

The Highland Licensing Board

Meeting – 1 December 2020

Agenda Item	7.2
Report No	HLB/076/20

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

An Teallach Ale Co Brewery Shop, 26 West Argyle Street, Ullapool

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Highland Liquor Company Ltd in respect of An Teallach Ale Co Brewery Shop, 26 West Argyle Street, Ullapool.

1.0 Description of premises

1.1 This premises licence is for a small retail shop in Ullapool selling specialised off-sales. The premises was granted a premises licence on 5 June 2017.

2.0 Current operating hours

2.1 The premises currently has the following operating hours:

Off sales:

Monday to Sunday: 1000 hrs to 2200 hrs

3.0 Summary of variation application

3.1 Variation sought

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

- 1) add on-sales to the licence with hours of Monday to Sunday 1100 hrs to 2200 hrs;
- 2) change the name of premises to Highland Liquor Company Bottle Shop;
- 3) to other activities add online shop purchases and ticketed sampling or tasting events;
- 4) amend the licence description to take account of these changes;
- 5) amend layout plan with changes to layout of shop resulting in increase of display capacity from 18.7m² to 29.02m².

4.0 Background

- 4.1 On 12 October 2020 the Licensing Board received an application for a major variation of premises licence from Highland Liquor Company Ltd.
- 4.2 The application was publicised during the period 19 October to 9 November 2020 and confirmation that the site notice was displayed is awaited.
- 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 As a hearing cannot be held in person due to coronavirus, the Licensing Board, before reaching a decision, must give any person who would have been given the opportunity to be heard at the hearing the opportunity to be heard instead by alternative methods. Consequently, the applicant has been invited to attend a virtual hearing and/or submit a written representation to state their case.

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.
- 5.2 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.
- 5.3 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.

5.4 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.

5.5 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:-

- a) An Teallach Ale Brewery Shop is a small retail property on West Argyle Street, Ullapool, Wester Ross. This premises is a specialist alcohol sales operation.
- b) The applicant has applied for a variation to extend the sales operation within the premises.
- c) The variation application is to include the change of name of the premises and add on sales for the premises to allow for pre booked tasting sessions, as well as further additions to operation as detailed in full in the application.
- d) The core hours applied for are within the policy of the Highland Licensing Board.
- e) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.
- f) The children's policy is considered suitable and is within the policy of the Highland Licensing Board.
- g) The layout plan submitted complies with the required specifications.
- h) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- i) During the period of consultation, no timeous objections have been received.
- j) I have no objection to this application.

7.0 HLB local policies

7.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2018-23
- (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

None to apply.

Recommendation

The Board is invited to determine the above application and if minded to grant the 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/CSR/1812
Date: 17 November 2020
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