

The Highland Licensing Board

Meeting – 4 August 2026

Agenda Item	8.1
Report No	HLB/75/26

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

Tulloch Caledonian Stadium, Stadium Road, East Longman, Inverness, IV1 1FF

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Inverness Thistle and Caledonian F.C. Limited, Stadium Road, Inverness, IV1 1FF.

1.0 Description of premises

- 1.1 The premises form part of a football stadium incorporating an administrative and catering section, spread over three floors, situated within the Longman area of Inverness.

2.0 Current operating hours

- 2.1 The premises currently enjoys the following operating hours:

On sales:

Monday to Saturday: 1100 hours to 0100 hours
Sunday: 1100 hours to 2400 hours

Off sales:

Monday to Saturday. 1100 hours to 2200 hours
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 on sales hours on Sunday-11.00 hours to 01.00 hours.
- (2) Amend off sales hours Monday to Sunday - 10.00 hours to 22.00 hours.
- (3) Amend capacities as follows:
on sales
First floor - 200

Second floor - (Board room - 60, Miller lounge - 30, Boxes - 34)

Third floor - 24

Bar 94 - 200

(4) add off sales to sell our own branded Gin & Whisky in the Club Shop from within lockable cabinet.

(5) Amend the Children and young persons policy to allow Children under 5 years into the Caley Jags sports bar.

(6) Change of premises name and description of premises.

4.0 Background

4.1 On 16 June 2026 the Licensing Board received an application for a major variation of a premises licence from Inverness Thistle and Caledonian F.C. Limited.

4.2 The application was publicised during the period 29 June until 20 July 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 or representations have been received.

4.6 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) Application for major variation has been received from the Inverness Thistle & Caledonian F.C. Ltd, Stadium Road, East Longman, Inverness, whereby the applicant seeks to amend their current core hours as follows: -

- On sales Monday to Sunday - 11.00 hours until 01.00 hours
- Off sales Monday to Sunday – 10.00 hours until 22.00 hours

(ii) Application is sought to amend the name of the premises to Sarens PSG Stadium to include Bar 94 thus altering the current name of both the stadium and the sports bar which is incorporated into the main stand. This in turn results in a change to the description of the premises to reflect recent changes at the club.

(iii) Application is sought at Q6(c) & (e) of the operating plan to amend the current children and young persons policy to reflect the up-to-date operation of the premises. The proposed policy is compliant with licensing legislation and aligns with the licensing objective protecting children and young persons from harm.

(iv) Application is sought to add the capability for an additional off sales area whereby a small amount of club own branded whisky and gin can be sold from the recently relocated club shop. This off sales area is in addition to the existing off sales capability within the Kingsmills suite, where any off sales are provided from existing bar stock with no dedicated off sales display area. The proposed sale of alcohol from the club shop will be sold from lockable display cabinets

with a capacity of 2m2, which is well within the Highland Licensing Board policy for the consideration of overprovision.

(v) The following amendments are also requested to the existing capacities for on and off sales at various locations within the main stand which result in a slight overall reduction across the licensed footprint of the premises:

On Sales - 548 (formerly 575)
First Floor - Kingsmills Suite - 200 (formerly 150)
Second Floor - Board Room 60 (formerly 57)
 Miller Lounge 30 (unaltered)
 Boxes 34 - (formerly 26)
Third Floor - Boxes - 24 - (formerly 26)
 Bar 94 - 200 (formerly 286)
Off Sales - Kingsmills Suite - from existing bar stock
Club Shop - 2m2

(vi) Application is sought for minor amendments to the layout plans within the premises, and suitable layout plans detailing said amendments have been submitted with this application.

(vii) The LSO is satisfied that should the Highland Licensing Board wish to grant this application then there will be no threat to the licensing objectives.

(viii) During the public consultation phase of this application no objections or representations has been received by Highland Licensing Board.

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

Existing local conditions 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.

The Board is invited to determine the above application and if minded to grant the 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/INBS/498

Date: 22 July 2026

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