

The Highland Licensing Board

Meeting – 11 August 2015

Agenda Item	8.1
Report No	HLB/081/15

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

The Cowshed, Cuil, Uig, Isle of Skye, IV51 9YD

Report by the Clerk to the Licensing Board

Summary

This Report relates to an application for the provisional grant of a premises licence in respect of The Cowshed, Cuil, Uig, Isle of Skye, IV51 9YD.

1.0 Description of Premises

1.1 The Cowshed is a boutique bunkhouse situated in the village of Uig and comprises a reception area, kitchen and dining room, residents lounge, five dormitories and a 3 bed room, drying room, office and storage facilities. There is also an external terraced area. Alcohol sales will take place to residents only.

2.0 Operating Hours

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

On sales:

Monday to Sunday: 1700 hours to 2200 hours

3.0 Background

3.1 On 11 June 2015 the Licensing Board received an application for the provisional grant of a premises licence from Garton Jones Real Estate Limited.

The application was accompanied by the necessary Section 50 Certification in terms of Planning.

3.2 The application was publicised during the period 19 June 2015 until 10 July 2015 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 or representations have been received.
- 3.6 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:

http://www.highland.gov.uk/downloads/download/428/liquor_licence_objections_appeals_notices_of_determination

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 grant of the application would be inconsistent with one or more of the licensing objectives;
 3. 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
 4. that having regard to the number and capacity of licensed premises of the same or similar description in the locality, the Board considers that if the application were to be granted, there would, as a result, be overprovision of licensed premises of that description in the locality.
- 4.2 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 core hours applied for are within the policy hours of the Highland Licensing Board;
- (ii) The activities sought would appear to be reasonable for the proposed operation of the premises;
- (iii) There is no bar counter within the premises and the children's policy is considered suitable for the proposed operation of the premises and is within the policy of the Highland Licensing Board;
- (iv) Alcohol will be sold to residents only from the reception area which is also operated as a shop providing snacks and ready-to-eat meals;
- (v) The layout plan submitted with the application complies with the required specifications;
- (vi) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives and the premises would appear to be suitable for use for the sale of alcohol in accordance with the proposed operation.

6.0 HLB Local Policies

6.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2013-16
- (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.

7.3 Special Conditions

No special 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/1744

Date: 23 July 2015

Author: AHM/cn

Background Papers: The Licensing (Scotland) Act 2005/Application Form.