

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



Ciaran Bradley
AXN Architecture
Twenty
Middlepenny Road
Langbank
PA14 6XB

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

Dear Sir/Madam,

NOTIFICATION OF REFUSAL OF CONSENT

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

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

Yours faithfully,



Alasdair Morrison
Head of Economy and Development

REFUSE Consent subject to the reasons

Ref. 23/0158/PP



DECISION NOTICE

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

TO

Mrs Linsay De Freitas
Undercraig Cottage
Old Greenock Road
Langbank

PA14 6YS

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

PROPOSAL

Erection of dwellinghouse and livestock barn (in principle).

LOCATION

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

DECISION

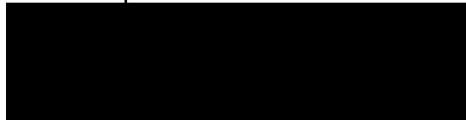
The Council in exercise of their powers under the above Acts and Orders, having considered the above proposal, the plans endorsed as relating to it and the particulars given in the above application hereby:-

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

PLANS AND DRAWINGS

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

Dated: 18 September 2023



Signed
Appointed Officer
on behalf of Renfrewshire Council

Ref. 23/0158/PP

REASON FOR REFUSAL

PAPER APART

TERMS AND CONDITIONS

Reason for Decision

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

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

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

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

Appendix 1

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

Supplementary Guidance

Delivering the Environment Strategy

Publicity

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

Objections/Representation

None received.

Consultations

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

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

Informative to be added: None

Assessment

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

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

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

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

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

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

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

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

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

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

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

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

reasonably be catered for.

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

Index of Photographs

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

RECOMMENDATION

Refuse

Reason for Decision

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



Alasdair Morrison
Head of Economy and Development

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

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
