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

Dear Jim,

**APPLICATION PLANNING PERMISSION IN PRINCIPLE:**

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

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

Dear Planning,

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

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

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

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

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

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

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

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

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

Kind regards,

Ciarán E. Bradley

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

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