

The Highland Licensing Board

Meeting – 15 September 2026

Agenda Item	10.2
Report No	HLB/86/26

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

The Nevis Centre, An Aird, Fort William, PH33 6AN

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Linnhe Leisure Limited, The Nevis Centre, An Aird, Fort William, PH33 6AN.

1.0 Description of premises

- 1.1 The Nevis Centre is a large leisure and conference complex that serves both the local community and visiting tourists. It is located close to Fort William town centre, the University of the Highlands and Islands and Morrisons Supermarket.

2.0 Summary of variation application

2.1 Variation sought

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

(1) Update premises licence description as follows:

Update premises description to reflect that adult entertainment may take place on occasions within the multi-purpose hall of the premises in the form of themed ladies' nights, cabaret-style performances, and dance performances which may involve nudity.

(2) Designated premises manager:

Appoint a new designated premises manager, namely Alex Owen.

(3) Operating plan activities:

Include adult entertainment as an activity taking place during core licensed hours within the premises.

(4) Children and young persons policy:

Update the children and young persons policy to state that children and

young persons will not be permitted entry to the venue during the two hours immediately preceding any adult entertainment event.

3.0 Background

- 3.1 On 10 August 2026 the Licensing Board received an application for a major variation of a premises licence from Linnhe Leisure Limited.
- 3.2 The application was publicised during the period 12 August 2026 until 2 September 2026 and confirmation that the site notice was displayed has been received.
- 3.3 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.
- 3.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 3.5 Further to this publication and consultation process, no timeous objections have been received, however the following representation was received from NHS Highland which is attached as **Appendix 1** to this report:
 - E-mail dated 31 August 2026 received from Rob Henderson, Consultant in Public Health Medicine, NHS Highland.
- 3.6 The applicant and a representative from NHS Highland have been invited to attend the hearing. They have been advised of the hearings procedure which will be followed at the meeting and which may also be viewed via the following link:

www.highland.gov.uk/hlb_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 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.

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 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.

4.4 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.

5.0 Licensing Standards Officer

5.1 The LSO has provided the following comments:-

- (i) The Nevis Centre is as described at para 1.1 above.
- (ii) The internal licensed areas of the premises includes: a 10-pin bowling alley, large multi-purpose hall with a stage, studio, meeting/conference room, Nevis Café, foyer area, bar/lounge and reception area located off the foyer and toilet facilities. There are some internal areas within the building that are not included within the licensed footprint. These are indicated on the layout plan.
- (iii) For large-scale events, temporary bar facilities may be set up within the multi-purpose hall.
- (iv) There is also an external area that may be utilised on occasions for licensed purposes.
- (v) The application is within Highland Licensing Board policy.
- (vi) It is worth noting that 'adult entertainment' is listed as a potential activity within the operating plan of every premises Licence. The Nevis Centre is seeking to add this activity to its premises licence. Although this activity is not commonly utilised, it is nevertheless included within the operating plans of a number of existing licensed premises across the Highlands.
- (vii) Any adult entertainment, should it take place, would be restricted to the multi-purpose hall area of the premises. In addition, specific conditions would be attached to the premises licence to regulate and control the activity whilst taking place. (These recommended conditions are set out

later in this report at para 7.2).

- (viii) The Nevis Centre is not, in any shape or form, an adult entertainment-led venue, and I am confident that the Nevis Centre's representative who will be in attendance at Highland Licensing Board meeting, will be able to answer any questions that Board Members may have when considering the application before them.
- (ix) No objections have been received in connection with the application.
- (x) A representation/comment from NHS Highland, referred to at item 3.5 of the report, has been received in connection with the application. The LSO is satisfied that the points raised relative to the sale of alcohol would be adequately addressed by the proposed local conditions to be attached to the premises licence.
- (xi) The Clerk to the Board can provide advice in connection with this application should the Board wish to clarify any aspect of the addition of adult entertainment to the premises licence.
- (xii) I have no objections 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

Existing local conditions will continue to apply and it is recommended that the following additional local conditions be attached:

- A. The licence holder shall have in place a code of conduct for behaviour of staff and customers. A copy of this code will be made available to staff and customers and be displayed prominently within each public area of the premises. The code will deal with matters such as information for customers during a dance, prohibitions on sexual behaviour and propositioning, and what to do if a customer breaches the rules.
- B. The licence holder will maintain a register of performers engaged to perform in the licensed premises. The register will show the name, age

and current address of the performer. The licence holder will require to obtain photographic proof of each performers identity. Foreign nationals must be asked to exhibit their passport and the licence holder should take appropriate steps to ensure that there are no restrictions on the performers entitlement to work in the United Kingdom.

- C . Performers should only perform in open public areas of the licensed premises, which should be covered by CCTV cameras which are of a standard approved by the Chief Constable.
- D . No dance entertainment should take place in private booths. There should be no touching between performers and patrons at any time during the performance, the only contact allowed being the hand-to-hand payment of money at the conclusion of the performance.
- E . Performers remaining in the public area before, following or between performances should be suitably clothed at all times with no breasts or genitalia exposed. Any advertising of performances out with the licensed premises whether by way of newspaper advertisement or any other public notices within or without the premises, including on-line advertisement, may only depict performers suitably clothed as aforesaid. Performances involving the removal of clothes should not be visible from out with the premises.
- F. The licensed premises shall have stewards in all public areas in addition to at least one steward positioned at each entrance to and/or exit from the premises. All public dance areas, entrances and exits should be monitored constantly while the premises are open to the public with the use of CCTV.
- G . Where in terms of the operating plan, children and young persons are permitted on the premises, they will not be permitted on the premises 2 hours prior to any performance that involves adult entertainment.
- H . The licence holder must notify Police Scotland of any forthcoming adult entertainment event at least 24 hours in advance of the event taking place.
- I . A personal licence holder must be present in the area of the premises in which adult entertainment is taking place for the duration of the adult entertainment .
- J. All performers must be over 18 years.

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/RSL/0463

Date: 3 September 2026

Author: Julie Traynor

Appendix: E-mail dated 31 August 2026 received from Rob Henderson, Consultant in Public Health Medicine, NHS Highland.

From: [Robert Henderson \(NHS Highland\)](#)
To: [Licensing](#); [REDACTED]
Subject: Re: Notification of Major Variation Application: Nevis Centre, An Aird, Fort William, PH33 6AN
Date: 31 August 2026 12:13:15
Attachments: [Outlook-k45ilpgu.png](#)
[3_Notification - NHS - Nevis Centre Major Variation.pdf](#)
[Nevis Centre - Major Variation Application - Signed_Redacted.pdf](#)

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good a'noon,

Thank you for sharing information relating to this application.

I am unable to express positive support for the application. However, I am not in a position to submit a formal objection based on the information available at this time.

I note from Section 2.6 of the Licensing Board's policy that premises which wish to include adult entertainment as an activity in their operating plans will, if approval is granted by the Licensing Board, be obliged to comply with the provisions set out in Appendix 9 of the policy, 'Adult Entertainment Local Conditions'.

In addition to the provisions set out in Appendix 9 of the Licensing Board's policy & following consultation with colleagues, I would suggest that the Licensing Board should consider requiring the Nevis Centre to comply with the following safeguards should it decide to approve the Centre's application.

- **Children will not be exposed to adult entertainment events held within the Centre.**
 - The Licensing Board's policy states that children & young people should not be permitted access to the venue on the day that such event are held.
 - However, following discussion with you, Chris, I understand that the policy is not consistent with current legislation concerning this & that venues are required to ensure that children & young people should not be permitted access to the venue within one hour of such events.
 - I note that the Centre anticipates denying children & young people access to the venue 2 hours prior to such events.
- **Appropriate controls to ensure children & young people will not be able to access adult entertainment events.**
 - Ensuring that Challenge 25 is applied - to prevent people under the age of 18 entering the premises.
 - Ensuring that Nevis Centre staff are trained in the operation of Challenge 25.
 - Liaison with Police Scotland & possibly National Ugly Mugs charity for training/support.

- **Restrictions on external advertising, to avoid children being exposed to imagery that is not age appropriate.**
 - Advertising should not be placed in locations close to youth facilities & places where children/young people frequent.
- **The rooms within the Centre that are used to host adult entertainment events should not be visible to individuals outside the venue.**
- **Similarly, activities taking place within the rooms within the Centre that are used to host adult entertainment events should not be audible to individuals outside the venue.**
- **The Centre should ensure that companies it partners with to deliver adult entertainment events support the health & wellbeing of their workers - e.g. they provide advice & support to workers to reduce their risk of alcohol & drug related morbidity & mortality.**

Many thanks,

Rob Henderson
Consultant in Public Health Medicine
NHS Highland

[illegible]

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