

The Highland Licensing Board

Meeting – 15 September 2026

Agenda Item	8.1
Report No	HLB/82/26

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

Highland Basecamp Bistro, Sheraton Retail Park, Lochybridge, Fort William, PH33 7NU

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 Highland Basecamp Bistro, Sheraton Retail Park, Lochybridge, Fort William, PH33 7NU.

1.0 Description of premises

- 1.1 The premises is a food-led bistro located on the ground floor within the Sheraton Retail Park, Lochybridge, on the A830.

The premises comprises a main customer seating area, service counter, kitchen, storage areas and toilet facilities.

The business will operate primarily as a food-led establishment, serving breakfast, lunch and evening meals. The sale of alcohol will be ancillary to the service of food and available only to seated customers.

The premises does not include a traditional bar counter.

2.0 Operating hours

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

On sales:

Monday to Saturday: 1100 hours to 0000 hours
Sunday: 1230 hours to 0000 hours

3.0 Background

- 3.1 On 28 July 2026 the Licensing Board received an application for the grant of a premises licence from Highland Basecamp Bistro Limited (Company Registration Number SC-874811).

- 3.2 The application was accompanied by the necessary section 50 certification in

terms of Planning, Building Standards and Food Hygiene, together with a Disabled Access Statement.

- 3.3 The application was publicised during the period 10 August 2026 until 31 August 2026 and confirmation that the site notice was displayed is awaited.
- 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) The premises is as described at para 1.1 above;
- (ii) The application is within the Highland Licensing Board Policy;
- (iii) The application is consistent with the licensing objectives;
- (iv) No objections or representations have been received in connection with this application;
- (v) I have no objections to the 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

No local 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/2183
Date: 2 September 2026
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