The Highland Licensing Board

Agenda Item	**7.2**
Report No	**HLB/104/26**

Meeting – 1 December 2026

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

Claymore Bar, 12 High Street, Grantown on Spey, PH26 3HB

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Greene King Retailing Ltd, Westgate Brewery, Bury St Edmonds, Suffolk, IP33 1QT.

1.0 Description of premises

1.1 Claymore Bar is situated in the centre of Grantown-on-Spey and consists of a public bar on the ground floor and private flats on the upper floors. The public house consists of a public bar with lounge area and a games area on split levels with gents, ladies and disabled toilets, kitchen and storage on the ground floor and cellarage in the basement. Outside there is a dedicated smoking shelter and external terrace. The Public House sells a large selection of whisky, ales, lager and various other hot and cold beverages and bar snacks.

2.0 Current operating hours

2.1 The premises currently enjoys the following operating hours:

On sales:

Monday to Wednesday:	1100 hours to 2400 hours
Thursday to Saturday:	1100 hours to 0100 hours
Sunday:	1200 hours to 2400 hours

Off sales:

Monday to Saturday:	1000 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 hrs to 24.00 hrs,

2. Amend off sales hours on Sunday: 11.00 hrs to 22.00 hrs,

3. Amend children and young persons' access to the premises: until 20.00 hrs, and

4. Change of description to read: 'Terrace 4 storey building located on High Street, Grantown-on-Spey with public house on the ground floor and private flats on upper floors.

4.0 Background

4.1 On 12 October 2026 the Licensing Board received an application for a major variation of a premises licence from Greene King Retailing Ltd.

4.2 The application was publicised during the period 26 October until 16 November 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:-

The Claymore Bar is a public house situated towards the north end of Grantown-on-Spey's High Street and consists of a public bar with lounge area and a games area on split levels.

(i) Application for major variation has been received whereby the applicant seeks to amend the core hours on a Sunday as follows: -

- On Sales to commence at 1100 hours on Sunday (currently 1200 hours)
- Off sales to commence at 1100 hours on Sunday (currently 1200 hours)

(ii) Application is sought at Q6(d) of the operating plan to amend the children and young persons policy to reflect the current operation of the premises to permit access to Children and Young Persons for the purposes of participating in a local junior Pool League. Whilst the public bar and lounge bar are ostensibly one big space, the area is split level and the bar counter within the public bar, services the two distinct areas with no bar counter in the lounge bar/games area. The applicant is seeking permission for children and young

persons to be able to attend until 2000 hours to participate in a local junior pool league/competition without the requirement of having to be accompanied by a responsible adult. Whilst in the premises participating in the pool league, the children and young persons will be supervised by event organisers.

(iii) Application is sought at Section D to make a slight amendment to the description of premises, to tidy up the existing description.

(iv) The LSO is of the opinion, that none of the changes to the operating plan affect the licensing objectives.

(v) The operating history has been incident free and visits by the LSO have shown the operators to be compliant with the terms and conditions of their licence.

(vi) Following the public consultation phase of this application no objections or representations have been received by the 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 it is recommended that condition (b) be amended to read:

(b) Whilst in any room with a bar counter all children must be in the company of or supervised by an appropriate responsible adult. This condition does not apply to children of the licence holder or children who are resident on the premises or children who are attending to participate in an official junior Pool competition.

8.3 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 local conditions detailed at para. 8.2 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/INBS/384
Date: 18 November 2026
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