

The Highland Licensing Board

Meeting – 12 May 2026

Agenda Item	6.2
Report No	HLB/29/26

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

Coffee at Dalraddy – Coffee Trailer, Dalraddy Holiday Park Street, Food Hub, Aviemore, PH22 1QB

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 Coffee at Dalraddy – Coffee Trailer, Dalraddy Holiday Park Street Food Hub, Aviemore, PH22 1QB

1. Description of premises

1.1 The Coffee at Dalraddy – Coffee is situated near the village of Kincaig some 35 miles south of Inverness and consists of a small horsebox, serving cakes and alcoholic coffees.

2. Operating hours

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

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

Off sales:

Monday to Sunday: 1000 hours to 2200 hours

3. Background

3.1 On 12 March 2026 the Licensing Board received an application for the grant of a premises licence from Laura Livings.

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 by the applicant for a small static horsebox trading as Coffee at Dalraddy, situated at the Food Hub, Dalraddy Holiday Park, Aviemore which specialises in coffee, pastries and light snacks.

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

Off sales - Monday to Sunday: 1000 hours to 2000 hours

The premises will generally trade between 0900 hrs and 1800 hrs each day but may open later to accommodate busier trading times i.e. festive period and peak summer tourist season when the holiday park is busier. There will be no sale of alcohol outwith core times.

(iii) The premises are suitable for the type of business operation as described within the operating plan. The premises will sell alcohol by way off sales only, whereby a small addition of alcohol i.e. whisky, bailey's, rum and a selected monthly/seasonal special liqueur may be added to coffee to create liqueur coffees.

(iv) As an off sales premises, the question of alcohol capacity requires to be considered by the Board, however, in relation to this application there will be no display of alcohol for off sales purposes, and all alcohol will come from storage at the premises.

(v) The LSO has reviewed the operating plan submitted and finds that it is compliant in respect of the 5 licensing objectives. The necessary section 50 certificates have been submitted, along with the required layout plans and fire safety checklist.

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

(vii) Following the public consultation phase of this application no objections have been received by the Highland Licensing Board. A representation was submitted on behalf of Kinncraig Community Council informing that they had no objection to the application but requested consideration of a couple of points within the original application. This was addressed with the applicant, and the application was amended accordingly.

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/720

Date: 27 April 2026

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