

The Highland Licensing Board

Meeting – 24 February 2026

Agenda Item	7.1
Report No	HLB/09/26

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

Tain Superstore, 33-37 High Street, Tain

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for the grant of a provisional premises licence in respect of Tain Superstore, 33-37 High Street, Tain.

1.0 Description of premises

1.1 The premises is two storey building located in the centre of town in Tain. The premises operates as a convenience store on the ground with residential properties on the upper floor. The area is a mixture of retail units and residential.

2.0 Operating hours

2.1 The applicant seeks the following hours:

Off sales:

Monday to Sunday: 1000 hrs to 2200 hrs

3.0 Background

3.1 On 20 November 2025 the Licensing Board received an application for the grant of a provisional premises licence from Anthony Selvachandran.

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 from 1 December to 22 December 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.

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:-

- a) The property to be known as Tain Superstore is a local grocery, and general goods store which is in the community of Tain in Easter Ross.
- b) This is a two-storey property, on the High Street and centre of town, with the lower storey being the convenience store and the upper storey residential flats.
- c) The application is for a provisional off sales licence for the premises. The off sales display area size conforms to Highland Licensing Board policy.
- d) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises
- e) The layout plan submitted complies with the required specifications.
- f) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- g) During the period of public consultation, no objections were received.
- h) Building Standards have highlighted that they are having ongoing discussions with the applicant and any issues will be resolved prior to granting of their Section 50.
- i) I have no objection to 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

None to apply.

Recommendation

The Board is invited to determine the above application and if minded to grant the 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/CSR/2161
Date: 3 February 2026
Author: G Sutherland