

	Kelpie (Scotland) Limited Profit And Loss account Bistro and accommodation					Kelpie (Scotland) Limited Profit And Loss account Bistro only				
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Three sales						Three Sales				
Accommodation	0	37,067	47,466	47,467	47,967	Lunches	0	8,330	11,823	11,825
Lunches	0	8,330	11,823	11,825	11,825	Dinners	0	65,587	90,204	90,205
Dinners	0	65,587	90,204	90,205	90,205	Bar/wet sales	0	16,433	22,800	22,800
Bar/wet sales	0	16,433	22,800	22,800	22,800	Total Three Sales	0	90,350	124,827	124,830
Total Three Sales	0	127,437	172,293	172,297	172,797					
Three Cost of sales						Three Cost of sales				
Breakfast food costs	0	2,895	3,935	3,935	3,935	Lunch food costs	0	2,776	3,941	3,942
Lunch food costs	0	2,776	3,941	3,942	3,942	Dinner food costs	0	21,860	30,065	30,066
Dinner food costs	0	21,860	30,065	30,066	30,066	Bar/wet sales costs	0	9,860	13,680	13,680
Bar/wet sales costs	0	9,860	13,680	13,680	13,680	Total Three employees	0	25,600	38,400	38,400
Three employees	0	25,600	38,400	38,400	38,400	Gross Wages	0	25,600	38,400	38,400
Gross Wages	0	25,600	38,400	38,400	38,400	E-t's Contributions	0	2,000	3,000	3,000
E-t's Contributions	0	2,000	3,000	3,000	3,000	Cargo costs	0	2,000	3,000	3,000
Cargo costs	0	2,000	3,000	3,000	3,000	Office costs	0	2,000	3,000	3,000
Office costs	0	2,000	3,000	3,000	3,000	Insurance	1,500	2,400	2,400	2,400
Insurance	1,500	2,400	2,400	2,400	2,400	Heat & light	0	5,500	6,000	6,000
Heat & light	0	5,500	6,000	6,000	6,000	Advertising	0	5,500	5,500	5,500
Advertising	0	5,500	5,500	5,500	5,500	Cleaning and laundry	0	700	1,200	1,200
Cleaning and laundry	0	700	1,200	1,200	1,200	Depreciation	0	7,000	12,000	12,000
Depreciation	0	7,000	12,000	12,000	12,000	Three property	0	5,100	6,885	5,852
Three property	0	5,100	6,885	5,852	4,975	Fixtures & fittings	1,500	92,296	129,071	128,038
Fixtures & fittings	1,500	92,296	129,071	128,038	127,183	Total Three Cost of sales	1,500	92,296	129,071	128,038
Total Three Cost of sales	1,500	92,296	129,071	128,038	127,183	Gross (Loss)/Profit from Three	(1,500)	(1,946)	(4,244)	(3,208)
Gross (Loss)/Profit from Three	(1,500)	(1,946)	(4,244)	(3,208)	(2,333)					
Overheads						Overheads				
Directors remuneration	7,200	7,200	7,200	7,200	7,200	Directors remuneration	7,200	7,200	7,200	7,200
Telephone	2,400	2,400	2,400	2,400	2,400	Telephone	2,400	2,400	2,400	2,400
Accountancy fees	1,704	1,704	1,704	1,704	1,704	Accountancy fees	1,704	1,704	1,704	1,704
Bank charges	120	120	120	120	120	Bank charges	120	120	120	120
Vehicle running costs	1,170	1,200	1,200	1,200	1,200	Vehicle running costs	1,170	1,200	1,200	1,200
Depreciation	2,182	2,182	2,182	2,182	2,182	Depreciation	2,182	2,182	2,182	2,182
Alva property	715	0	0	0	0	Alva property	715	0	0	0
Computer	4,550	4,928	3,697	2,773	2,079	Computer	4,550	4,928	3,697	2,773
Ford Ranger R111111	20,041	19,734	18,503	17,579	16,885	Ford Ranger R111111	20,041	19,734	18,503	17,579
Total Overheads	20,041	19,734	18,503	17,579	16,885	Total Overheads	20,041	19,734	18,503	16,885
Other Income						Other Income				
Alva rental income	31,692	31,692	31,692	31,692	31,692	Alva rental income	31,692	31,692	31,692	31,692
Total Other Income	31,692	31,692	31,692	31,692	31,692	Total Other Income	31,692	31,692	31,692	31,692
Operating Profit	10,151	44,194	52,476	54,437	56,506	Operating Profit	10,151	10,012	8,945	10,905
Interest Expense						Interest Expense				
Overdraft Interest	0	0	0	0	0	Overdraft Interest	0	0	0	0
Current Account	0	0	0	0	0	Current Account	0	0	0	0
Loan Interest						Loan Interest				
Bank loan	0	11,771	14,041	13,042	12,042	Bank loan	0	11,771	14,041	13,042
Total Interest Expense	0	11,771	14,041	13,042	12,042	Total Interest Expense	0	11,771	14,041	13,042
Profit Before Tax	10,151	32,423	38,435	41,395	44,464	Profit Before Tax	10,151	(1,759)	(5,096)	(2,137)
Corporation Tax	2,030	6,483	7,687	8,279	8,893	Corporation Tax	2,030	0	0	0
Profit After Tax	8,121	25,939	30,748	33,116	35,571	Profit After Tax	8,121	(1,759)	(5,096)	(2,137)
Dividends						Dividends				
Dividend paid on shares	15,600	15,600	15,600	15,600	15,600	Dividend paid on shares	15,600	15,600	15,600	15,600
Retained Earnings	(7,479)	10,330	15,148	17,516	19,971	Retained Earnings	(7,479)	(17,359)	(20,696)	(17,737)
Cumulative Retained Earnings	(7,479)	2,851	17,999	35,515	55,486	Cumulative Retained Earnings	(7,479)	(24,838)	(45,534)	(63,271)



Councillor Roderick McCuish
Ward 4 Oban South and the Isles

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To Committee Members
Local Review Body

Our Ref: RM/DF

Your Ref: 14/01114/PP

Date: 16th September 2014

Dear Members

GROUNDS OF REFUSAL RELATIVE TO APPLICATION REF 14/01114/PP

I am writing in support for four holiday chalets land east of Crossapol Farm, Crossapol, Isle of Tiree.

I recently visited this site and feel this project would fit within the present landscape. I do not think this will have a detrimental effect in fact, it would enhance this area of the old mart.

I feel there is a locational need which will work hand in glove with the restaurant project that has already received planning permission. I also feel policy LP TOUR1 provides a general support for provision tourism facilities and this project meets that criteria. In the refusal notice it states views to the coast and out to sea are not particularly impeded. I also feel development of this sort has to be encouraged on Tiree given the recent figures siting economic decline and population decline.

I am lead to believe at HIE are spending a significant amount of money on Tiree to address these issues and I feel this development would go a long way to helping that case. I also believe conditions could be put in place regarding bird nesting on the rocky foreshore.

As a competent authority, Argyll and Bute Council has considered the likely environmental effects upon habitats and species associated with the SAC and has concluded that the proposal will NOT adversely affect the integrity of the proposed development, in light of this conservation objectives will not adversely affect the integrity of the site.

In conclusion, I would urge the Committee to visit this site and see first-hand the potential and the economic development this could bring to this area. I see there are no objections from statutory consultees, so therefore I would ask the Committee to approve this vitally important development for Tiree.

Yours sincerely



Councillor Roderick McCuish
Deputy Policy Lead for Strategic Tourism and Renewables

Councillor Mary Jean Devon
Ward 4 – Oban South and the Isles

5 Struan Crescent
Tobermory

Isle of Mull PA75 6AD

Tel: 01688 302083 mob: 07912 949073

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To Committee Members
Local Review Body

Our Ref: MJD/DF

Your Ref: 14/01114/PP

Date: 23rd September 2014

Dear Members

GROUND OF REFUSAL RELATIVE TO APPLICATION REF 14/01114/PP

I am writing in support for four holiday chalets land east of Crossapol Farm, Crossapol, Isle of Tiree for the following reasons;

1. Restaurant - apart from the 2 hotels, which sometimes close over the winter months, two Restaurants which only operate in the summer and a mobile fast food van this proposed establishment would address a real need for visitors and locals in Tiree.

Eating places are few and far between even in the summer months.

2. Accommodation in Tiree is difficult to obtain in the months between May through to October. Elected members will verify this.
3. The population in Tiree sits at 639 which shows a 28% decrease on the last 10years.

This application would go a long way in developing the economic growth of this fragile island community.

This application would have a positive impact on the existing site which hosted the old Auction Mart and in my opinion would enhance this area of Tiree. The development of these chalets would in my opinion not increase the impact of built development and would not restrict views of the coast. Nor would the application adversely impact on the character of this area. Your site visit will confirm this. Therefore is not contrary to LP env19

I ask that you give this application your serious consideration when looking at the positive impact that it will have on the social and economic development of this fragile area.

Yours sincerely

A handwritten signature in black ink that reads "Mary-Jean Devon". The signature is written in a cursive style with a horizontal line underlining the first name.

Councillor Mary Jean Devon
Ward 4 – Oban South and the Isles

PLANNING CONSENT APPLICATION
DESIGN STATEMENT

ERECTION OF HOLIDAY PODS AT
"THE BOTHY"
CROSSAPOL, TIREE

Location & Site

The site is located on the Isle of Tiree, approximately 1km south of the airport in an area known as Crossapol. It is characterised by the low lying landscape and its vernacular architecture of whitehouses and black houses. It also has a strong history of crofting, with many agricultural buildings dotting the landscape.

The proposed site sits at the northern end of Soroby Beach and to the immediate east of Crossapol Farm, a collection of agricultural outbuildings and the main farmhouse. It is the location of a former mart, which is evidenced by the remains of the concrete foundations of the previous buildings. There remains a small timber agricultural shed, cattle pens and concrete loading ramp. The rest of the site, like much of Tiree itself, is "machair", sand dune pasture that is abundant in wild flowers and grasses.

The proposal is intended to complement a previously approved application for a bistro, reference number 13/01490/PP.



Aerial view of site with Soroby Beach to south and Crossapol Farm to west.



Existing agricultural shed with cattle pens on site of a previous mart (to be demolished).

Proposal

The site has a fantastic setting on the southern coast of Tiree, with views of both Soroby Beach and across to the Isle of Mull in the distance. It is the client's proposal to utilise these views to create a high quality bistro for both islanders and visitors within this dramatic setting. These holiday pods are intended to complement the previously approved bistro restaurant, reference number 13/01490/PP.

In keeping with the former agricultural use of the site, it is proposed that the new buildings will take on the form of a vernacular "airigh". The Airigh is inspired by the sheilings (airighean) of the Scottish Highlands. These small dwellings were used as summer houses when the cattle were out on the pastures. Similarly, with tourism now playing a vital role to the islands economy, the proposed structures will provide accommodation for visitors to Tiree, not just summer but year round.

The units are self-contained with enough space for a double bed an option for an additional single bed, plus a toilet and shower. There is full height glazing to the front elevation to take advantage of the spectacular view, and a deck extending out from the interior to give an extra external "room".

Externally, the cladding material will be a sinusoidal profiled metal sheeting that will be coated with a red terracotta paint, to match the main restaurant building. Tiree is known for its red roofed corrugated metal buildings, coming from an era where this material was a cheap and practical solution to low cost housing for locals, and we proposed this solution to be used on both the walls and roof as an interpretation of its former use.

The Applicant wants to provide a high quality visitor experience to Tiree and hopes that the combination of a new quality eating establishment and visitor accommodation will be of significant benefit to the island and surrounding enterprises.

Dualchas Architects
07.05.2014



Example of a previously constructed full sized concept model for an exhibition at Earls Court, London. Note. Cladding shown is treated timber.



High quality oak faced ply interior



Proposed colour sample for exterior cladding.