

## The Highland Licensing Board

Meeting – 23 June 2026

Agenda Item	8.1
Report No	HLB/59/26

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

Shore Hotel, 11 Main Street, Balintore

### 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 Shore Hotel, 11 Main Street, Balintore.

#### 1.0 Description of premises

1.1 The premises is a two storey detached building adjacent to the harbour front in Balintore. It offers accommodation, bar area, dining area and outside hospitality area.

#### 2.0 Operating hours

2.1 The applicant seeks the following hours:

##### On sales:

Monday to Sunday: 1100 hrs to 0100 hrs

##### Off sales:

Monday to Sunday: 1000 hrs to 2200 hrs

#### 3.0 Background

3.1 On 22 April 2026 the Licensing Board received an application for the grant of a provisional premises licence from Laura Dundas.

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 4 to 25 May 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:-

- a) The property now known as Shore Hotel is an extensively renovated, former bar and restaurant that was previously called the Commercial Inn. It is a two-storey stone built detached property.
- b) The licence for The Commercial Inn was terminated in 2024, as a result of non-payment of Annual Fee, by the previous owner.
- c) The premises are situated, directly adjacent to the harbour within the village of Balintore, Easter Ross.
- d) The property comprises the main restaurant lounge bar area, a public bar and outdoor areas, as well as five guest accommodation rooms, all of which are licensed for On Sales use. Premises are also applying for Off Sales ability.
- e) The premises is also applying to offer take away food from a separate area, within the premises.
- f) The premises have operated for a short period on Occasional Licences without adverse comment.
- g) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.
- h) The Children's and Young Persons policy is appropriate.
- i) The layout plan submitted complies with the required specifications.
- j) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- k) During the period of public consultation, no objections were received.
- l) I have no objection to this application.

## **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:

- 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.
- m. After 2300 hrs, alcoholic or non-alcoholic drinks shall not be consumed in any outdoor drinking area

### **Recommendation**

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local 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/2177  
Date: 9 June 2026  
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