

The Highland Licensing Board

Meeting – 2 December 2025

Agenda Item	7.1
Report No	HLB/91/25

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

Station News, 5 Union Street, Inverness, IV1 1PP

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for the provisional grant of a premises licence in respect of Station News, 5 Union Street, Inverness, IV1 1PP

1.0 Description of premises

1.1 The Station News is situated on Union Street, Inverness and consists of a small convenience store.

2.0 Operating hours

2.1 The applicant seeks the following **off-sale** hours:

Off sales:

Monday to Sunday: 1000 hours to 2200 hours

3.0 Background

3.1 On 14 October 2025 the Licensing Board received an application for the provisional grant of a premises licence from Munawar Ahmed.

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 27 October until 17 November 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.
- 4.3 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:-

(i) A provisional premises licence application has been received for the small convenience store newsagents Station News, 5 Union Street, Inverness, IV1 1PP.

(ii) The premises are a small convenience store selling a range of papers and magazines, soft drinks, confectionary, tobacco goods, and alcohol for off sales only, in a busy thoroughfare within Inverness City Centre having previously operated from premises at Inverness Bus Station, Farraline Park, Inverness between 2010 and October 2024 when the licence was surrendered.

Application has been made for a provisional licence to allow for the sale of alcohol by way of Off Sales only with operating hours:

Monday – Sunday – 1000 hours until 2200 hours.

Whilst application is sought from 1000 hours until 2200 hours, Monday to Sunday the operating model for the premises will be based around the current core business hours of 0600 hours until 2200 hours Monday to Sunday.

(iii) The hours applied for are within the allowed hours for off sales prescribed within the Licensing (Scotland) Act 2005

(iv) The premises have been visited by the LSO and following discussions around the security of the alcohol, whereby most of the alcohol will be behind a counter area and the additional beers/ciders etc., will be contained within a lockable fridge, I am satisfied that the premises are suitable for the operation of the business as described within the operating plan.

(v) Off sales capacity has been calculated at 7.53 m², which is well within the current threshold of 30 m² set by the Board for consideration of the question of overprovision.

(vi) The necessary Section 50 in respect of Planning and Disabled Access Statement have been submitted.

(vii) The operating plan in the opinion of the LSO, meets the standards of the 5 licensing objectives and that the licensing objectives are not compromised by this application.

(viii) The applicant has successfully operated off sales premises for over 14 years prior to relocating to current premises.

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

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

No local conditions are considered necessary.

7.3 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/717
Date: 19 November 2025
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