

The Highland Licensing Board

Meeting – 4 August 2026

Agenda Item	7.1
Report No	HLB/74/26

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

Ness Golf Simulators, Unit 5D&E, Leys Square, Milton of Leys, Inverness, IV2 6HF

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 Ness Golf Simulators, Unit 5D&E, Leys Square, Milton of Leys, Inverness, IV2 6HF

1.0 Description of premises

- 1.1 The Ness Golf Simulators is situated at Milton of Leys, Inverness and consists of four simulator bays and two interactive darts lanes.

2.0 Operating hours

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

On sales:

Monday to Sunday: 1100 hours to 2200 hours

3.0 Background

- 3.1 On 5 June 2026 the Licensing Board received an application for the provisional grant of a premises licence from Ness Golf Simulators.
- 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 15 June until 6 July 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) Application for the grant of a provisional premises licence has been received for the premises Ness Golf Simulators, Leys Square, Inverness. The premises is an indoor leisure venue consisting of four golf simulator bays and two interactive darts lanes situated in units within a small retail area on the outskirts of Inverness at Milton of Leys. The premises will have a maximum occupancy of 32 persons at any given time.

(ii) Application has been made within the application to permit the sale of alcohol by way of on sales only as follows;

On Sales - Monday to Sunday: 1100 hours to 2200 hours

(iii) The application has been submitted with the necessary Section 50 Certificate relating to Planning. A Disabled Access statement and acceptable layout plans have also been submitted.

(iv) The children & young persons policy proposed is considered suitable and is within the Highland Licensing Board policy.

(v) The premises are suitable for the sale of alcohol as described within the application.

(vi) The LSO has reviewed the proposed operating plan and is of the opinion that it complies with the 5 licensing objectives. The application complies with the permitted hours allowed within the Licensing (Scotland) Act 2005 and also with current Board policy.

(vii) During the public consultation phase of this application no objections or representations were received by the Board.

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 conditions from the schedule of local conditions:

(b) Whilst in any room with a bar counter all children must be in the company of or supervised by an appropriate adult. This condition does not apply to the children of the licence holder or children who are resident on the premises.

(c) Notwithstanding condition (b) children must not sit or remain at the bar counter at any time.

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 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/INBS/724
Date: 22 July 2026
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