

## The Highland Licensing Board

Meeting – 12 May 2026

Agenda Item	6.4
Report No	HLB/31/26

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

Clachamish House, Portree, Isle of Skye, IV51 9NY

#### 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 Clachamish House, Portree, Isle of Skye, IV51 9NY

#### 1.0 Description of premises

1.1 Clachamish House is situated in the township of Clachamish and consists of a traditional build owner-occupied bed and breakfast providing accommodation in two guest rooms with a maximum capacity of four overnight guests. There is also a small external drinking area included within the licensed footprint. The premises offer on sales to residents only.

#### 2.0 Operating hours

2.1 The applicant seeks the following **on sales** hours:

**On sales:**

Monday to Sunday: 1100 hours to 0100 hours

#### 3.0 Background

3.1 On 26 March 2026 the Licensing Board received an application for the grant of a premises licence from Calum Slowther and Sophie Z Hall t/a Clachamish House.

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 30 March 2026 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](#)

#### **4.0 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.

## **5.0 Licensing Standards Officer**

5.1 The LSO has provided the following comments:-

- (i) Clachamish House of traditional build is an owner-occupied bed and breakfast providing accommodation in two guest rooms with a maximum capacity of four overnight guests. There is also a small external drinking area included within the licensed footprint.
- (ii) The premises offer on sales to residents only.
- (iii) The application is within Highland Licensing Board policy.
- (iv) The application is consistent with the licensing objectives.
- (v) No objections or representations have been received in respect of the application.
- (vi) This type of application is becoming more common to allow establishments to offer their resident guests an option to purchase an alcoholic drink when they stay with them if they so require.
- (vii) I have no objections to this application.
- (viii) The Board are invited to consider the local condition suggested below be applied if the application is granted. (licensing objective 3 - preventing public nuisance). It has been agreed with the applicant.

## **6.0 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

## **7.0 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**

Should the Board grant the application as applied for, the Board may wish to consider attaching the following condition from the schedule of local conditions:

- m. After 2200 hours, alcoholic or non-alcoholic drinks shall not be consumed in any outdoor drinking area.

### **7.3 Special conditions**

No special conditions are considered necessary.

## **Recommendation**

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local condition detailed at para 7.2 above.

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/RSL/2172  
Date: 24 April 2026  
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