

The Highland Licensing Board

Meeting – 12 January 2021

Agenda Item	7.1
Report No	HLB/004/21

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

Armadale Stores, Armadale, Sleat, Isle of Skye, IV45 8RS

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 Armadale Stores, Armadale, Sleat, Isle of Skye, IV45 8RS.

1.0 Description of premises

1.1 The Armadale Stores is situated in its own ground adjacent to the road in Armadale. The premises consist of a single storey renovated and expanded building which is detached and is a local community grocery store and post office with an adjacent community office building.

2.0 Operating hours

2.1 The applicant seeks the following **off sale** hours:

Off sales:

Monday to Saturday: 1000 hours to 1730 hours

Sunday: 1000 hours to 1900 hours

3.0 Background

3.1 On 1 October 2020 the Licensing Board received an application for the provisional grant of a premises licence from Sleat Community Trading Company Limited.

The application was accompanied by the necessary section 50 certification in terms of Planning together with a Disabled Access Statement.

3.2 The application was publicised during the period 6 November 2020 until 7 December 2020 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 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.

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 Board considers, having regard to the licensing objectives, that the applicant is not a fit and proper person to be the holder of a premises licence;
3. that the grant of the application would be inconsistent with one or more of the licensing objectives;
4. 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
5. 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.

4.2 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.

4.3 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) Armadale Stores is a small grocery shop, which is owned and run by the local Community Trust. This is a grocery retail operation which is applying for off sales of alcohol as part of the operation of the business.
- (ii) The property has been extensively renovated and is a single storey detached building sitting in its own ground adjacent to the main road at Armadale, Sleat, Isle of Skye, a relatively remote community in the south of Skye.
- (iii) The application is to include the provision of off sales of alcohol as a small part of the grocery business. This will also include the home delivery of groceries including alcohol to the sparsely populated communities.
- (iv) The core hours applied for are within the policy of the Highland Licensing Board.
- (v) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.
- (vi) The home delivery policy is considered suitable and is within the policy of the Highland Licensing Board.
- (vii) The layout plan submitted complies with the required specifications.
- (viii) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- (ix) During the period of consultation, no timeous objections have been received.
- (x) I have no objection to this application.

6.0 HLB local policies

6.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2018-23
- (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/1953
Date: 10 December 2020
Author: Carol Nicolson