:-

PROPOSAL

Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding

LOCATION

Site On South Western Boundary Of West Cottage, Houston Road, Bishopton,

DECISION

The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

REFUSE Consent subject to the reasons listed on the reverse/paper apart.

PLANS AND DRAWINGS

The plans and drawings relative to this refusal are those identified in the Schedule of Plans/Drawings attached as a paper apart and forming part of this Decision Notice.

Dated: 12 February 2024



Signed

Appointed Officer
on behalf of Renfrewshire Council

Chief Executive's Service
Renfrewshire House
Cotton Street, Paisley, PA1 1WB
[//www.renfrewshire.gov.uk](http://www.renfrewshire.gov.uk)

Ref. 23/0496/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

1. The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is an essential need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of this.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning Act (Scotland) Act 1997 within three months beginning with the date of this notice. The notice of review should be addressed to Head of Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley PA1 1PR.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Appendix 1

RENFREWSHIRE COUNCIL		Application No: 23/0496/PP
CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION		Regd: 6 September 2023
Applicant		Agent
Mr Derek Calder 243 Danes Drive Glasgow G14 8AH		Sharon Gary Framed Estates Ltd Suite 5001, Mile End Mill 12 Seedhill Road Paisley Renfrewshire PA1 1JS
Nature of Proposals Erection of detached two storey dwellinghouse with associated two storey outbuilding and landscaping to operate as smallholding		
Site Site On South Western Boundary Of West Cottage, Houston Road, Bishopton,		
Description <p>Planning permission is sought for the erection of a detached, two storey dwellinghouse with associated two storey detached outbuilding and landscaping to operate as a smallholding at Houston Road near Bishopton.</p> <p>The application site is situated on green belt land approximately 0.5 kilometres west of Bishopton and comprises a plot of ground measuring an area of approximately 0.23 hectares which is accessed from Houston Road to the north-west. The site is broadly rectangular and extends to a maximum width of approximately 37 metres and depth of approximately 75 metres. To the north-east, the site is bounded by the first of three detached dwellinghouses which each front Houston Road and are situated within plots of similar size to the application site. To the south-east and south-west the site is bounded by fields, with Bishopton Cemetery also situated approximately 50 metres to the south-west on the same side of Houston Road. On the opposite side of Houston Road to the north-west are Ingliston House and Rose Cottage, beyond which is Ingliston Equestrian Centre and Country Club.</p> <p>The application site is largely covered by long field grass and assorted low-lying vegetation, with a short track at its westmost corner offering vehicular access from Houston Road, as well as into the adjacent field to the south-west. The remainder of the site frontage features relatively young trees including hawthorn, holly and beech which appear to have originally been planted as hedging, while a line of evenly spaced mature sycamore trees runs along the south-west and south-east boundaries of the site, separating it from the adjacent fields.</p> <p>The proposed dwellinghouse would have its principal frontage facing Houston Road to the north-west. The main body of the house would measure approximately 18.1 metres width by 8.3 metres depth and would feature a dual-pitched roof which would reach a maximum height of some</p>		

8.9 metres. At its north-west end, the house would feature a further flat-roofed section which would project to the rear by an additional approximate 7.3 metres and measure a width of approximately 7.6 metres and height of 6.1 metres. This would contain additional floorspace at ground and first floor level, while also accommodating a sheltered balcony at first floor level.

The dwellinghouse would feature a mix of traditional and modern, contemporary finishing materials. These would include zinc cladding to the majority of its walls at first floor level and to its roof, with light brown facing bricks applied to the remainder of its walls and the windows featuring black uPVC frames. The windows would be formed within high, narrow openings which would be formed over the ground and first floor levels. The flat roof at the rear would comprise a sedum green roof, while solar PV panels are also proposed on the rear elevation of the pitched roof over the main part of the house.

The proposed outbuilding would sit adjacent to the house on its south-west side and would measure a footprint of some 7.0 metres width by 7.4 metres depth. This would feature a dual-pitched roof which would reach a maximum height of approximately 5.5 metres. The building would contain garage space for two vehicles on its ground floor level and additional domestic floorspace at first floor level which would be served by wallhead dormer windows on the front and rear elevations. The finishings of the outbuilding would match the dwellinghouse, with the walls featuring light brown facing bricks and the roof and dormers featuring zinc cladding. Parking would also be accommodated in the front curtilage of the property, alongside a front lawn.

This application follows on from a previous planning application for a single dwellinghouse and outbuilding which was refused in March 2023. The new application is similar to the previous refused application but proposes that the new property would operate as a smallholding. A Design, Access and Sustainability Statement advises that the applicant wishes to utilise the site to grow fruit and vegetables, as well as to raise poultry and small livestock such as goats which cannot be reared in an urban setting. The rear garden of the proposed dwellinghouse would in this respect feature a series of vegetable patches, planters and trees, with a Sustainable Drainage System (SuDS) pond also located centrally within the garden.

A submitted locational statement outlines a variety of benefits a smallholding could deliver to the wider area and also states that the dwellinghouse would be beneficial to the operation of the proposed agricultural activities. In this regard, it is stated that the welfare of livestock would benefit from human habitation at the site, while the dwellinghouse would also ensure routine daily tasks could be easily undertaken. Additionally, it is suggested that the presence of a dwellinghouse would act as a deterrent in relation to agricultural theft and that the established settlement pattern and character of the area would be reinforced by developing the plot.

A sustainability statement also advises that the house itself would be designed with the aim of saving and renewing energy where possible and to this end the application drawings indicate among such measures the inclusions of solar panels, a Mechanical Ventilation and Heat Recovery (MVHR) unit, an air source heat pump and a rainwater harvesting tank.

History

Application No: 22/0583/PP

Description: Erection of two storey detached dwellinghouse with associated two storey detached outbuilding and landscaping
Status: Refused 14/03/2023.

Application No: 93/0950/PP

Description: Erection of a dwelling house (Planning Permission – in outline)

Status: Refused 19/11/1993.

Policy and Material Considerations

Legislation requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In this instance, the proposal must be assessed against the following:

Development Plan

National Planning Framework 4

NPF4: Policy 1 - Tackling the climate and nature crises

NPF4: Policy 2 - Climate mitigation and adaptation

NPF4: Policy 3 - Biodiversity

NPF4: Policy 8 - Green belts

NPF4: Policy 15 - Local Living and 20 minute neighbourhoods

NPF4: Policy 16 - Quality homes

NPF4: Policy 17 - Rural homes

NPF4: Policy 29 - Rural development

Renfrewshire LDP 2021: Policy ENV1 - Green Belt

Renfrewshire LDP 2021: Policy I1 - Connecting Places

Renfrewshire LDP 2021: Policy I7 - Zero and Low Carbon Buildings

Renfrewshire New Development Supplementary Guidance (2022)

Delivering the Environment Strategy: Housing in the Green Belt; Green Belt Development Criteria

Delivering the Infrastructure Strategy: Connecting Places

Material considerations

New Development in the Countryside 2022

Publicity

The Council has undertaken neighbour notification in accordance with the requirements of legislation.

An Advert was also placed in the Paisley and Renfrewshire Gazette on 27 September 2023 for the following reason: Neighbour Notification

Objections/Representation

Two letters of representation have been received from residents in nearby houses in favour of the development. These both comment that the site has suffered from a lack of management which has resulted in a proliferation of weeds and rabbit populations. As such, it is stated that the site

would be improved by being brought into managed use and care. One of the letters of representation also expresses a view that the site is likely to have been intended as a fourth plot when the three adjacent houses were originally constructed.

Consultations

Children's Services – No objections.

Communities & Housing Services (Environmental Protection) – No objection subject to advisory guidance regarding potential site contamination.

Chief Executive's Service (Roads Development) – No objection subject to conditions that:

- A visibility splay of 4.5 metres x 60 metres x 1.05 metres shall be provided and maintained at all times in accordance with the application drawings; and
- A 2 metre wide adoptable footway shall be formed across the Houston Road frontage of the site.

Glasgow Airport Safeguarding – No objections.

Scottish Water – No objections.

Informatives to be added: Yes.

Summary of Main Issues of:

Environmental Statement – n/a

Appropriate Assessment – n/a

Design and Access Statement – A Design, Access and Sustainability Statement has been submitted which provides an overview of the proposal. The statement provides an outline of the location, context, history and character of the application site and surrounding area.

The statement also provides a policy analysis which considers the proposal against various green belt criteria in terms of Policy 8 of NPF4 and Policy ENV1 of the Renfrewshire LDP. The statement considers the proposal compatible with the main criteria, describing the land as a vacant site which can be enhanced by use as a smallholding, with the proposed house of an appropriate design which would blend in with its environment. The statement also provides further details on the design of the proposed house and outbuilding and detailed information on "sustainability" measures which would be incorporated. It is stated that these would include various low carbon and renewable energy measures, the proposed SuDS system and other measures aimed at enhancing biodiversity such as areas of wildflower and scrub planting and bird and bat boxes.

Also contained in the Design, Access and Sustainability Statement is an analysis of previous instances where it is stated that Renfrewshire Council has approved residential development on green belt land. However, the report is in fact mistaken regarding most of these and only three of the examples cited actually refer to cases where residential development was approved on green belt land. Of these, two of the sites were also designated as housing land in a proposed LDP which was therefore the settled position of the Council, while the third was only approved for residential after a Scottish Government Reporter dismissed a previous appeal but in doing so

declared the site acceptable for housing subject to an amended application to address roads issues. Therefore, in all three cases there were mitigating factors.

The remaining examples cited in the statement refer to one current live application and to various sites on non-green belt land where planning permission has been granted, as well as sites which are on green belt land but where planning permission has either been refused or the land subject to a Proposal of Application Notice only.

Other Assessments

Locational Statement – Outlines a variety of environmental, community and economic benefits a smallholding can provide in offering local produce to the area, with an accompanying letter of support also provided by an existing farm shop who comment that the proposal would offer an opportunity for produce to be purchased locally and encourage “a circular local economy” while also supporting reduced emissions, healthy habits and sustainable living.

A statement of residential need included with the statement outlines that the siting of the dwellinghouse on the site would be beneficial to the smallholding, noting that this would benefit the welfare of livestock, ensure that routine daily tasks could be easily undertaken and also deter agricultural theft. The statement also outlines that development of the plot would extend the current settlement pattern formed by the existing neighbouring buildings including Ingliston Equestrian Centre and its associated buildings and uses on the opposite side of Houston Road.

Planning Obligation Summary – n/a

Scottish Ministers Direction – n/a

Assessment

Section 25 of the Town and Country Planning (Scotland) Act requires decisions on planning applications to be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises the National Planning Framework 4 (2023) and the adopted Renfrewshire Local Development Plan (2021).

The fourth National Planning Framework (NPF4) provides the long-term national spatial strategy for planning in Scotland. It sets out the Scottish Government’s current view on delivering sustainable, liveable and productive places through the application of spatial principles.

Planning permission for a previous application (ref: 23/0583/PP) was refused in March 2023 by Renfrewshire Council’s Planning and Climate Change Policy Board. The previous application sought planning permission for the erection of a dwellinghouse and outbuilding of the same siting, design and access arrangements as this current application. The Board accepted the recommendation of officers that the application should be refused on the following grounds:

“The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is a specific locational need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of any demonstrable locational need.”

A subsequent appeal lodged with Scottish Ministers was also dismissed.

The main difference between the original refused application and this current application is the reference to a smallholding. The submitted Design, Access and Sustainability Statement advises that the applicant wishes to utilise the site to grow fruit and vegetables and raise poultry and small livestock such as goats which cannot be reared in an urban setting. The proposed site plan thereby indicates a variety of vegetable patches, planters and fruit trees within the rear garden arranged around a small centrally located SuDS pond.

The applicant's Locational Statement outlines the potential benefits of a smallholding for the area, noting that the production on site of fruit, vegetables, dairy and other natural products promotes a sustainable life, while also providing produce for local markets. The statement outlines that this is also beneficial to the environment as selling locally also reduces emissions and carbon footprints. It is stated that a smallholding can produce more food per acre than large industrial farms due to the ability to use the same land for more than one product, while it is also beneficial environmentally due to the lack of toxic pesticides and synthetic materials used, as well as measures such as harvesting by hand instead of heavy machinery.

A letter of support from a farm shop situated approximately 6km from the application site is also included with the submission which outlines benefits it considers that such a use would have to the local economy and environment. The statement from the applicant also outlines that their proposal supports Renfrewshire Council's Plan for Net Zero on several counts, as well as Policy 15 of NPF4 in providing a place for food growth and allotments for the nearby Dargavel Village area which supports the agenda for "20 minute neighbourhoods".

As noted above, the statement also considers that a dwellinghouse would be beneficial in supporting these activities as it would benefit the welfare of livestock and enable daily routine activities to be easily undertaken, while the presence of a dwellinghouse would also act as a deterrent to potential agricultural theft.

Additionally, as a material consideration, no objections have been received in relation to the new application while two letters have been received in support from residents within two of the three adjacent houses. The representees both state that the site has suffered from a lack of management and the proposals would enable it to be properly looked after. The view is also expressed that the site appears as if it would have originally been intended as a plot for a fourth dwellinghouse at the time of the adjacent three properties being constructed.

Further to the above, Bishopton Community Council objected to the original application given the location of the site within the green belt and the proposed design being out of keeping with adjacent homes. However, following the dismissal of the appeal the Community Council confirmed in writing that they wished to retract their objection, advising that *"we now understand that the design proposed was influenced by Renfrewshire Council requesting a "modern" design" and that "this single plot, while within the greenbelt, is very distinct from the open fields around it being clearly delineated by stone walls and trees, and it had originally been assigned as a fourth house when the original three had been built. We feel that it would be better for a single family home to be built on the plot and the land properly kept, than for it to lie wild and be overgrown with weeds."*

Bishopton Community Council have not directly commented to the Planning Authority on the current application but the applicant has provided a letter of support from the Community Council. In the letter, the Community Council states that they had initially objected to the original application but *"on receiving further information have decided that the aesthetics of the proposed*

building are insignificant against the proposed green credentials". Additionally, their letter states that given "this build is on a plot previously assigned to a single family home, (as the other three houses in the row are) Bishopton Community Council are content that this building proceeds, conditional that this is not seen as a green light for further "green belt" development".

The applicant has also provided correspondence from one of the elected members for the area confirming no objection to the application, although as with the Community Council, no direct submission has been made to the Planning Authority.

In considering the Development Plan policies against which the original application was refused, Policy 8 of NPF4 is clear in stating that residential accommodation will only be supported in the green belt if it is "required and designed for a key worker in a primary industry within the immediate vicinity of their place of employment where the presence of a worker is essential to the operation of the enterprise". Policy ENV1 states that residential development within the green belt will be considered appropriate in principle where it offers a housing land shortfall remedy, and along with the New Development Supplementary Guidance outlines other criteria for new housing in the green belt including requirements that the development is required to maintain and support an established activity and that there is a need for it to be located outside the settlement.

There remains no housing shortfall in the area, with the variety of housing needs in the Bishopton and Erskine area already addressed by allocated housing land within the Renfrewshire Local Development Plan. In terms of a locational need for the dwelling, while the information submitted by the applicant outlines a number of potential benefits to the local area resulting from the land being used for small-scale agriculture, while it also outlines some benefits that the presence of a dwellinghouse on the site would provide in supporting these operations, it does not appear to provide a robust and compelling account that demonstrates an essential need for a dwellinghouse on the site to support these activities.

While it is clear that a house would be beneficial in terms of security and enabling livestock to be more easily looked after, there is no compelling evidence that the agricultural elements could not operate without a human presence residing on the site. The submission does not in this regard demonstrate that workers on the smallholding could not instead reside in the nearby village, from where they would be able to attend the site regularly to oversee the agricultural elements. It is additionally noted that both Policy ENV 1 of the LDP and the New Development Supplementary Guidance refer to the activity that the dwellinghouse would require to support being an "established" activity. However, the agricultural elements of the proposed smallholding are not "established" as such.

While Policy 8 of NPF4 does not appear to explicitly state that the activity must be established, if the dwellinghouse was approved on the basis of it operating as a smallholding, it is considered that some form of safeguard would be necessary to ensure that the development would then proceed on this basis. While a planning condition can be applied to control development activity, Scottish Planning Circular 4/1998 on "the use of conditions in planning permissions" sets out that any condition must satisfy certain tests. These tests include a requirement that the condition must be enforceable. It is considered that a condition that tied the agricultural and residential elements of the proposed development together in this case would be difficult to enforce. Moreover, a 2011 letter from the Scottish Government's Chief Planner discouraged agricultural occupancy conditions, citing their intrusive and resource-intensive nature as well as the difficulty of monitoring and enforcing such conditions. Instead, the letter advised that where the planning authority is satisfied that an adequate case has been made for the dwellinghouse, it should not be necessary to restrict occupancy by condition. However, as outlined above, it is in any case not considered

that a demonstrable “adequate case” for the dwellinghouse has been made in this instance.

The agricultural element of the smallholding would on its own be an acceptable green belt use in terms of the above policies and guidance in relating to agriculture, while the nature of this activity would also support an agenda outlined in both Policy 29 of NPF4 and Policy ENV1 of the LDP to support rural diversification, including diversification which potentially has added community benefit to the area. Additionally, it is noted that in relation to the vacant field, planning permission to establish the agricultural use of the proposal on its own would not be required. However, while this element could therefore in theory commence with immediate effect, it is not demonstrated that a dwellinghouse would be essential to support these activities.

In terms of other relevant policies within NPF4, the proposed dwellinghouse is not supported by Policy 16 (Quality Homes) as it is not demonstrated that the house is required to address any shortfall in the area, as noted above. Policy 17 (Rural Homes) states that new homes will be acceptable in rural areas if they are situated on a site which is identified for housing in the LDP, or reuses brownfield land where a return to the natural state has not, or will not happen, without intervention. However, the site is not identified as housing land in the LDP and no evidence has been presented to suggest the site constitutes brownfield land. A contaminated land questionnaire completed by the applicant in response to a request by Environment, Housing and Infrastructure Services (Environmental Protection) indicates that at some point in the past a tank was accommodated on the site but notwithstanding this, the site is now found to be in a generally natural state with no clear signs of any past use.

Policy 17 also allows that residential proposals may be acceptable in rural areas where the proposal makes use of redundant or unused buildings; makes use of or secures the future of historic environment assets; demonstrates a necessity to support the sustainable management of a rural business; offers retirement succession of a viable farm holding; relates to the subdivision of an existing dwelling of appropriate scale; or reinstates a former house or is a one-for-one replacement of an existing permanent house. None of these instances are considered to apply in this case. As such, the proposal is not supported by Policy 17 of NPF4.

Policy ENV1 of the LDP and the New Development Supplementary Guidance outline the following criteria for considering housing in the green belt:

- i. Development is required to maintain and support an established activity
- ii. There is a need for the residential use to be located outwith the settlement
- iii. Buildings which have special architectural, traditional or historic character may be converted for residential use
- iv. The proposal demonstrates outstanding quality of design, is of an appropriate scale within its setting, and makes a positive contribution to the site and surrounding area
- v. The proposal integrates with, complements and enhances the established character of the area; and
- vi. Replacement dwellings should reflect the specific character of the location, fit well with the surrounding landscape and achieve a high design standard.

Points i and ii above have been considered above, whilst points iii and vi are not relevant as the proposals do not relate either to the conversion of an existing building or the erection of a replacement dwellinghouse.

In terms of point iv, the applicant has shown that they have given detailed consideration to the design of the house and outbuilding, with a range of different initial design options set out in their

Design, Access and Sustainability Statement. The statement also advises that the development seeks to tie in with the scale, massing and design of the three neighbouring houses to the north-east but to add a contemporary feel to the development. In this respect, the development is of a similar mass to the existing three houses, but would feature more contemporary materials, with the proposed zinc cladding intended to lend a more modern aesthetic so that the development offers its own individuality, while also appearing in context with its rural surroundings.

The development in this case is considered in keeping with the scale of the neighbouring houses in the area and also follows the general development pattern formed by the three properties to the north-east. While the zinc cladding differs from the other houses, it would be of a dark grey colour which would to some extent tie in visually with the existing three properties, while lending the development a contemporary edge as per the intentions of the applicant. It is observed that other than its position within the plot and approximate massing, the proposed house does not take any specific design cues from other buildings in the area, including the neighbouring three houses to the north-east. It is agreed that the development should not seek to replicate the three existing houses. However, given the rural location of the site the inclusion of some design cues from other buildings in the area would enable the development to potentially accord more with its surroundings.

Policy 1 of NPF4 requires that planning decisions give significant weight to the global climate and nature crises, while Policy 2 requires that development minimises emissions and adapts to the current and future impacts of climate change. Policy 17 of the local development plan additionally requires that new build developments should, in meeting building regulation energy requirements, install technology that produces low or no amounts of carbon dioxide emissions to contribute to reducing predicted emissions by at least 15% below 2007 building standards.

The Council's approved guidance for New Development in the Countryside (2022) builds on this in advising that zero or low carbon technologies require to be integrated into development proposals, including the use of both active carbon reducing technologies such as solar panels or ground source heat pumps and passive factors such as orientation, siting, ventilation and sustainable materials.

The applicant's Design, Access and Sustainability Statement advises that energy consumption and sustainability would be at the forefront of the development. The statement outlines an intention to "surpass national requirements for new homes" and provides details of various measures the applicant would intend to pursue, which are also included on their drawings. These measures include solar PV panels on the rear roof plane of the house, a Mechanical Ventilation and Heat Recovery (MVHR) unit within the roof space, an air or ground source heat pump and a rainwater harvesting tank both indicated adjacent to the south gable of the house.

Further reference is also made to the sustainability of the building materials and to other measures such as a preponderance of large windows on the south elevation to maximise solar gain and thermal insulation and triple glazing which would reduce heat loss. The statement also places emphasis on opportunities to maximise biodiversity and ecology throughout the site, with the SuDS pond and the planting of wildflowers and other such planting in relation to the smallholding offering habitat for wildlife, along with potential bat and bird boxes.

These measures lend some support to the principle of Policy 3 of NPF4 which states that development proposals will include appropriate measures to conserve, restore and enhance biodiversity which are proportionate to the nature and scale of the development.

The above commitments contribute positively to the overall design and sustainability of the development. However, it is not considered that the contribution of the development to the area would be of such outstanding quality as to outweigh the lack of a sufficient demonstrable need for the dwelling to be located within a green belt area under present circumstances.

With regard to point v above, the positioning and footprint of the house and garage would generally accord with the development pattern offered by the existing three neighbouring houses to the north-east and it is acknowledged that a single dwellinghouse on the site would have the potential to integrate with these existing developments. The application site is also well-contained on account of the mature tree line running along both its south-east and north-east boundaries which the applicant proposes to retain. The tree belt is an important feature in the existing rural landscape and the Council's guidance for New Development in the Countryside emphasizes the importance of retaining such features. The retention of the trees and general self-contained nature of the site would also reduce the likelihood of development of the site opening up the wider area to significant additional development pressure.

While the site in its existing condition is still considered to contribute to the established rural landscape character, the opinions of the representees that it is of limited quality are also noted. It is acknowledged that the site does lend the appearance of a plot. While there appears to be no definitive evidence to confirm the assertion that the site was originally intended as a fourth residential plot, it is acknowledged that the site characteristics do suggest that this may have been the case.

In addition to the above, the development must also be assessed against the green belt development criteria outlined in the New Development Supplementary Guidance. In terms of these criteria which have not already been considered above, the proposals would result in no loss of prime quality or valuable agricultural land. The site has evidently not been cultivated for some years and is largely overgrown with long grass and shrubs but is not subject to any statutory or non-statutory nature conservation designations.

With respect to traffic and access, the applicant has submitted a plan outlining the visibility splay that could be achieved through the cutting of vegetation along the site frontage. This has been accepted by Roads Development, although it is observed that trees fronting the site would almost certainly require to be removed to achieve this. The trees along the site frontage are largely overgrown hedge trees of limited individual quality, although their removal would still have an effect on the rural character of the wider area.

Further to the above, Policy I1 states that all development proposals require to ensure appropriate provision and accessibility including the ability to connect to active travel and public transport networks. Proposals which give priority to sustainable modes of travel and have no significant impact on the safe and efficient operation of the local road network will be supported. It is noted that the development would be able to accommodate the provision of a 2m wide footpath across the frontage of the site and that this could support an aspirational walkable link to the cemetery. However, at this time there is no plan to provide such a link and it would result in an isolated footpath which would not connect to any other footpath, as well as being at a considerable distance to any core path. It would also have an impact on the site's natural frontage.

In terms of any other infrastructure connections there is no reason to suggest that the site could not be serviced given the nearby infrastructure in the area, whilst Scottish Water has confirmed no objection to the development and have advised that sufficient capacity exists in their infrastructure

to support the proposals.

In summary, the above assessment acknowledges that the character of the site does potentially lend itself the appearance of a dwellinghouse plot, while the smallholding agricultural element of the development is also an acceptable green belt activity which the application argues could benefit the local community, economy and environment. The commitment to sustainability demonstrated in the application is also in the proposed development's favour, while the representations in support of the development and the lack of any objections are also material considerations.

Notwithstanding these potentially favourable aspects, the application does not provide a robust or compelling case that a dwellinghouse would be essential to supporting the smallholding agricultural activity. The application does indicate that a dwellinghouse would be beneficial in supporting such activity but does not persuade that the activity could not operate without a dwellinghouse in place. The development therefore does not comply with Policy 8 of NPF4 or with Policy ENV1 of the Renfrewshire LDP and the associated New Development Supplementary Guidance in satisfactorily demonstrating an essential need to be located in the green belt. It is therefore recommended that planning permission is refused.

Index of Photographs

A site visit has been undertaken and photographs relevant to the application have been archived.

RECOMMENDATION

Refuse

Reason for Decision

1. The proposed development is considered contrary to Policy 8 of the National Planning Framework 4 (2023), Policy ENV1 of the Adopted Renfrewshire Local Development Plan (2021) and the New Development Supplementary Guidance (2022) on Housing in the Green Belt, as it has not been demonstrated that there is an essential need for a dwellinghouse at the application site and there are no other material considerations sufficient to outweigh the lack of this.


Alasdair Morrison
Head of Economy and Development

Applicant: Mr Derek Calder	Ref. No: 23/0496/PP
Site: Site On South Western Boundary Of West Cottage Houston Road Bishopton	Officer: Andrew Mackenzie

Documents

Document	Document Attached (Admin) ✓	Document Attached and Signed ✓
Decision Letter	✓	✓
Decision Notice	✓	✓
Appendix 1 – Report of Handling	✓	✓

Plans to be stamped

Drawing Number	Drawing Title	Checked Paper/DMS (Officer) ✓	Stamped DMS (BS) ✓
653-AP-100	Existing Location and Block Plan	✓	✓
653-AP-101	Existing Site Plan	✓	✓
653-AP-102 Rev A	Proposed Site with Roof Plan	✓	✓
653-AP-110	Proposed Ground Floor Plan	✓	✓
653-AP-111	Proposed First Floor Plan	✓	✓
653-AP-200	Proposed Elevations 1	✓	✓
653-AP-201	Proposed Elevations 2	✓	✓
653-AP-300	Proposed Sections 1	✓	✓
653-AP-301	Proposed Sections 2	✓	✓
653-AP-400	Artist Impression 1	✓	✓
653-AP-401	Artist Impression 2	✓	✓

Officers Initials: AJM

Business Support Initials: ___DM___

RENFREWSHIRE COUNCIL	
<u>Town and Country Planning (Scotland)</u>	
<u>Act 1997</u>	
Application No.	
REFUSED	
on	
Signed by	
On behalf of Renfrewshire Council	
Page 298 of 314	

RENFREWSHIRE COUNCIL

Town and Country Planning (Scotland)

Act 1997

Application No.

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-	-	-

LEGEND

-  Planning Application Boundary
-  Trees/Landscaping



EXISTING SITE PLAN

SCALE 1:500

1:500



FRAMED ESTATES

Project Title	
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY	

Drawing Title		A3
EXISTING SITE PLAN		
Stage		Date
PLANNING		September 23
Drg No		Scale
653-AP2-101	Rev	1:500
		Drawn
		JM
		Checked
		SG

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Application No.

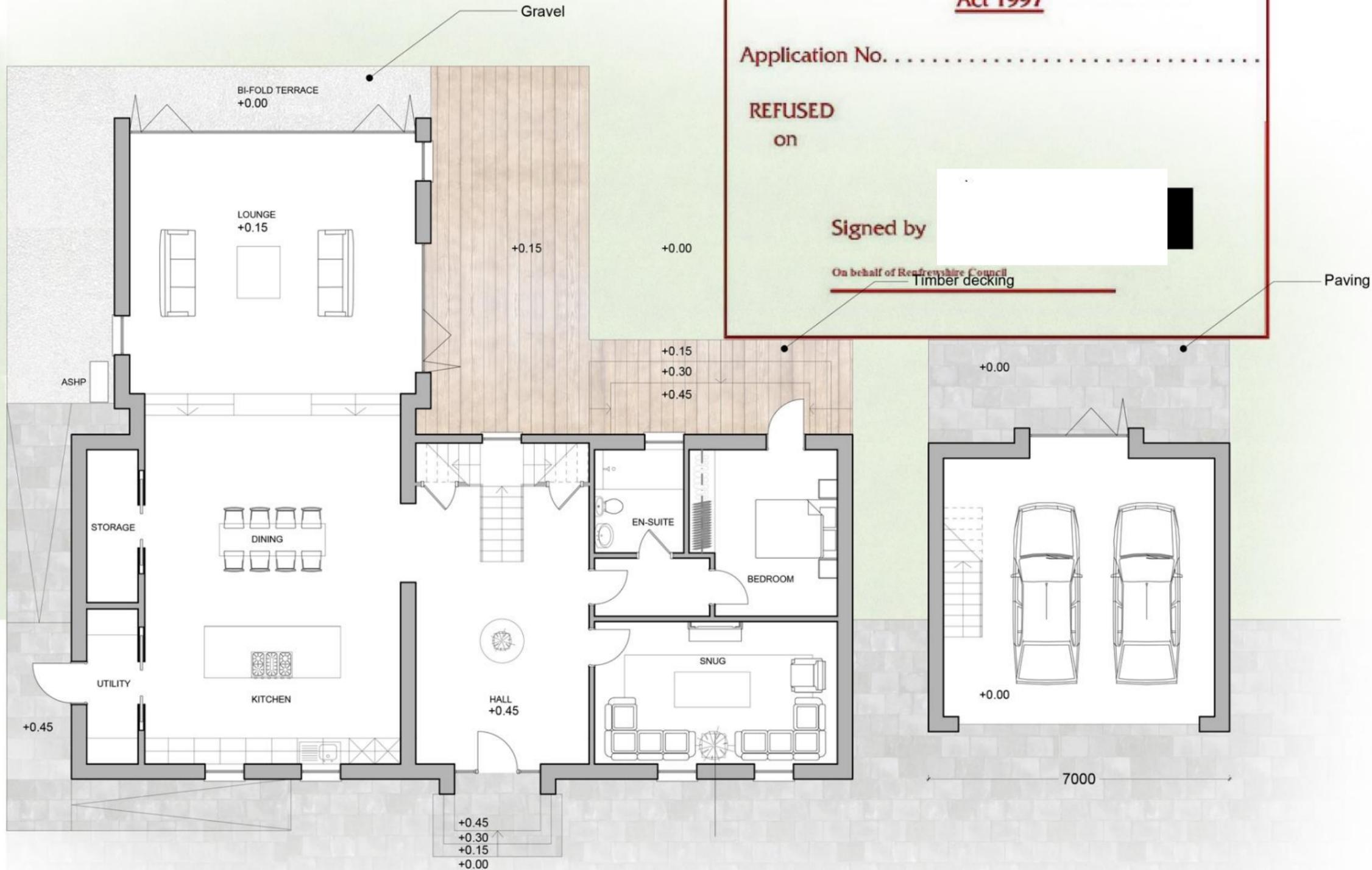
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Timber decking

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Revision Initials Date
- - -



- LEGEND**
- Grass
 - Timber Decking
 - Concrete/Stone Paving



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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED GROUND FLOOR PLAN		A3
Date September 23		
Stage PLANNING		Scale 1:100
Drg No 653-AP2-110		Drawn JM
Rev -		Checked SG

PROPOSED GROUND FLOOR PLAN
SCALE 1:100
1:100

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on

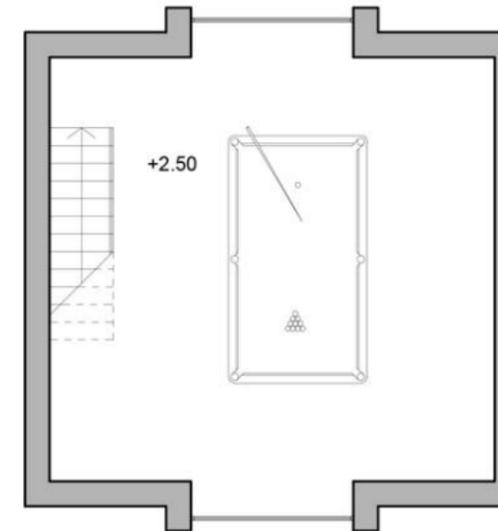
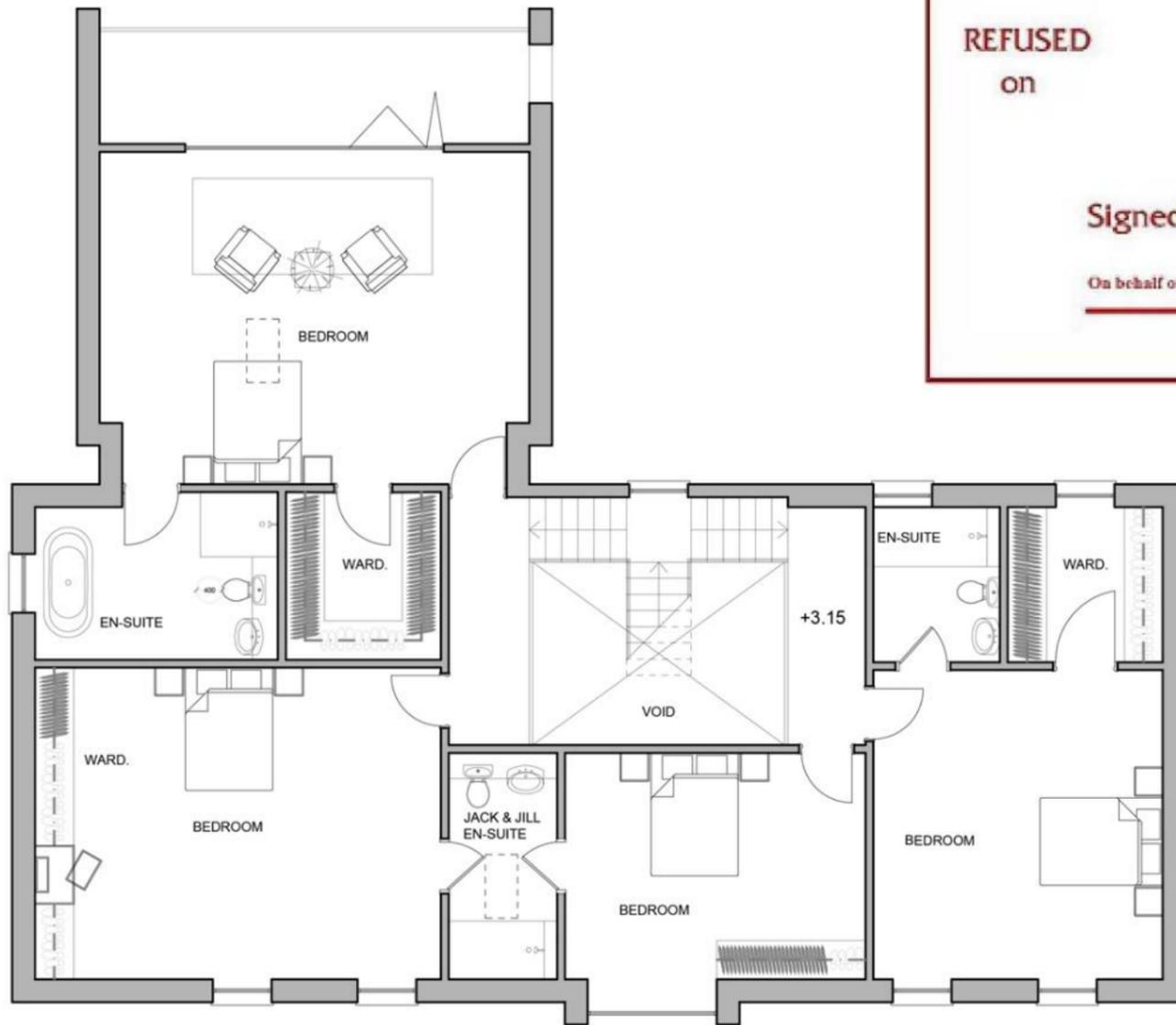
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Revision	Initials	Date
-	-	-



PROPOSED FIRST FLOOR PLAN

SCALE 1:100

1:100



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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title PROPOSED FIRST FLOOR PLAN	A3
Stage PLANNING	
Drg No 653-AP2-111	Rev -
Date September 23	
Scale 1:100	
Drawn JM	
Checked SG	

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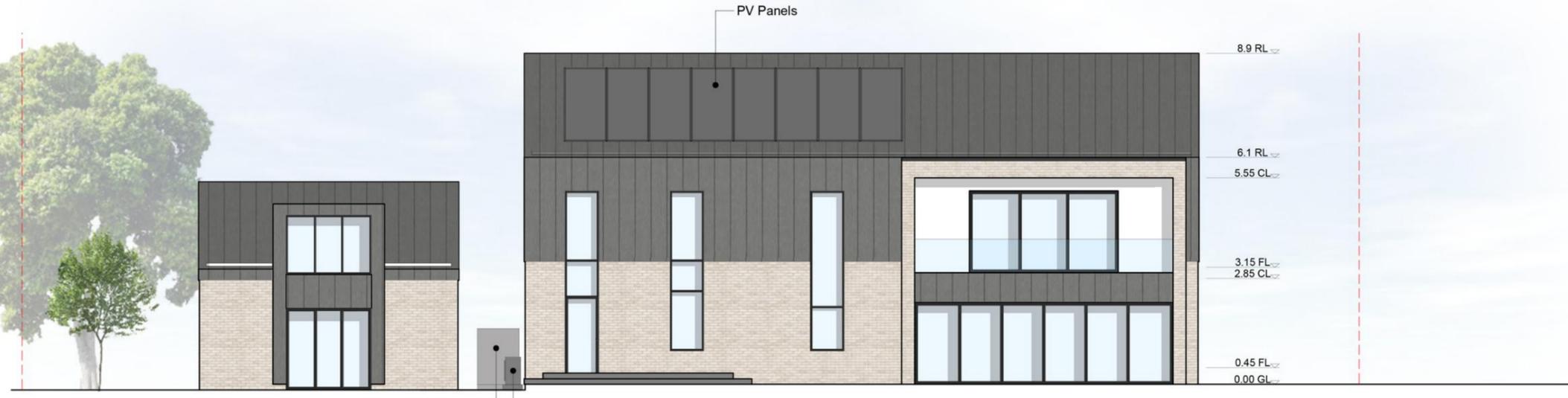
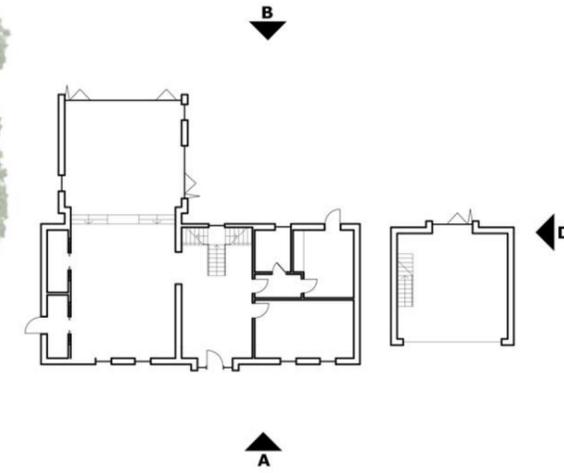
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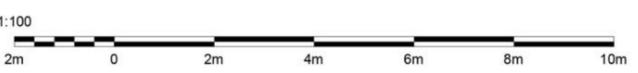
Revision	Initials	Date
-	-	-



PROPOSED NORTH-WEST ELEVATION (A)
SCALE 1:100



PROPOSED SOUTH-EAST ELEVATION (B)
SCALE 1:100



LEGEND

- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

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Town and Country Planning (Scotland)
Act 1997

Application No.

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on

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On behalf of Renfrews.

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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	A2
PROPOSED ELEVATIONS 1	
Stage	Date September 23
PLANNING	Scale 1:100
Drg No	Drawn JM
Rev	Checked SG
653-AP2-200	

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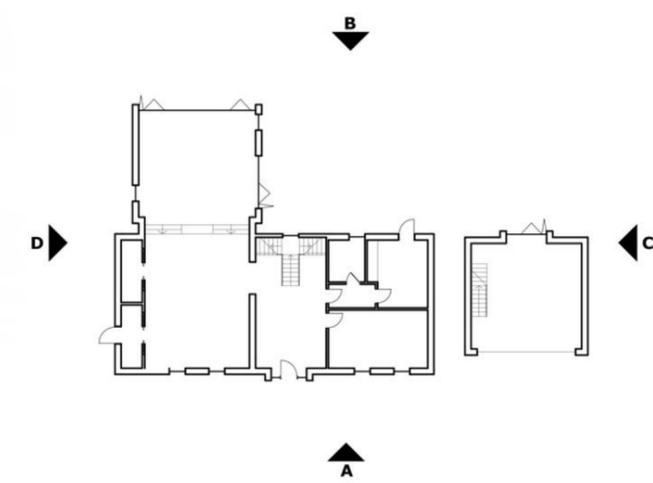
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Revision	Initials	Date
-	-	-



PROPOSED SOUTH-WEST ELEVATION (C)
SCALE 1:100



PROPOSED NORTH-EAST ELEVATION (D)
SCALE 1:100



LEGEND

- Planning Application Boundary
- Trees/Landscaping
- +0.00 Existing/Proposed Levels
- Grass
- Timber Decking
- Concrete/Stone Paving
- Exterior Zinc Cladding
- Brick
- Windows, uPVC Colour: black

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Town and Country Planning (Scotland)
Act 1997

Application No.

REFUSED
on

Signed by _____

On behalf of Renfrewshire Council

FRAMED ESTATES
Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

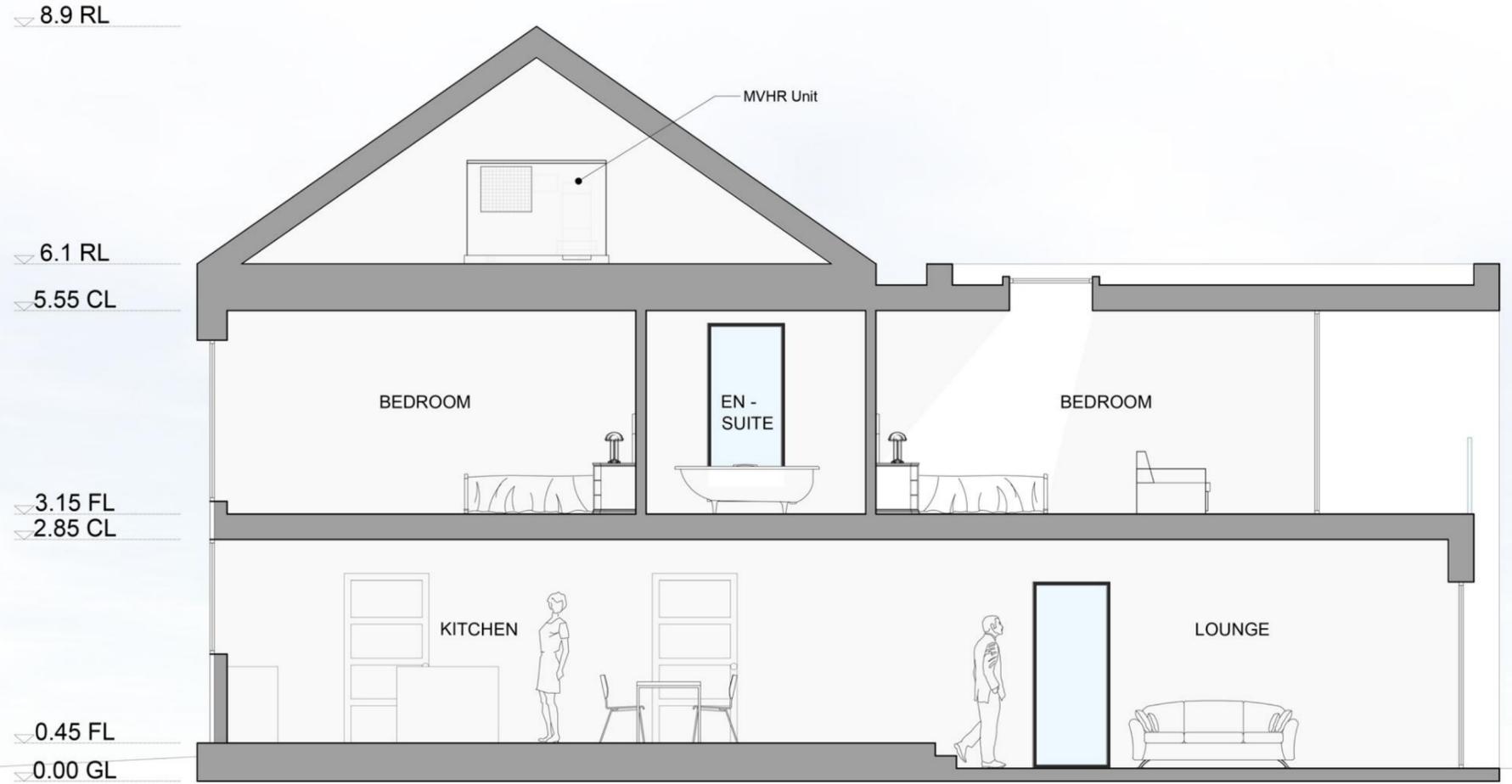
Drawing Title	A2
PROPOSED ELEVATIONS 2	
Date	September 23
Stage	Scale 1:100
PLANNING	Drawn JM
Drg No	Rev
653-AP2-201	-
Checked	SG

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Revision	Initials	Date
-	-	-



SECTION A-A
SCALE 1:50

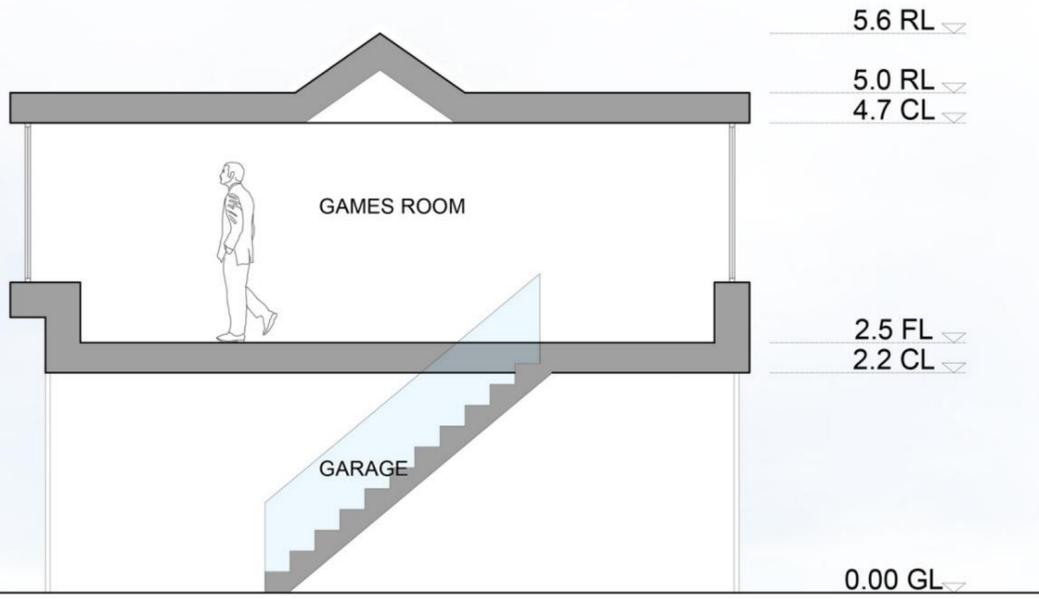
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Town and Country Planning (Scotland)
Act 1997

Application No.

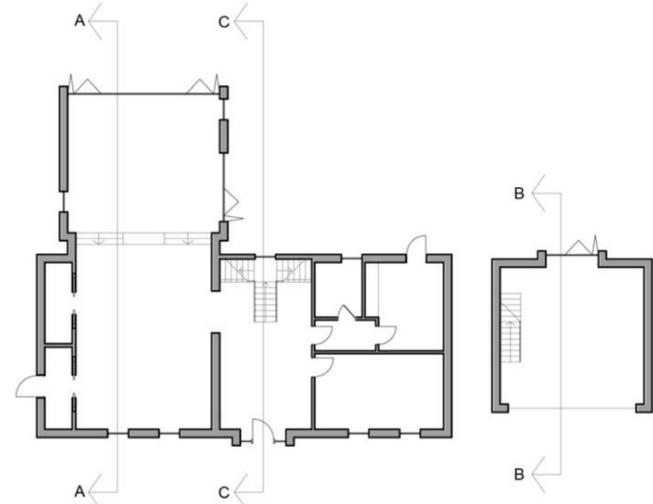
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SECTION B-B
SCALE 1:50



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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	PROPOSED SECTIONS 1	A2
Date	September 23	
Stage	PLANNING	Scale 1:50
Drawn	JM	Checked SG
Drg No	653-AP2-300	Rev -

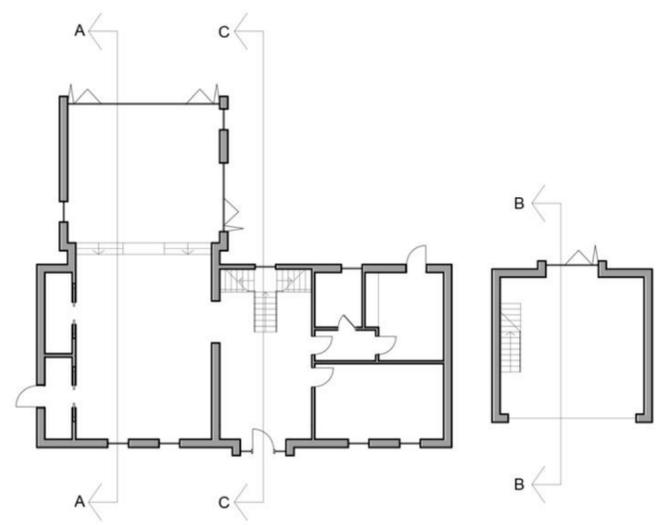
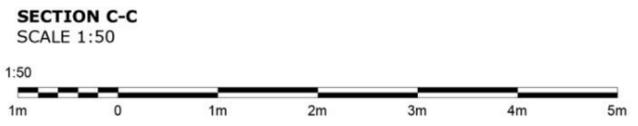
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Revision	Initials	Date
-	-	-
-	-	-

▽ 8.9 RL
 ▽ 6.1 RL
 ▽ 5.55 CL
 ▽ 3.15 FL
 ▽ 2.85 CL
 ▽ 0.45 FL
 ▽ 0.00 GL



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 Town and Country Planning (Scotland)
 Act 1997

Application No.

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Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	PROPOSED SECTIONS 2	A2
Date	September 23	
Stage	PLANNING	Scale 1:50
Drawn	JM	Checked SG
Drg No	653-AP2-301	Rev -

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Revision **Initials** **Date**
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Town and Country Planning (Scotland)
Act 1997

Application No.

REFUSED
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F R A M E D E S T A T E S

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title		A3
ARTIST IMPRESSION 1		
Date		September 23
Stage		Scale
PLANNING		N/A
Drg No		Drawn
Rev		JM
653-AP2-400	-	Checked
		SG

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FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

Drawing Title	A3
ARTIST IMPRESSION 2	
Date	September 23
Scale	N/A
Stage	Drawn
PLANNING	Checked
Drg No	Rev
653-AP2-401	-
	SG

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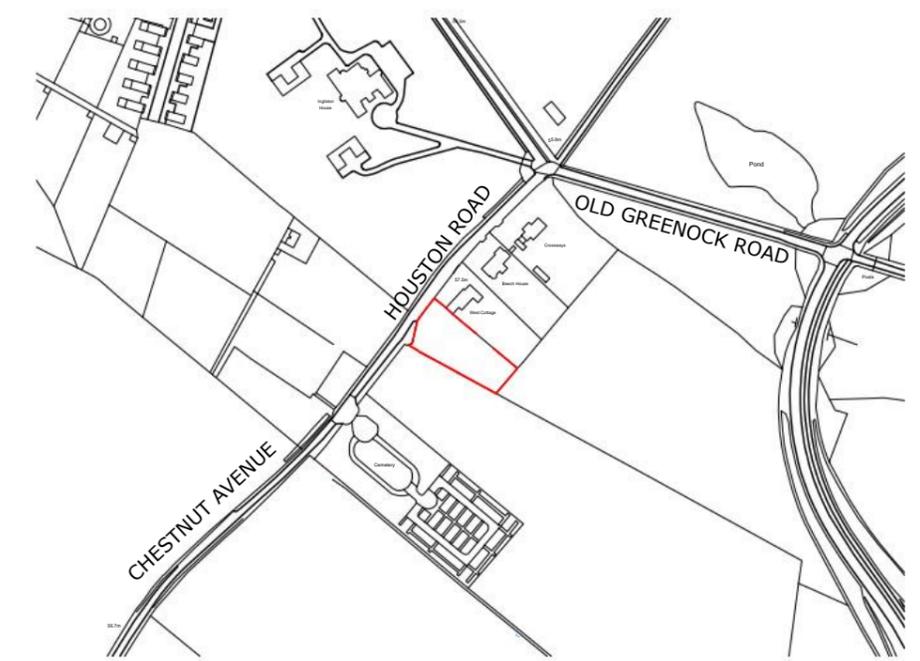
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Revision	Initials	Date
-	-	-



EXISTING BLOCK PLAN
SCALE 1:1250



EXISTING LOCATION PLAN
SCALE 1:5000



--- APPLICATION BOUNDARY

FRAMED ESTATES

Project Title	PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY
---------------	---

Drawing Title	EXISTING LOCATION AND BLOCK PLAN	A3
Date	September 23	
Stage	PLANNING	Scale
		1:1250/5000
Drg No	Rev	Drawn
653-AP2-100	-	JM
		Checked
		SG

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Revision	Initials	Date
A	JM	03-11-23

Visibility splay added

NOTE:
The existing site boundary treatment is to be retained. 2m approx. high hedge to the northeast and northwest (front) boundary. Mature tree line with post and wire fence to southeast and southwest boundary.

LEGEND

-  Planning Application Boundary
-  Trees/Landscaping
-  Grass
-  Timber Decking
-  Concrete/Stone Paving
-  Bark Chips
-  Wildflowers



FRAMED ESTATES

Project Title
PROPOSED SMALL HOLDING WITH DWELLINGHOUSE AT HOUSTON ROAD, BISHOPTON PA7 5NY

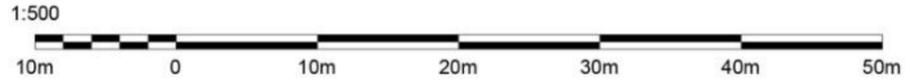
Drawing Title PROPOSED SITE WITH ROOF PLAN		A3
Date September 23	Scale 1:500	
Stage PLANNING		Drawn JM
Drg No 653-AP2-102	Rev A	Checked SG

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PROPOSED SITE PLAN SHOWING ROOF

SCALE 1:500



From: [REDACTED]
To: [Robert Devine](#); [Julie Barron](#)
Cc: ["Natalie Don MSP"](#); [James MacLaren](#); [Colin McCulloch](#); ["John MackIntosh"](#)
Subject: RE: Notice of Review: LRB 04.24
Date: 09 April 2024 15:05:00
Attachments: [Deeds and drainage plan.pdf](#)

Dear Mr Devine,

I refer to your correspondence below, and thank you for the opportunity to submit a further representation, in addition to the representations made earlier by me regarding this (and previous) applications.

I wish to make it clear that neither I nor my wife, as owners of Beech House since 1976, have any objections of a material nature to the Planning Application (23/0496/PP) made by Mr Derek Calder.

Indeed, we view this application as being a worthwhile use of a plot of land approximately adjacent to our property, that is currently a source of only weed seeds.

We firmly believe that the proposal has considerable merit as an ecologically sound use of an otherwise vacant piece of ground, and will be an effective and pleasing use of a plot that will otherwise be nothing other than an eyesore.

We are also of the firm opinion that the relevant plot of land was originally procured in 1939 or thereabouts and/or designated as a fourth building plot for "directors" housing for the Royal Ordnance Factory, Bishopton. Although we have no firm evidence of this – and it is unlikely that any such evidence will now reappear, the Sewage Plan document at the end of our Title Deeds (scanned copy attached) does show the plot and its clear association to the other 3 plots.

We do understand the importance placed upon the restriction of use of "green belt" land, as laid out in NPP4 Policy 8 and the Local Development Plan 2021.

However, we would hope that a degree of pragmatism can be applied in this case, as

1. The size of the plot is unlikely to be of interest to a developer and so is unsuitable for more than one property;
2. As discussed above, the likelihood is that the plot was always intended as a fourth plot for the Factory;
3. The proposal will put into good use a plot of land which is of no value for large-scale agriculture and which will otherwise remain both an eyesore and of limited ecological value; and
4. The proposal in all other respects meets the criteria set out in Policy 8 of NPP4 and the New Development Supplementary Guidance 2022.

Thank you for the opportunity of making our representations.

Yours sincerely,

Margaret and Ian Earnshaw.

Beech House,
Houston Road,
Bishopton,
PA7 5NY.

From: Robert Devine <robert.devine@renfrewshire.gov.uk>

Sent: Tuesday, April 2, 2024 2:29 PM

To: Julie Barron <julie.barron@renfrewshire.gov.uk>

Subject: Notice of Review: LRB 04.24

Applicant: Mr D Calder, 243 Danes Drive, Glasgow G14 8AH
Proposal: Erection of a detached two-storey dwellinghouse with associated two-storey outbuilding and landscaping to operate as smallholding.
Location: at site on south western boundary of West Cottage, Houston Road, Bishopton
Application: 23/0496/PP

Dear Sir/Madam,

Town & Country Planning (Scotland) Act 1997
Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 ("the 2013 Regulations")

-
The Planning Authority has received a Notice of Review in respect of Planning Application 23/0496/PP.

The Notice of Review will be considered at a meeting of the Local Review Body at 2pm on 4 June 2024 in Renfrewshire House, Cotton Street, Paisley. The agenda for the meeting will be available on the Council's website around one week prior to the meeting.

In accordance with the above legislation copies of representations previously made will be considered by the Local Review Body when determining the review. If you wish to make further representations please submit them via email to robert.devine@renfrewshire.gov.uk no later than 17 April 2024. The applicant will be invited to comment on any further representations received.

A copy of the Notice of Review and associated documents is available for inspection on the Council's website.

Yours faithfully

Robert

Robert Devine
Senior Committee Services Officer
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley

0141 487 1117

robert.devine@renfrewshire.gov.uk

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