

The Highland Licensing Board

Meeting – 13 May 2025

Agenda Item	7.2
Report No	HLB/38/25

Application for the grant of a provisional premises licence under the Licensing (Scotland) Act 2005

Royal Dornoch Golf Club, Golf Road, Dornoch

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for the grant of a provisional premises licence in respect of Royal Dornoch Golf Club.

1.0 Description of premises

1.1 Royal Dornoch Golf Club has two 18-hole golf courses with associated practice facilities and is located in Dornoch on the East coast of Sutherland.

The new clubhouse is a 3-storey building, with the lower ground floor being built into the hillside. The site is next to the 1st tee, remote from other buildings and away from other dwellings.

Alcohol will be sold on and off sales, primarily to members, guests and golfing visitors with the facility open to the public.

Alcohol will be sold from 1000 hrs when food will be available.

The premises licence also includes the Half-Way House situated on the Championship course which provides off sale of alcohol, as well as non-alcoholic refreshments.

2.0 Operating hours

2.1 The applicant seeks the following hours:

On sales:

Monday to Sunday: 1000 hrs to 0100 hrs

Off sales:

Monday to Sunday: 1000 hrs to 2200 hrs

3.0 Background

- 3.1 On 12 March 2025 the Licensing Board received an application for the grant of a provisional premises licence from Royal Dornoch Golf Club.
- 3.2 The application was accompanied by the necessary section 50 certification in terms of Planning together with a Disabled Access Statement.
- 3.3 The application was publicised during the period from 24 March to 14 April 2025 and confirmation that the site notice was displayed has been received.
- 3.4 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.
- 3.5 Notification of the application was also sent to NHS Highland and the local Community Council.
- 3.6 Further to this publication and consultation process no timeous objections or representations have been received.
- 3.7 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:

[Highland Licensing Board - Hearings](#)

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 are: -

1. that the premises are excluded premises;
2. that the Board considers, having regard to the licensing objectives, that the applicant is not a fit and proper person to be the holder of a premises licence;
3. that the grant of the application would be inconsistent with one or more of the licensing objectives;
4. that having regard to;
 - (i) the nature of the activities 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, or

5. 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.

If the Board would refuse the application as made, but a modification is proposed by them and accepted by the applicant, the application can be granted as so modified.

5.0 Licensing Standards Officer

5.1 The LSO has provided the following comments:-

- (i) The property is a three-storey purpose-built golf clubhouse adjacent to Royal Dornoch golf course, Golf Road, Dornoch, on the East coast of Sutherland. This newly constructed premises is on a different site to the current clubhouse but sits on its own grounds, some distance from any domestic dwelling.
- (ii) The licence applied for is on and off sales and includes the clubhouse, outside areas and "halfway house" building which is situated on the course and will provide off sales only, to golfers, guests and caddies using the course.
- (iii) The premises has been for many years a Members club only, but with the construction of this new facility, the applicant is seeking a new full licence for the premises to allow for access of the public, as well as golf club members and guests.
- (iv) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.
- (v) The children's policy is considered suitable and is within the policy of the Highland Licensing Board.
- (vi) The layout plan submitted complies with the required specifications.
- (vii) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- (viii) During the period of public consultation, no objections were received.
- (ix) 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

Should the Board grant the application as applied for, the Board may wish to consider attaching the following condition(s) and late opening conditions from the schedule of conditions:

(a) Children under the age of 16 are excluded from any room where there is a bar counter after 2200 hrs except during private functions or for the purpose of viewing live entertainment or where the child is in the room for the purpose of taking a meal. This condition does not apply to any child who is in the bar solely for the purpose of passing to or from some other part of the premises being a part to or from which there is no other convenient means of access or egress.

(b) Whilst in any room with a bar counter all children must be in the company of, or supervised by an appropriate responsible adult. This condition does not apply to children of the licence holder or children who are resident on the premises.

(c) Notwithstanding conditions (a) and (b) children must not sit or remain at the bar counter at any time.

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

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

Late opening Conditions

1. A person trained to the satisfaction of the Licensing Board in administering first aid must be present on the premises from 0100 hrs (on any day when the premises are open at that time) until whichever is the earlier of-

- (a) the time at which the premises next close; and
- (b) 0500 hrs; and

2. A designated person who is the holder of a personal licence must be present on the premises from 0100 hours (on any day on which the premises are open at that time) until whichever is the earlier of-

- (a) the time at which the premises next close; and
- (b) 0500 hrs or such other time as the Licensing Board may specify.

(k) The licence holder shall submit to the Board and to Police Scotland, prior to 1 December each year, notice of the dates within the festive period on which it is intended that the premises remain open until the festive period terminal hour stated for that category of premises in the Board's Policy Statement. The premises may remain open until the festive period terminal hour only on those dates for which notice has been given by the licence holder to the Board and to Police Scotland in accordance with this condition.

7.3 Special Condition

The off sales from the Half-Way House will be for golfers, guests and caddies using the golf course only.

Recommendation

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local conditions and late opening conditions detailed at para 7.2 and special condition proposed at para 7.3 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/2140
Date: 15 April 2025
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