

The Highland Licensing Board

Meeting – 28 October 2025

Agenda Item	8.2
Report No	HLB/80/25

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

**Grantown Service Station, 39 Spey Avenue, Grantown-on-Spey, PH26 3EJ
Report by the Clerk to the Licensing Board**

Summary

This report relates to an application for a major variation of premises licence Grantown Service Station, 39 Spey Avenue, Grantown-on-Spey, PH26 3EJ.

1.0 Description of premises

1.1 Esso branded petrol filling station branded convenience store serving the local community. Situated on a busy road leading to Grantown town centre.

2.0 Current operating hours

2.1 The premises currently enjoys the following operating hours:

Off sales:

Monday to Saturday: 1000 hours to 2200 hours
Sunday: 1230 hours to 2200 hours

3.0 Summary of variation application

3.1 Variation sought

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

- (1) Amend core hours on a Sunday from 12.30 hours to 10.00 hours.
- (2) Amend Sunday opening hours in part 5(f) from 08.00 hours to 07.00 hours.
- (3) In the description, under reference to Sunday opening hours, change 08.00 hours to 07.00 hours.

4.0 Background

4.1 On 12 August 2025 the Licensing Board received an application for a major variation of a premises licence from Motor Fuel Limited.

- 4.2 The application was publicised during the period 25 August until 15 September 2025 and confirmation that the site notice was displayed has been received.
- 4.3 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.
- 4.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 4.5 Further to this publication and consultation process, no timeous objections or representations have been received.
- 4.6 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

5.0 Legislation

- 5.1 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.

- 5.2 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.

- 5.3 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.
- 5.4 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.

6.0 Licensing Standards Officer

6.1 The LSO has provided the following comments:-

(i) Application for major variation has been received from the Grantown on Spey Service Station, Spey Avenue, Grantown on Spey whereby the applicant seeks to amend the core hours as follows: -

- Off sales to commence at 1000 hours on Sunday (currently 1230 hours)

(ii) The LSO is satisfied that should the Board wish to grant this application then there will be no threat to the licensing objectives.

(iii) Following the public consultation phase of this application, no objections or representations have been made to the Board.

7.0 HLB local policies

7.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2023-28
- (2) Highland Licensing Board Equality Strategy

8.0 Conditions

8.1 Mandatory conditions

If the application is approved the mandatory conditions set out in Schedule 3 of the Act will apply.

8.2 Local conditions

There are no existing local conditions and it is not considered necessary to attach any.

8.3 Special conditions

No special conditions are considered necessary.

Recommendation

The Board is invited to determine the above application.

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/INBS/365
Date: 15 October 2025
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