

**Argyll and Bute Council**  
Comhairle Earra Ghaidheal agus Bhoid

Customer Services  
Executive Director: Douglas Hendry



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7 May 2013

**ARGYLL AND BUTE LOCAL REVIEW BODY – RECONVENED MEETING  
TUESDAY 14 MAY 2013 AT 11.45AM IN KILMELFORD VILLAGE HALL,  
KILMELFORD**

I enclose herewith further written submissions as requested by the Argyll and Bute Local Review Body at their meeting held on 20 March 2013; and comments received from interested parties on those written submissions.

Douglas Hendry  
Executive Director - Customer Services

**BUSINESS**

- 3. CONSIDER NOTICE OF REVIEW REQUEST: ARDUAINE FARM, ARDUAINE, KILMELFORD**
- (a) Further Written Submissions from the Planning Authority (Pages 1 - 4)
  - (b) Further Written Submissions from the Applicant (Pages 5 - 6)
  - (c) Comment from Planning Authority on Further Written Submission by Applicant (Pages 7 - 8)

**ARGYLL AND BUTE LOCAL REVIEW BODY**

Councillor Gordon Blair  
Councillor Sandy Taylor (Chair)

Councillor Rory Colville

Contact: Hazel MacInnes Tel: 01546 604269

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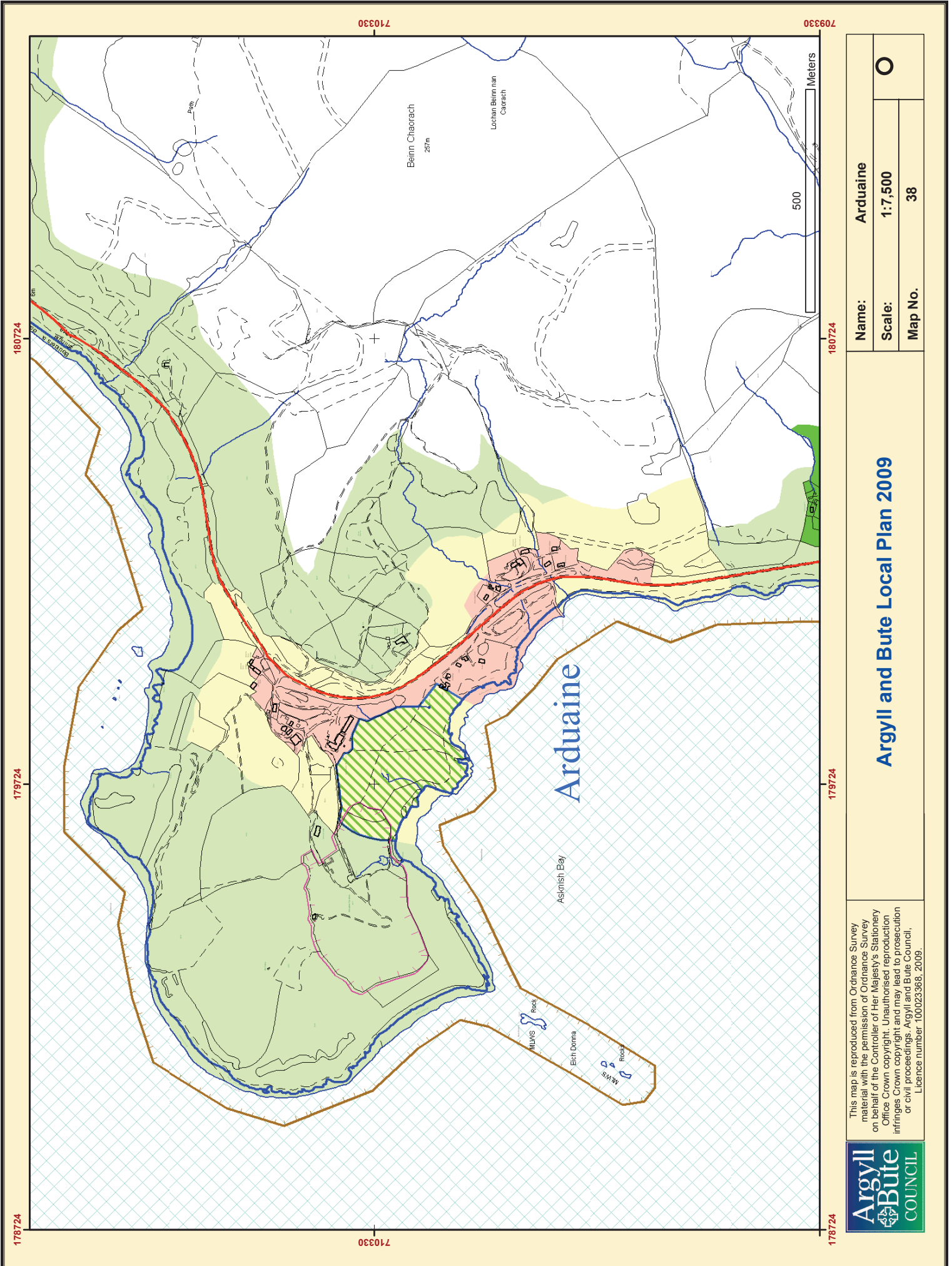
**Local Review Board****13/0002/LRB****Proposed Dwellinghouse, Arduaine Farm, Arduaine, PA34 4XQ**

Request for Further Information by Written Submissions

The following is in response to a request for further information by written submissions by the LRB.

1. The nearest business and industry allocations are in Oban and Lochgilphead. There are various boatsheds and shore base facilities for fish farming operations in locations including Kilmelford, Croabh Haven and Ardfern. These are mostly linked to existing recreation, tourism and fish farm operations. The location and availability of vacant units has not formed part of the assessment hitherto, because no application for business activity has been made at the site beyond the established farming operation. Diversification of the site into an engineering business has yet to be the subject of a planning application, which does not form part of the current request for Review.
2. Please see the Local Plan settlement map for Arduaine attached. The area coloured in pink is the settlement boundary whilst the yellow is Countryside Around Settlement.

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### Argyll and Bute Local Plan 2009

<b>Name:</b>	Arduaine
<b>Scale:</b>	1:7,500
<b>Map No.</b>	38



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## Request for Further Information

Local Review Reference: 13/0002/LRB

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The following submission is provided in response to the Local Review Board's request for further information following their meeting on the 20<sup>th</sup> March 2012.

Arduaine Farm Services Ltd currently has three full time employees and supports a further two self-employed operatives through sub-contract work. The company's diversification into the renewable energy market is expected to create an **additional** two full-time jobs within the next twelve months, as this element of the business continues to develop and grow. It is anticipated that the new jobs would be filled by individuals already residing locally.

The proposed new farmhouse would accommodate the applicant Mr Michael Campbell and his wife, both full-time employees of Arduaine Farm Services, together with their two sons aged twelve and fifteen. It is envisaged that the eldest son will also be employed by the business in the future once he has completed schooling.

The implementation of a business diversification strategy combined with Mr Campbell's stated desire to secure the existence of Arduaine farm for future generations of his family, has already resulted in a significant investment in farm infrastructure. A small wind turbine was recently installed and this will now provide an additional source of income to the farm through the Feed-in-Tariff payment scheme.

Planning consent for a second wind-turbine has been approved but not yet implemented. Once installed, this wind-turbine would be connected to the proposed new farmhouse in order to reduce ongoing energy costs while at the same time providing further income to the farm.

For your information, the following page summarises the current status of the company's business diversification plan.

J.R.Litster - Agent

For and on behalf of Mr Michael Campbell

02 April 2013



## Summary of Business Diversification Plan

### Arduaine Farm Services Ltd

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- Established in 1997 Arduaine Farm Services Ltd is a successful, family run contracting business specialising in the installation and maintenance of private water supplies throughout Argyll and the Islands. The company operates from Arduaine Farm and is run alongside the farm business by Mr Michael Campbell and his wife.
- Following a comprehensive review, the installation and servicing of small scale wind turbines was identified as a potential growth opportunity for the business. The company's existing customer base matches the target market for this renewable energy technology and the skills, plant and equipment required to undertake this type of work broadly exist within the business. As a result of this, Arduaine Farm Services Ltd has now implemented a "wind and water" business strategy.
- Installers of small wind turbines need to be accredited under the industry-led Microgeneration Certification Scheme (MCS) in order to enable customers to access the Feed-in-Tariffs available for renewable energy generation. The scheme requires installers to demonstrate competency in their chosen technology and the company is currently progressing towards MCS accreditation.
- A Gaia-Wind 11kw turbine was installed on Arduaine Farm in September 2012. This installation was carried out by Arduaine Farm Services under the supervision of the manufacturer Gaia-Wind Ltd. This has provided the company with a reference project for it's MCS accreditation process. The wind turbine is now operational and will not only provide Arduaine Farm with an additional source of income through the Feed-in-Tariff scheme but also serve as a demonstration site for prospective wind-turbine customers.
- Gaia-Wind Ltd are a Glasgow based wind turbine manufacturer, a market leader in the small wind sector and recently confirmed as the fastest growing private company in Scotland topping the Sunday Times Fast Track 100 list. Having now successfully completed the manufacturer's training course, Arduaine Farm Services Ltd has now been appointed as an Approved Gaia-Wind Turbine Installer.
- The business has been awarded funding from The Low Carbon Skills Fund. Administered by Skills Development Scotland this fund provides assistance to small business's who wish to undertake industry specific training, in order to take advantage of the growing opportunities in the renewable energy market. In the past few months, employees of the company have successfully completed training courses in Quality Management Systems, Tower Climbing & Rescue and Electrical Wiring Regulations.
- The company currently has three full time employees and supports a further two self-employed operatives through sub-contract work. It is expected that this diversification into renewable energy systems will create an additional two full-time jobs within the next twelve months, as the business continues to develop and the company attains MCS accreditation to facilitate further expansion. Wind turbine installations completed by Arduaine Farm Services since September 2012 have contributed an **additional** £60k turnover to date. This is forecasted to rise to an extra £110k in the first full twelve month period.



**Local Review Board****13/0002/LRB****Proposed Dwellinghouse, Arduaine Farm, Arduaine, PA34 4XQ**

Response in relation to appellants' submission titled 'Request for Further Information'

The application has been, and the Review subsequently remains, for the erection of a dwelling house on a farm where there are currently two dwelling houses. The farm operation has been successfully managed from Arduaine where the applicant owns a further house and 2 approved plots. The applicant has not demonstrated sufficient need for a third residential property on the farm to run the farm operation.

Arduaine Farm Services Ltd is an engineering company specialising in private water supplies and wind turbines. This is not a part of the farm operation but a separate entity that does not have the benefit of planning permission to operate from the site.

Although the planning department supports the growth of businesses generally, the business proposals referenced by the applicant are not the subject of this LRB nor should they influence the assessment of the house proposal, which is the sole item before the Review Body. It is noted that of the three employees of Arduaine Farm Services Ltd two of these are Mr and Mrs Campbell and there is only one other full time member of staff.

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