The Highland Licensing Board

Agenda Item	**7.1**
Report No	**HLB/78/25**

Meeting – 28 October 2025

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

Stannergill Distillery, Castletown Mill, Castletown

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 Stannergill Distillery, Castletown Mill, Castletown.

1.0 Description of premises

1.1 Castletown Mill is the home of Stannergill Distillery and is located on the outskirts of Castletown. The converted mill is a stone built 2 and 3 storey detached building sitting in approximately 10 acres of ground.

The premises comprise of a retail space, restaurant/café, bar, tasting rooms, an outside seating area within the courtyard and production facilities. The premises will offer on and off sales, and food and refreshments will be available in the on-sales area inside and outside.

2.0 Operating hours

2.1 The applicant seeks the following hours:

On sales:

Sunday to Thursday:	1100 hrs to 2300 hrs
Friday and Saturday:	1100 hrs to 0100 hrs

Off sales:

Monday to Sunday:	1000 hrs to 2200 hrs

3.0 Background

3.1 On 3 June 2025 the Licensing Board received an application for the grant of a provisional premises licence from Dunnet Bay Distillers Ltd.

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 25 August to 15 September 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:-

a) The property that will be known as Stannergill Distillery, is a detached two and three storey stone building situated within its own grounds of ten acres adjacent to the A836 road, just outside the village of Castletown, Caithness.
b) The building and outdoor areas have been extensively renovated and upgraded by the applicant and will incorporate retail space, tasting areas, indoor bar, eating areas and an outside area.
c) The total off sales display area for the premises are 29.44 square metres which is within policy.
d) The application is to allow for the provision of alcohol by on sales and off sales.
e) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.
f) The children's policy is considered suitable and is within the policy of the Highland Licensing Board.
g) The layout plans submitted complies with the required specifications.
h) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
i) During the period of public consultation, no objections were received.
j) 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 conditions from the schedule of local conditions:

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

o. The licence holder shall ensure that consumption of drinks (alcoholic or non-alcoholic) in any outside drinking area is permitted only by customers seated at the tables and chairs provided in the outside drinking area and not by customers standing in that area.

Recommendation

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local conditions detailed at para 7.2 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.

Reference: HC/CSR/2157
Date: 9 October 2025
Author: G Sutherland