

The Highland Licensing Board

Meeting – 12 May 2026

Agenda Item	7.3
Report No	HLB/34/26

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

Hope Lodge, Hope, Sutherland

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for the grant of a provisional premises licence in respect of Hope Lodge, Hope, Sutherland.

1.0 Description of premises

1.1 Hope Lodge forms part of Wildland Estate and is within an extensive rural setting. The premises is a boutique fully serviced hotel with a variety of public rooms, seven bedrooms, games rooms, wine store, kitchen facilities, laundry room, gun and rod room, and plant rooms with surrounding outside space including separate dining and events spaces being the Family Barn and Belvedere. These premises will be available for guests of the Estate including for hire on an exclusive use basis.

2.0 Operating hours

2.1 The applicant seeks the following hours:

On sales:

Monday to Sunday: 0900 hrs to 0100 hrs

Off sales:

Monday to Sunday: 1000 hrs to 2200 hrs

3.0 Background

3.1 On 3 March 2026 the Licensing Board received an application for the grant of a provisional premises licence from Wildland Hospitality Limited.

3.2 The application was accompanied by the necessary section 50 certification in terms of Planning together with a Disabled Access Statement.

3.3 The application was publicised during the period from 17 March to 7 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.

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) The property known as Hope Lodge is a building which previously served as a private estate house but has now been converted to a boutique seven-bedroom hotel.

The premises are situated in a very secluded area adjacent to the A838 Thurso to Durness public road which forms part of the North Coast area of the NC500.

The property comprises the main lodge building and two separate buildings, The Family Barn and the Belvedere. This accommodation has residential and meeting areas as well as extensive outdoor areas, all of which are licensed for on sales use. Premises are also applying for off sales ability.

- (ii) The premises has operated for a short period on occasional licences without adverse comment.
- (iii) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.
- (iv) The children and young person's policy is appropriate.
- (v) The layout plans submitted comply with the required specifications.
- (vi) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- (vii) During the period of public consultation, no objections were received.
- (viii) It should be noted the premises hope to offer champagne style breakfasts for residents and possible non-residents and thus have applied for on sale from 0900 hrs, although this exceeds policy of 14 hr continuous licence.
- (ix) I have no objection to the application but suggest conditions as attached.

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(s) and late opening conditions from the schedule of conditions:

(f) Alcohol may be sold on the premises prior to 1100 hours only to persons taking table meals.

(k) The licence holder shall submit to the Board and to Police Scotland, prior to 1 December each year, notice of the dates within the festive period on which it is intended that the premises remain open until the festive period terminal hour stated for that category of premises in the Board's Policy Statement. The premises may remain open until the festive period terminal hour only on those dates for which notice has been given by the licence holder to the Board and to Police Scotland in accordance with this condition.

Late opening Conditions

1. A person trained to the satisfaction of the Licensing Board in administering first aid must be present on the premises from 0100 hrs (on any day when the premises are open at that time) until whichever is the earlier of-

- (a) the time at which the premises next close; and
- (b) 0500 hrs; and

2. A designated person who is the holder of a personal licence must be present on the premises from 0100 hours (on any day on which the premises are open at that time) until whichever is the earlier of-

- (a) the time at which the premises next close; and
- (b) 0500 hrs or such other time as the Licensing Board may specify.

Recommendation

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local condition and late opening conditions 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/CSR/2166

Date: 20 April 2026

Author: L Gunn