

HIGHLAND LICENSING BOARD

Minute of the meeting of the **Highland Licensing Board** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 24 June 2025 at 9.30am.

Present:

Dr C Birt, Mr J Bruce, Mr J Grafton, Mrs J Hendry (Convener), Mr S Kennedy, Ms E Knox, Ms K MacLean, Mr K Rosie.

In Attendance:

Ms C McArthur, Principal Solicitor
Mr I Meredith, Solicitor
Ms M Duffy, Solicitor
Mr G Somers, Solicitor
Mr G Cameron, Licensing Standards Officer
Mr S Campbell, Licensing Standards Officer
Mr E Mackinnon, Licensing Standards Officer
Mrs G MacPherson, Committee Officer

Also In Attendance:

Sergeant Paterson, Police Scotland

Item 8.1: Niall Hassard, Applicant's Solicitor
Item 8.2: Gary Marsden, High Life Highland Representative
Item 9.1: Lynn Simpson, Applicant's Solicitor
Item 9.2: Graham Ramsay, Club Manager, Kings Golf Club
Item 9.3: Andrew Mackay, Owner, Norseman Hotel
Item 9.5: Ben Longhurst, Premises Licence Holder

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 Mr D Macpherson and Mr D Millar.

2. Declarations of Interest Foillseachaidhean Com-pàirt.

There were no declarations of interest.

3. Confirmation of minutes Dearbhadh a' gheàrr-chunntais

There had been submitted for confirmation as a correct record the minute of the meeting of the Highland Licensing Board held on 13 May 2025.

**4. 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/44/25 detailing Licences which had been granted under delegated powers by the Clerk to the Board during the period 1 May 2025 to 11 June 2025.

The Board **NOTED** the Report.

**5. 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/45/25 detailing Occasional Licences and Extended Hours Applications which had been granted under delegated powers by the Clerk to the Board during the period 1 May 2025 to 11 June 2025.

The Board to **NOTED** the Report.

**6. The Highland Licensing Board Annual Functions Report 2024-25
Aithisg Dhreuchdan Bhliadhnail Bòrd Ceadachd
na Gàidhealtachd 2024-25**

There had been circulated Report No HLB/46/25 by the Clerk to the Board.

The Board was notified of an amendment to paragraph 7.1.3 of the report, where it had been stated there had been no meetings of the Highland Licensing Forum during the reporting period. Two meetings had taken place, the first in August 2024 and another thereafter.

The general conclusion of the report showed the licenced trade had remained steady over the reporting period and the Highlands remained a popular area for tourism and hospitality.

During discussion, the following points were raised:-

- it was felt that some licensed premises might not yet be operating at pre-pandemic levels; and
- in terms of the Board's licence reviews, it was said that the results shown in appendix 8 of the report reflected the compliancy of the licensing trade community.

The Board:-

- i. **NOTED** the content of the report; and
- ii. **AGREED** that the report be published on the Highland Council website.

7. The Highland Licensing Board Annual Financial Report 2024-25
Aithisg Ionmhasail Bhliadhnail Bòrd Ceadachd
na Gàidhealtachd 2024-25

There had been circulated Report No HLB/47/25 by the Clerk to the Board.

Clarification was sought, and provided, in terms of licensing fees. These were monitored yearly and a previous surplus contributed to an additional Licensing Standards Officer (LSO) and further administrative staff.

A breakdown of expenses was sought and provided. Staff costs were calculated pro-rata, reflecting the time each of the officers spent on liquor licensing work. The Highland Licensing Board is a separate legal entity to the Council and it has its own budget.

Information was sought, and provided, in terms of whether there were any concerns that any submitted objections and representations were generated by artificial intelligence. It was confirmed that this had not been an issue so far but would be monitored.

The Board:-

- i. **NOTED** the content of the report; and
- ii. **AGREED** that the report be published on the Highland Council website.

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

8.1 Ref: HC/INBS/712

Applicant: LLS Licence Holding Limited, Sandpit House, Toothill Road, Romsey, Hampshire, SO51 9LN

Premises: Food Court, Eastgate Shopping Centre, 11 Eastgate, Inverness, IV2 3PP

Type: On and off sales

There had been circulated Report No HLB/48/25 by the Clerk.

Speaking in support of the application, the applicant's solicitor highlighted the following points:-

- the applicant accepted the conditions specified in the report;
- the mall had tendered and contracted with an operator of several local venues;
- the food court would provide a selection of wines, beers and spirits to compliment the food served. A description of the food to be offered was given;
- refurbishment was underway and it was planned for the food court to open in August 2025; and
- the food court could increase footfall in the Eastgate Centre.

In response to a question regarding opening hours, the applicant's solicitor clarified that the food court would align with the opening hours of the Eastgate Centre. The late hours on the licence allowed for flexibility such as late opening during the festive period or an individual store promotional event.

The Board **AGREED** to **GRANT** the provisional premises licence subject to the mandatory conditions, the local conditions (b) and (c), and the following special conditions:

1. The licence holder shall ensure that consumption of drinks is permitted only by customers seated at the tables and chairs provided in the food court area and not by customers standing in that area.
2. Alcohol for consumption off the premises to which this licence refers may only be sold as an accompaniment to a meal ordered for consumption off the premises or sold and dispatched pursuant to an order originating off the premises.

8.2 Ref: HC/INBS/711

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

Premises: Inverness Castle, Castle Street, Inverness, IV2 3EG

Type: On and off sales

There had been circulated Report No HLB/49/25 by the Clerk.

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

The Inverness Castle Experience was an immersive attraction, hosting a bistro, ceilidh rooms, shop, gardens, esplanade, and a small bar. It was hoped the bistro would become a gathering place for locals, visitors, individuals and family groups, and the bar could be booked for afternoon teas, cocktails and sharing plates. The shop would sell own branded whisky, gin and beer in addition to souvenirs.

In response to a question, the applicant's representative confirmed that there would be drinking outdoors but that this would be in a controlled, terraced area, immediately outside of the bistro.

In response to questions, the Clerk clarified that the termination hour of 0500 hours was a standard late opening condition and did not indicate that the premises would stay open until that time. The applicant's representative confirmed that all areas were accessible to children during licensed hours, however, the environment of the attraction would encourage responsible drinking and was to provide a secure and suitable place for people to socialise.

The Board **AGREED** to **GRANT** the premises licence subject to the mandatory conditions, conditions (f), (g), (k), (l), (m), (o), and (p), and the following late opening conditions where seasonal variation is required:

(1) First Aid must be present on the premises from 0100 hours (on any day when the premises are open at 0100 hours) until whichever is the earlier of: -

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

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

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

9. Licensing (Scotland) Act 2005

Applications for variation (major) to premises licences

Achd Ceadachd (Alba) 2005

Iarrtasan airson Caochladh (Mòr) a thaobh ceadachdan thogalaichean

9.1 Ref: HC/INBS/103

Applicant: Highland Collective Limited, 5 South Charlotte Street, Edinburgh, EH2 4AN

Premises: Boath House, Auldearn, Nairn, IV12 5TE

Type: On and off sales

There had been circulated Report No HLB/50/25 by the Clerk.

The applicant's solicitor spoke in support of the application. The updates to the licence would allow flexibility for the venue to host occasional events such as craft or farmers markets.

The Board **AGREED** to **GRANT** the major variation of the premises licence subject to the existing conditions.

9.2 Ref: HC/INBS/640

Applicant: Kings Golf Club, Balphadrig Road, Inverness, IV3 8AX

Premises: Kings Golf Club, Balphadrig Road, Inverness, IV3 8AX

Type: On and off sales

There had been circulated Report No HLB/51/25 by the Clerk.

The club manager spoke in support of the application.

The golf club was growing. The variation would allow the club to serve alcohol to the local community without the need for them to be members of the golf club. The club also wished to serve alcohol in the service hut on the golf course. The hut, which provided snacks and refreshments, was used by golfers and walkers of the Great Glen Way.

The Board sought clarification regarding how the club would determine between users of the golf course, walkers or members of the public. The club manager explained the club held a list of users of the golf course at all times.

The LSO clarified the conditions of the licence in terms of the service hut. The licence permitted the sale of alcohol to golfers, caddies and users of the golf course only.

During discussion, it was felt that moving from club licence to full licence seemed to be the way forward. However, it was felt appropriate that alcohol sales at the service hut be for golf course users only. The club manager was informed that a variation could be sought in the future to permit alcohol sales to walkers.

The Board **AGREED** to **GRANT** the major variation of the premises licence subject to the existing conditions, additional local condition (k), and following special and late night opening conditions:

Special Condition

1. Alcohol sold from the halfway house on the golf course will only be supplied to golfers, guests and caddies using the golf course to play golf.

Late Opening Conditions

(1) First Aid must be present on the premises from 0100 hours (on any day when the premises are open at 0100 hours) until whichever is the earlier of:-

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

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

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

9.3 Ref: HC/CSR/1021

Applicant: Mackay Hotel Company Limited

Premises: Norseman Hotel, Riverside, Wick, KW1 4NL

Type: On and off sales

There had been circulated Report No HLB/52/25 by the Clerk.

The premises owner spoke in support of the application. Both he, and his brother, had operated the hotel for 16 years and they employed 120 people in Caithness. The variation to the Victorian terrace and garden area would provide flexibility and variety for weddings and events in the centre of Wick.

Clarification was sought, and provided by the owner, in terms of music and gaming.

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

9.4 Ref: HC/RSL/445

Applicant: Glen Nevis Holidays Limited

Premises: Glen Nevis Restaurant, Glen Nevis, Fort William, PH33 6SX

Type: On and off sales

There had been circulated Report No HLB/53/25 by the Clerk.

The Board **AGREED** to **GRANT** the major variation to the premises licence subject to the existing conditions and the following special condition:

1. Alcohol for the purposes of on sales will only be sold as ancillary to food between the hours of 1000 hrs to 1100 hrs.

9.5 Ref: HC/RSL/443

Applicant: Roam West Limited

Premises: Roam West, Inchree, Onich, Fort William, PH33 6SE

Type: On and off sales

There had been circulated Report No HLB/54/25 by the Clerk.

The licence holder spoke in support of the application, and the following points were made:-

- this was a small family seasonal restaurant with rooms;
- the small marquee would allow outdoor coverage throughout April to October;
- there would be no music played;
- the termination time had been reduced to 2200 hours; and
- the licence holder would comply with Building Standards.

In response to a question, it was confirmed that no alcohol would remain in the marquee overnight.

Clarification was sought, and provided by the licence holder, in terms of the festive policy.

The Board **AGREED** to **GRANT** the major variation of the premises licence subject to the existing conditions, additional local condition n(i), and the following special condition:

1. No alcoholic or non-alcoholic drinks are to be consumed in the external drinking areas after 2200 hours.

10. Surrender of premises licence
Gèilleadh ceadachd togalaich

10.1 Premises: Dingwall 147 Snooker and Pool Club, 1st Floor, Royal Hotel, High Street, Dingwall

Licence Holder: Mohammad M Islam

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

The meeting closed at 10.20am.