

**The Highland Licensing Board**

**Meeting – 2 December 2025**

Agenda Item	<b>8.1</b>
Report No	<b>HLB/93/25</b>

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

**Woodshed Bar, Coylumbridge Hotel, Coylumbridge, Aviemore, PH22 1QN**

**Report by the Clerk to the Licensing Board**

**Summary**

This report relates to an application for a major variation of premises licence by Britannia Hotels Ltd, Halecroft, 253 Hale Road, Hale, Altrincham, WA15 8RE.

**1.0 Description of premises**

1.1 Woodshed Bar is situated within the grounds of Coylumbridge Aviemore Resort Hotel on the outskirts of Aviemore.

**2.0 Summary of variation application**

**2.1 Variation sought**

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

(1) 6(c) to remove the wording: 'In respect of children 0-5 changing facilities available for use by both genders will be installed on the premises for the commencement of the of the New Act. and replace it with: 'children and young persons will be permitted entry to the premises only in the company of a responsible adult.'

(2) 6(d) to change the wording: 'At all times subject to 6(b) above.'

(3) 6(e) to change the wording: 'All public parts of the premises subject to 6(b) above.'

**3.0 Background**

3.1 On 26 September 2025 the Licensing Board received an application for a major variation of a premises licence from Britannia Hotels Ltd.

3.2 The application was publicised during the period 6 October until 27 October 2025 and confirmation that the site notice was displayed has been received.

- 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) Application is sought for a major variation to amend and update the operating plan at Q6(c), (d) & (e) to amend and update the children and young persons policy to reflect the current operation of the premises

(ii) In the view of the LSO, the premises are suitable to sell alcohol as described within the operating plan and the amendment sought within the operating plan is compliant with Highland Licensing Board policy

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

(iv) 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**

Existing local conditions will continue to apply and no additional 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 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/INBS/270

Date: 19 November 2025

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