

The Highland Licensing Board

Meeting – 2 December 2025

Agenda Item	8.2
Report No	HLB/94/25

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

Co-operative, 45 High Street, Nairn, IV12 4AG

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Co-operative Group Food Limited, 1 Angel Square, Manchester, M60 0AG.

1.0 Description of premises

1.1 Supermarket situation in Nairn Town Centre.

2.0 Summary of variation application

2.1 Variation sought

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

Major Variation to layout plan to account for the change to some fixtures on the shopfloor of the premises, per proposed Layout Plan P5F14. This application also seeks to increase the capacity figure from 28.05M2 to 29.76M2 to correct a historic capacity error.

3.0 Background

3.1 On 15 October 2025 the Licensing Board received an application for a major variation of a premises licence from Co-operative Group Food Ltd, 1 Angel Square, Manchester, M60 0AG.

3.2 The application was publicised during the period 27 October until 17 November 2025 and confirmation that the site notice was displayed has been received.

3.3 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

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) The premises are a small convenience store, which has held an alcohol premises licence since 2009 and which in licensing terms has a satisfactory history of operation.

(ii) A major variation to layout plan is sought to account for the change to some fixtures on the shop floor of the premises. This application also seeks to increase the capacity figure from 28.05M2 to 29.76M2 to correct a historic capacity error. Despite this slight increase the capacity remains within the current threshold set by Highland Licensing Board for the consideration of overprovision at 30 m2.

(iii) The layout plan submitted complies with the required specifications.

(iv) The LSO is of the opinion that the application meets the standards of the 5 licensing objectives.

(v) Following the public consultation phase of this application no objections or representations have been received by the 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

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

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/312
Date: 19 November 2025
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