

HIGHLAND LICENSING BOARD

Minute of the meeting of the **Highland Licensing Board** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday 24 February 2026 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, Mr K Rosie.

In Attendance:

Mr I Meredith, Solicitor, 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
Ms B Aitkin, Environmental Health Officer

Item 7.1: Anthony Selachandran, Applicant, Gordon Emslie, Applicant's Agent
Item 8.1: Bradley Collins, Applicant
Item 8.2: David Gladwin, Applicant
Item 8.3: Diane Buckle, Applicant
Item 8.4: Jeremy Matte, Premises Manager, Charlotte Fails, Restaurant Manager
Item 9.1: Kevin Tully, 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

An apology for absence was intimated on behalf of Mr D Macpherson.

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 13 January 2026.

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

**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/06/26 detailing all Licences which had been granted under delegated powers to the Clerk during the period 17 December 2025 to 11 February 2026.

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/07/26 detailing Occasional Licences and Extended Hours Applications which had been granted under delegated powers by the Clerk to the Board during the period 17 December 2025 to 11 February 2026.

The Board **NOTED** the Report.

**6. Licensing (Scotland) Act 2005
Review proposals – non-payment of annual premises licence fees
Moladh ath-sgrùdaidh – neo-phàigheadh chisean ceadachd togalaichbliadhna**

There had been circulated Report No HLB/08/26 by the Clerk inviting the Board to make premises licence review proposals in respect of premises licences for which the annual fee had not been paid.

The Board **AGREED** to make review proposals in respect of each of those premises listed below with a view to holding review hearings at the Board's next meeting on 31 March 2026 on the grounds of non-payment of annual fees, in breach of mandatory condition 10:

- Glencoe Village Store, Glencoe
- Cabin Restaurant, Mallaig
- The Coach House, Fearn
- Coco Hair Beauty and Spa, Dornoch

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

7.1 Ref: HC/CSR/2161

Applicant: Anthony Selvachandran

Premises: Tain Superstore, 33-37 High Street, Tain

Type: Off Sales

There had been circulated Report No HLB/09/26 by the Clerk.

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

Occasional licences had been in use since the beginning of this year without incident. There would be an accessible display of alcohol in store and an inaccessible display behind the counter. There were plans to operate home deliveries in the future. These deliveries would be made by the store's own staff and there would be no alcohol-only deliveries. The operator was experienced and the store would enhance local provisions and support customer choice.

The Board **AGREED** to **GRANT** the application for 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/468

Applicant: Bradley Craig Collins, Cannich Stores, Main Street, Cannich, IV4 7LN

Premises: Cannich Stores/Affric Bar & Café, Main Street, Cannich, IV4 7LN

Type: off sales

Variation:

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 26.80M2.

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 Cafe.

There had been circulated Report No HLB/10/26 by the Clerk.

The applicant spoke in support of the application.

The store was well backed by the community and employed local staff. The licence would allow the store to move forward, assist in the promotion of tourism and the operator hoped to employ a further 2-3 people, from the local community where possible, in the future.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions, additional local conditions (l) and (m), and 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.

8.2 Ref: HC/RSL/1902

Applicant: Black Isle Brewing Company Ltd

Premises: Black Isle Bar, St Mary's House, Gordon Square, Fort William, PH33 6DY

Type: On and off sales

Variation:

1. Extension of outside drinking hours:

- Extend the permitted outside drinking hours for the external beer garden at the 'front' of the premises only from 2200 to 2300 hrs.

2. Operating plan amendments:

- Add dance facilities within core hours.
- Under 'Any Other Activities' (5(f)), replace/amend wording referring to the 'rear' external drinking area with the following:

"The external drinking area to the rear of the premises, as shown on Plan 2 of 3 of the layout plans, may be used as an additional drinking, eating and seating area as and when required."

There had been circulated Report No HLB/11/26 by the Clerk.

The Licensing Sergeant made representations to the Board in terms of Section 22 (1) (b) (ii) and (iii) of the Licensing (Scotland) Act 2005. Police Scotland felt that the 2300 termination hour for the front outside area should not be adopted due to the risk of a breach of the licensing objectives, namely preventing public nuisance. This was due to the close proximity of the premises to residential addresses and other accommodations. It was asked, if the variation was to be approved by the Board, that the Board considered the recommendations from the Environmental Health Officer (EHO) and the Licensing Standards Officer (LSO).

In response to a question from the applicant, the Licensing Sergeant stated that if the variation was to be approved by the Board, that the Board include the local conditions and special condition detailed in the Report.

In her representation, the EHO was concerned about potential public nuisance and disturbance to nearby residents, therefore the submission of a satisfactory outdoor noise management plan was necessary.

The applicant spoke in support of the application.

The applicant wished to offer quality hospitality, adopting a more mature and European style of drinking, where locals and visitors could enjoy a pizza with a glass of wine in the evening outside at the front of the premises. He did not believe that this constituted a public nuisance.

The premises, which had been awarded extended hours in 2021, operated similarly to the applicant's other premises in Inverness, which was said to operate smoothly and without issue. There were no screens or sports shown and it was said that anti-social behaviour was rare.

In response to various questions, the applicant stated that there had been no complaints received regarding anti-social behaviour, nor public nuisance, and he was confident that his staff would manage any loud behaviour. The premises stopped serving food at 2200 hours, and offered its own accommodation above the bar.

The Licensing Sergeant and EHO reiterated their representations and the Clerk highlighted that Police and EH were in agreement in terms of the local and special conditions as recommended by the LSO.

During discussion, Members appreciated the European vision but had to balance the needs of local residents and businesses.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions, additional local conditions (m) (2200 hours at rear and 2300 hours at front of premises), (o), and (p), and the following special condition:

- A written Outdoor Area Noise Management Plan, as approved by the Highland Council's Environmental Health Service, must be kept on the premises and made available to officers of the Licensing Authority or Environmental Health upon request.

8.3 Ref: HC/INBS/656

Applicant: White River Trading Ltd, The Strathdearn, Tomatin, Inverness, IV13 7YN

Premises: The Strathdearn, Tomatin, Inverness

Type: on and off sales

Variation:

1. Q5(c) Add dance facilities, theatre facilities, films, games and sports activities.

2. Q5(f) Craft fairs, Christmas and Hogmanay events.
3. Change of description of premises.

There had been circulated Report No HLB/12/26 by the Clerk.

Speaking in support of the application, the applicant shared that the premises had operated successfully using occasional licences, however, now that the premises held weddings, community events and gatherings, a full licence would better suit requirements. The applicant accepted the LSO's recommendations and would adhere to them.

Information was sought, and provided, in terms of differing outdoor termination hours.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions, local conditions (m) (2100 hours), (n) (i), and (o).

8.4 Ref: HC/INBS/348

Applicant: Cabot Highlands LLP, Kinburn House, St. Andrews, KY16 9DR

Premises: Cabot Highlands, Balnaglack, Inverness, IV2 7JL

Type: on and off sales

Variation:

1. Incorporate halfway house on Castle Stuart Course.
2. Incorporate Bothy on Old Petty.
3. Add ability for mobile beverage cart.
4. Include Golf Lodge, Farmhouse and Castle Cottage.
5. Include 5 additional lodges in Phase 1, and 9 in Phase 2.
6. Layout plans to illustrate current accommodation and future planned accommodation and halfway hut and bothy.

There had been circulated Report No HLB/13/26 by the Clerk.

The premises manager spoke in support of the application.

Cabot Highlands LLP, previously known as Castle Stuart LLP, had successfully traded 17 seasons without incident. The variation would allow the ongoing growth and development of the premises, benefiting local residents and international visitors.

In response to a question, the LSO confirmed that the halfway houses would be used by golfers, caddies and guests staying in letting properties located within the licensed footprint of the premises.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions and following special condition:

- Alcohol sold from the halfway house on Castle Stuart golf course, the halfway house on Old Petty golf course, or the mobile beverage cart will only be supplied to golfers, guests, and caddies using the golf course to play golf.

9. Application for personal licence Iarrtas airson ceadachd phearsanta

9.1 Applicant: Kevin Tully

There had been circulated Report No HLB/14/26 by the Clerk.

The Board heard from the Licensing Sergeant who advised, in terms of Section 73 (3) (b) of the Licensing (Scotland) Act 2005, that the applicant had been convicted of a relevant offence. In terms of Section 73 (5) of the Act, information was provided in relation to the offence and the Police made no recommendation.

Mr Tully spoke in support of his application. He shared that his financial difficulties and poor mental health had led to a mistake, for which he admitted guilt. However, after having received professional support, he was now debt free and in a good place. Mr Tully spoke fondly of his employment and welcomed the opportunity a personal licence would bring to his role within Kingussie Golf Club.

During discussion, the following points were raised:-

- it was confirmed that the offence was declared on the application;
- the applicant was penitent and had been straight forward in terms of his circumstances;
- his employer had full knowledge of his history; and
- in terms of the licensing objectives, Members felt that the applicant was a fit and proper person, having acknowledged his mistake and taken steps to rectify it.

The Board **AGREED** to **GRANT** the application for a personal licence subject to the standard conditions.

10. Surrender of premises licence Gèilleadh ceadachd togalaich

10.1 Premises: Iceland, Unit 3 B, Rose Street, Inverness, IV1 1NQ

Licence Holder: Iceland Foods Limited

10.2 Premises: Rollerbowl, 167 Culduthel Road, Inverness IV2 4BQ

Licence Holder: MSY 786 Limited

10.3 Premises: Highland Spice, The Meadows, Dornoch, IV25 3QY

Licence Holder: Abdul Shamsuzzaman

10.4 Premises: SoBar, 55-67 Castle Street, Inverness IV2 3DU

Licence Holder: Ali Raza Mohamed

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

The meeting closed at 10.45am.