

# 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 2<sup>nd</sup> 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 2**The 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 1<sup>st</sup> choice 2<sup>nd</sup> choice 3<sup>rd</sup> 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 Lindsay, 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

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/](http://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](http://www.sruc.ac.uk)

**Supporting sustainable growth**

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

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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

**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

<b>RENFREWSHIRE COUNCIL</b>		<b>Application No:</b> 23/0158/PP
<b>CHIEF EXECUTIVE'S SERVICE RECOMMENDATION OF PLANNING APPLICATION</b>		<b>Regd:</b> 5 April 2023
<b>Applicant</b>		<b>Agent</b>
Mrs Lindsay De Freitas Undercraig Cottage Old Greenock Road Langbank PA14 6YS		Ciaran Bradley AXN Architecture Twenty Middlepenny Road Langbank PA14 6XB
<b>Nature of Proposals</b> Erection of dwellinghouse and livestock barn (in principle).		
<b>Site</b> Site 500 Metres South West Of Undercraig Farm House, Gallahill Road, Langbank,		
<b>Description</b> <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>		
<b>History</b>  No previous applications.		
<b>Policy and Material Considerations</b> 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

Applicant: Mrs Linsay De Freitas	Ref. No: 23/0158/PP
Site: Site 500 Metres South West Of Undercraig Farm House Gallahill Road Langbank	Officer: James Weir

## 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) ✓
02	Proposed Dwelling Barn Block Plan Location	✓	✓
01 A	Location Plan	✓	✓

Officers Initials: JW

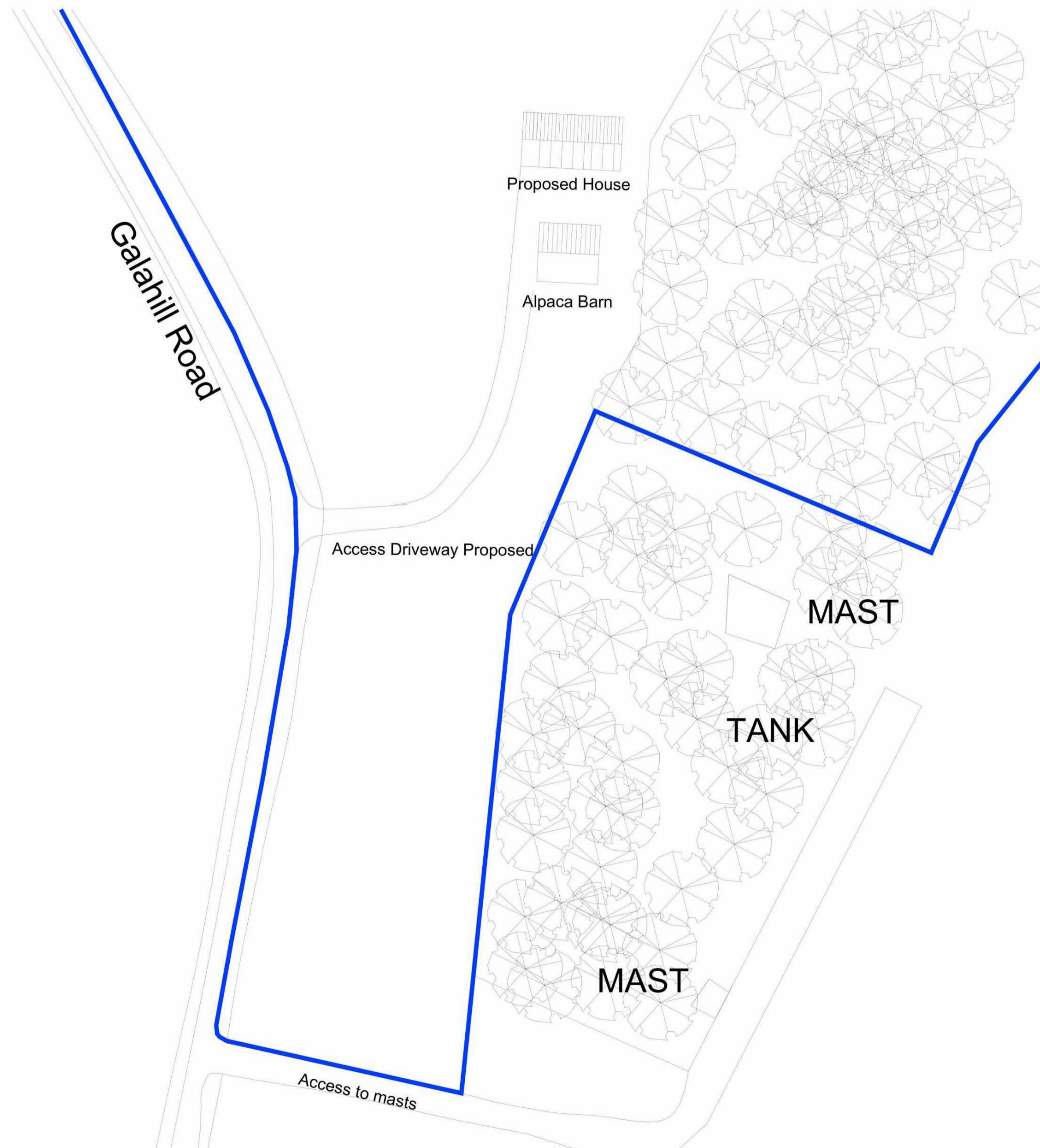
Business Support Initials: \_\_\_DM\_\_\_

<b>RENFREWSHIRE COUNCIL</b>	
<u>Town and Country Planning (Scotland)</u>	
<u>Act 1997</u>	
Application No. ....	<b>23/0158/PP</b> .....
REFUSED	
on	<b>18.09.2023</b>
Signed by	
<small>On behalf of Renfrewshire Council</small>	

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.
2. All dimensions to be checked on site.
3. Do not scale from this drawing.
4. Any drawing errors or divergences should be brought to the attention of the originator of the drawing. If in doubt, ask.

Rev:    Date:    Drawn/ App.    Description



**RENFREWSHIRE COUNCIL**  
 Town and Country Planning (Scotland)  
 Act 1997

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

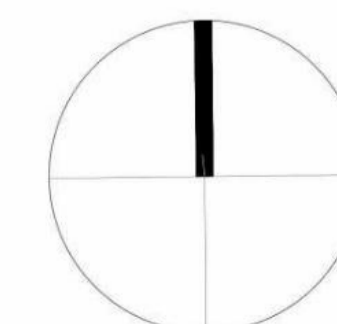
**REFUSED**  
 on **18.09.2023**

Signed by 

On behalf of Renfrewshire Council

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.	

Proposed Block plan @ 1:500



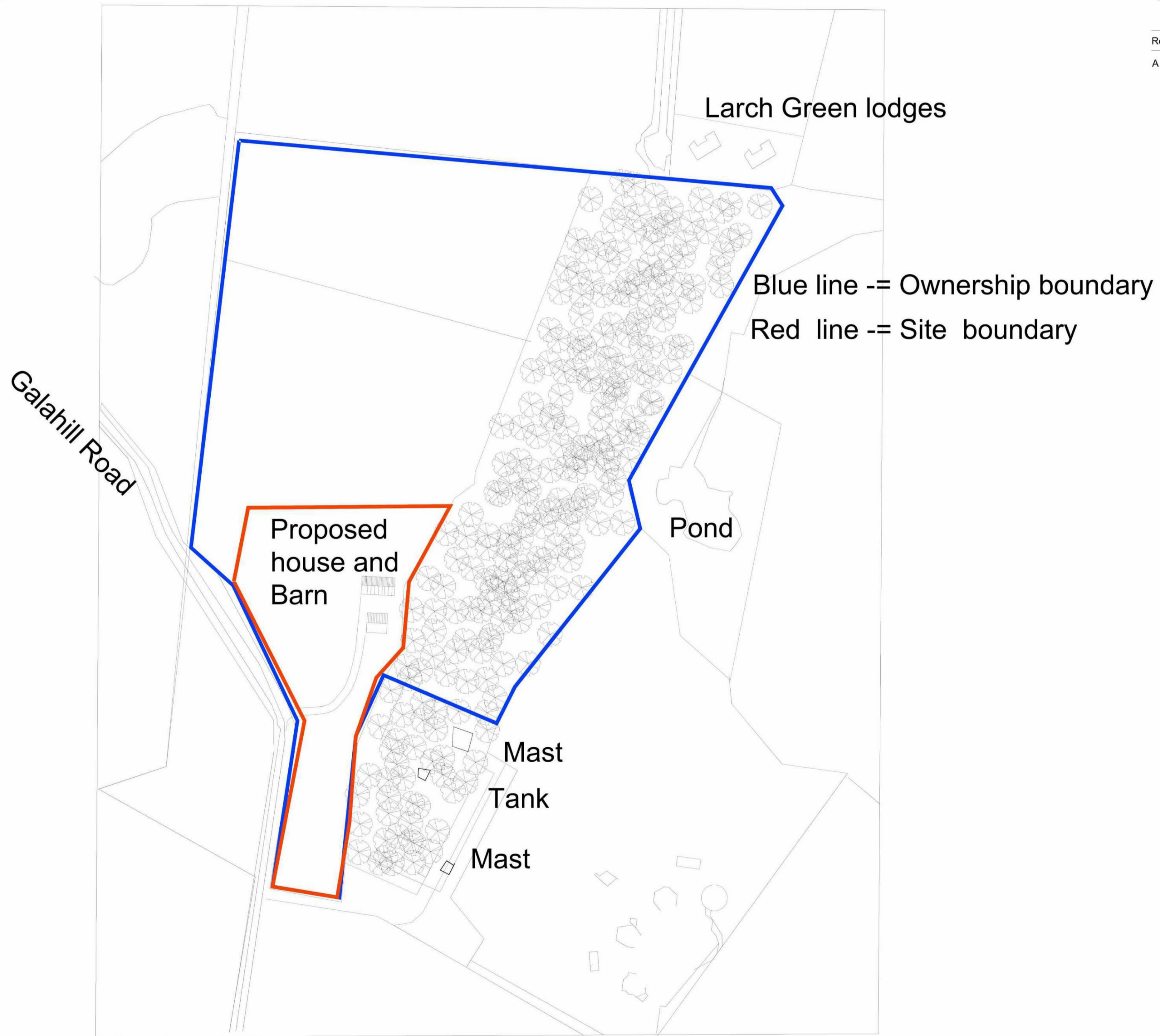
AXN ARCHITECTURE  
 20 Middlepenney Road,  
 Langbank,  
 PA14 6XB  
 info@AXNArchitecture.co.uk  
 www.axnarchitecture.co.uk

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



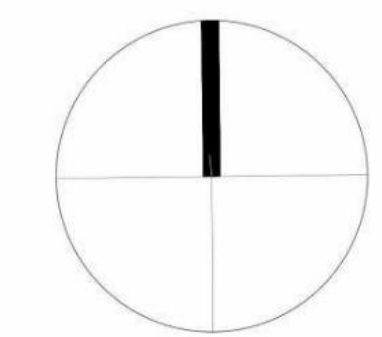
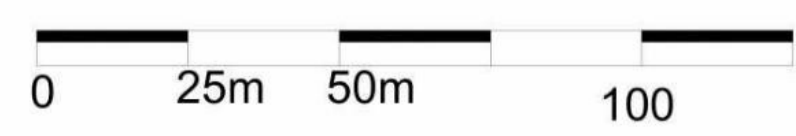
**RENFREWSHIRE COUNCIL**  
Town and Country Planning (Scotland)  
Act 1997

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 Middlepenney Road,  
Langbank,  
PA14 6XB

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

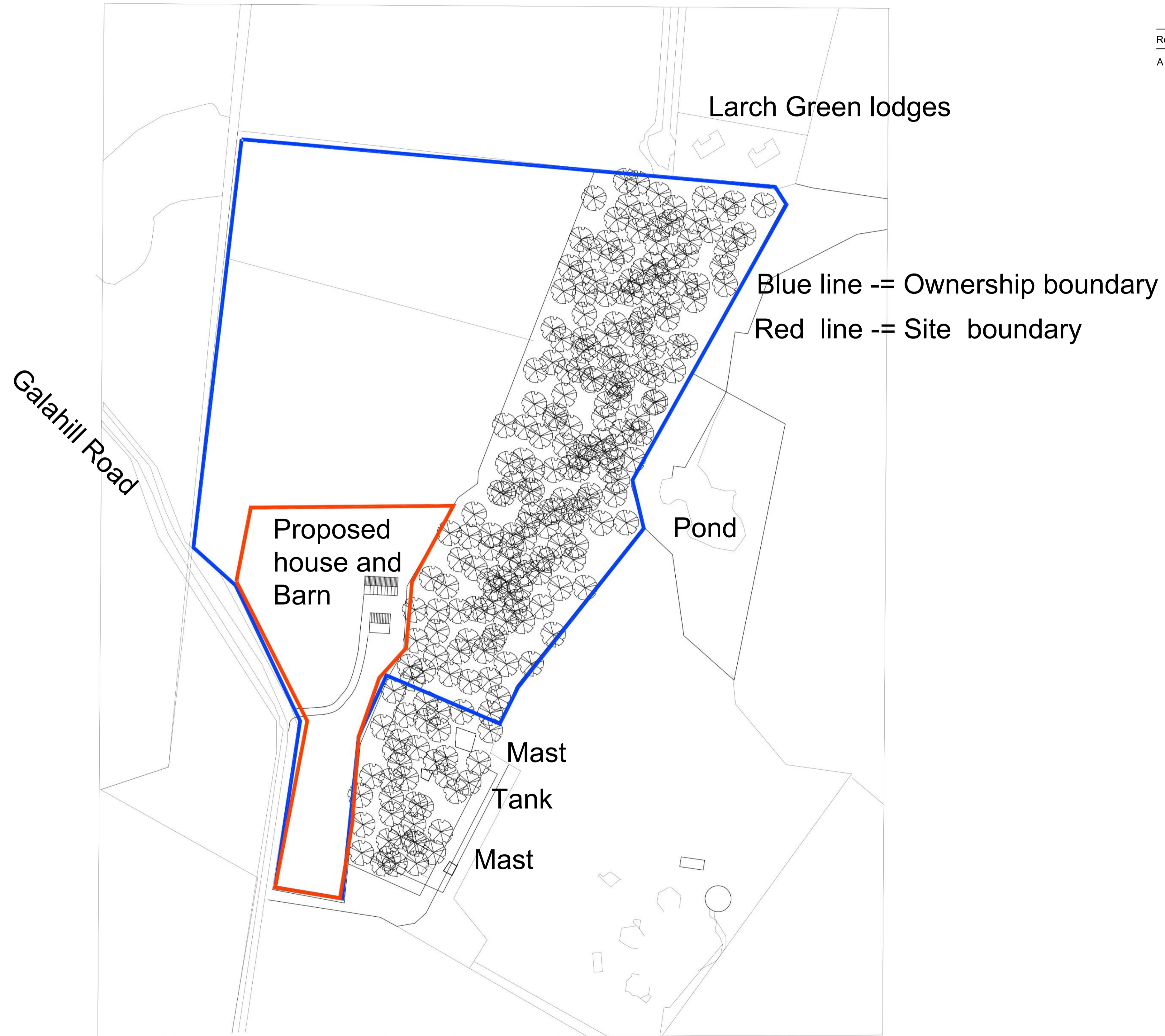
Block Location Plan 1:1250

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



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	



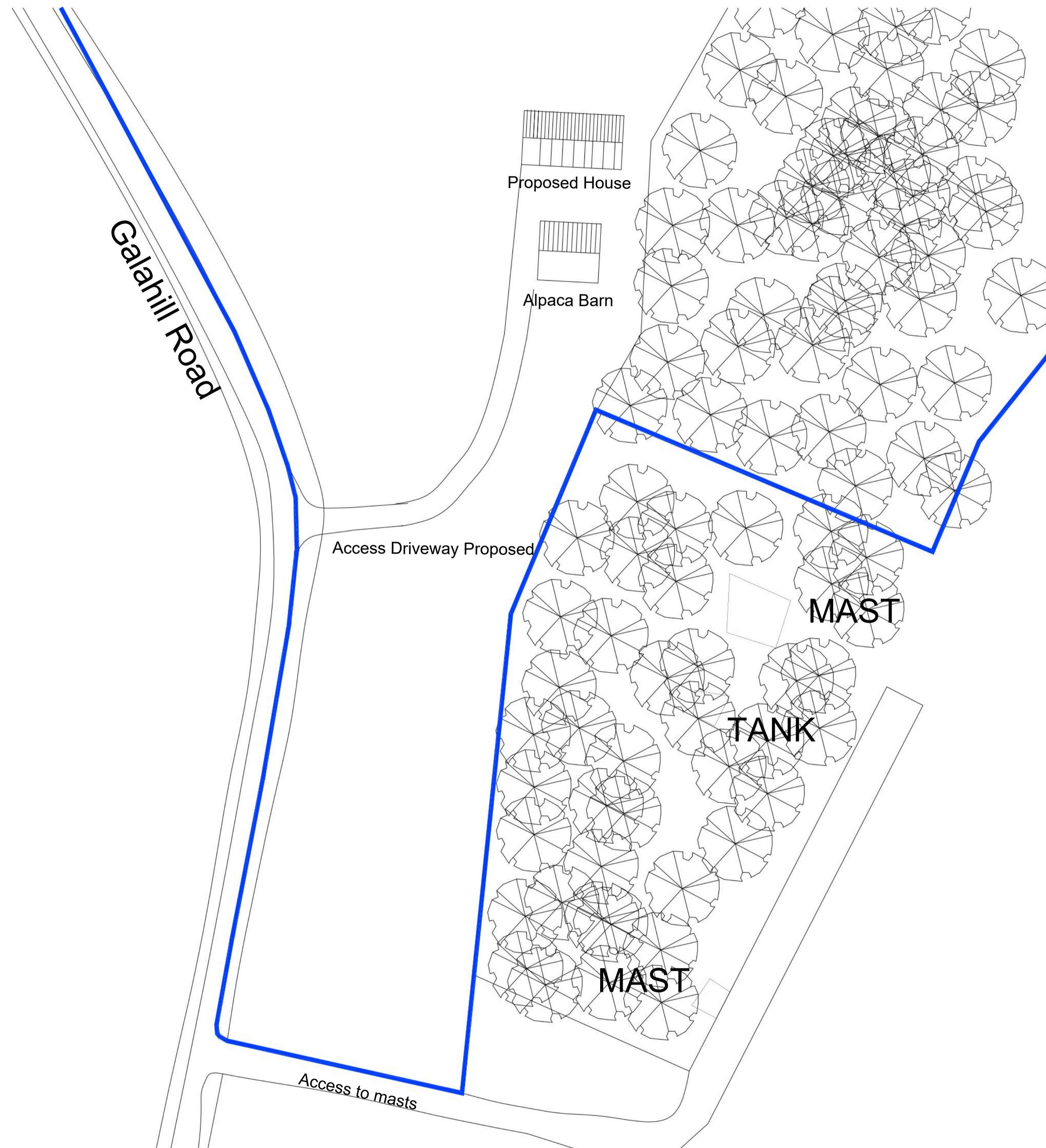
AXN ARCHITECTURE  
20 Middlepenney Road,  
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PA14 6XB  
info@AXNArchitecture.co.uk  
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Block Location Plan 1:1250

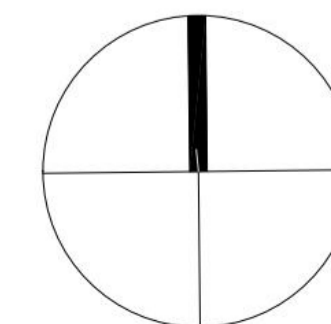
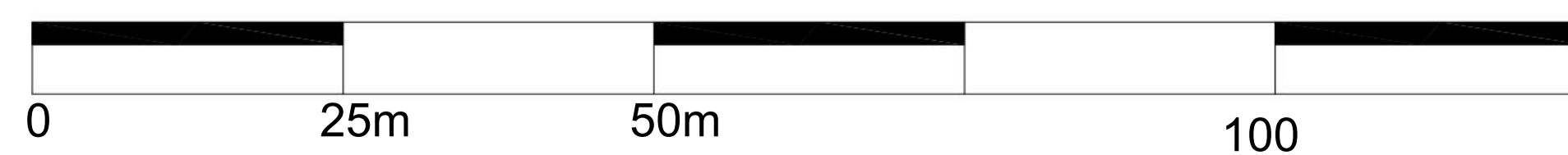
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Rev:	Date:	Drawn/ App.	Description



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. 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





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 24<sup>th</sup> 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 8<sup>th</sup> 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 23<sup>rd</sup> 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 (1<sup>st</sup> 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 2<sup>nd</sup> 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 (5<sup>th</sup> 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