

## The Highland Licensing Board

Meeting – 2 December 2025

Agenda Item	7.2
Report No	HLB/92/25

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

The Long House, Kilchoan Management (Knoydart) Ltd, Kilchoan Estate, Inverie, Knoydart, PH41 4PL

### 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 The Long House, Kilchoan Management (Knoydart) Ltd, Kilchoan Estate, Inverie, Knoydart, PH41 4PL.

#### 1.0 Description of premises

1.1 The Long House is situated on the Kilchoan Estate on the remote Knoydart peninsula. The premises will offer bar, dining and lounge facilities exclusively for up to 40 in-house guests staying across the Estate's 8 accommodation properties. These 8 properties are included within the licensed premises footprint and comprise: Eigg, Rum, Freyja (Studio), Mull, Iona, Farmhouse, Brae House and Fank.

Within the Long House, both on-sales and off sales will be available. Food and refreshments will be served in the indoor on-sales area as well as the outdoor eating/drinking area.

#### 2.0 Operating hours

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

##### On sales:

Monday to Sunday: 1100 hours to 0100 hours

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

##### Off sales:

Monday to Sunday: 1000 hours to 2200 hours

### **3.0 Background**

- 3.1 On 9 September 2025 the Licensing Board received an application for the provisional grant of a premises licence from Kilchoan Management (Knoydart) Ltd.
- 3.2 The provisional 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 24 September 2025 until 15 October 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 Following the publication and consultation process, no timeous objections or representations were received.

Whilst it is noted that this application relates to a 'provisional' premises licence, the following points were noted during the consultation process:

- 1) The Scottish Fire & Rescue Service outlined several improvement measures, which the applicant has confirmed are now complete. Confirmation is awaited from the Fire Authority; and
  - 2) Highland Council's Building Standards Authority advised that they have no objections to a full premises licence being granted, subject to the respective Building Warrant being complete, prior to any occupation of the premises taking place:
    - The Long House applications - 23/00959/NDOM7 and 23/00959/NDOM7/1 – Demolition of the existing building & erection of a new restaurant building with bar, kitchen & lounge.
- 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 Licensing Standards Officer has provided the following comments:-

- The licensed premises area consists of The Long House which serves as the central gathering space for Kilchoan Estate guests and residents only. This includes the kitchen/bar/dining room/sitting room/lounge area and external terraced area.
- The following accommodation properties on the Estate, as shown detailed on the site plan supporting the application, are also included: Farmhouse/Iona/Mull/Rum/Eigg/Fank/Brae House and Freyja (Studio/Gym).
- The application sought is for both on and off sales for guests and residents of Kilchoan Estate only.
- On sales will generally form part of an all-inclusive package which includes meals and drinks.
- Off sales will predominantly cater for guests wishing to purchase items separately, for example, a bottle of wine to take on a day out/picnic or a specific product to take home when departing their accommodation.
- This application reflects the ever evolving nature of alcohol licensing and the flexibility businesses now offer.
- The application is within Highland Licensing Board policy; is consistent with the licensing objectives and no objections have been received in respect of the application.
- Points raised by the Scottish Fire and Rescue Service and Highland Council Building Standards, as noted earlier in the report, are not unexpected for a provisional licence application at this stage when building work has still to be completed. When works have been completed, the applicant requires to lodge with the Licensing Board, an application for Confirmation and these Authorities will have a further opportunity to assess the premises to ensure all outstanding works have been completed to their satisfaction.
- I have no objections to this application.
- No local or special conditions are considered necessary for 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**

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/RSL/2158  
Date: 12 November 2025  
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