

The Highland Licensing Board

Meeting – 1 April 2025

Agenda Item	9.3
Report No	HLB/27/25

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

Brora Golf Club, Golf Road, Brora, KW9 6QS

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Brora Golf Club.

1.0 Description of premises

1.1 Premises are a golf clubhouse including bar, lounge, restaurant and changing facilities. The outside drinking areas shown on the attached plans are included only as occasional prize giving ceremonies are held in these areas and alcohol may be consumed in these areas during these ceremonies. It is expected that consumption of alcohol in the designated outside drinking areas will be extremely limited outwith these prize giving ceremonies.

2.0 Current operating hours

2.1 The premises currently has the following operating hours:

On sales:

Monday to Thursday:	1100 hrs to 2300 hrs
Friday:	1100 hrs to 0100 hrs
Saturday:	1100 hrs to 2345 hrs
Sunday:	1100 hrs to 2300 hrs

Off sales:

Monday to Saturday:	1100 hrs to 2200 hrs
Sunday:	1230 hrs to 2200 hrs

3.0 Summary of variation application

3.1 Variation sought

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

- (1) Change to full premises licence to allow access to the general public to make use of the bar and restaurant.
- (2) Extend on sales hours from 0900 hrs to 0100 hrs, with on sales before 1100 hrs only permitted when accompanying a substantial breakfast.
- (3) Amend off sales hours to commence at 1000 hrs on Monday to Sunday.
- (4) Amend layout plans to include proposed extension to the kitchen with additional storage room.
- (5) Amend description of the premises.
- (6) Amend and add to activities.
- (7) Amend children and young persons policy.
- (8) Amend capacities for on and off sales.

4.0 Background

- 4.1 On 10 February 2025 the Licensing Board received an application for a major variation of a premises licence from Brora Golf Club.
- 4.2 The application was publicised during the period 17 February to 10 March 2025 and confirmation that the site notice was displayed has been received.
- 4.3 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.
- 4.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 4.5 Further to this publication and consultation process, no timeous objections or representations have been received.
- 4.6 The applicant must nevertheless be given the opportunity to be heard before the Board determines the application and has accordingly been invited to the meeting. The applicant has been advised of the hearings procedure which may also be viewed via the following link:

https://www.highland.gov.uk/downloads/file/6399/licensing_hearings_procedural_licensing_board

5.0 Legislation

- 5.1 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.
- 5.2 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.

5.3 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.

- 5.4 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.
- 5.5 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.

6.0 Licensing Standards Officer

6.1 The LSO has provided the following comments:-

- (i) The property known as Brora Golf Club is an established members only golf club.
- (ii) The premises have operated for a number of years as a members club with no adverse comment and are now hoping to extend their alcohol provision to include members of the public.
- (iii) The application also seeks to extend other activities provided to be used now by the public, including updating the children and young persons policy and allowing sale of alcohol for on sales within the premises prior to 1100 hrs when food is available.
- (iv) The full details of all variations are detailed elsewhere in this report.
- (v) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.

- (vi) The children's and young persons policy is appropriate.
- (vii) The layout plan submitted complies with the required specifications.
- (viii) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- (ix) During the period of public consultation, no objections were received.
- (x) I have no objection to this application.

7.0 HLB local policies

7.1 The following policies are relevant to the application:-

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

8.0 Conditions

8.1 Mandatory conditions

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

8.2 Local conditions

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

- (e) Premises opening for the sale of alcohol for consumption on the premises prior to 1100 hours shall have available a selection of hot and cold food and shall advertise this within the premises.

8.3 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 8.2 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.

Author: L Gunn

Background Papers: The Licensing (Scotland) Act 2005/Application Form.