

## The Highland Licensing Board

Meeting – 5 August 2025

Agenda Item	8.3
Report No	HLB/63/25

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

**Ardnamurchan Distillery, Glenbeg, Ardnamurchan, PH36 4JG**

#### Report by the Clerk to the Licensing Board

##### Summary

This report relates to an application for a major variation of premises licence by Adelphi Distillery (1826) Ltd, Ardnamurchan Distillery, Glenbeg, Ardnamurchan, PH36 4JG.

#### 1.0 Description of premises

- 1.1 The Ardnamurchan Distillery is located in Glenbeg on the Ardnamurchan Peninsula and the premises includes a Visitor Centre.

#### 2.0 Summary of variation application

##### 2.1 Variation sought

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

1. **Operating Plan:**

- Extend on-sales hours to: Monday–Sunday, 09:00–22:00 hrs;  
(Currently: Monday–Saturday, 10:00–20:00; Sunday, 12:00–17:00)
- Extend off-sales hours to: Monday–Sunday, 10:00–22:00 hrs;  
(Currently: Monday–Saturday, 10:00–20:00; Sunday, 12:00–17:00)
- Add to other activities: Tastings and samplings may be held on the premises, including within the maturation warehouse;
- Increase off-sales display capacity to 25.93 m<sup>2</sup>;  
(Previously 4.94 m<sup>2</sup>)
- Update on-sales capacity to 50 persons.

2. **Layout Plan(s):**

- Extend the licensed footprint to include the ground and first floors of the maturation warehouse;
- Add additional off sales display areas to the licensed footprint;
- Plan nos 1, 2, and 3 submitted with the application are intended to replace the current layout plan;

- Plan 1 highlights the off sales/display areas in red and deep red within the licensed areas.

3. **Premises Description** - update to reflect above modifications as follows:

- The Ardnamurchan Distillery is located in Glenbeg on the Ardnamurchan Peninsula. The premises include a Visitor Centre. The ground floor of the Visitor Centre comprises a welcoming area, a shop, a sales desk and a seating/rest area. The first floor includes a bar and seating area, a Manager's Office and a Meeting Room.

The premises will offer guided tours of the adjacent distillery. Tastings and sampling sessions may take place on-site, including within the maturation warehouse.

A Meeting Room within the premises may be used for small receptions, private tastings and group meetings.  
The premises are set within their own grounds and have no immediate neighbours.

### 3.0 Background

- 3.1 On 2 July 2025 the Licensing Board received an application for a major variation of a premises licence from Adelphi Distillery (1826) Ltd.
- 3.2 The application was publicised during the period 2 July 2025 until 23 July 2025 and confirmation that the site notice was displayed is awaited.
- 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 the meeting. The applicant has been advised of the hearings procedure which may also be viewed via the following link: [www.highland.gov.uk/hlb\\_hearings](http://www.highland.gov.uk/hlb_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 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 Ardnamurchan Distillery is located in Glenbeg on the Ardnamurchan Peninsula. The premises include a Visitor Centre.
- ii) The ground floor of the Visitor Centre comprises a welcoming area, shop, sales desk, and a seating/rest area. The first floor contains a bar area, a manager's office and a meeting room. The premises will offer tours of the adjacent distillery, with tastings taking place as part of the experience.
- iii) There is a meeting room within the premises where small receptions and group meetings may be held.
- iv) The premises offer both on-sales and off-sales.
- v) The premises are set within their own grounds and have no immediate neighbours.
- vi) The application is within Highland Licensing Board policy and is consistent with the Licensing Objectives.
- vii) No objections have been received in connection with the application.
- viii) Building Standards have issued some advice in relation to the application. The applicant is aware of this and is addressing the matters raised.

ix) I have no objections 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 no additional local conditions are considered necessary.

### **7.3 Special condition**

In order to harmonise the existing premises licence conditions, the Board may wish to consider attaching the following special condition:

- Alcohol for consumption on the premises prior to 11:00am on any day may only be sold to persons participating in a formal tasting or sampling session, or to such persons following on from their participation in a formal tasting or sampling session, and a notice to that effect will be displayed on the premises.

#### **Recommendation**

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed special condition detailed 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/RSL/1671  
Date: 24 July 2025  
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