

The Highland Licensing Board

Meeting – 1 April 2025

Agenda Item	9.1
Report No	HLB/25/25

Application for a major variation of premises licence under the Licensing (Scotland) Act 2005

Grannies Heilan Hame Holiday Park, Embo, Dornoch, IV25 3QD

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Parkdean Holiday Parks Limited.

1.0 Description of premises

- 1.1 Family holiday park with on and off sales from the entertainment complex of a main bar in the club room, a bar in the restaurant and the public bar. All with adjacent outside areas for the consumption of food and drink.

2.0 Summary of variation application

2.1 Variation sought

The applicant seeks to vary the premises licence as follows:-

- (1) Amend seasonal variation in line with Highland Licensing Board policy.
- (2) Add to other activities outdoor drinking facilities outwith core hours to allow hot drinks to be available to customers.
- (3) Update children and young persons policy.
- (4) Amend the capacities as per proposed layout plans.
- (5) Amend the description of the premises.
- (6) Amend the layout plans to approve internal alterations and slight change in layout and increase the outdoor seating area. Add additional retail outlet which includes Scoops Ice-cream vendor and Joe's with Pizza selling hot food, hot drinks and alcoholic drinks for consumption off the premises. New fish and chip shop with outdoor seating area for use throughout the day.

3.0 Background

- 3.1 On 7 February 2025 the Licensing Board received an application for a major variation of a premises licence from Parkdean Holiday Parks Limited.
- 3.2 The application was publicised during the period Monday 17 February until Monday 10 March 2025 and confirmation that the site notice was displayed has been received.
- 3.3 In accordance with standard procedure, Police Scotland, the Scottish Fire & Rescue Service and the Council's Community Services (Environmental Health) and Planning and Building Standards were consulted on the application.
- 3.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 3.5 Further to this publication and consultation process, no timeous objections or representations have been received.
- 3.6 The applicant must nevertheless be given the opportunity to be heard before the Board determines the application and has accordingly been invited to attend a meeting. The applicant has been advised of the hearings procedure which may also be viewed via the following link:

4.0 Legislation

- 4.1 The Licensing Board must in considering and determining the application, consider whether any grounds of refusal apply and if none of them applies, the Board must grant the application.

Relevant grounds of refusal may be: -

- 1. the grant of the application will be inconsistent with one or more of the licensing objectives;
- 2. having regard to (i) the nature of the activities carried on or proposed to be carried on in the subject premises, (ii) the location, character and condition of the premises, and (iii) the persons likely to frequent the premises, the Board considers the premises are unsuitable for use for the sale of alcohol in accordance with the proposed variation;
- 3. that the Board considers that, if the application were to be granted, there would, as a result, be overprovision of licensed premises, or licensed premises of the same or similar description as the subject premises, in the locality.

4.2 For the purposes of the Act, the licensing objectives are-

- (a) preventing crime and disorder,
- (b) securing public safety,
- (c) preventing public nuisance,
- (d) protecting and improving public health, and
- (e) protecting children and young persons from harm.

4.3 The Board only has power either to grant the application and make a variation of the conditions to which the licence is subject or to refuse the application.

4.4 If the Board refuses the application, the Board must specify the ground for refusal and if the ground for refusal relates to a licensing objective, the Board must specify the objective in question.

5.0 Licensing Standards Officer

5.1 The LSO has provided the following comments:-

- (i) The property known as Grannies Heilan Hame is a long-established holiday park and entertainment venue situated in a rural, predominantly agricultural location in the village of Embo on the East coast of Sutherland.
- (ii) This application is to extend the licensed footprint of the premises; to include extended external and outside areas, the application also seeks to add to activities offered as well as updating operating plan and description of premises.
- (iii) The full description of changes sought are detailed elsewhere in report.
- (iv) The variations applied for are very much to update the premises licence in line with intended operations at the premises.
- (v) The premises have operated for many years without adverse comment.
- (vi) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.
- (vii) The children and young persons policy is appropriate.
- (viii) The layout plan submitted complies with the required specifications.
- (ix) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- (x) During the period of public consultation, no objections were received.
- (xi) I have no objection to this application.

6.0 HLB local policies

6.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2023-28
- (2) Highland Licensing Board Equality Strategy

7.0 Conditions

7.1 Mandatory conditions

If the application is approved the mandatory conditions set out in Schedule 3 of the Act will apply.

7.2 Local conditions

Existing local conditions will continue to apply and it is recommended that the following additional local condition be attached:

(m) After 2200 hours, alcoholic or non-alcoholic drinks shall not be consumed in any outdoor drinking area.

7.3 Special conditions

No special conditions are considered necessary.

Recommendation

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed additional local condition detailed at para 7.2 above.

If the Board is minded to refuse the application, the Board must specify the ground for refusal and if the ground for refusal is in relation to a licensing objective, the Board must specify the objective in question.

Reference: HC/CSR/0300

Date: 13 March 2025

Author: L Gunn

Background Papers: The Licensing (Scotland) Act 2005