

HIGHLAND LICENSING BOARD

Minute of the meeting of the **Highland Licensing Board** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 2 December 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 K Rosie.

In Attendance:

Ms C McArthur, Principal Solicitor, Clerk to the Board
Mr I Meredith, Solicitor, Depute Clerk to the Board
Ms M Duffy, Solicitor
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

Items 7.1 and 8.2: Audrey Junner, Solicitor for Applicants
Item 7.2: Stephanie Harris, Representative of Kilchoan Estate
Item 9.1: Lyndsay Donaldson, Applicant
Item 9.2: Samantha Box, Applicant

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 D Millar.

2. Declarations of Interest Foillseachaidhean Com-pàirt.

There were no declarations of interest.

3. Confirmation of minutes Dearbhadh a' gheàrr-chunntais

There was submitted for confirmation as a correct record the minute of the meeting of the Highland Licensing Board held on 28 October 2025.

The Minutes were held as read and **APPROVED**.

**4. Licensing (Scotland) Act 2005
Licences granted under delegated powers
Ahd Ceadachd (Alba) 2005
Ceadachdan a bhuilicheadh fo ùghdarras air a thiomnadh**

There had been circulated Report No HLB/88/25 detailing Licences which had been granted under delegated powers by the Clerk to the Board during the period 16 October 2025 to 19 November 2025.

The Board **NOTED** the Report.

**5. Licensing (Scotland) Act 2005
Occasional licences and extended hours granted under delegated powers
Ahd Ceadachd (Alba) 2005
Ceadachdan Corra-uair agus uairean sìnte a bhuilicheadh fo ùghdarras air a thiomnadh**

There had been circulated Report No HLB/89/25 detailing Occasional Licences and Extended Hours Applications which had been granted under delegated powers by the Clerk to the Board during the period 16 October 2025 to 19 November 2025.

The Board **NOTED** the Report.

**6. Licensing (Scotland) Act 2005
Applications for new premises licences
Ahd na Ceadachd (Alba) 2005
Larrtas airson cheadachdan thogalaichean ura**

6.1 Ref: HC/INBS/716

Applicant: Partnership of David and Lynne Taylor, Easter Cullachie Cottage, Boat of Garten, Inverness-shire, PH24 3BY

Premises: Easter Cullachie Cottage B & B, Boat of Garten, Inverness-shire, PH24 3BY

Type: On sales

There had been circulated Report No HLB/90/25 by the Clerk.

The Board **AGREED** to **GRANT** the application for a new premises licence subject to the mandatory conditions and the two local conditions set out at 7.2 of the report.

**7. Licensing (Scotland) Act 2005
Applications for provisional premises licences
Ahd Ceadachd (Alba) 2005
larrtas airson ceadachdan thogalaichean le cumha**

7.1 Ref: HC/INBS/717

Applicant: Munawar Ahmad, 21 Southside Road, Inverness, IV3BG

Premises: Station News, 5 Union Street, Inverness, IV1 1PP

Type: Off sales

There had been circulated Report No HLB/91/25 by the Clerk.

The applicant's solicitor spoke in support of the application. The premises had been operating since July 2025 and the applicant had previously run a store at the bus station for around 14 years before it closed last year.

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

7.2 Ref: HC/RSL/2158

Applicant: Kilchoan Management (Knoydart) Limited

Premises: The Long House, Kilchoan Management (Knoydart) Limited, Kilchoan Estate, Inverie, Knoydart, PH41 4PL

Type: On and off sales

There had been circulated Report No HLB/92/25 by the Clerk.

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

8. Licensing (Scotland) Act 2005

Applications for variation (major) to premises licences

Achd Ceadachd (Alba) 2005

Iarrtasan airson Caochladh (Mòr) a thaobh ceadachdan thogalaichean

8.1 Ref: HC/INBS/270

Applicant: Britannia Hotels Ltd, Halecroft, 253 Hale Road, Hale, Altrincham, WA15 8RE

Premises: Woodshed bar, Coylumbridge Hotel, Coylumbridge, Aviemore, PH22 1QN

Type: On and off sales

There had been circulated Report No HLB/93/25 by the Clerk.

The Board **AGREED** to **GRANT** the application for a major variation to the premises licence subject to the mandatory conditions and existing local conditions set out at 7.2 of the report.

8.2 Ref: HC/INBS/312

Applicant: Co-operative Group Food Ltd, 1 Angel Square, Manchester, M60 0AG

Premises: Co-op, 45 High Street, Nairn, IV12 4AG

Type: Off sales

There had been circulated Report No HLB/94/25 by the Clerk.

The applicant's solicitor spoke in support of the application. The store had recently been reconfigured and during this process it was discovered that the existing capacity had been miscalculated. This application reflected the actual capacity in place.

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

9. Application for personal licence larrtas airson ceadachd phearsanta

9.1 Applicant: Lyndsay Donaldson

There had been circulated Report No HLB/95/25 by the Clerk.

The Board heard from the Licensing Sergeant who advised that the applicant had been convicted of two relevant offences. Information was provided in relation to the offences and the Police recommended the Board refused the application.

During her statement, the applicant commented on poor relationships with ex-partners. She had been subjected to abuse from an ex-partner and one day hit back. The applicant provided information regarding an incident where she assaulted an ex-partner. She had not meant to hit back, she knew it was wrong and had pled guilty. She had also been assaulted during the incident.

In response to a question, the applicant stated that she had recently been promoted to the position of store manager at a licensed premises.

Information was sought, and provided, in relation to a second relevant offence. The applicant explained that an ex-partner left a taxi without paying the fare. As the taxi was outside her house, she provided her details, but at that time she had no means to pay the fare. However, it was said that this did not reflect the information provided by the Police.

In her summary, the Licensing Sergeant reiterated that the Chief Constable considered it necessary for the purpose of the licensing objectives, namely preventing crime and disorder, securing public safety and the protection of children and young persons from harm, that the application be refused.

In her summary, the applicant reiterated that she had moved on from the incident and she had been doing well. She had been promoted to store manager at a licensed premises and it was important she had the licence. She was also a mother and did not regularly behave in that manner.

Information was sought regarding the assault on the applicant, however, the Licensing Sergeant was unable to provide any information during the meeting but offered to make enquiries outside of the meeting if requested to do so. The Clerk clarified that the applicant could provide any information at her discretion, and in response, the applicant advised that her ex-partner had been found guilty of domestic assault to injury and there was a non-harrasment order in place for 3 years.

During debate, it was acknowledged that this had been an emotive and difficult discussion, and differing views were expressed and shared.

Thereafter, Mrs J Hendry, seconded by Dr C Birt, **MOVED** to refuse the application on the basis that it was necessary to refuse the application for the purposes of the licensing objectives, namely preventing crime and disorder, securing public safety, and protecting young persons from harm. They also

deemed the applicant not a fit and proper person to be the holder of a licence having regard to the nature of the convictions.

As an **AMENDMENT**, Mr S Kennedy, seconded by Mr J Bruce, moved to grant the application.

On a vote being taken, the **MOTION** received 2 votes and the **AMENDMENT** received 5 votes, with 1 abstention. The **AMENDMENT** was therefore **CARRIED**, the votes having been cast as follows:-

For the Motion:

Dr C Birt, Mrs J Hendry.

For the Amendment:

Mr J Grafton, Mr S Kennedy, Ms E Knox, Ms K MacLean, Mr K Rosie.

Abstentions:

Mr J Bruce.

Decision

The Board **AGREED** to **GRANT** the application.

9.2 Applicant: Samantha Box

There had been circulated Report No HLB/96/25 by the Clerk.

The Board **AGREED** to **DEFER** to the following Board meeting on 13 January 2026 to afford the applicant a further opportunity to appear due to technical difficulties encountered at today's hearing.

**10. Licensing (Scotland) Act 2005 Section 84
Conduct inconsistent with the licensing objectives
Achd Cheadachd (Alba) 2005, Earrann 84
Giùlan a tha neo-chunbhalach ri amasan ceadachd**

10.1 Personal Licence Holder: Alexander Lewis Galpin

There had been circulated Report No HLB/97/25 by the Clerk.

The Board **NOTED** that the applicant has surrendered his licence.

**11. Surrender of premises licence
Gèilleadh ceadachd togalaich**

11.1 Premises: Highland Home Centre, Unit 18-1, Speyside Business Centre, Dalfaber Industrial Estate, Aviemore, PH22 1ST

Licence Holder: Streamline Joinery & Building Ltd

11.2 Premises: Strathmashie House, Strathmashie, Newtonmore, PH20 1BU

Licence Holder: Mignonne Hauneini Khazaka

11.3 Premises: Linnhe Lochside Holidays Shop, Corpach, Fort William, PH33
7NL

Licence Holder: Linnhe Lochside Holidays

11.4 Premises: Tarrel House, Portmahomack, IV20 1SL

Licence Holder: James Goulding

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

The meeting closed at 10.20am.