HIGHLAND LICENSING BOARD

Minute of the meeting of the **Highland Licensing Board** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 27 October 2026 at 9.30am.

Present:
Mrs J Hendry (Convener), Ms E Knox, Ms K MacLean, Mr K Rosie, Mrs J McEwan, Ms C Gillies, Ms L Johnston, Mr L Fraser, Mr T MacLennan.

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 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 8.1: Baktosch Gillan, Applicant's Agent, Cat Kirkwood, Applicant
Item 8.2: Richard Martin, Applicant
Item 9.2: Chris Horsley, Applicant, Pip Shone, Applicant
Item 9.3: Olivia Grant, Applicant
Item 9.5: Caroline Loudon, Applicant's Agent
Item 10.1: Derek Brown, Applicant
Item 11.1: John Shepherd, Transferor, Jack Howell, Transferee, Callum McIntosh, Transferee

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.

Business

1. Apologies for absence
Leisgeulan

Apologies for absence were intimated on behalf of Dr C Birt.

2. Declarations of interest
Foillseachaidhean com-pàirt

The Committee **NOTED** the following Transparency Statement:-

Item 9.4: Ms C Gillies

3. Election of Vice-Convener
Cur Iar-Neach-Gairm an Dreuchd

The Board **AGREED** that Ms K MacLean be appointed as Vice-Convener of Highland Licensing Board.

4. 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 15 September 2026.

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

5. 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/89/26 detailing Licences which had been granted under delegated powers by the Clerk to the Board during the period 3 September 2026 to 14 October 2026.

The Board **NOTED** the Report.

6. 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/90/26 detailing Occasional Licences and Extended Hours Applications which had been granted under delegated powers by the Clerk to the Board during the period 3 September 2026 to 14 October 2026.

The Board **NOTED** the Report.

7. Festive Period Dates 2026/2027
Cinn-latha na Nollaige

Members **NOTED** that the dates between which festive period hours under the Board's Policy Statement may be permitted in 2026/2027 had been granted under delegated powers.

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

8.1 Ref: HC/INBS/726
Applicant: Glenfeshie Limited, Kinrara House, Aviemore, PH22 1QA
Premises: Glenfeshie Lodge, Kingussie, PH21 1NX
Type: On sales

There had been circulated Report No HLB/91/26 by the Clerk.

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

During the discussion, information was sought and provided regarding how guests would order drinks as there was no bar in the property.

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

8.2 Ref: HC/CSR/2185
Applicant: Croft & Coast Ltd
Premises: Croft & Coast, Unit B, Ullapool Boat Yard, Mill Street, Ullapool
Type: Off Sales

There had been circulated Report No HLB/92/26 by the Clerk.

The applicant spoke in support of the application.

During the discussion, Members queried the security of the building, and the arrangements and measures in place were confirmed.

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

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

9.1 Ref: HC/INBS/682
Applicant: Thistle and Stag Stays Ltd, 57 Crown Street, Inverness, IV2 3AY
Premises: Pitaranne Guest House, 57 Crown Street, Inverness, IV2 3AY
Type: On sales

Variation:

1. Addition of a one bedroom self catering apartment and a two bedroom owners accommodation with a kitchen, lounge and office to existing licensed footprint.

2. Add to description: 'Five bedroom guest house with dining room, one bedroom self catering apartment, two bedroom accommodation with a lounge, office and kitchen'.

3. Increase in capacity from 15 to 19.

There had been circulated Report No HLB/93/26 by the Clerk.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions only.

9.2 Ref: HC/RSL/1151
Applicant: Glencoe Shop Limited
Premises: Glencoe Farmshop and Café, Carnoch, Glencoe, PH49 4HS
Type: Off-sales

Variation:

Operating Plan:

1. Change name of premises from Glencoe Farmshop to Glencoe Farmshop and Café;
2. Vary the current Operating Plan to permit the consumption of alcohol on the premises (on-sales). The premises licence currently permits off-sales only;
3. Add on-sales hours 12:00 hrs – 23:00hrs daily;
4. Update Seasonal Variation to take advantage of the Board's Festive Policy;
5. Include the following additional activities to take place both within and outwith core hours:
   - restaurant facilities;
   - receptions and club or other group meetings;
   - music;
   - live performances;
   - films; and
   - televised sport.
6. Reduce off sales display capacity from 16.4m^2 to 11.22m^2 ;
7. Other Activities at 5(f): update to include product tastings/sampling;
8. Apply a Children and Young Persons Policy following introduction of on-sales.

Layout Plan:

1. New layout plan showing refurbishment of retail shop to create new café area, amendments to shop layout, including a reduced alcohol display area.

Description of premises:

1. Update description of premises to reflect the refurbishment works undertaken.

There had been circulated Report No HLB/94/26 by the Clerk.

The applicant spoke in support of the application.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions only.

9.3 Ref: HC/INBS/204
Applicant: Foyers Community Stores Limited
Premises: Foyers Stores, Foyers, Inverness-shire, IV2 6XU
Type: Off sales

Variation:

1. Local conditions: Offering restaurant meals in the cafe in the evenings where customers can buy and consume alcohol on the premises and decking area. Child and young person will be allowed on the premises during this time.
2. Operating plan: Add outdoor drinking area to licensed footprint. Add sale of alcohol permitted within café. Sale of alcohol for consumption on premises to commence at 10am to allow for alcohol to be sold along with table meals if requested.
3. Layout plan: Increase licensed footprint to include café and outdoor area.
4. Premises licence: Foyers Community Stores & Cafe

There had been circulated Report No HLB/95/26 by the Clerk.

The applicant spoke in support of the application.

During the discussion, it was queried and confirmed that the applicant would adhere to any local and special conditions put on the licence.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions; and additional local conditions (f), (l), (m), n(i), (o), (p)
the following special conditions:

- Alcohol may only be sold or supplied on the premises to persons taking table meal for consumption by such a person as an accompaniment to a meal.
- 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.

9.4 Ref: HC/RSL/2144
Applicant: Deli Gasta Ltd
Premises: Deli Gasta, The Old Mill, Harrapool, Broadford, Isle of Skye, IV49 9AQ
Type: On and off sales

Variation:

1. Increase on sales terminal hour Monday to Sunday to 2400 hours;
2. Increase off sales terminal hour Monday to Sunday to 2200 hours;
3. Amend children and young persons policy 6(d) to "Children and young persons are allowed access to 2200 hours";
4. Substitution of premises manager.

Transparency Statement: Ms C Gillies made a Transparency Statement in respect of this item as she knows the applicant as a person in the community. However, having applied the objective test, she did not consider that she had an interest to declare.

There had been circulated Report No HLB/96/26 by the Clerk.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions and local condition (m).

9.5 Ref: HC/RSL/450
Applicant: Thomas Melville, c/o TLT LLP, 9th Floor, Cadworks, 41 West Campbell Street, Glasgow, G2 6SE
Premises: The Malt Man, 66 High Street, Fort William, PH33 6AD
Type: On and off-sales

Variation:

1. Amendment to commencement time for both on and off-sales on Sundays: 11:00 hours (previously 12:30 hours).
2. Revision to seasonal variation to allow the premises to take advantage of any general or seasonal extensions granted by the Licensing Board.

3. Addition of the following activities to be provided *outwith* core licensed hours:
   - restaurant facilities
   - bar meals
   - receptions
   - club or other group meetings
   - outdoor drinking facilities
   - live performances

   Addition of the following activities to take place both *within* and *outwith* core licensed hours:

   - dance facilities
   - theatre
   - films
   - indoor/outdoor sports
   - televised sports
4. Amendment to the narrative at Question 5 of Operating Plan to provide further details on activities taking place outwith core licensed hours.
5. Amendment to the narrative Question 5(f) to allow the following activities to take place:
   - tastings
   - charitable events
   - corporate events
6. Update to the Children and Young Persons Policy.
7. Change name of premises to "The Malt Man" (previously known as The Grog and Gruel).
8. Revise description of premises as follows:
   "The Malt Man is a bar and restaurant located in Fort William High Town Centre with outdoor drinking areas".

There had been circulated Report No HLB/97/26 by the Clerk.

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

During the discussion, concern was expressed regarding the placement of the outdoor area and the need to ensure that the smooth section of pavement remained unobstructed to maintain disabled access. The Licensing Standards Officer highlighted that the Council had approved the outdoor area and that a permit had been issued.

The Board **AGREED** to **GRANT** the application for major variation to the premises licence subject to the existing conditions and additional local conditions (M), N(i), (O), (P) and (Q).

10. Application for personal licence
Iarrtas airson ceadachd phearsanta

10.1 Applicant: Derek Brown

There had been circulated Report No HLB/98/26 by the Clerk.

The Board **AGREED** to consider the late notification of conviction from Police Scotland.

The Board heard from the Licensing Sergeant who advised, in terms of Section 73(3)(b) of the Licensing (Scotland) Act 2005, that the applicant had been convicted of a relevant offence. Information was provided in relation to the offence, and the Police made no recommendation.

In response to questions the Licensing Sergeant provided further details of the offence and confirmed the type and classification of it.

The applicant spoke in support of his application and provided context in relation to the offence.

During discussion the following points were raised:-

- Members queried if the applicant had taken any measures since the offence to address his behaviour such as anger management courses. Reassurance was given in this regard;
- The applicant was asked why he wanted to work in the licensing trading environment, he confirmed that he had done it for a long time and was passionate about it; and
- Members stated that the applicant had represented himself favourably, shown remorse for the offence and welcomed the positive steps taken to address the offence and move on from it.

The Board **AGREED** to **GRANT** the application for a personal licence.

11. Application for the Transfer of a Premises Licence on Application of Licence Holder
Iarrtas airson Gluasad Ceadachd Togalaich air Iarrtas Neach-seilbh a' Cheadachais

11.1 Ref: HC/INBS/385
Applicant: John Shepherd
Premises: Old Market Inn, 32 Church Street, Inverness
Transferee: INVR 1746 Ltd

There had been circulated Report No HLB/99/26 by the Clerk.

The Board heard from the Licensing Sergeant who advised, in terms of Section 33(6)(b)(i) of the Licensing (Scotland) Act 2005, the transferee, Mr Jack Howell had been convicted of relevant offences. Information was provided in relation to the offences, and the Police made no recommendation.

The transferee spoke in support of the application and apologised for a mistake in the application. He highlighted that it was not his intention to mislead the Board.

During the discussion the following points were raised:-

- Members raised concerns about the transferee working in a public facing role due to the relevant offences, however, it was confirmed that this would not be the case;
- In response to a question the transferee assured Members that the offences were out of character and outlined how his circumstances had changed since then, having a family and running multiple businesses;

- Following questions, the transferees confirmed it was their intention to appoint the manager who had been running the business for the last 12 years to be customer facing at all times; and
- Members were reassured that the transferee was not going to be in a public facing role and thanked them for coming to support their application.

The Board **AGREED** to **GRANT** the application for transfer of the Premises Licence.

12. Surrender of premises licence
Gèilleadh ceadachd togalaich

12.1 Premises: Broadford Youth Hostel, Broadford, Skye of Skye, IV49 9AA
Licence Holder: SYHA (Trading) Ltd

12.2 Premises: Caledonian House. Rooms and Bistro by the Sea, Main Street, Portmahomack, IV20 1YS
Licence Holder: Carol Sleith

12.3 Premises: Hotel Chocolat, Unit 27 Eastgate Shopping Centre, 11 Eastgate, Inverness IV2 3PP
Licence Holder: Hotel Chocolat Retail Limited

12.4 Premises: Pizza Hut, Inverness Retail & Business Park, Inverness IV2 7GD
Licence Holder: CDLH Surveyors Limited

12.5 Premises: The Retreat Hotel, Church Brae, Strathpeffer, IV14 9AW
Licence Holder: 5D Leisure and Wellness Consultancy Limited

12.6 Premises: Great Glen Water Park Co Ltd, South Laggan, By Spean Bridge, PH34 4EA
Licence Holder: Great Glen Water Park Co Ltd

The Board **NOTED** that the above Premises Licences had been surrendered in terms of Section 28(5)(f).

The meeting concluded at 10.30am.