

The Highland Licensing Board

Meeting – 24 February 2026

Agenda Item	8.1
Report No	HLB/10/26

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

Cannich Post Office and Stores, Main Street, Cannich, by Beauly, Inverness-shire, IV4 7LN

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Bradley Craig Collins, Staff Quarters, Main Street, Cannich, by Beauly, Inverness-shire, IV4 7LN.

1.0 Description of premises

1.1 Cannich Stores/Affric Bar and Café comprises of a traditional village shop and adjoining bar/café with outdoor terrace. It is situated in the village of Cannich some 30 miles from Inverness.

2.0 Current operating hours

2.1 The premises currently enjoys the following operating hours:

Off sales:

Monday to Sunday: 1000 hours to 2000 hours

3.0 Summary of variation application

3.1 Variation sought

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

- (1) Add facility for on-sales Monday- Sunday 11.00-24.00 hrs.
- (2) Add following activities:
 - bar meals at 5(a)
 - receptions
 - club group meetings at 5(b)
 - background music
 - televised sport at 5(c)
 - outdoor drinking area

- (3) Add childrens policy.
- (4) Add capacity for on sales.
- (5) Amended layout plans showing relocated off sales area with capacity increase from 10.97M2 to 15.75M2.
- (6) Description: Cannich Stores/Affric Bar and Cafe comprises of a traditional village shop and an adjoining bar/cafe with outdoor terrace.
- (7) Amend premises name to: Cannich Stores/Affric Bar and Café.

4.0 Background

- 4.1 On 17 December 2025 the Licensing Board received an application for a major variation of a premises licence from Bradley Craig Collins.
- 4.2 The application was publicised during the period 5 January until 26 January 2026 and confirmation that the site notice was displayed has been received.
- 4.3 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.
- 4.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 4.5 Further to this publication and consultation process, no timeous objections or representations have been received.
- 4.6 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

5.0 Legislation

- 5.1 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.

5.2 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.

5.3 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.

5.4 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.

6.0 Licensing Standards Officer

6.1 The LSO has provided the following comments:-

(i) Cannich Post Office and Stores have operated out of the existing shop with a premises licence for off sales only since 2009. Following the closure of the last remaining bar in the village approx. 4 years ago, the applicant submitted a planning application for the use of a double decker bus to be situated outside the shop as a temporary premises, and application was made for occasional licences to permit on sales in the outside area of the shop. The planning application was accepted on the basis, that a permanent structure would be in place within 5 years. This permanent structure is currently in the process of being constructed immediately adjacent to the existing shop, with a capacity for 50 customers and when completed the double decker bus will be removed from use.

(ii) Application is sought to add the facility for on sales as follows:
Monday to Sunday - 11.00 hours to 24.00 hours.

(iii) Variation is sought to add a range of activities at Q5(a), Q5(b) and Q5(c) of the operating plan to include bar meals, receptions, club meetings, televised sport and background music.

(iv) Variation is sought at Q5(d) to add an outdoor drinking area to the licenced footprint of the premises. This outdoor drinking area is situated to the front and side of the premises, with a capacity for 16 seated guests. The outdoor area has operated under occasional licences for the past 3 years without adverse issue or comment. There is a primary school nearby, however, when the school is open during the day the premises are primarily operated as a café with low levels of alcohol sales.

(v) Application is sought at Q5(f) to add Home Deliveries. The store at Cannich already runs a home delivery service throughout the Glenurquhart area without the sale of alcohol and has done so for a number of years. As part of this service the applicant already delivers other age restricted products and is aware of the key requirements for compliance.

(vi) Application is sought at Q6(c), (d) & (e) of the operating plan to add a Children and Young Persons policy to reflect the current operation of the premises. The proposed policy is compliant with Licensing legislation and aligns with the licensing objective Protecting Children and Young Persons from Harm.

(vii) Following reconfiguration of the existing shop as part of the ongoing building works, application has been made to increase the off sales capacity of the store from its current 10.97m² to 15.75m² which is within the current threshold set by Highland Licensing Board for the consideration of overprovision at 30m².

(viii) Application is sought to amend the name and description of the premises to Cannich Stores/Affric Bar and Cafe to reflect the changes to the premises.

(ix) During the public consultation phase of this application no objections or representations has been received by Highland Licensing Board.

(x) The LSO is satisfied that should the Highland Licensing Board wish to grant this application then there will be no threat to the Licensing Objectives.

7.0 HLB local policies

7.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2023-28
- (2) Highland Licensing Board Equality Strategy

8.0 Conditions

8.1 Mandatory conditions

If the application is approved the mandatory conditions set out in Schedule 3 of the Act will apply.

8.2 Local conditions

There are no existing local conditions but the following local conditions are now recommended:

(l) The boundaries of any outside area will be effectively demarcated to the satisfaction of the Licensing Standards Officer

(m) After 2100 hrs, alcoholic or non-alcoholic drinks shall not be consumed in any outdoor drinking area

(n(i) No live or recorded music shall be played in any outdoor drinking area.

(o) The licence holder shall ensure that consumption of drinks (alcoholic or non-alcoholic) in any outside drinking area is permitted only by customers seated at the tables and chairs provided in the outside drinking area and not by customers standing in that area.

(p) The licence holder shall ensure that all outdoor tables are regularly cleared of used glassware, crockery, cutlery and refuse.

8.3 Special conditions

The Board may wish to consider attaching the following special condition:

The premises licence holder shall ensure adequate supervision of patrons using the curtilage of the premises for smoking, so that no noise nuisance is caused to nearby residents.

Recommendation

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local/special conditions detailed at paras. 8.2 and 8.3 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/468
Date: 11 February 2026
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