

The Highland Licensing Board

Meeting – 5 September 2023

Agenda Item	9.7
Report No	HLB/106/23

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

Culbokie Inn, Culbokie

Report by the Clerk to the Licensing Board

Summary

This report relates to an application for a major variation of premises licence by Andrew R Jones in respect of Culbokie Inn, Culbokie.

1.0 Description of premises

1.1 The premises is located in the village of Culbokie and contains a public bar and lounge bar serving alcohol by on sales. The premises licence was granted on conversion on 1 September 2009.

2.0 Current operating hours

2.1 The premises currently has the following operating hours:

On sales:

Monday to Friday: 1100 hrs to 0100 hrs
Saturday: 1100 hrs to 2400 hrs
Sunday: 1230 hrs to 2330 hrs

3.0 Summary of variation application

3.1 Variation sought

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

- 1) amend the layout plan to include an upstairs flat in the licence footprint;
- 2) change name of lounge bar on layout plan to restaurant;
- 3) amend the description of the premises on the licence;
- 4) increase on sales hours on Saturday and Sunday to 1100 hrs to 0100 hrs;
- 5) update children and young persons policy;
- 6) add music as an activity to be provided.

4.0 Background

- 4.1 On 12 July 2023 the Licensing Board received an application for a major variation of a premises licence from Andrew R Jones.
- 4.2 The application was publicised during the period 26 July to 16 August 2023 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 There are ongoing separate discussions between Building Standards and the applicant regarding whether or not the upstairs flat requires a building warrant. This is relative to legislation separate to alcohol licensing.
- 4.7 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:

https://www.highland.gov.uk/downloads/file/6399/licensing_hearings_procedure/licensing_board

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) The property known as The Culbokie Inn is a long-established licensed premises within the village of Culbokie on the Black Isle near Dingwall.
- b) This application is to extend the licensed footprint of the premises to include an upstairs flat, also to change to layout of the premises. The application also updates the children and young persons policy and amends the on sales hours and activities within the premises.
- c) The premises have operated for many years without adverse comment.
- d) The activities sought would appear to be reasonable and appropriate for the proposed operation of the premises.
- e) The Children's and Young Persons policy is appropriate.
- f) The layout plan submitted complies with the required specifications.
- g) There would not appear to be any matter contained within the application that is inconsistent with the licensing objectives.
- h) During the period of public consultation, no objections were received.
- i) There are ongoing separate details to be finalised with Building Standards, under legislation separate to that of Licensing.
- j) I would also suggest addition of the local conditions below in relation to the outdoor area.
- k) A Noise Management Plan has been agreed between Environmental Health and the applicant.
- l) 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

Existing local conditions will continue to apply and it is recommended that the following additional local conditions be attached:

- l. The boundaries of any outside area will be effectively demarcated to the satisfaction of the Licensing Standards Officer.

- m. After 2200 hrs, alcoholic or non-alcoholic drinks shall not be consumed in any outdoor drinking area

- n(i) No live or recorded music shall be played in any outdoor drinking area.

Recommendation

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local condition 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/CSR/0154
Date: 22 August 2023
Author: G Sutherland

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