

The Highland Licensing Board

Meeting – 23 June 2026

Agenda Item	9.6
Report No	HLB/65/26

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

Monkstadt House, Linicro, Portree, Isle of Skye, IV51 9YN

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Rural Escapes (Highland) Ltd, 6a Drynoch, Crossal, Isle of Skye, IV47 8SP.

1.0 Description of premises

1.1 Monkstadt House is rurally located in the north-west of Isle of Skye. It is a luxury 5-bedroom lodge over three floors with luxury self-catering units (the steadings) in the grounds.

2.0 Current operating hours

2.1 The premises currently enjoys the following operating hours:

On sales:

Monday to Sunday: 1200 hours to 2300 hours

Off sales:

Monday to Sunday: 1200 hours to 2200 hours

3.0 Summary of variation application

3.1 Variation sought

The applicant seeks to vary the premises licence as follows:-

- (1) Amend premises name from “Monkstadt House” to “Monkstadt House and Steadings”;
- (2) Amend premises description;
- (3) Amend on sales hours to Monday to Sunday – 1100 hours to 0100 hours;

- (4) Amend off sales hours to Monday to Sunday 1000 hours to 2200 hours;
- (5) Add live performances and televised sport to activities;
- (6) Increase on sales capacity from 40 to 51;
- (7) Remove reference to “may begin before 1200 hours” in section (please provide further details below) to “may take place outwith core hours”;
- (8) Layout plans – addition of rooms and cottages to licensed footprint.

4.0 Background

- 4.1 On 11 May 2026 the Licensing Board received an application for a major variation of a premises licence from Rural Escapes (Highlands) Ltd.
- 4.2 The application was publicised during the period 14 May 2026 until 4 June 2026 and confirmation that the site notice was displayed has been received.
- 4.3 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.
- 4.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 4.5 Further to this publication and consultation process, no timeous objections were received.
- 4.6 Representations were received from:-
 - Scottish Fire & Rescue Service - submission of Fire Safety Checklists for Units 15 and 16 before occupancy;
 - Building Standards - temporary occupancy/full completion certificates to be granted for Units 15, 16, 22 and 23 before occupancy.

These representations have been addressed by the Licensing Standards Officer in his report at item 6 of this report.

- 4.7 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:

www.highland.gov.uk/hlb_hearings

5.0 Legislation

5.1 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 may be: -

1. the grant of the application will be inconsistent with one or more of the licensing objectives;
2. having regard to (i) the nature of the activities carried on or 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 in accordance with the proposed variation;
3. 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.

5.2 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.

5.3 The Board only has power either to grant the application and make a variation of the conditions to which the licence is subject or to refuse the application.

5.4 If the Board refuses the application, the Board must specify the ground for refusal and if the ground for refusal relates to a licensing objective, the Board must specify the objective in question.

6.0 Licensing Standards Officer

6.1 The LSO has provided the following comments:-

- (i) Monkstadt House is a luxury 5-bedroom lodge over 3 floors with luxury self-catering units (the steadings) in the grounds. All properties have undergone extensive renovation works in the last few years.
- (ii) The premises are located in a rural location in the north-west of Skye and are accessed by private road.
- (iii) The premises offer on and off sales/meals to residents and non-residents.

- (iv) The application is within HLB policy.
- (v) The application is consistent with the licensing objectives.
- (vi) From a business operational perspective the application makes sense to have all the self-catering units/rooms under the licensed footprint, this type of application coming before the Board is becoming a fairly regular occurrence.
- (vii) No objections have been received in respect of this application.
- (viii) Representation from Scottish Fire & Rescue Service has been noted for a couple of the properties, the applicant is aware and will deal directly with the Fire Service to ensure compliance before occupancy.
- (ix) Representation has been noted from Building Standards ref a couple of the properties, the applicant is aware and will deal directly with Building Standards to ensure compliance before occupancy.
- (x) I have no objections to this application.

7.0 HLB local policies

7.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2023-28
- (2) Highland Licensing Board Equality Strategy

8.0 Conditions

8.1 Mandatory conditions

If the application is approved the mandatory conditions set out in Schedule 3 of the Act will apply.

8.2 Local conditions

The existing local condition will continue to apply and no additional local conditions are considered necessary.

8.3 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/RSL/1978
Date: 8 June 2026
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