

HIGHLAND LICENSING BOARD

Minute of the meeting of the **Highland Licensing Board** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 25 February 2025 at 9.30am.

Present:

Dr C Birt, Mr J Bruce, Mr J Grafton, Mrs J Hendry (Convener), Mr S Kennedy, Mr D Macpherson, Mr D Millar, Mr K Rosie.

In Attendance:

Ms C McArthur, Principal Solicitor, Clerk to the Board
Mr I Meredith, Solicitor, Depute Clerk to the Board
Mr G Cameron, Licensing Standards Officer
Mr S Campbell, Licensing Standards Officer
Mrs G MacPherson, Committee Officer

Also In Attendance:

Sergeant Paterson, Police Scotland

Item 8.1: Robert Masson, Premises Owner, Dog Falls Brewing Co Ltd

Item 9.1: Archie MacIver, Applicant's Solicitor

Item 10.2: Gordon and Morag Holding, Owners

Item 10.4: Marion Muller, Premises Manager, Grant Arms Hotel

Item 10.5: Emma MacLean, Premises Manager, Hector MacLean

Briefing on Protocol for Webcasting of Meetings

The Convener advised the Board that the meeting would be filmed and broadcast over the internet on the Highland Council website and would be archived and available for viewing for 12 months.

1. Apologies for Absence Leisgeulan

Apologies for absence were intimated on behalf of Ms E Knox and Ms K MacLean.

2. Declarations of Interest Foillseachaidhean Com-pàirt.

There were no declarations of interest.

3. Election of Vice-Convener Cur Iar-Neach-Gairm an Dreuchd

The Board **AGREED** that Mr J Grafton be appointed as Vice-Convener of Highland Licensing Board.

4 Confirmation of minutes Dearbhadh a' gheàrr-chunntais

There was submitted for confirmation as a correct record the minute of the meeting of the Highland Licensing Board held on 7 January 2025.

The Minutes were held as read and **APPROVED**.

5. Licensing (Scotland) Act 2005
Licences granted under delegated powers
Achd Ceadachd (Alba) 2005
Ceadachdan a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLB/07/25 detailing Licences which had been granted under delegated powers by the Clerk to the Board during the period 17 December 2024 to 12 February 2025.

The Board **NOTED** the Report.

6. Licensing (Scotland) Act 2005
Occasional licences and extended hours granted under delegated powers
Achd Ceadachd (Alba) 2005
Ceadachdan Corra-uair agus uairean sìnte a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLB/08/25 detailing Occasional Licences and Extended Hours Applications which had been granted under delegated powers by the Clerk to the Board during the period 17 December 2024 to 12 February 2025.

The Board **NOTED** the Report.

7. Review proposals – non-payment of annual premises licence fees
Moladh ath-sgrùdaidh – neo-phàigheadh chìsean ceadachd
thogalaichbliadhna

There had been circulated Report No HLB/09/25 by the Clerk.

The Board **AGREED** to make review proposals in respect of each of those premises listed below with a view to holding review hearings at the Board's next meeting on 1 April 2025 on the grounds of non-payment of annual fees, in breach of mandatory condition 10:

- Commercial Bar, Invergordon
- Fort William FC, Fort William
- Great Glen Water Park, Spean Bridge
- Milton Spean Bridge Hotel, Spean Bridge

8. Licensing (Scotland) Act 2005
Applications for new premises licences
Achd na Ceadachd (Alba) 2005
Larrtas airson cheadachdan thogalaichean ura

8.1 Ref: HC/INBS/707

Applicant: Dog Falls Brewing Co Ltd

Premises: Dog Falls Brewing Co Ltd., Unit 2, Lotland Place, Inverness IV1 1PB
Type: Off sales

There had been circulated Report No HLB/10/25 by the Clerk.

The Board **AGREED** to **GRANT** the premises licence subject to the mandatory conditions only.

9. Licensing (Scotland) Act 2005
Applications for provisional premises licences
Achd Ceadachd (Alba) 2005
Iarrtas airson ceadachdan thogalaichean le cumha

9.1 Ref: HC/RSL/2128

Applicant: Piero T M Sanguigni per Brunton Miller, Solicitors, 22 Herbert Street, Glasgow, G20 6NB

Premises: The Misty, Kilmuir Road, Dunvegan, Isle of Skye, IV55 8WA

Type: On and off sales

There had been circulated Report No HLB/11/25 by the Clerk.

The applicant's solicitor spoke in support of the application.

A concern was raised regarding the capacity of local glass and recycling facilities, however this was not relevant to the sale of alcohol.

Members welcomed the letter received in support of the application.

The Board **AGREED** to **GRANT** the provisional premises licence subject to the mandatory conditions, local conditions and the special condition set out at 7.2 and 7.3 respectively of the report.

9.2 Ref: HC/INBS/708

Applicant: High Life Highland, Highland Archive Centre, Bught Park Road, Inverness, IV3 5SS

Premises: Bught Park Sports Pavilion, Bught Road, Inverness, IV3 5SP

Type: on and off sales

There had been circulated Report No HLB/12/25 by the Clerk.

Members looked forward to the opening of the premises.

The Board **AGREED** to **GRANT** the provisional premises licence subject to the mandatory conditions only.

10. Licensing (Scotland) Act 2005
Applications for variation (major) to premises licences
Achd Ceadachd (Alba) 2005
Iarrtasan airson Caochladh (Mòr) a thaobh ceadachdan thogalaichean

10.1 Ref: HC/RSL/1907

Applicant: Zakariya Holdings Limited

Premises: Sonas, 147 High Street, Fort William, PH33 6EA
Type: On sales

Variation:

- Change sale of alcohol from on sales only to both on and off-sales.
- Update on-sales operating hours to 1100 hours to 0000 hours (previously 1000 hours to 2300 hours).
- Add off-sale hours – 1100 hours to 2200 hours.
- Add seasonal variation to allow premises to take advantage of the Licensing Board's Festive Policy and other occasions as determined by the Board.
- Update operating plan to include – 'Live Performances' within core hours only to allow for local musicians to play to diners eg, harpist.
- Activities outwith core hours – update as follows: The premises may open for the supply of breakfasts prior to core opening hours during which time the other activities listed as outwith core hours shall be made available subject to customer request.
- The premises may on occasion offer take-away meals.
- Update children and young persons policy to reflect the current operation of the premises.
- Revise description of premises to reflect current operation and remove reference to the sale of alcohol being ancillary to persons consuming a meal on the premises.

There had been circulated Report No HLB/13/25 by the Clerk.

The Board **AGREED** to **GRANT** the major variation to the premises licence subject to the mandatory conditions, local conditions and late opening conditions set out at 7.2 and 7.3 respectively of the report.

10.2 Ref: HC/INBS/121

Applicant: Gordon Holding, 2 Kinsteary West, Lethen Road, Auldearn, IV12 5HZ

Premises: Havelock House Hotel, Crescent Road, Nairn, IV12 4NB

Type: On and off sales

Variation:

1. Amend core hours on sale consumption on Sundays to 01.00 hrs.
2. Amend core hours off sales consumption to commence at 11.00 hrs.
3. Amend terminal hour for outside drinking area to terminate two hours earlier at 22.00 hrs daily.
4. Update children and young persons policy.
5. Increase in capacity.
6. Bar/dining area extended to enable existing dining area to be relocated adjacent to bar. Existing dining area to be utilised as Resident Breakfast Room/Lounge.
7. Relocation of outdoor drinking area to rear of hotel.

There had been circulated Report No HLB/14/25 by the Clerk.

The Board **AGREED** to **GRANT** the major variation to the premises licence subject to the mandatory conditions, existing local conditions, additional local

conditions and special conditions set out at 8.2 and 8.3 respectively of the report.

10.3 Ref: HC/INBS/466

Applicant: British Legion Scotland, Canal Side, Fort Augustus, PH32 4AU

Premises: British Legion, Canal Side, Fort Augustus, PH32 4AU

Type: On and off sales

Variation:

1. Live performance to 01.00 hours.
2. The playing of any pre-recorded music by way of jukebox or any other machine to 01.00 hours.
3. Include outdoor drinking area to 21.00 hours.
4. Include bar meals, theatre and films.

There had been circulated Report No HLB/15/25 by the Clerk.

The Board **AGREED** to **GRANT** the major variation to the premises licence subject to the mandatory conditions, existing local conditions, the additional local conditions set out at 7.2 of the report and the existing special conditions.

10.4 Ref: HC/INBS/293

Applicant: R Squared Investments Ltd, Flat B, Winchendon Road, Teddington, London, TW11 0SX

Premises: Grant Arms Hotel, 25-27 The Square, Grantown-on-Spey, PH26 3HF

Type: on and off sales

Variation:

1. Add off sales 10.00-22.00 hrs to allow for sale of whisky following tasting.
2. Amend Sunday on sales to commence at 11.00 hrs.
3. Add outdoor drinking area.
4. Amend capacity.
5. Change of use of old 'staff quarters' to whisky/snug and private drinking area.

There had been circulated Report No HLB/16/25 by the Clerk.

The applicant spoke in support of the application.

The Board **AGREED** to **GRANT** the major variation to the premises licence subject to the mandatory conditions, existing local conditions, additional local conditions and special conditions set out at 8.2 and 8.3 respectively of the report.

10.5 Ref: HC/CSR/0301

Applicant: Emma MacLean

Premises: Lochcarron Food Centre, Main Street, Lochcarron

Variation:

1. amend the layout plan due to refit of shop resulting in relocation of the alcohol display area

2. increase the off sales capacity from 11.5m² to 16.6m²

There had been circulated Report No HLB/17/25 by the Clerk.

The Board **AGREED** to **GRANT** the major variation to the premises licence subject to the mandatory conditions only.

**11. Application for personal licence
Iarrtas airson ceadachd phearsanta**

11.1 Applicant: Gary John Stewart

There had been circulated Report No HLB/18/25 by the Clerk.

The Board **AGREED** to **DEFER** the application to the next Board meeting of 1 April 2025 to allow the applicant a further opportunity to attend.

**12. Surrender of premises licence
Gèilleadh ceadachd togalaich**

12.1 Premises: Souter's Lass, Town Pier, Fort William, PH33 6DB
Licence Holder: The Crannog Concept Limited

12.2 Premises: Detached Garage/Store, Kinchellie Croft, Roy Bridge, PH31 4AW
Licence Holder: Sutherland Inn Hotel Limited

12.3 Premises: Dobbies Garden Centre, Inshes Retail Park, Inverness IV2 3TW
Licence Holder: Dobbies Garden Centre PLC

12.4 Premises: The Viewmount, East Terrace, Kingussie PH21 1JS
Licence Holder: Esther Johanna Botha

12.5 Premises: The Cross at Kingussie, Tweedmill Brae, Ardbroiloch Road, Kingussie PH21 1LB
Licence Holder: Harjachak Singh Jouhal

12.6 Premises: Carnegie Lodge Hotel, 6 Viewfield Road, Tain
Licence Holder: Derek J Wynne and Heather E Wynne

12.7 Premises: Benleva Hotel, Kilmore Road, Drumnadrochit IV63 6UH
Licence Holder: Benleva Hotel Ltd

The above Premises Licences have been surrendered in terms of Section 28(5)(f).

The meeting closed at 10.00am.