

The Highland Licensing Board

Meeting – 12 May 2026

Agenda Item	6.1
Report No	HLB/28/26

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

Tomlay Shoot Room, Bridge of Brown, Tomintoul, AB37 9HR

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for the grant of a premises licence in respect of Tomlay Shoot Room, Bridge of Brown, Tomintoul, AB37 9HR

1. Description of premises

1.1 The Tomlay Shoot Room is situated approximately 50 miles from Inverness close to Tomintoul which is the most remote village in the Highlands and is reached by taking the A9 and A939, it consists of a single storey building and function room.

2. Operating hours

2.1 The applicant seeks the following **on-sale** hours:

On sales:

Monday to Sunday: 1100 hours to 0100 hours

The applicant seeks the following **off-sale** hours:

Off sales:

Monday to Sunday: 1000 hours to 2200 hours

3. Background

3.1 On 11 March 2026 the Licensing Board received an application for the grant of a premises licence from Tormore Estate Limited.

3.2 The application was accompanied by the necessary section 50 certification in terms of Planning, Building Standards and Food Hygiene, together with a Disabled Access Statement.

3.3 The application was publicised during the period 23 March until 20 April 2026

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. 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.

4.3 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. Licensing Standards Officer

5.1 The LSO has provided the following comments:-

(i) Application has been made for the grant of a premises licence at Tomlay Shoot Room which is a recently renovated detached dwelling within a remote part of Tormore Estate, Grantown on Spey with access via a track from the A939 at Bridge of Brown. The premises comprises of a main function room, fully fitted kitchen and separate toilets. The intention is to make use of the premises to provide a bespoke country estate experience.

(ii) Application has been made within the application to permit the sale of alcohol as follows;

On Sales – Monday to Sunday: 1100 hours to 0100 hours

Off sales - Monday to Sunday: 1000 hours to 2200 hours

(iii) The purpose is to allow corporate bookings of the premises to facilitate family gatherings, weddings and other small bespoke events including guided tours of the estate, falconry displays, whisky tastings and clay pigeon shooting. The applicant currently hosts the annual Speyside Whisky festival and also proposes to host craft workshops etc. A full list of activities has been included at section 5 of the operating plan. All events are prebooked and will comprise of parties of 6, 12 or for larger events a maximum of 25 persons.

(iv) The applicant seeks to display a very small selection of their own whisky whereby, there will be one bottle of each Tormore Whisky on display for sale, therefore, the capacity for alcohol display for off sales is 1.053 m² which is well within the threshold of 30 m² set by the Highland Licensing Board, for the consideration of the question of over provision.

(v) The premises have been visited by the LSO, and they are considered suitable for the sale of alcohol as indicated within the operating plan.

(vi) The application is also accompanied by the necessary section 50 certificates in relation to planning, building standards and food hygiene.

(vii) It is the opinion of the LSO, that the operating plan meets the requirements of the licensing objectives.

(viii) Following the public consultation phase of this application no objections or

representations have been received by the Highland Licensing Board.

6. 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. 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

No local conditions are considered necessary.

7.3 Special conditions

No special conditions are considered necessary.

Recommendation

The Board is invited to determine the above 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/INBS/719
Date: 27 April 2026
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