

Agenda item	7.3
Report no	PLN/059/18

THE HIGHLAND COUNCIL

Committee: North Planning Applications Committee

Date: 11 September 2018

Report Title: 18/03022/FUL
Land 30M East Of Slaughterhouse Cafe
Cromarty

Report By: Area Planning Manager – North

1. Purpose/Executive Summary

1.1 Cromarty Estate With Cromarty and Resolis Film Society (CRFS)

Erection of cinema and office hub, formation of courtyard and parking area and change of use of amenity ground

9 – Black Isle

Local Development

5 or more objections

(All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.)

2. Recommendation

2.2 Members are asked to agree the recommendation to grant as set out in section 11 of the report.

3. PROPOSED DEVELOPMENT

3.1 The application seeks consent for a cinema, office hub and associated courtyard and parking area. The application also involves the relocation of existing recycling bins.

- The cinema building is a rectangular mono-pitch building finished in two different shades of blue-grey profiled sheeting. The cinema is positioned at the NNW corner of the site with the tallest elevation adjacent to the coastal boundary. The cinema seats 30-35 people and measures 14.4m in depth, 6.6 in width and 5.95m in height at its tallest elevation.
- The office hub is a single storey L-shaped building with mono-pitch roof, and is to be finished in vertical timber cladding (walls) and profiled metal (roof). The office hub is positioned adjacent to the cinema and forms a courtyard with the ESE elevation of the cinema. An external canopy wraps around the west facing courtyard elevations. The building measures approx. 4m in height, 15m in length along its longest south-east facing elevation and 12m in length along the north-east Cromarty Firth facing elevation. The ends facing onto the courtyard and parking area measure 5m in depth. The office contains kitchen and toilets and a fixed large office space. There are two other smaller offices and a meeting room that are designed to be flexible in their use.
- A parking and turning area is located between the cinema/office hub and the southern site boundary. Ten parking spaces are proposed adjacent to the southern boundary and a disabled bay proposed adjacent to the courtyard.
- The existing recycling bins are to be relocated further east towards Marine Terrace to within a dedicated loading bay.

3.2 Pre-application advice was given which indicated that the Planning Authority were supportive in principle to the development.

3.3 Supporting information includes;

- CRFS Cinema feasibility study
- Design Statement
- Supporting Statement
- Response to Planning objection on behalf of the applicants
- Statement from Cromarty Estate re evidence for demand for proposal and alternative sites

3.5 **Variations:**

- Elevations have been amended to remove a roof mounted sign from the cinema building and to replace reference to upvc rainwater goods to metal rainwater goods.
- Site layout plan has been amended to show dimensions of the 10 parking spaces and manoeuvring area, a bike store and No Parking markings at the proposed recycling area.

4. SITE DESCRIPTION

- 4.1 The site is located at the northern tip of Cromarty and is accessed off Marine Terrace close to its termination point at the slipway. The site comprises a fenced yard and a looped access track. There is a route through the site to The Links, a linear area of coastal parkland which stretches east towards a public car park. There are recycling bins currently within the middle of the looped access. A storage shed and the recently developed slaughterhouse café lie to the west of the development and a Scottish Water treatment plant pumping station to the east. There is a grassy embankment running along the southern boundary. The grade A listed lighthouse and keeper's house sit on higher ground to the south of the site and the site lies within Cromarty Conservation Area.

5. PLANNING HISTORY

- 5.1 None found for this site.

6. PUBLIC PARTICIPATION

- 6.1 Advertised : Unknown Neighbour and Development Affecting a Conservation Area
Representation deadline : 10.08.2018

Timeous representations : 21

Late representations : 2

7 – Against

14 – For

2 – Neutral

- 6.2 Material considerations raised in objection or as a general comment are summarised as follows :

- More research should be carried out regarding economic feasibility of the project, including future up-keep and funding.
- Development will be detrimental to the scenic qualities of The Links and the open amenity space that it provides.
- Layout proposed does not sit at ease on the shoreline and the location of the cinema and car park should be swapped.
- The development goes against the historic use of this land and there is no precedent for this type of development.
- Development not supported by the Development Plan.
- The proposal will divert attention and funding away from the Townlands Barn project. The proposal should be located at Townlands Barn.
- Not a sensible location due to rising sea levels.
- Cromarty currently has empty underused buildings and infrequently used proposed cinema will add to the problem. There are at least a possible 15 other film venues within Cromarty.

- The proposed site is one of the few locations in Cromarty from which the entrance to the Firth, the North and South Sutor and the Links can be seen in unison.
- The area will become a commercial zone.
- The building will confuse and distress mammals which come close to the Point of the Links. SNH should be consulted.
- Impact on roads and traffic should visitor numbers be significant. Conflict with Nigg ferry traffic.
- Proposal contradicts public health policy.
- Adjacent Scottish Water treatment plant will make the site an unpleasant place to be.
- The container like buildings are out of keeping with the historic conservation area.
- Illuminated signage would be required to the detriment of the area.
- Design quality does not enhance the area or represent quality contemporary design.
- Little concrete evidence offered as to actual need and demand for the proposal.
- As an enterprise with an expressed community focus, from the information provided the main beneficiary in fact appears to be the landowner.
- Offices could be developed without the cinema if funding is not forthcoming.

Material considerations raised in support are summarised as follows:

- The development will be a significant asset for the town and Black Isle.
- The provision of office space will benefit the Community and bring opportunities for businesses that have had to look further afield for accommodation. Good example of how to combine two ventures into one.
- Unobtrusive and imaginative design, which makes use of a piece of land that is currently an eyesore, away from the historic centre and fisher town.
- Opportunity to increase attractiveness as a holiday venue, visitor destination and business community.
- The proposal will build upon the existing success of the film festival and establish a permanent facility with enormous potential.
- Small cinema within the Black Isle welcomed as cost and distance of travelling to Inverness not easy for many. Office space is in short supply in Cromarty and will be snapped up quickly.

- The proposal is a natural progression of the existing film society and film festival that reflects the hunger and enjoyment of film in this particular region.
- Application if passed successfully will be an example of a project handled sensitively and aesthetically, to better the community for whom it serves.
- Design fits well with the existing utilitarian buildings while not obscuring views to the sea or impeding on any of the town historical features.
- Current logistics of running the film festival over various venues are challenging, a permanent facility would be a wonderful resource.
- A state-of-the-art cinema in Cromarty would be consistent with the towns reputation for excellence in the arts.
- Proposal occupies only a very small part of The links (2% of total area approx.) and is currently semi-derelict. Views of the firth and Sutors would not be blocked and the existing amenity space would not suffer.
- If dolphins, seals and seabirds can survive the passage of cruise ships, towed oil rigs and the transit of the ferry, the proposal is hardly likely to be a threat.
- If seal levels rise to the extent that the site is impacted upon, the impact upon the proposal would be of minimal concerns compared to the wider impact nationally.
- Proposal will not impact negatively upon the town, and will provide employment and provide a forum for meeting people and social interaction (helped by relationship to slaughterhouse café).
- Current film festival venues are uncomfortable, have no raked seating and mixed acoustics. A purpose built cinema would have knock-on benefit for the town and will benefit all age groups.
- Site does not encroach beyond the line of bollards which have been accepted as the boundary to the Links Proper. Sits successfully adjacent to and amongst coffee shop, renovated control tower (sailing club HQ), iconic lighthouse, all buildings very different in character and the cinema will be an interesting and positive addition.
- Situated as it is below the raised beach that the town sits on it would not have any visual impact on the townscape.

Cromarty and District Community Council neither support nor oppose the application, however, undertook a public consultation exercise and gathered the following comments:

63 residents responded.
37 in support
26 oppose
1 no view

Reasons cited for supporting the application included :

- 15 fantastic opportunity for Cromarty, excellent idea, an asset
- an improvement on the site that is currently an eyesore
- will bring people into Cromarty
- long overdue
- 2 wanting to donate to the project
- good for the community if it's good value
- benefit the community
- hope there's still room for a campsite
- developers have to ensure the whole community is behind it

Reasons cited for opposing the application included :

- 8 wrong place, not on the Links
- 2 we don't need a new building it should be in an existing building
- Cromarty has not the population to sustain a cinema and what happens if it fails
- sets a precedence for building on the Links
- what about a swimming pool
- Cromarty needs more jobs and services and not a cinema
- the project has not got the support of the community
- wrong design
- flooding risk

6.3 A response to objections has been provided on behalf of the applicants by their agent, and directly from Cromarty Estate. These documents can be viewed online.

6.4 All letters of representation are available for inspection via the Council's eplanning portal which can be accessed through the internet www.wam.highland.gov.uk/wam. Access to computers can be made available via Planning and Development Service offices.

7. CONSULTATIONS

7.1 **Flood Risk Management** : Not objecting – Initial objection on flooding grounds resolved due to submission of further information relating to site levels and finished floor level. Objection withdrawn subject to a condition regarding finished levels.

7.2 **Historic Environment Team** : Not objecting – No issue with the concept, siting or design except from rainwater goods being metal not upvc. Unconvinced regarding the roof mounted cinema signage and notes that visuals are out of step with elevations and show solar panels.

The scheme has now been amended to include metal rainwater goods more appropriate to the conservation area and to delete the roof mounted cinema sign on the NNE elevation. The applicant has confirmed that solar panels are not proposed and the visualisations were submitted as additional information not as plans to be approved.

- 7.3 **Access Officer** : Holding objection – This application would impact upon Core Path RC11.07

The applicant has confirmed that the Core Path within the site is to remain an access route through the site both during construction and upon completion. The proposal does not include any gates or fences that would prevent access. There is adequate space within the site for temporary re-routing during construction.

A condition is attached ensuring that the core path route is not obstructed or access deterred during construction and after completion.

- 7.4 **Transport Planning** : Not objecting – Initial objection raised due to lack of information regarding access, parking and waste collection. Additional information was submitted and consultation with Waste Services regarding the relocated recycling bins undertaken. No objection subject to conditions including details regarding the works required to widen the access point with Marine Terrace, a waste management strategy regarding how commercial waste generated by the development will be collected and details of cycle storage.

8. **DEVELOPMENT PLAN POLICY**

The principal Development Plan policies

8.1 **Highland Wide Local Development Plan 2012**

- | | |
|----|--------------------------------------|
| 28 | Sustainable Design |
| 34 | Settlement Development Areas |
| 57 | Natural, Built and Cultural Heritage |

8.2 **Inner Moray Firth Local Development Plan**

Within Cromarty SDA – site part of open space allocation

9. **OTHER MATERIAL CONSIDERATIONS**

9.1 **Draft Development Plan**

Not applicable

9.2 **Highland Council Supplementary Planning Policy Guidance**

Highland Historic Environment Strategy (Jan2013)

Sustainable Design Guidance (2012)

9.3 **Scottish Government Planning Policy and Guidance**

10. PLANNING APPRAISAL

10.1 Section 25 of the Town and Country Planning (Scotland) Act 1997 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

10.2 This means that the application requires to be assessed against all policies of the Development Plan relevant to the application, all national and local policy guidance and all other material considerations relevant to the application.

10.3 Development Plan Policy Assessment

10.3.1 The principal determining planning policies are policies 28 (Sustainable Design), 34 (Settlement Development Areas) and 57 (Natural, Built and Cultural Heritage) of the Highland-wide Local Development Plan. Key material planning considerations include whether the proposal is an appropriate land use for the location and impact of the development upon the amenity of the open space and conservation area.

10.3.2 The site is currently in use as a storage yard and as an access to a recycling facility. There is a perceptible distinction between the site and the more open and greener expanse of The Links to the east. Furthermore, the site is physically distinguished from the main expanse of The Links open space by a line of bollards at the edge of the Scottish Water treatment plant, which continue across to the embankment at the southern edge of The Links. The cinema and office buildings are located on the northern side of the site between the existing shed/café and Scottish Water Plant, and within the currently fenced-off yard. Although an element of openness will be lost at this location, the buildings proposed are of relatively modest in height and scale and are positioned on an area which presently does not form part of a walking route through The Links. Furthermore, the site currently does little to enhance the visual amenity of the area, with the focal points within the site being the recycling bins and scrap items within the fenced yard. It is acknowledged that the site currently offers a view towards the Sutors, which is an important and iconic feature of the area. However, views of the Sutors can be enjoyed along most of the length of The Links and other locations in and around Cromarty. The interruption of this view from this one location will not have a significant impact upon a receptors ability to experience and enjoy views out of Cromarty towards The Sutors.

10.3.3 The cinema and office are located within an area which is fenced-off and does not currently form part of usable public open space. Importantly the public access route from Marine Terrace and along The Links towards the car park and beyond is maintained. The overall quality of The Links as a community asset is not considered to be significantly compromised as a result of this development and this development does not set any precedent for future development at The Links.

10.3.4 The location is discreet within the settlement and set below the raised beach away from the historic pattern of tight-knit streets. The Historic Environment Team have confirmed that they are content with the proposal in terms of concept siting

and design subject to some minor modifications to materials and signage, which have now been amended. The use of timber and metal as finish materials is considered acceptable for this context as they are recessive and will meld with traditional architecture while also offering a contemporary element. Furthermore, the design references the simple and functional buildings found at harbour locations, including immediately adjacent to this site. The detached position from the conservation area and listed buildings avoids adverse impact upon their character or setting.

- 10.3.5 Parking for 10 cars plus a disabled space is provided at the site. The majority of users are expected to come from Cromarty and the site is within reasonable walking distance and within close proximity to The Links car park. The office and cinema will generally have different hours of opening, which will reduce demand for parking at the site. Consultation regarding the relocation of the recycling bins was undertaken with Waste Services, who have confirmed that the proposed arrangements are acceptable. Marine Terrace like many streets in Cromarty is single lane width at this location, narrowing at its approach to the site and slipway. However, there is ample forward visibility on the road and at the access point into the site for opposing cars to view each other and opportunities to pass safely. Furthermore, the site itself provides ample space for cars to turn and pass. Conflict with Nigg Ferry traffic has been raised as an issue in representations. The ferry only operates 4 months of the year with a 3 car capacity. While this may result in periodic queues of small numbers of traffic at the slipway, this is only likely to result in occasional conflict with office hub users rather than cinema goers, as screening times are mainly evenings. Given the scale of the office development, this issue is not considered to justify refusal of planning permission. The access point with Marine Terrace may require to be widened in order to allow two cars to pass. The applicant is in control of the land required in order to carry out this work and exact details are to be agreed via condition. There is not considered to be any significant roads or transportation issues that should prevent the granting of planning permission.
- 10.3.6 Representations raise the point that there are existing sites and venues that could cater for this development. The applicant has responded to this in a response to objections and has provided some evidence of a demand for the proposal, including a feasibility study. At present various venues are used across Cromarty and The Film Society undertook a review of these, however, came to the conclusion that none were practical or affordable for conversion to a high quality cinema. Cromarty Estate has stated that there is a demand from local groups and businesses for office space. At present the Sandilands site, which is earmarked for mixed use development in the Inner Moray Firth Local Development Plan, remains undeveloped. The proposed development is in keeping with scale and character of the conservation area and is suitable for the location within a settlement where a sustainable mix of uses can be found. The development plan highlights the importance of supporting existing communities, which this project aims to do.
- 10.3.7 The issue of coastal flooding and the suitability of this site for development given its proximity to the coastline and rising sea levels have been raised in representations. The Council's Flood Risk Management Team was consulted and

have no objection to the development subject to minimum site and finished floor levels (FFLs) being secured by condition. To allow for climate change an additional 250mm is added to ground levels and FFLs.

10.3.8 A representation also raises the impact that the development may have upon sea mammals as a potential issue. Given the level of existing built development in the area, the proposal is unlikely to pose any threat to sea mammals, particularly as it is set-in from the shoreline and does not involve any works to the water environment. There is no requirement to consult SNH with regards to this scale of development outwith any designations for protected species.

10.3.9 The proposal is considered to accord with the key determining Development Plan policies. The proposal presents no significant technical challenges or conflict with adjacent land uses. The impact upon the character and appearance of Cromarty Conservation Area or the setting of adjacent listed buildings is minimal due to its position below the main core of development. The site is already in use for purposes other than open space and does not impact upon the quality of The Links as an amenity space. Furthermore, the proposal is considered to meet the Development Plan objective of strengthening existing communities by offering an acceptable location for uses that will contribute to its overall sustainability.

10.4 **Other Considerations – not material**

Representations raise the issue of the economic feasibility of the development and the possibility that this proposal may divert funding away from other projects. How developers secure funding for both the build and maintenance thereafter is not relevant to the assessment of this application.

11. **CONCLUSION**

11.1 All relevant matters have been taken into account when appraising this application. It is considered that the proposal accords with the principles and policies contained within the Development Plan and is acceptable in terms of all other applicable material considerations.

12. **IMPLICATIONS**

12.1 Resource – Not applicable

12.2 Legal –Not applicable

12.3 Community (Equality, Poverty and Rural) –Not applicable

12.4 Climate Change/Carbon Clever –Not applicable

12.5 Risk – Not applicable

12.6 Gaelic – Not applicable

13. RECOMMENDATION

Action required before decision N issued

Subject to the above, it is recommended the application be **Granted** subject to the following conditions and reasons / notes to applicant.

1. No development or work shall commence until a detailed specification for all proposed external materials and finishes for the walls and roofs (including trade names and samples where necessary) has been submitted to, and approved in writing by, the Planning Authority. Thereafter, development and work shall progress in accordance with these approved details.

Reason : To ensure that the development is sensitive to, and compatible with, its context and local architectural styles; and in order to safeguard the character and qualities of the conservation area.

2. All rainwater goods shall be conservation-grade metal. Prior to the commencement of development details of the exact type and colour of rainwater goods shall be submitted to the Planning Authority for approval in writing. The development shall thereafter be implemented in accordance with the agreed details.

Reason : In order to safeguard the character and qualities of the conservation area.

3. No development shall commence until a fully dimensioned scale plan of the access point with Marine Terrace is submitted to the Planning Authority for approval in writing. The plan shall demonstrate the works required in order to allow two cars to pass at the site entrance. The development shall thereafter be implemented in accordance with the approved details.

Reason: To ensure the timeous provision of an access that allows two cars to pass; in order to accord with applicable standards contained within the Roads and Transportation Guidelines.

4. No development shall commence until a refuse collection plan has been submitted to the Planning Authority for approval in writing. Details should include:

- i. Whether collections will be by THC or private provider;
- ii. Demonstration through swept path analysis that anticipated refuse vehicles will be able to turn and exit the site following collection; and
- iii. The location, design and material of a suitably sized collection point, in an appropriate location.

The development shall thereafter be implemented in accordance with the agreed details.

Reason: To ensure that an acceptable waste collection strategy is in place; in the interest of amenity.

5. No development shall commence until fully dimensioned scale plans showing details of the location, type and size of cycle parking arrangements has been submitted to the Planning Authority for approval in writing. The development shall thereafter accord with the agreed details.

Reason: To ensure that the development provides adequate cycle storage; in order to accord with applicable Roads and Transportation Standards.

6. No development shall commence until details of all hard landscaping works have been submitted to, and approved in writing by, the Planning Authority. Details of the scheme shall include:

- i. All earthworks and existing and finished ground levels in relation to an identified fixed datum point;
- ii. A plan showing existing landscaping features and vegetation to be retained; and
- iii. All hard landscaping and works and any proposed soft landscaping works, including material and colour of surfacing, and details of species and densities of any planting.

Landscaping works shall be carried out in accordance with the approved details. Any planting, seeding or turfing as may be comprised in the approved details shall be carried out in the first planting and seeding seasons following the commencement of development, unless otherwise agreed in writing with the Planning Authority.

Any trees or plants which within a period of five years from the completion of the development die, for whatever reason are removed or damaged shall be replaced in the next planting season with others of the same size and species.

Reason: In order to ensure that a high standard of landscaping is achieved, appropriate to the location of the site.

7. The signage forming part of the development hereby approved shall at no time be illuminated.

Reason : In order to safeguard the character and qualities of the conservation area.

8. The site ground levels shall be set at or above 3.97mAOD and the Finished Floor Levels of the buildings set at or above 4.22 mAOD.

Reason : To mitigate against flood risk; in the interests of amenity and public safety.

9. Public access to any Core Path within, or adjacent to, the application site shall at no time be obstructed or deterred by construction-related activities, unless otherwise approved in writing by the Council's Access Officer as a temporary measure required for health and safety or operational purposes. Under such circumstances, any temporary obstruction or deterrent shall cover only the

smallest area practicable and for the shortest duration possible, with waymarked diversions provided as necessary. Following completion of development, public access to the Core Path shall remain unobstructed and undeterred in perpetuity.

Reason : In order to safeguard public access both during and after the construction phase of the development.

REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

TIME LIMITS

LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

FOOTNOTE TO APPLICANT

Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

Copies of the notices referred to are attached to this decision notice for your convenience.

Accordance with Approved Plans and Conditions

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

Flood Risk

It is important to note that the granting of planning permission does not imply there is an unconditional absence of flood risk relating to (or emanating from) the application site. As per Scottish Planning Policy (p.198), planning permission does not remove the liability position of developers or owners in relation to flood risk.

Scottish Water

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

Local Roads Authority Consent

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at:
<http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from:
http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_or_working_on_public_roads/2

Mud and Debris on Road

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

Designation: Area Planning Manager - North
Author: Rebecca Hindson
Background Papers: Documents referred to in report and in case file.
Relevant Plans: Plan 1 – Location Plan
Plan 2 – Site Plan 18001/3-006 Rev A

Plan 3 – Cinema Elevations 18001- 012 Rev B
Plan 4 – Cinema Elevations 18001 - 013 Rev B
Plan 5 – Cinema Floor Plan 18002 - 007 Rev A
Plan 6 – Cinema Section Plan 18001 – 011 Rev A
Plan 7 – Office Elevations 18003 – 011 Rev A
Plan 8 – Office Elevations 18003 – 012 Rev A
Plan 9 - Office Floor Plan 18003 – 010

Appendix – Letters of Representation

OBJECTORS

1.	Ms Shirley McLean, 87 Towerhill Avenue, Cradlehall, Inverness,	28/07/18
2.	Ms Estelle Quick, 6 High Street, Cromarty,	04/08/18
3.	Mr Harry Dedecker, St Ann'S, Church Street, Cromarty, ,	01/08/18
4.	Dr William Couper, Shore Inn Cottage, Shore Street, Cromarty,	01/08/18
5.	Ms Zooulla Spirou, Cromarty Gallery, 20 Church Street, Cromarty,	31/07/18
6.	Mr Ian Taylor, Victoria House, Church Street, Cromarty,	31/07/18
7.	Mr Jonathan Palmer, Police Station House, Bank Street, Cromarty,	04/08/18

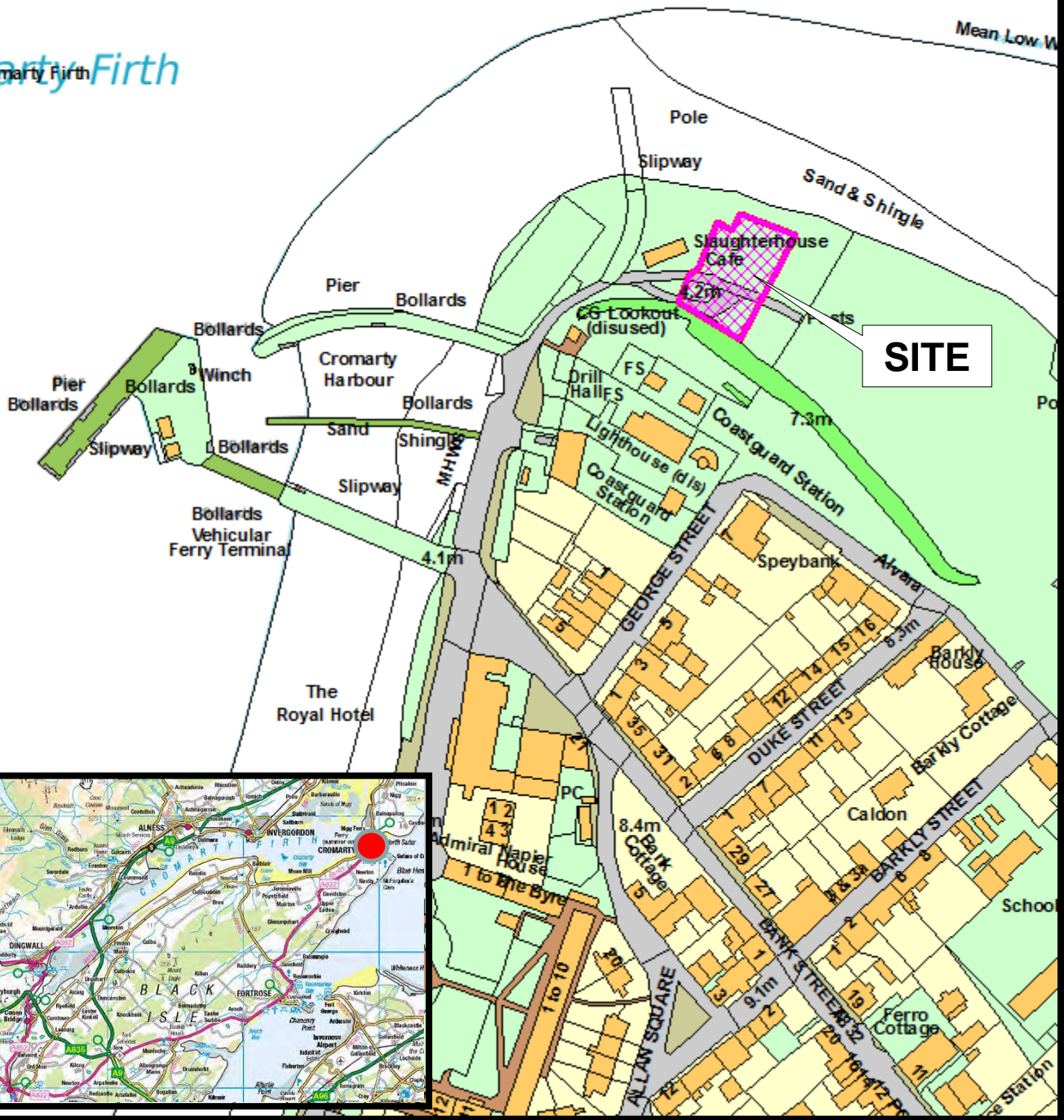
SUPPORTERS

8.	Mr Jeremy Price, Clunes House, Miller Road, Cromarty,	24/07/18
9.	Ms Nicola White, 2 Coastguard, George Street, Cromarty,	31/07/18
10.	Mr Fraser Mackenzie, The Retreat, Church Street, Cromarty,	20/07/18
11.	Ms Bridget Cameron, Laurel House, High Street, Cromarty,	10/08/18
12.	Georgia Macleod,	09/08/18
13.	Mr Michael Westlake, 3 Braehead, Cromarty,	08/08/18
14.	Mr David Newman, Old Barns, 7 Nicol Terrace, Church Street, Cromarty,	31/07/18
15.	Mr David Fraser, Farness House, Farness, Poyntzfield, Dingwall,	06/08/18
16.	Ian and Jo Donald, 9 Duke Street, Cromarty,	01/08/18
17.	Mr Donald Coutts, 36 Cromwell Street, Stornoway,	05/08/18
18.	Ms Tanya Karlebach, 9 Church Street, Cromarty,	21/07/18
19.	Ms Gail Stuart-Martin, 1 Barkly Street, Cromarty,	08/08/18
20.	Mr Ben Leyshon, 35 Bank Street, Cromarty,	31/07/18
21.	Mr David Gilbert, Newmills Cottage, Balblair, Dingwall,	09/08/18

General Comments

22.	Cromarty And District Community Council, Per: Gabriele Pearson	14/08/18
23.	Mr Gordon Hogg, 51 High Street, Cromarty, IV11 8YR	11/08/18

Cromarty Firth

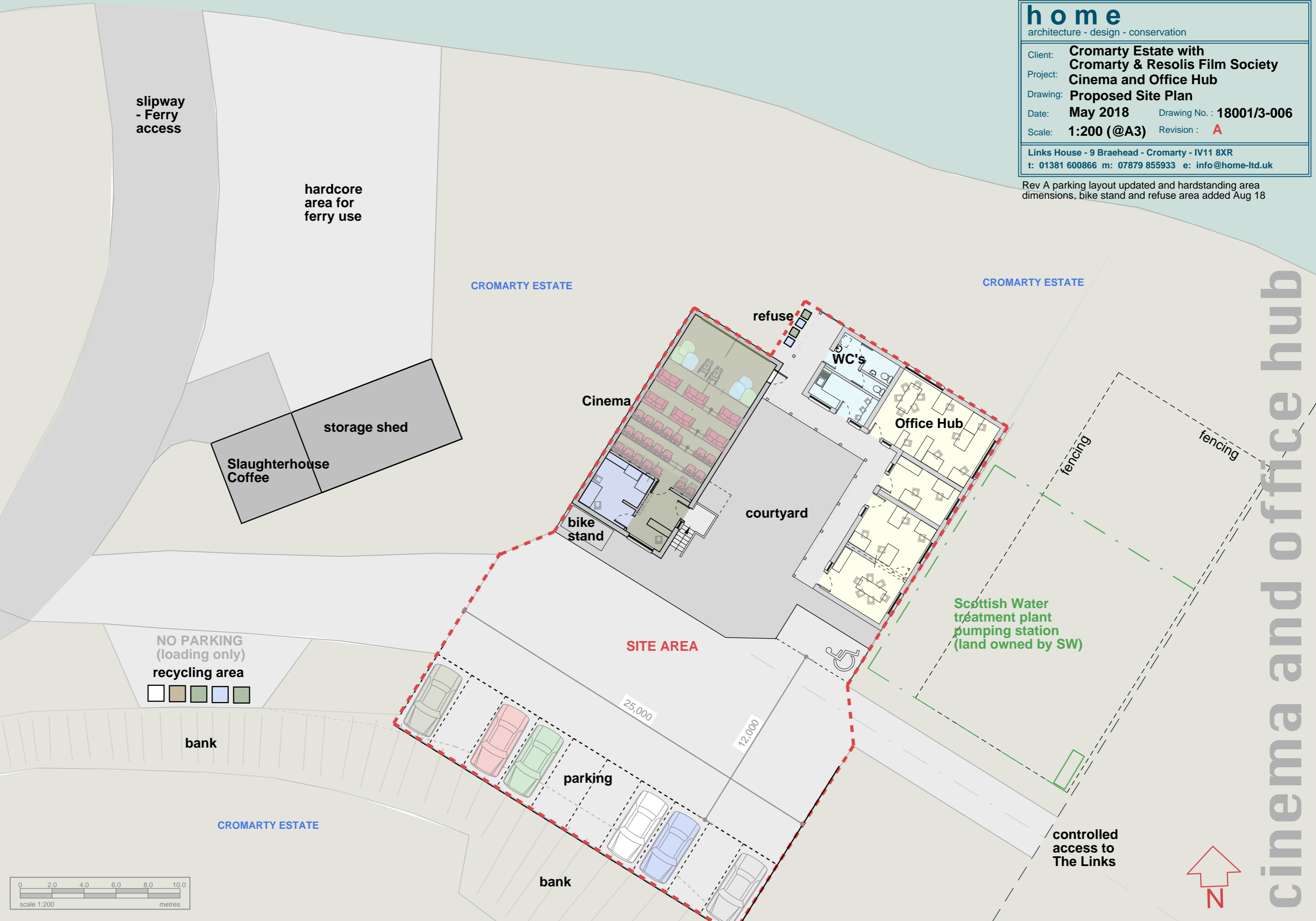


The Highland Council
Comhairle na Gàidhealtachd
 Planning & Development Service

18/03022/FUL
 Erection of cinema and office hub,
 formation of courtyard and parking area
 and change of use of amenity ground
 at Land to East of Slaughterhouse Café, Cromarty



Rev A parking layout updated and hardstanding area dimensions, bike stand and refuse area added Aug 18



cinema and office hub

home

architecture - design - conservation

Client: **Cromarty & Resolis Film Society**

Project: **Cinema**

Drawing: **Proposed Elevations**

Date: **Jan 2018** Drawing No. : **18001-012**

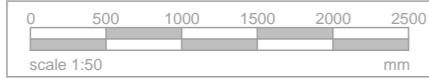
Scale: **1:50 (@A3)** Revision : **B**

Links House - 9 Braehead - Cromarty - IV11 8XR

t: 01381 600866 m: 07879 855933 e: info@home-ltd.uk

Rev A May 18 materials notes added

Rev B Aug 18 roof signage removed; rainwater goods material confirmed



Materials:

slate blue / grey profile sheet roofing and flashings
roof pitch approx 10°

profile sheet cladding to walls - blue / grey

rainwater goods aluminium

d.g. aluminium clad timber frame windows and doors
- dark grey

metal stairs and balustrade to entry

metal signage fixed to cladding



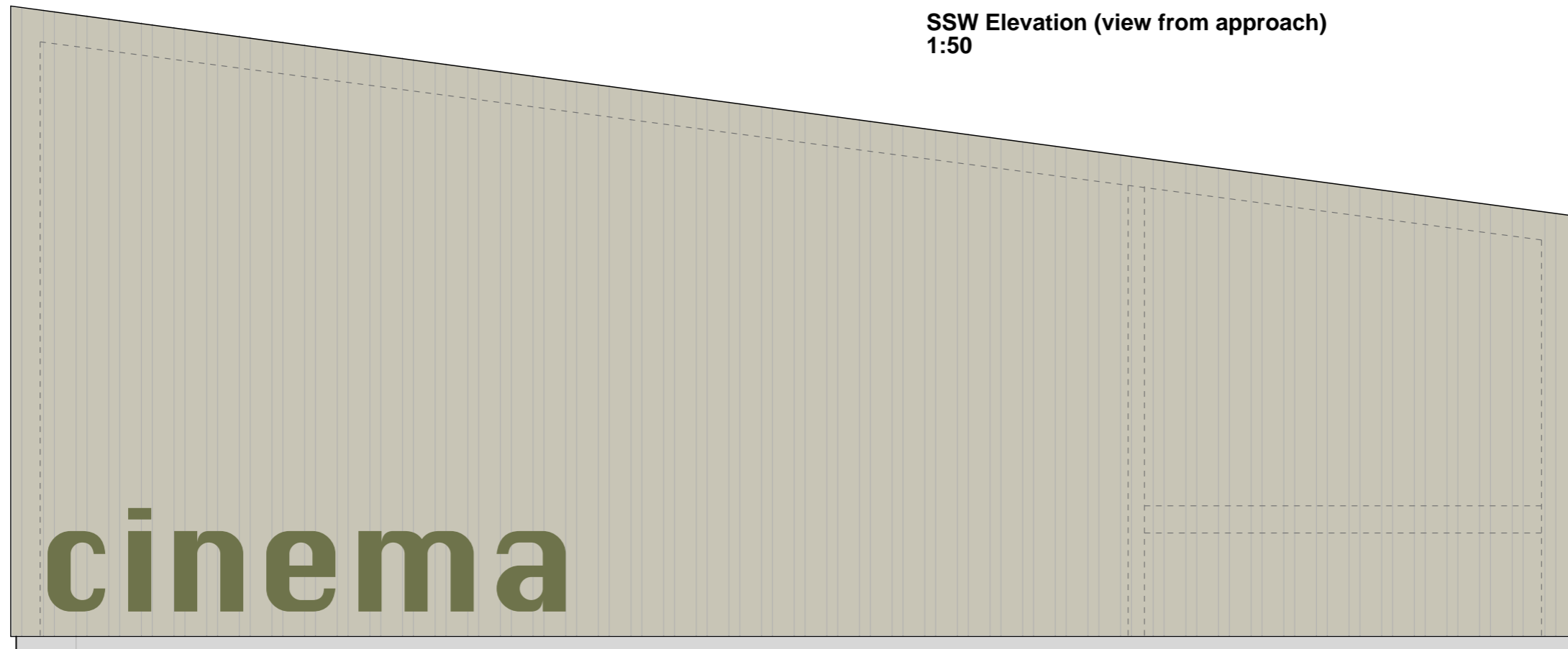
Slate Grey (RAL7012)



Alaska Grey (RAL7000)



SSW Elevation (view from approach)
1:50

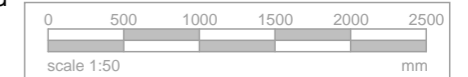


WNW Elevation (view from slipway)
1:50

CRFS cinema

Rev A May 18 materials notes added

Rev B Aug 18 roof signage removed; rainwater goods material confirmed



Materials:

slate blue / grey profile sheet roofing and flashings
roof pitch approx 10°

profile sheet cladding to walls - blue / grey

rainwater goods aluminium

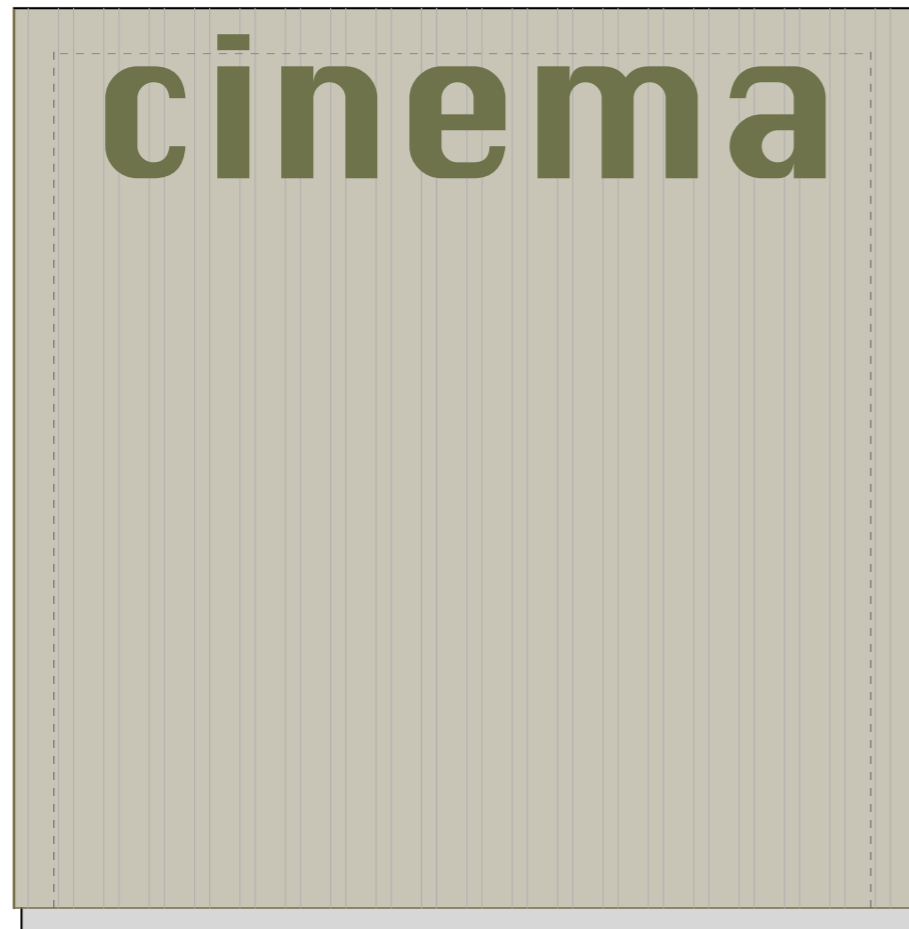
d.g. aluminium clad timber frame windows and doors
- dark grey

metal stairs and balustrade to entry

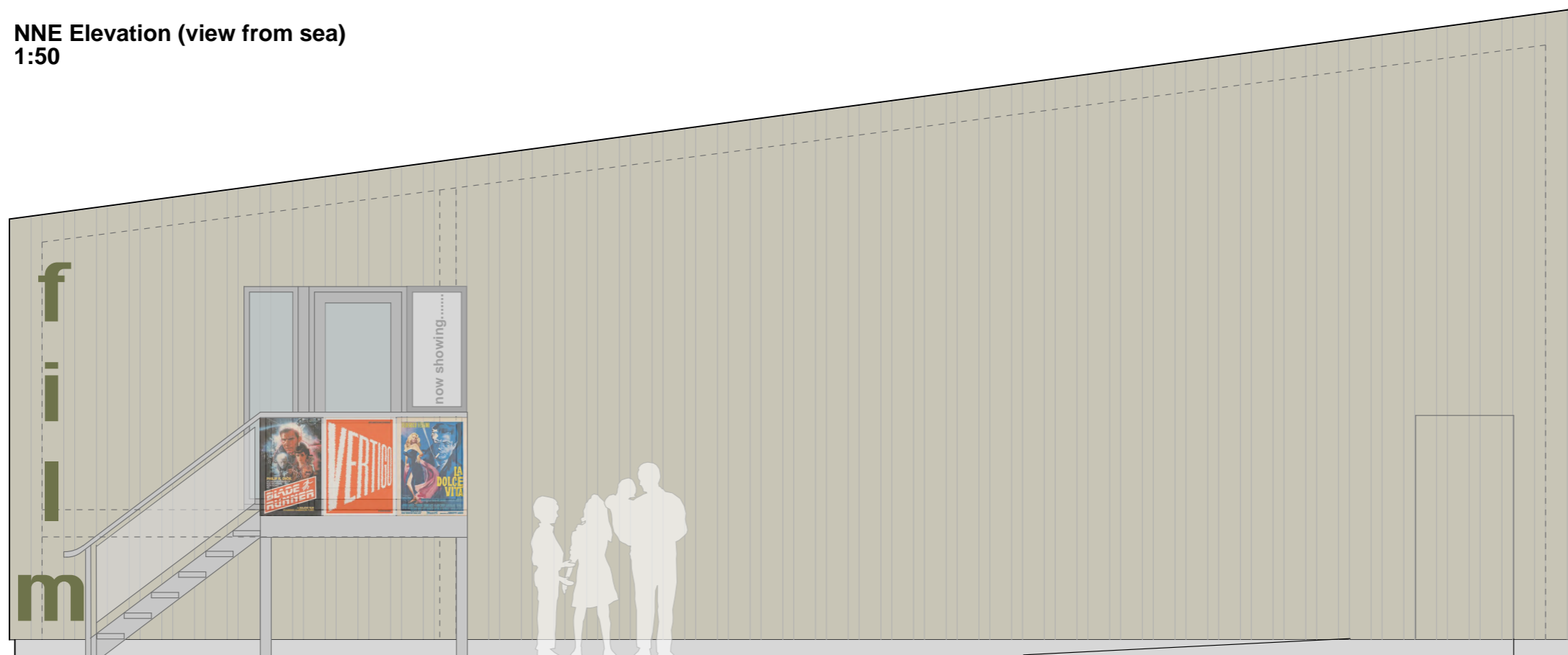
metal signage fixed to cladding



Slate Grey (RAL7012) Alaska Grey (RAL7000)



NNE Elevation (view from sea)
1:50



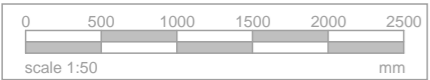
ESE Elevation (view from courtyard / Links)
1:50

CRFS cinema

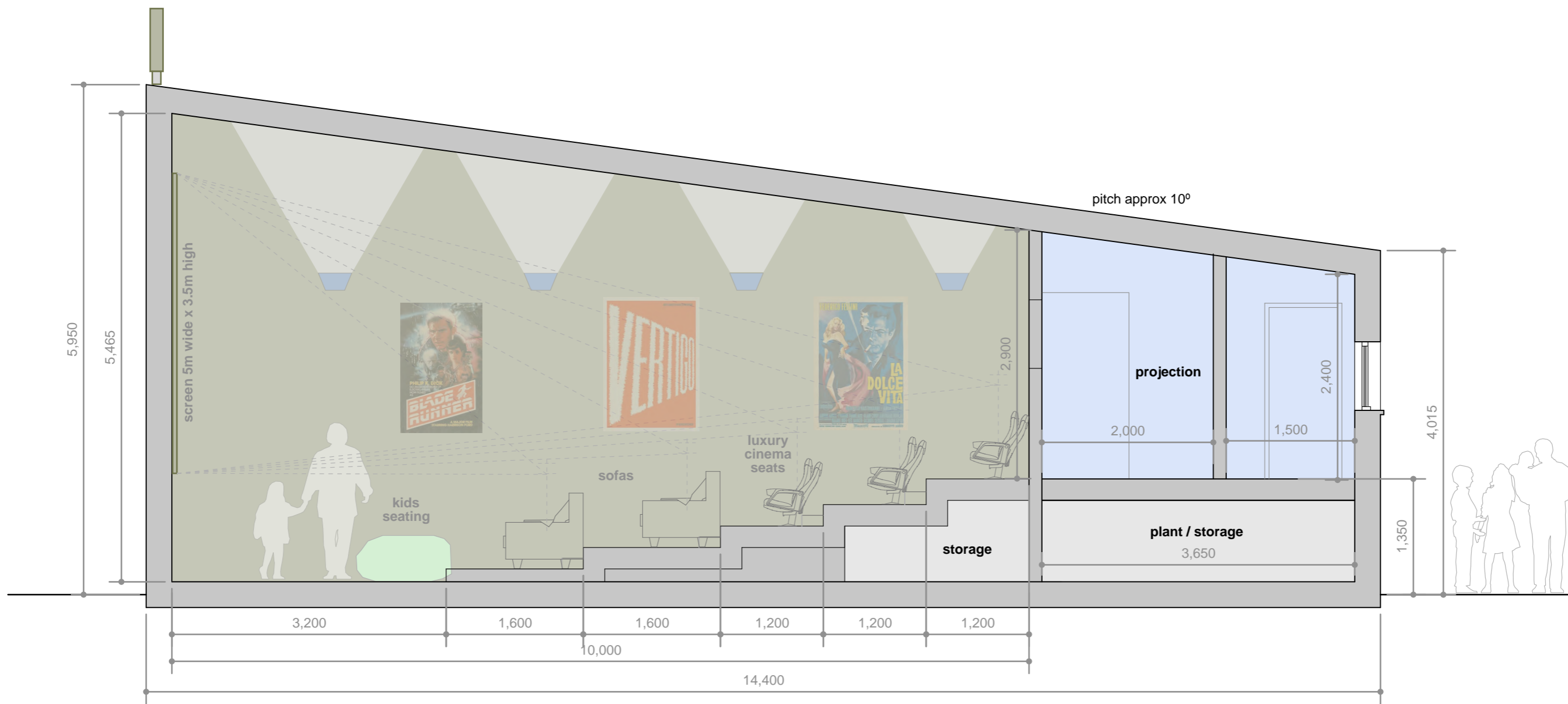


Proposed Plan
1:50

Rev A May 18 projection room layout updated



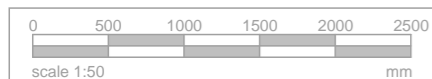
home architecture - design - conservation	
Client:	Cromarty & Resolis Film Society
Project:	Cinema
Drawing:	Proposed Plan
Date:	Jan 2018
Scale:	1:50 (@A3)
Drawing No.:	18002-007
Revision:	A
Links House - 9 Braehead - Cromarty - IV11 8XR	
t: 01381 600866 m: 07879 855933 e: info@home-ltd.uk	

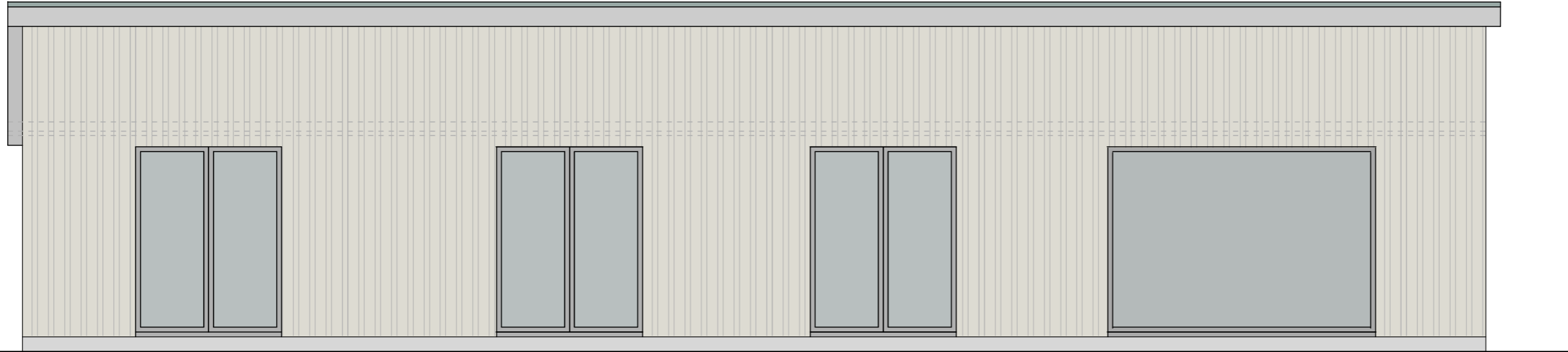


Proposed Section
1:50

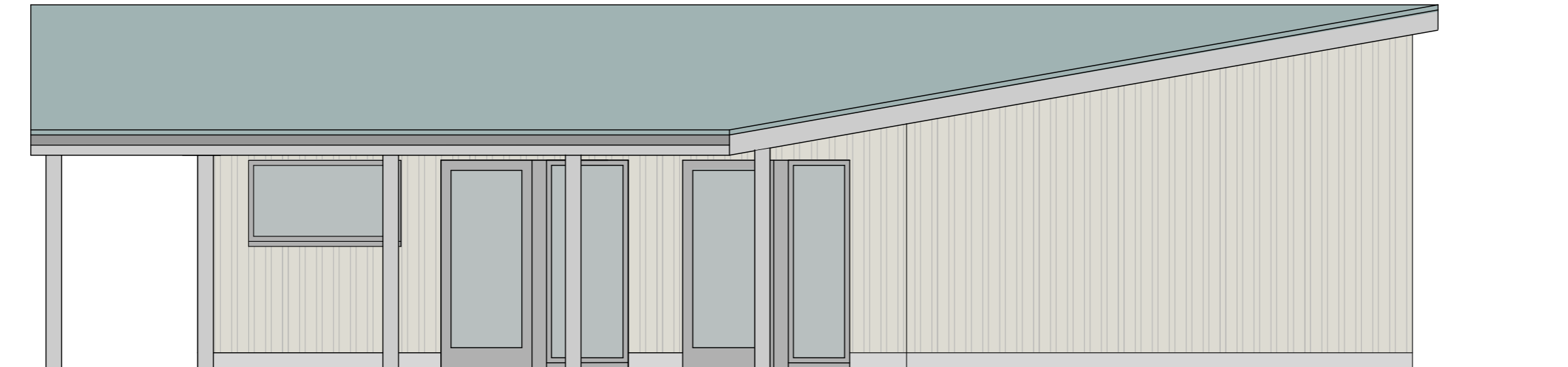
Rev A May 18 dimensions confirmed to projection room

home architecture - design - conservation	
Client: Cromarty & Resolis Film Society	
Project: Cinema	
Drawing: Proposed Section	
Date: Jan 2018	Drawing No.: 18001-011
Scale: 1:50 (@A3)	Revision: A
Links House - 9 Braehead - Cromarty - IV11 8XR	
t: 01381 600866 m: 07879 855933 e: info@home-ltd.uk	

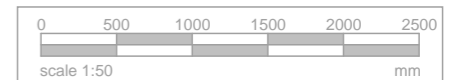




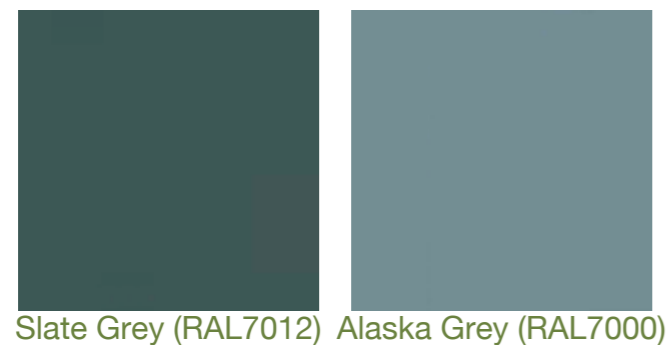
Proposed South East Elevation (to The Links)



Proposed South West Elevation (to car park)



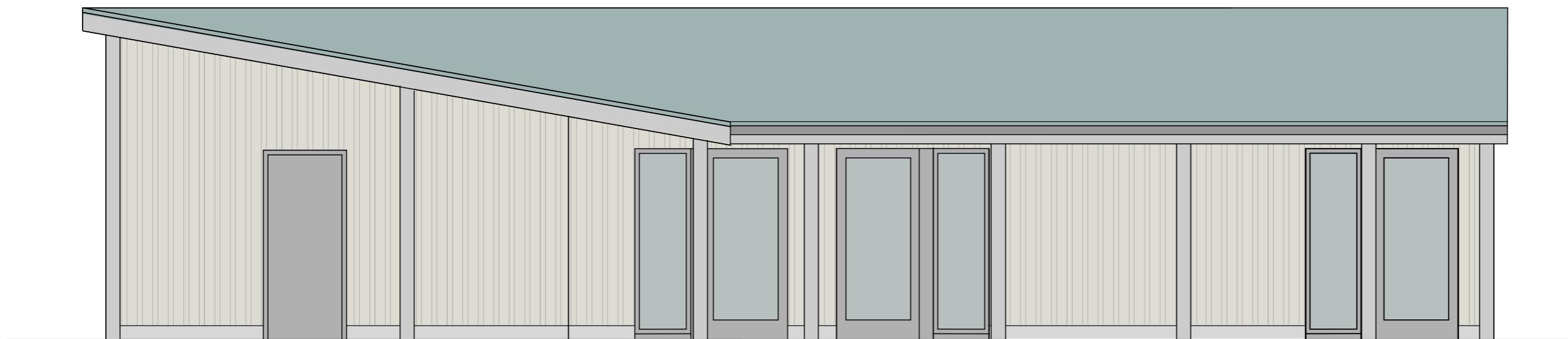
Rev A Aug 18 rainwater goods material confirmed



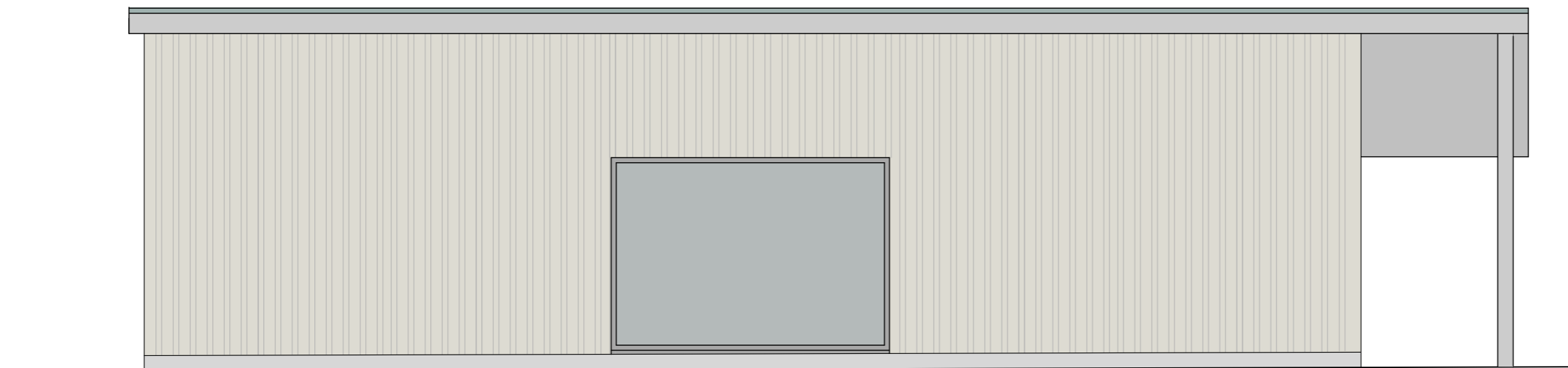
Materials:

- slate blue / grey profile sheet roofing and flashings
roof pitch approx 10°
- vertical timber cladding to walls - larch board on board
- larch timber posts to entry area around courtyard
- rainwater goods aluminium
- d.g. aluminium clad timber frame windows and doors
- dark grey

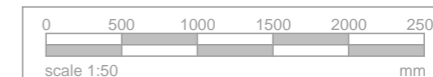
home architecture - design - conservation	
Client:	Cromarty Estate
Project:	Office Hub
Drawing:	Proposed Elevations 1
Date:	May 2018
Scale:	1:50 (@A3)
Drawing No.:	18003-011
Revision:	A
Links House - 9 Braehead - Cromarty - IV11 8XR t: 01381 600866 m: 07879 855933 e: info@home-ltd.uk	



Proposed North West Elevation (from courtyard / cinema entry)



Proposed North East Elevation (to Cromarty Firth)



Rev A Aug 18 rainwater goods material confirmed

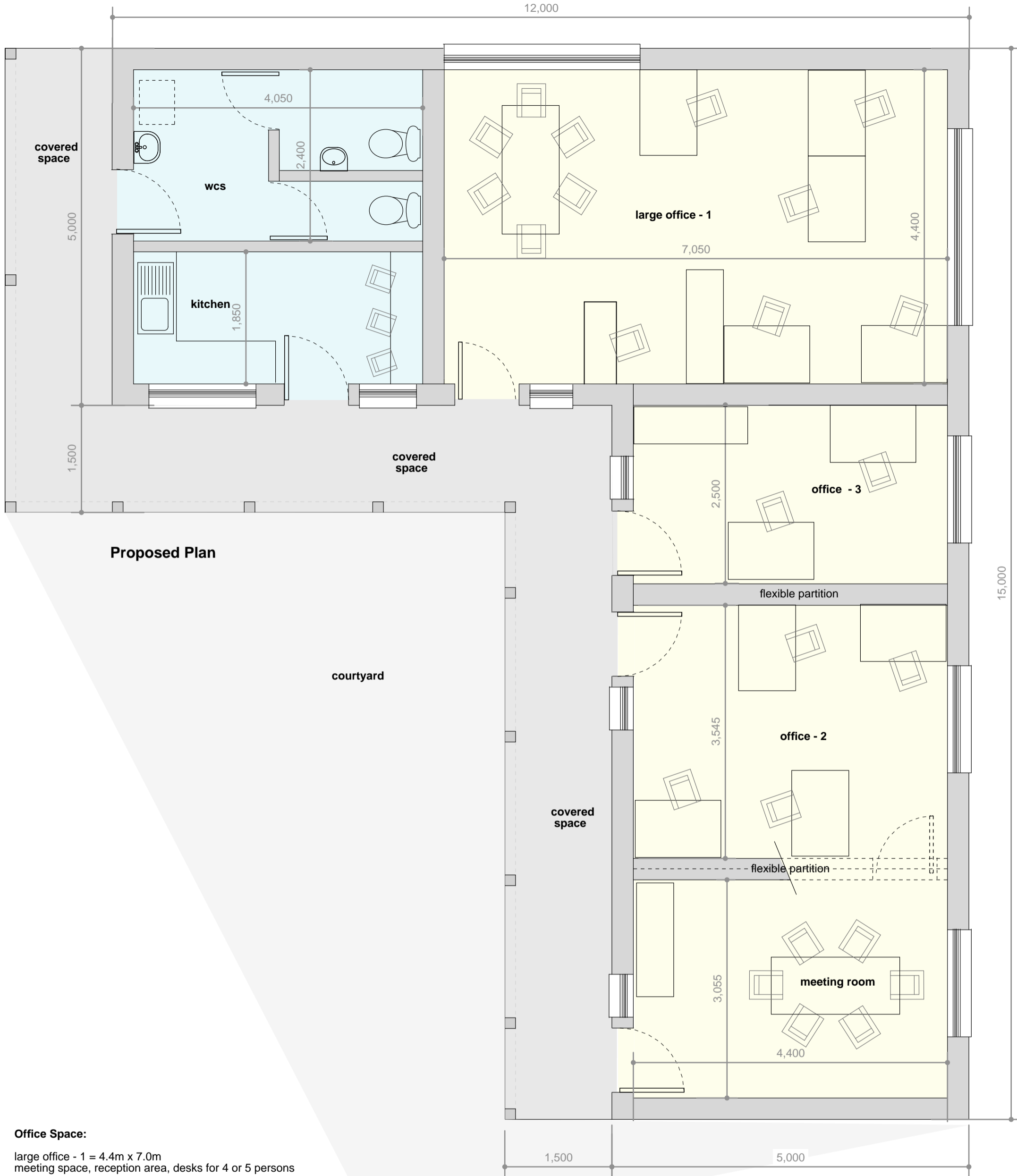


Slate Grey (RAL7012) Alaska Grey (RAL7000)

Materials:

- slate blue / grey profile sheet roofing and flashings
- roof pitch approx 10°
- vertical timber cladding to walls - larch board on board
- larch timber posts to entry area around courtyard
- rainwater goods aluminium
- d.g. aluminium clad timber frame windows and doors - dark grey

home architecture - design - conservation	
Client:	Cromarty Estate
Project:	Office Hub
Drawing:	Proposed Elevations 2
Date:	May 2018
Scale:	1:50 (@A3)
Drawing No.:	18003-012
Revision:	A
Links House - 9 Braehead - Cromarty - IV11 8XR	
t: 01381 600866 m: 07879 855933 e: info@home-ltd.uk	



Proposed Plan

Office Space:

large office - 1 = 4.4m x 7.0m
meeting space, reception area, desks for 4 or 5 persons

office - 2 = 4.4m x 3.5m
desks for 3 or 4 persons

office - 3 = 4.4m x 2.5m
desks for 1 or 2 persons

meeting room = 4.4m x 3.0m
meeting table for up to 6 persons
shared printing facilities

Shared Facilities:

kitchen including seated area = 1.85m x 4.05m

toilets including change area = 4.05m x 2.4m

office hub

home architecture - design - conservation	
Client:	Cromarty Estate
Project:	Office Hub
Drawing:	Proposed Elevations
Date:	May 2018
Scale:	1:50 (@A3)
Drawing No.:	18003-010
Revision:	
Links House - 9 Braehead - Cromarty - IV11 8XR t: 01381 600866 m: 07879 855933 e: info@home-ltd.uk	