

Agenda item	13.1
Report no	HLC/26/26

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 24 February 2026

Report title: Application for the grant of a late hours catering licence – Pepes Piri Piri, 33 Harbour Road, Inverness (Ward 16 – Inverness Milburn)

Report by: Principal Solicitor – Regulatory Services

1. Purpose/Executive Summary

1.1 This report relates to an application for the grant of a late hours catering licence.

2. Recommendation

2.1 Members are asked to determine the application in accordance with the Council's hearing procedure.

3. **Background**

3.1 On 30 June 2025 an application for the grant of a late hours catering licence was received from JA Food Ltd in respect of Pepes Piri Piri, 33 Harbour Road, Inverness.

3.2 In terms of the Civic Government (Scotland) Act 1982 (the Act) the Licensing Authority have nine months from receipt of the application to determine the same, therefore this application must be determined by 29 March 2026. Failure to determine the application by this time would result in the application being subject of a 'deemed grant' which means that a licence would require to be issued for a period of 1 year. The application is before this Committee as this is the last meeting before the determination date expires.

4. **Process**

4.1 Following receipt of the application a copy was circulated to the following Agencies/Services for consultation:

- Police Scotland,
- Scottish Fire and Rescue Service,
- Highland Council Environmental Health Service,
- Highland Council Building Standards Service, and
- Highland Council Planning Service (for information).

5. **Representation**

5.1 A representation to this application was received on 14 July 2025 from the Council's Building Standards Service.

5.2 A copy of the representation is attached as **Appendix 1** to this report.

6. **Additional information**

6.1 A building warrant was issued in 2021 for the works to form Pepe's Piri Piri, however, no completion certificate was issued by Highland Building Standards Service in respect of the completion of such works. A submission for a completion certificate is required so the Building Standards Service can inspect the works and issue the completion.

7. **Outstanding certification**

7.1 While the Council's Environmental Health Service offered no objections to the application, they advised that the applicant should submit an up-to-date Electrical Installation Condition Report and a Gas Certificate.

7.2 As part of the application process the applicant has also been asked to submit a completed Certificate of Compliance.

7.3 The above documentation requires to be submitted for checking by the appropriate agencies before any licence can be granted. At the time of writing this report, this documentation has not been received.

7.4 Until the outstanding matters detailed above and within the representation have been addressed, the Principal Solicitor - Regulatory Services is not in a position to issue the licence under delegated powers. As detailed in paragraph 3.2, the application requires to be determined by 29 March 2026.

8. Determining issues

8.1 Paragraph 5(3) of Schedule 1 of the Act states that a licensing authority shall refuse an application to grant or renew a licence where:

(a) the applicant or anyone else detailed on the application is not a fit and proper person;

(b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused;

(c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to

(i) the location, character or condition of premises or the character or condition of the vehicle or vessel,

(ii) the nature and extent of the proposed activity,

(iii) the kind of persons likely to be in the premises, vehicle or vessel,

(iv) the possibility of undue public nuisance, or

(v) public order or public safety; or

(d) there is other good reason for refusing the application.

8.2 If required, the Principal Solicitor – Regulatory Services will offer particular advice on the criteria relating to this particular application.

8.3 A copy of this report has been sent to the applicant and who has been invited to attend and will be provided with an opportunity to be heard by the Committee. They have also been advised of the procedure which will be followed at the meeting.

9. Policies

9.1 The following policies are relevant to this application:

9.2 Standard late hours catering licence conditions. A copy of these can accessed at https://www.highland.gov.uk/directory_record/738740/late_hours_catering/category/499/shop_and_trader

or a hard copy can be supplied where requested.

10. Implications

10.1 Not applicable.

Date: 03 February 2026

Author: Kata Somogyi

Ref: LHC

Background Papers: Civic Government (Scotland) Act 1982

Appendices: Appendix 1: Building Standards representation dated 14 July 2025

Kata Somogyi (Legal (Licensing))

From: Christopher Milne (Building Standards)
Sent: 14 July 2025 17:15
To: Kata Somogyi (Corporate Governance)
Cc: Gary Sartain (Building Standards)
Subject: RE: LHC Application - Pepes Piri Piri, Inverness

Hi Kata,

A building warrant was issued back in 2021 for the works to form Pepe's, however no completion certificate was ever issued.

I'd note that the applicant should make a completion certificate submission to building standards, so we can inspect the works and issue the completion.

Regards,

Christopher Milne BSc.(Hons) M.Arch
Principal Building Standards Surveyor
The Highland Council
Infrastructure and Environment
Glenurquhart Road
Inverness
IV3 5NX

Tel.
Mob.
Mail.



Working Hours: Mon-Thurs 8:00-5:30

For guidance on making electronic applications please contact:

eBuilding Standards Processing Centre
Glenurquhart Road
Inverness
IV3 5NX
Tel. (01349) 886 608
Mail. ebuildingstandards@highland.gov.uk

I would appreciate if you would spare a moment to share the experience you have had with building standards, as your views are important to the council; by completing the national customer survey: - <https://www.smartsurvey.co.uk/s/BuildingStandardsNationalSurvey/?la=Highland>



eBuilding Standards – Follow up information

Follow up documentation should no longer be submitted directly to Building Standards Surveyors or to Area Planning & Building Standards Offices. If you would like to submit revised plans or any other follow up information in relation to existing applications, please do so by using the Additional Supporting Documents online form available on the [eBuildingStandards.scot Portal](https://www.eBuildingStandards.scot). Further guidance on how to do this can be found [here](#). Please remember to quote the correct application reference number on the online form before submitting. Thank you for your co-operation.

From: Kata Somogyi (Corporate Governance) [REDACTED]
Sent: 30 June 2025 11:08
To: highlandislandCivicGovtLicensing [REDACTED];
N.HLNDPandPLegislationSupport [REDACTED] >; Environmental Health
[REDACTED]; Gary Sartain (Building Standards) [REDACTED] >; Christopher
Milne (Building Standards) [REDACTED]; Planning Enforcement Team
<[REDACTED]k>
Cc: Mike Elsey (Legal Team (Licensing)) <[REDACTED]>; Sheena MacKenzie (Legal Team
(Licensing)) <[REDACTED]>
Subject: LHC Application - Pepes Piri Piri, Inverness

Good morning,

Please find attached a new application.

Kind regards,

Kata Somogyi
Administrative Assistant -- Licensing
Highland Council
Council Headquarters
Glenurquhart Road
Inverness
IV3 5NX
Tel: (01463) 785094
e-mail: [REDACTED]

From: Online forms <donotreply@highland.gov.uk>
Sent: 28 March 2025 15:30
To: Licensing <licensing@highland.gov.uk>
Subject: CEX Licensing Inverness: Application form - Civic Government licence, case number: , Debit or
Credit Card

A new application form has been submitted by a customer. Please find attached the application form, together with all supporting evidence submitted by the customer and a consultation sheet.