

HIGHLAND LICENSING BOARD

Minute of the meeting of the **Highland Licensing Board** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 16 September 2025 at 9.30am.

Present:

Dr C Birt, Mr J Bruce, Mr J Grafton, Mrs J Hendry (Convener), Mr S Kennedy, Ms E Knox, Ms K MacLean, Mr D Millar.

In Attendance:

Ms C McArthur, Principal Solicitor, Clerk to the Board
Mr I Meredith, Solicitor, Depute Clerk to the Board
Mr G Somers, Solicitor
Mr G Cameron, Licensing Standards Officer
Mr S Campbell, Licensing Standards Officer
Mr E Mackinnon, Licensing Standards Officer
Mrs G MacPherson, Committee Officer

Also In Attendance:

Sergeant Paterson, Police Scotland

Item 8.1: Richard Taylor, Applicant's Solicitor, Ernie Kelman, Area Manager

Item 9.1: Keith Falconer, Applicant's Solicitor

Item 9.4: Martin Whyte and Chris Heardman, Board Members, Linnhe Leisure

Briefing on Protocol for Webcasting of Meetings

The Convener advised the Board that the meeting would be filmed and broadcast over the internet on the Highland Council website and would be archived and available for viewing for 12 months.

1. Apologies for Absence Leisgeulan

Apologies for absence were intimated on behalf of Mr D Macpherson and Mr K Rosie.

2. Declarations of Interest Foillseachaidhean Com-pàirt.

There were no declarations of interest.

4. Confirmation of minutes Dearbhadh a' gheàrr-chunntais

There had been submitted for confirmation as a correct record the minute of the meeting of the Highland Licensing Board held on 5 August 2025.

4. Licensing (Scotland) Act 2005 Licences granted under delegated powers

Achd Ceadachd (Alba) 2005

Ceadachdan a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLB/67/25 detailing Licences which had been granted under delegated powers by the Clerk to the Board during the period 24 July 2025 to 3 September 2025.

The Board **NOTED** the Report.

5. Licensing (Scotland) Act 2005

Occasional licences and extended hours granted under delegated powers

Achd Ceadachd (Alba) 2005

Ceadachdan Corra-uair agus uairean sìnte a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLB/68/25 detailing Occasional Licences and Extended Hours Applications which had been granted under delegated powers by the Clerk to the Board during the period 24 July 2025 to 3 September 2025.

The Board **NOTED** the Report.

6. Chief Constable's Report 2024 to 2025

Aithisg an Àrd-Chonstabail 2024 gu 2025

There had been circulated the Chief Constable's Annual Licensing Report to the Highland Licensing Board for 2024/2025.

The Licensing Sergeant provided a summary of the report analysis.

The Police continued to manage day-to-day licencing activities, which included the monitoring of licensed premises and personal licence holders, and the administration of licensing applications received, to ensure that the licensing objectives and operating plans were being adhered to.

Advice, guidance and support was offered where needed, so that licensed premises could operate successfully and in line with the licensing objectives. Any incidents were reviewed individually and any course of action would be decided in line with national guidance.

In response to a question, there was no identified reason for the reduction in recorded inspections compared to the previous year.

Information was sought in terms of drug and alcohol incidents. This would be provided to Members outside of this meeting and in due course.

The Board **NOTED** the content of the report.

7. Licensing (Scotland) Act 2005

Applications for new premises licences

Achd na Ceadachd (Alba) 2005

Larrtas airson cheadachdan thogalaichean ura

7.1 Ref: HC/RSL/2155

Applicant: Cuillin Projects Limited (t/a Sligachan Campsite)

Premises: Sligachan Campsite, Sligachan, Isle of Skye, IV47 8SW

Type: Off sales

There had been circulated Report No HLB/69/25 by the Clerk.

The Board **AGREED** to **GRANT** the application for a premises licence subject to the mandatory conditions only.

8. Licensing (Scotland) Act 2005

Applications for provisional premises licences

Achd Ceadachd (Alba) 2005

Iarrtas airson ceadachdan thogalaichean le cumha

8.1 Ref: HC/INBS/715

Applicant: T J Morris (Scot) Limited, Axis Business Park, Portal Way, Gillmoss, Liverpool, L11 0JA

Premises: Home Bargains, Henderson Road, Inverness, IV1 1SD

Type: Off sales

There had been circulated Report No HLB/70/25 by the Clerk.

The applicant's solicitor spoke in support of the application.

This would be the seventh Home Bargains store in Highland, and the second in Inverness. The alcohol on offer would reflect other stores. This would be a limited range of largely beers, wines and ciders, with occasional spirits in gift packs during the festive period. The store would have full CCTV and the Challenge 25 policy would be operated. Staff would be trained and there would be prompts at the tills. It was anticipated that the store would open at the end of November 2025.

In response to a question, the Licensing Standards Officer confirmed that although the original application had requested a display capacity of over 30m², this had since been reduced to under the threshold of overprovision.

The Board **AGREED** to **GRANT** the provisional premises licence subject to the mandatory conditions only.

9. Licensing (Scotland) Act 2005

Applications for variation (major) to premises licences

Achd Ceadachd (Alba) 2005

Iarrtasan airson Caochladh (Mòr) a thaobh ceadachdan thogalaichean

9.1 Ref: HC/RSL/0433

Applicant: Winchester Foods Scotland Limited per MacPhee & Partners, Aird House, An Aird, Fort William, PH33 6BL

Premises: Ben Nevis Inn, Achintee, Fort William, PH33 6TE

Type: On and off-sales

There had been circulated Report No HLB/71/25 by the Clerk.

The applicant's solicitor spoke in support of the application.

The premises was long established and lay at the foot of Ben Nevis. It was popular with locals, tourists and walkers. During modernisation, the premises had seen the addition of accommodation and improved car parking. Space constraints for both patrons and staff were acknowledged and the extension and variation would address these. All necessary planning permissions had been obtained.

During discussion, clarification was sought, and provided, in terms of the 2300 hrs termination hour in the outdoor drinking area. There was no residential area in the vicinity and there would be no live or recorded music outside.

The Board **AGREED** to **GRANT** the major variation of the premises licence subject to the mandatory conditions, existing local conditions and the additional local conditions (m) (after 23:00 hours) and (n)(i).

9.2 Ref: HC/RSL/0477

Applicant: Alasdair W MacLean

Premises: Strontian Stores and Café Sunart, Strontian, PH36 4JB

Type: On and off sales

There had been circulated Report No HLB/72/25 by the Clerk.

The Board **AGREED** to **GRANT** the major variation of the premises licence subject to the mandatory conditions and the existing local conditions.

9.3 Ref: HC/RSL/466

Applicant: K R Partners, Stage House, Glenfinnan, PH37 4LT

Premises: Stage House, Glenfinnan, PH37 4LT

Type: On and off sales

There had been circulated Report No HLB/73/25 by the Clerk.

The Board **AGREED** to **GRANT** the major variation to the premises licence subject to the mandatory conditions, the existing local conditions and local conditions (m) (after 22:00 hours) and (n)(i).

9.4 Ref: HC/RSL/0463

Applicant: Linnhe Leisure Limited, Nevis Centre, An Aird, Fort William, PH33 6AN

Premises: Nevis Centre, An Aird, Fort William, PH33 6AN

Type: On sales

There had been circulated Report No HLB/74/25 by the Clerk.

The applicant's representative spoke in support of the application. This would allow alcohol to be sold during market days and trade exhibitions, both in a marquee and in the car park. The premises also looked forward to the Royal National Mod which was coming to the centre next month.

The Board **AGREED** to **GRANT** the major variation to the premises licence subject to the mandatory conditions, existing local conditions and the following special condition:

- Any event taking place after 2100 hrs on any day in the external licensed area requires a section 68 - Extended Hours application and each application will be considered on its own merits.

10. Application for personal licence
Iarrtas airson ceadachd phearsanta

10.1 Applicant: Michael Gray

There had been circulated Report No HLB/75/25 by the Clerk.

The applicant was not present at the meeting so the Board **AGREED** to **DEFER** consideration of the application for a personal licence to the next meeting of the Highland Licensing Board to allow the applicant a further opportunity to attend the hearing.

11. Surrender of premises licence
Gèilleadh ceadachd togalaich

11.1 Premises: Souters Lass, Town Pier, Fort William, PH33

Licence Holder: The Crannog Concept Ltd, Marine Walk, Carmichael Way, Fort William, PH33 6FF

The above Premises Licence had been surrendered in terms of Section 28(5)(f).

The meeting closed at 10.00am.