

**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:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Ciaran	Building Name:	Twenty
Last Name: *	Bradley	Building Number:	<input type="text"/>
Telephone Number: *	07792568557	Address 1 (Street): *	Middlepenny Road
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Langbank, Glasgow
Fax Number:	<input type="text"/>	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:	<input type="text"/>	Building Name:	Undercraig Cottage
First Name: *	Linsay	Building Number:	<input type="text"/>
Last Name: *	De Freitas	Address 1 (Street): *	Old Greenock Road
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Langbank
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	pa146ys
Fax Number:	<input type="text"/>		
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. Lindsay 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, poeing, 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:
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 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

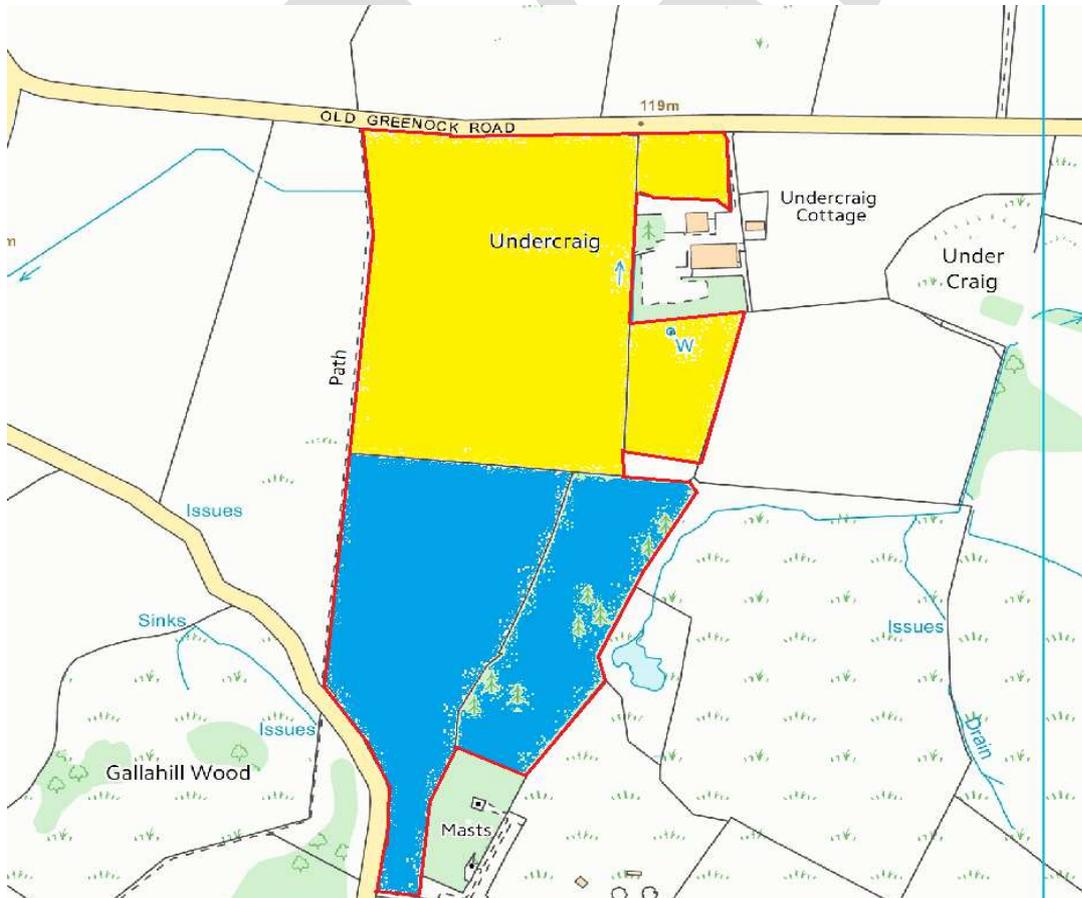
The business utilises land owned by Lindsay alongside land her parents previously farmed. An agreement is also held for grazing rights over 3.97 hectares owned by the nearby Gleddoch Golf and Spa Resort. This land has not been included in any calculations as although there is a signed agreement it does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

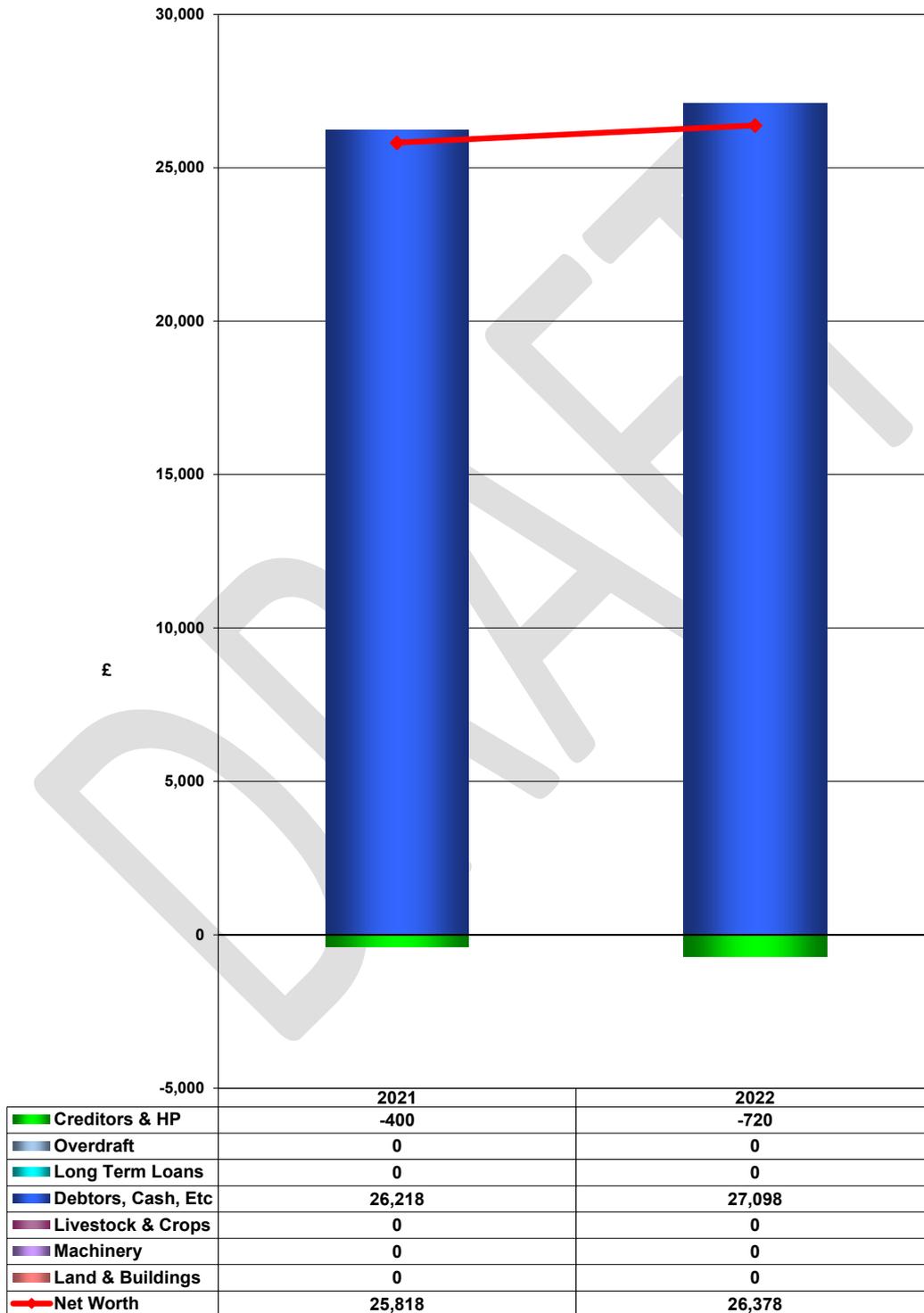
A horse arena is available on site where livery clients can school their horses.

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
--	--	--------------	----------------

Standard Man Year (hrs); One Full-time Equivalent. Based on the UK Agricultural Wages Board 39 hour week.	1,900
---	--------------

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.

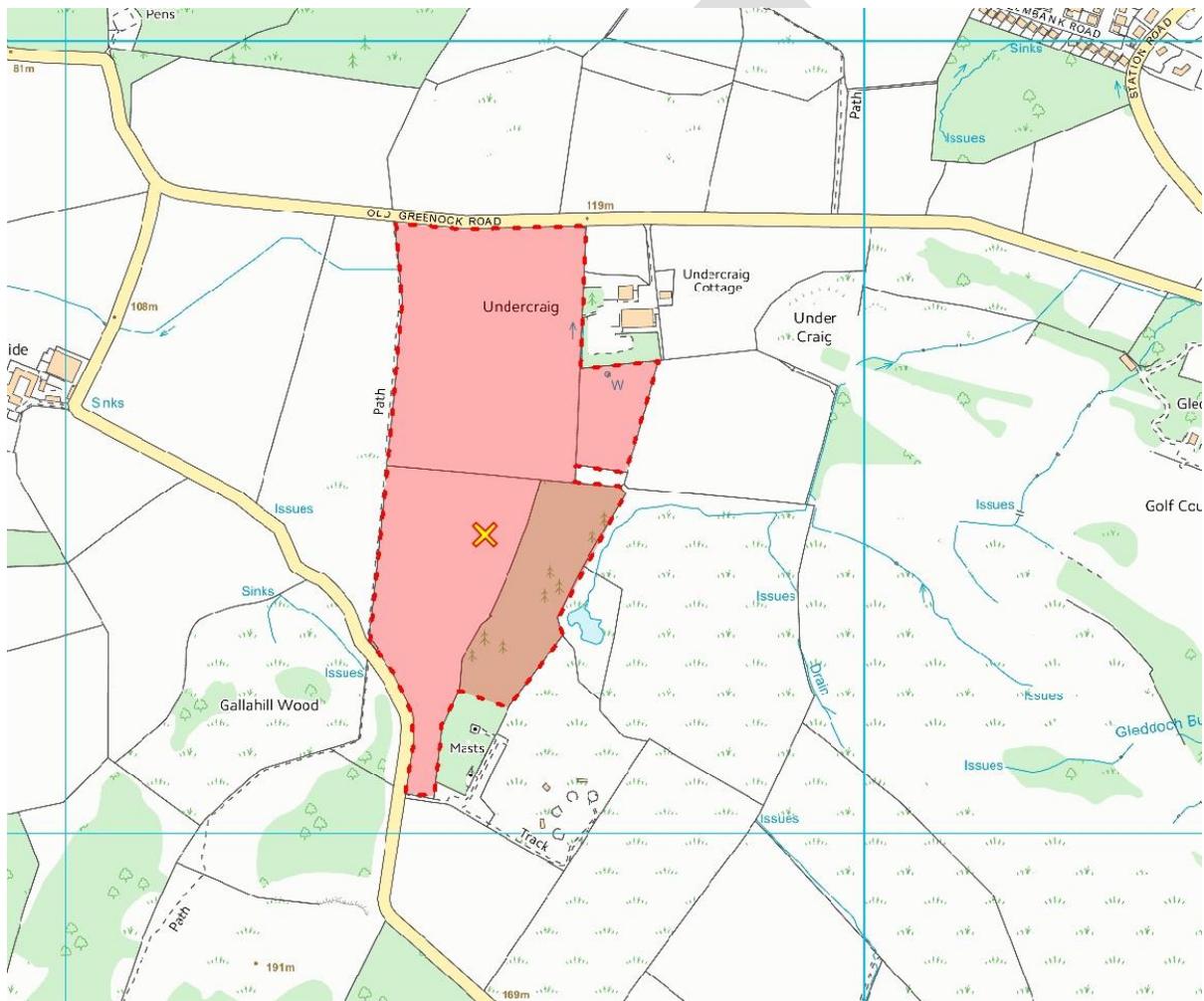
Security, Safety and Environmental Protection

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.

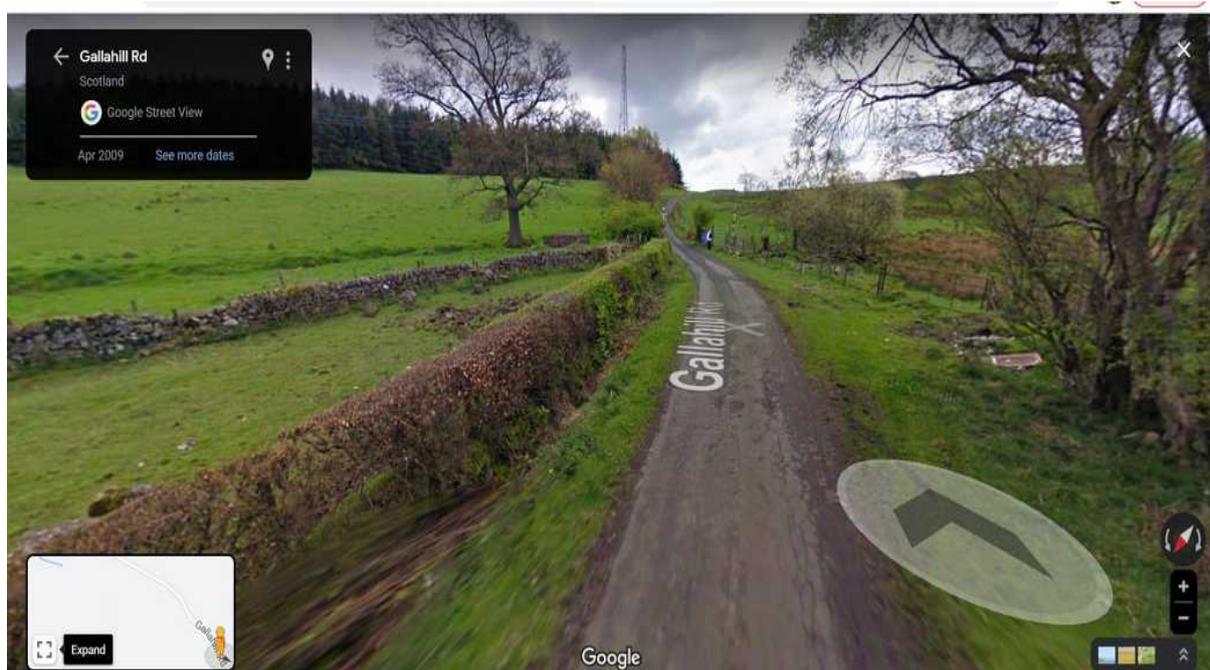


Passing place 3:

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.

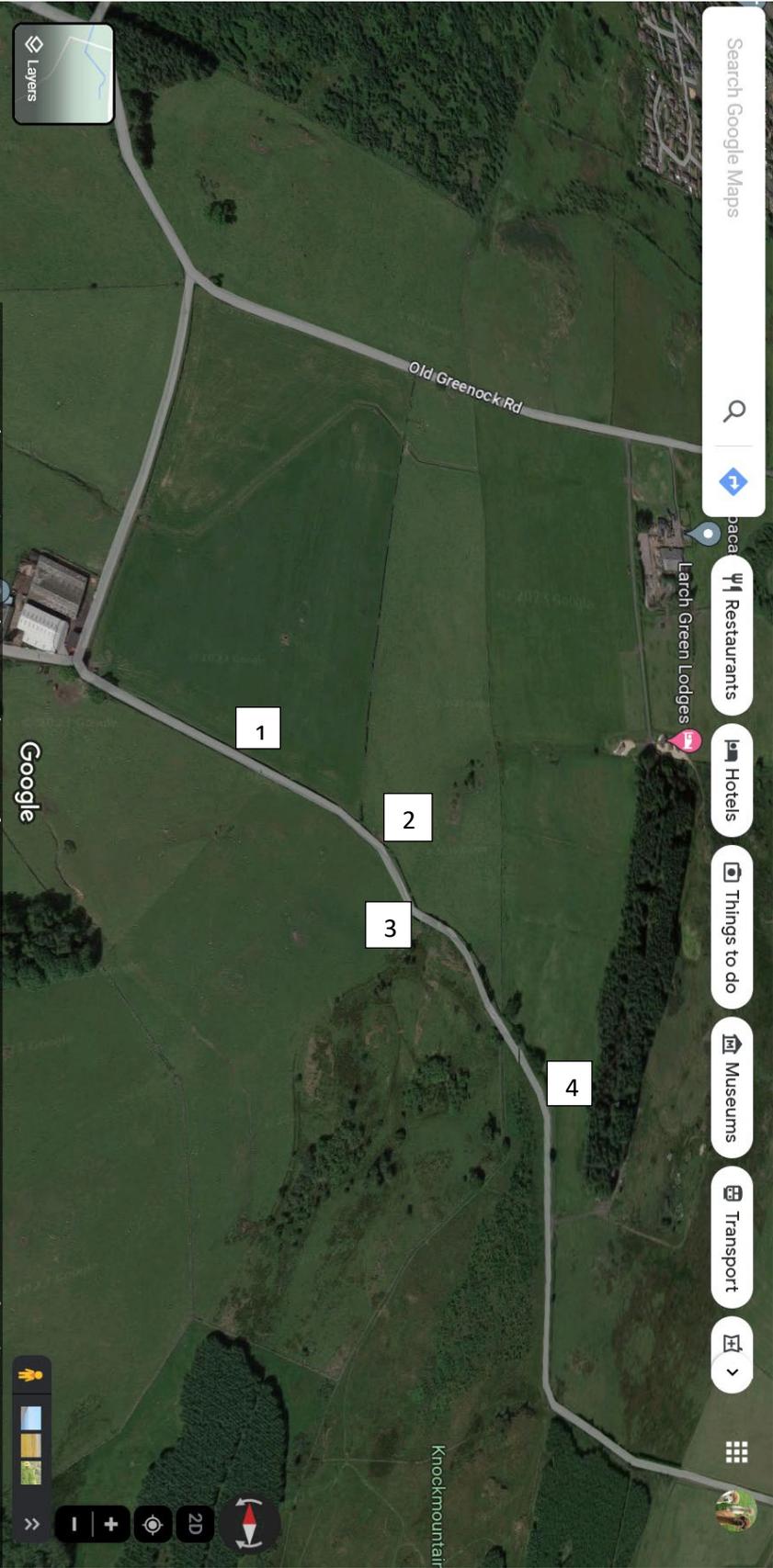


Passing place 4:

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?			
--	--	--	--

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

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.

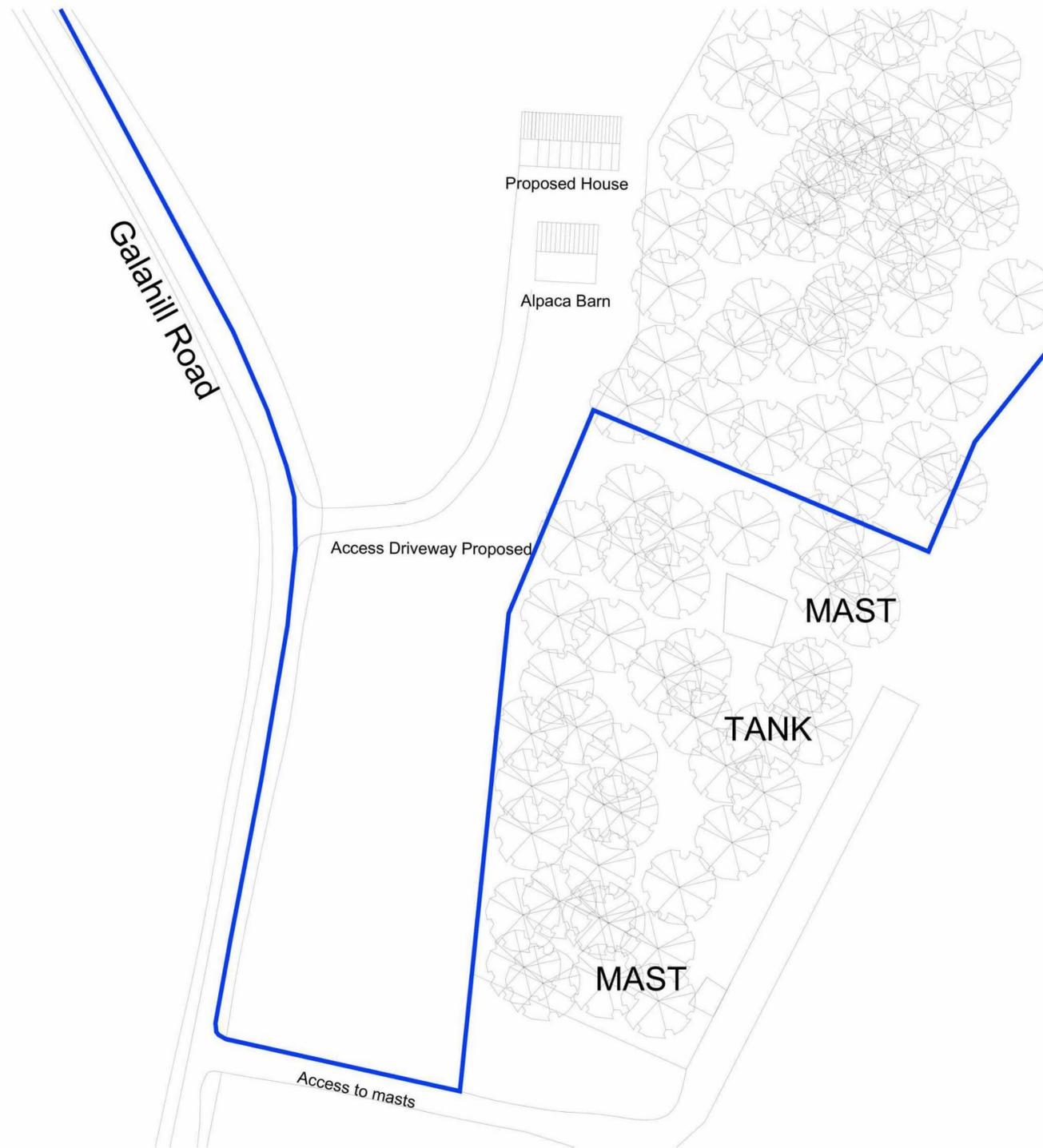


Alasdair Morrison
Head of Economy and Development

Agricultural holding number CPH - 90/726/0065

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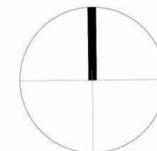
Application No. **23/0158/PP**

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.	



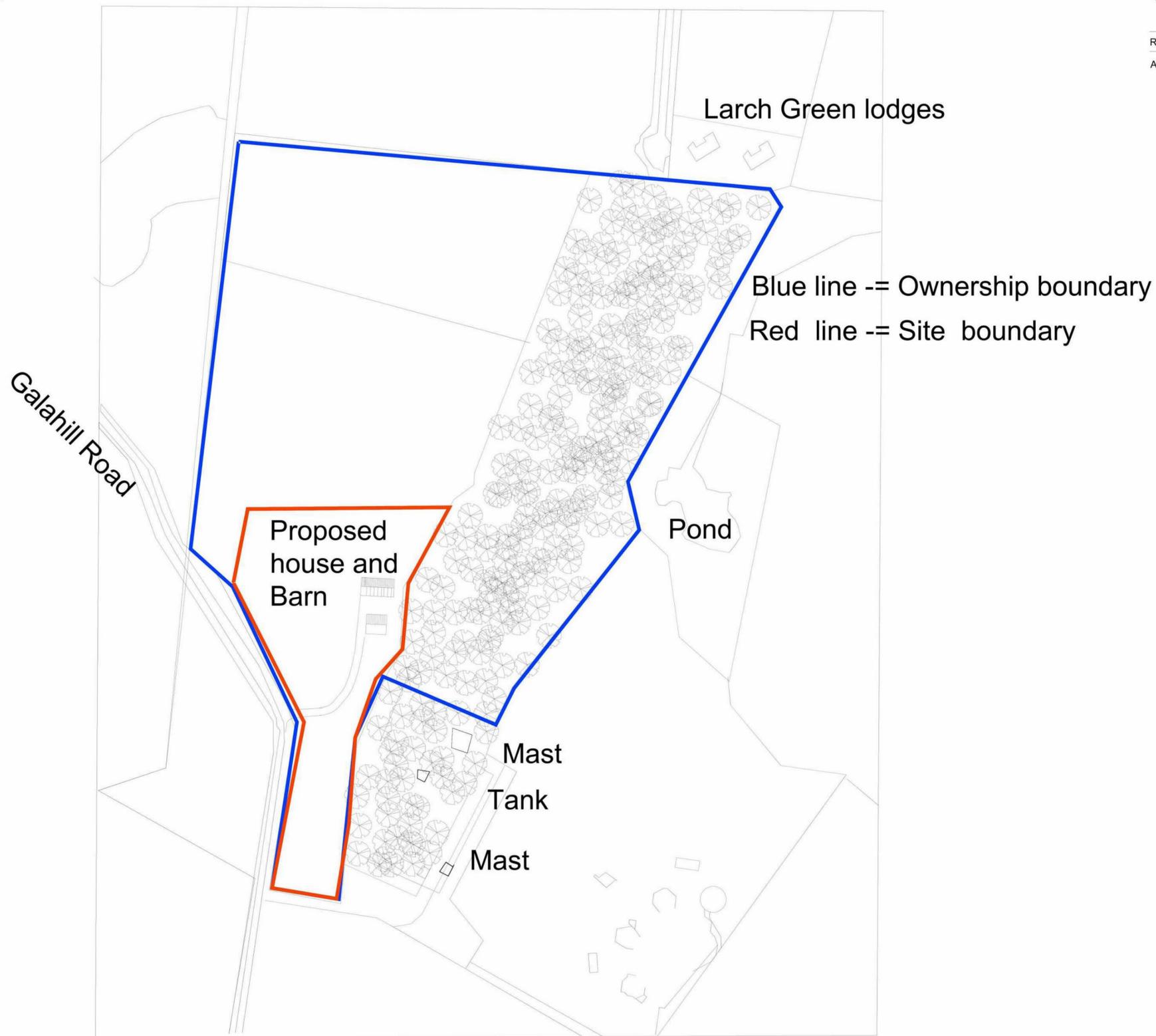
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Rev:	Date:	Drawn/ App.	Description
A	04/04/23	zm/cb	site boundary added



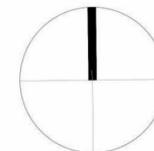
RENFREWSHIRE COUNCIL
Town and Country Planning (Scotland)
Act 1997

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	



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Block Location Plan 1:1250