

Minute of the meeting of the **Highland Licensing Board** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 15 September 2026 at 9.30am.

Present:

Mrs J Hendry (Convener), Ms E Knox, Ms K MacLean.

In Attendance:

Ms C McArthur, Strategic Lead – Legal and Regulatory, Clerk to the Board

Mr I Meredith, Solicitor, Depute Clerk to the Board

Ms M Duffy, Solicitor

Mr G Somers, Solicitor

Mr G Cameron, Licensing Standards Officer

Mr S Campbell, Licensing Standards Officer

Mr E Mackinnon, Licensing Standards Officer

Mr C Ross, Committee Officer

Also In Attendance:

Sergeant Paterson, Police Scotland

Item 9.1: Muneeb Ul Hassan, Applicant, Gordon Emslie, Applicant's Agent

Item 10.1: Rebcca Fraser, Applicant's Agent

Item 10.2: Alex Owen, Premises Manager

Briefing on Protocol for Webcasting of Meetings

The Convener advised the Board that the meeting would be filmed and broadcast over the internet on the Highland Council website and would be archived and available for viewing for 12 months.

**1. Apologies for absence
Leisgeulan**

Apologies for absence were intimated on behalf of Dr C Birt and Mr K Rosie.

**2. Declarations of interest
Foillseachaidhean com-pàirt**

There were no Declarations of Interest or Transparency Statements.

**3. Confirmation of minutes
Dearbhadh a' gheàrr-chunntais**

There was submitted for confirmation as a correct record the minute of the meeting of the Highland Licensing Board held on 4 August 2026.

The Minutes were held as read and **APPROVED**.

4. Licensing (Scotland) Act 2005
Licences granted under delegated powers
Achd Ceadachd (Alba) 2005
Ceadachdan a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLB/79/26 detailing Licences which had been granted under delegated powers by the Clerk to the Board during the period 23 July 2026 to 02 September 2026.

The Board **NOTED** the Report.

5. Licensing (Scotland) Act 2005
Occasional licences and extended hours granted under delegated powers
Achd Ceadachd (Alba) 2005
Ceadachdan Corra-uair agus uairean sìnte a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLB/80/26 detailing Occasional Licences and Extended Hours Applications which had been granted under delegated powers by the Clerk to the Board during the period 23 July 2026 to 02 September 2026.

The Board **NOTED** the Report.

6. The Highland Licensing Board Annual Financial Report 2025-26
Aithisg Ionmhasail Bhliadhnail Bòrd Ceadachd na Gàidhealtachd 2025-26

There had been circulated Report No HLB/81/26 by the Clerk to the Board.

The Board **APPROVED** the Board's tenth annual Financial Report for publication in accordance with section 9B of the Licensing (Scotland) Act 2005.

7. Chief Constable's Report 2025 to 2026
Aithisg an Àrd-Chonstabail 2025 gu 2026

There had been circulated the Chief Constable's Annual Highland Licensing Report for the period 2025/2026.

The Board **NOTED** the Report.

The Chair thanked Police for protecting communities in the alcohol licensing sector and acknowledged the extra work undertaken due to extended licences during the Men's Football World Cup.

8. Licensing (Scotland) Act 2005
Application for new premises licence
Achd na Ceadachd (Alba) 2005
Larrtas airson cheadachdan thogalaichean ura

8.1 Ref: HC/RSL/2183

Applicant: Highland Basecamp Bistro Limited

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

Type: On sales

There had been circulated Report No HLB/82/26 by the Clerk.

The Board **AGREED** to **GRANT** the application for a new premises licence subject to the mandatory conditions.

9. Licensing (Scotland) Act 2005
Applications for provisional premises licences
Achd Ceadachd (Alba) 2005
Iarrtas airson ceadachdan thogalaichean le cumha

9.1 Ref: HC/CSR/2182

Applicant: Subs Retail Ltd

Premises: Premier, 26 High Street, Alness

Type: Off Sales

There had been circulated Report No HLB/83/26 by the Clerk.

The applicant's agent spoke in support of the application.

The Board **AGREED** to **GRANT** the application for provisional premises licence subject to the mandatory conditions.

9.2 Ref: HC/INBS/725

Applicant: Benleva Hotel Limited

Premises: Benleva Hotel, Kilmore Road, Drumnadrochit, IV63 6UH

Type: On and off Sales

There had been circulated Report No HLB/84/26 by the Clerk.

The Board **AGREED** to **GRANT** the application for provisional premises licence subject to the mandatory conditions and local conditions (b), (c), (l), (m), (n(i)), (o) and (p) (as set out at 7.2 of the report) and the following special condition:

- The premises licence holder shall ensure adequate supervision of patrons using the curtilage of the premises for smoking so that no noise nuisance is caused to nearby residents

10. Licensing (Scotland) Act 2005
Applications for variation (major) to premises licences
Achd Ceadachd (Alba) 2005
Iarrtasan airson Caochladh (Mòr) a thaobh ceadachdan thogalaichean

10.1 Ref: HC/INBS/191

Applicant: Mars Commercial Properties Limited

Premises: The Pizzeria, 8-10 Academy Street, Inverness, IV1 1JT

Type: On and off sales

There had been circulated Report No HLB/85/26 by the Clerk.

The applicant's agent spoke in support of the application.

During the discussion, clarification was sought and provided regarding the location of the outdoor seating areas, and whether their placement could lead to

children witnessing the consumption of alcohol. It was also queried whether seating areas could be screened off from public view. The Clerk clarified that there was not a specific legal requirement to do this but rather that there was the licensing objective of protecting children and young persons from harm.

The Board **AGREED** to **GRANT** the application for the major variation to the premises licence subject to the existing conditions and additional local conditions (l), (m), (n(i)), (o) and (p) as set out at 7.2 of the report.

10.2 Ref: HC/RSL/0463

Applicant: Linnhe Leisure Limited

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

Type: On and off sales

There had been circulated Report No HLB/86/26 by the Clerk.

The applicant's Premises Manager spoke in support of the application.

The Chair highlighted concerns in relation to safeguarding for entertainers and the protection of people under the age of 18. It was noted that these concerns have sought to have been addressed in the conditions of the licence.

The Board **AGREED** to **GRANT** the application for the major variation to the premises licence subject to the existing conditions and the following amended additional adult entertainment local conditions:

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 performer's 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 performer's 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.

10.3 Ref: HC/INBS/177

Applicant: Tomatin Distillery Company Ltd

Premises: Tomatin Distillery Company Ltd, Tomatin, Inverness-shire, IV13 7YT

Type: On and off sales

There had been circulated Report No HLB/87/26 by the Clerk.

The Board **AGREED** to **GRANT** the application for the major variation to the premises licence subject to the existing mandatory conditions together with the additional local conditions (l), (m), (n(i)), (o) and (p) as set out at 7.2 of the report, together with the following special condition:

- Prior to 1100 hours alcohol for consumption on the premises may only be sold during a formal or tutored tasting session and only to customers taking part in such a tasting session.

11. Application for personal licence larrtas airson ceadachd phearsanta

11.1 Applicant: Jack Howell

There had been circulated Report No HLB/88/26 by the Clerk.

The Board **NOTED** that the application had been **WITHDRAWN** at the applicant's request.

The meeting ended at 10.00am.