

Public Document Pack

THE ARGYLL AND BUTE LICENSING BOARD

Tel. (01546) 604128

Kilmory
Lochgilphead

22 April 2021

Dear Sir/Madam

LICENSING (SCOTLAND) ACT 2005

A meeting of the **ARGYLL AND BUTE LICENSING BOARD** will be held in the **COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD** on **TUESDAY, 27 APRIL 2021** at **11:00 AM**, which you are requested to attend.

Yours faithfully

DAVID LOGAN

Clerk to the Board

To: All Members of the Licensing Board

BUSINESS

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
3. **APPROVAL OF MINUTES FROM LICENSING BOARD MEETING OF 16TH FEBRUARY 2021**
4. **APPLICATION FOR A PREMISES LICENCE**
 - (a) Outbuilding, Tayandock, Bridgend, Isle of Islay, PA44 7PX (Pages 7 - 10)
Summary Sheet attached – Item 4(a)
 - (b) The Gather, Campbeltown Road, Tarbert, PA29 6SX (Pages 11 - 16)
Summary Sheet attached – Item 4(b)
5. **APPLICATION FOR A PROVISIONAL PREMISES LICENCE**
 - (a) Isle of Bute Gin Distillery, Land to the rear of Mansion House and 61-67 High Street, Rothesay, Isle of Bute, PA20 9AU (Pages 17 - 60)
Summary Sheet attached – Item 5(a)

6. APPLICATION FOR MAJOR VARIATION OF A PREMISES LICENCE

- (a) Ardanaiseig Hotel, Kilchrenan, by Taynuilt, PA35 1HE (Pages 61 - 64)

The applicant wishes to vary the licence as follows:-

- 1) The sale and service of alcohol in two external areas adjacent to the main licensed premises.
- 2) Change to the layout plan to take into account the two outdoor areas.

Summary Sheet attached – Item 6(a)

- (b) The Bute Piper, 23 Marine Place, Rothesay, PA20 0LF (Pages 65 - 98)

The applicant wishes to vary the licence as follows:-

- 1) To amend the seasonal variation.
- 2) To include outdoor drinking facilities during core licensed hours.
- 3) To increase the on sales capacity.
- 4) Proposed new layout plan to incorporate additional external space.
- 5) To change the name of the premises to Cadillac Kustomz Hotel.

Summary Sheet attached – Item 6(b)

- (c) Cafe at Calgary Arts Tearoom, by Dervaig, Isle of Mull, PA75 6QQ (Pages 99 - 100)

The applicant wishes to vary the licence as follows:-

- 1) To add off sales Monday to Sunday 10.00 to 17.00.
- 2) To offer takeaway food and alcohol.

Summary Sheet attached – Item 6(c)

- (d) Cardross Bowling Club, Church Avenue, Cardross, G82 5NS (Pages 101 - 114)

The applicants wish to vary the premises licence as follows:-

To add external drinking in the area around the bowling green.

Summary Sheet attached – Item 6(d)

- (e) Galatea Bar, 8 Castle Street, Rothesay, Isle of Bute, PA20 9HA (Pages 115 - 120)

The applicant wishes to vary the licence as follows:-

- 1) To add off-sales from 12.00 to 22.00 Monday to Sunday.
- 2) Addition of restaurant, bar meals, conferences, dance, receptions and Club meetings as activities on the licence.
- 3) To add takeaways and delivery of food and alcohol.

Summary Sheet attached – Item 6(e)

- (f) Lodge Loch Fyne No. 754 Social Club, Masonic Hall, Lochnell Street, Lochgilphead, PA31 8JN (Pages 121 - 124)

The applicants wish to vary the premises licence as follows:-

- 1) To add an external drinking area to the rear of the premises.
- 2) To add coffee mornings as an activity on the licence.

Summary Sheet attached – Item 6(f)

- (g) Park Lodge, Western Road, Tobermory, Isle of Mull, PA75 6PR (Pages 125 - 128)

The applicants wish to vary the licence as follows:-

- 1) To increase on-sales and off-sales hours.
- 2) To include the takeaway and delivery of alcohol and food.
- 3) To include gaming and indoor/outdoor sports as activities on the licence.
- 4) To delete the seasonal variation.

Summary Sheet attached – Item 6(g)

- (h) The Lorne Bar, Chalmers Street, Ardrishaig, PA30 8DX (Pages 129 - 144)

The applicant wishes to vary the licence as follows:-

- 1) To change the terminal hour for on sales to 24.00.
- 2) To change the opening time on Sundays to 11.00am for on and off sales.
- 3) To add a seasonal variation.
- 4) To add restaurant facilities, bar meals, Club or other group meetings, ice cream, outdoor drinking facilities, dance facilities and take aways.
- 5) To delete gaming.
- 6) To add children and young person's conditions.
- 7) To change the address of the licence holder.
- 8) To change the address of the premises manager.
- 9) To increase the capacity of the premises from 60 to 120.
- 10) To change the layout plan. The applicant has taken over the property next door and knocked through to make it one premises.

Summary Sheet attached – Item 6(h)

- (i) The Village Store, The Cross, Furnace, PA32 8XN (Pages 145 - 146)

The applicant wishes to vary the licence as follows:-

- 1) Change of off-sales hours to 10.00 to 18.00 daily.
- 2) Add takeaway meals, snacks and hot and cold drinks.

Summary Sheet attached – Item 6(i)

- (j) U & A Mini Market, 114-116 West Princes Street, Helensburgh, G84 8XD (Pages 147 - 150)

The applicant wishes to vary the licence as follows:-

- 1) To amend the licensed display capacity from 20.09m² to 21.2m² following a refurbishment of the shop.
- 2) Change to the layout of the premises following refurbishment.

Summary Sheet attached – Item 6(j)

- (k) Zaina Tandoori Restaurant, 10 John Street, Dunoon, PA23 8DL (Pages 151 - 154)

The applicant wishes to vary the licence as follows:-

- 1) To add off-sales 11.00 to 22.00 Monday to Sunday.
- 2) To add additional activity at 5(f) pickup and delivery of alcohol and food.

Summary Sheet attached – Item 6(k)

7. REVIEW OF PERSONAL LICENCES

- (a) Revocation of Personal Licences where licence holders have not undertaken the refresher training.

A list of personal licences to be revoked is attached.

- (b) Revocation of personal licences where licence holders have not applied to renew their licence. (Pages 155 - 160)

A list of personal licences to be revoked is attached.

8. ANY OTHER BUSINESS

- (a) Payment of Annual licensing fees (Pages 161 - 162)

Report by the Depute Clerk (to follow)

A list of premises who have not paid their 2020 Annual Fee is attached.

9. NEXT LICENSING BOARD MEETING

The next Licensing Board meeting will be held on Tuesday 22nd June 2021.

Argyll and Bute Licensing Board

Councillor Gordon Blair
Councillor Audrey Forrest
Councillor Graham Hardie
Councillor Roderick McCuish
Councillor Sandy Taylor

Councillor Rory Colville
Councillor Kieron Green
Councillor David Kinniburgh
Councillor Jean Moffat
Councillor Richard Trail

Contact: Margaret MacLean Tel: 01546 604338

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Argyll and Bute Licensing Board**27th April 2021****APPLICATION FOR GRANT OF A PREMISES LICENCE****NAME OF PREMISES:** Outbuilding, Tayandock, Bridgend, Isle of Islay, PA44 7PX**APPLICANT:** Jukebox Gin Ltd., Tayandock, Bridgend, Isle of Islay, PA44 7PX**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Outbuilding/Garage. The building comprises 4 walls, apex roof, 2 points of entry and 2 x none opening windows. Side door and roller shutter door make up the 2 points of entry. The floor space is 41.44 square metres and is used for the production, bottling and storage of gin. The building sits across from the main house.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
Monday	N/A	10.00 to 22.00
Tuesday	N/A	10.00 to 22.00
Wednesday	N/A	10.00 to 22.00
Thursday	N/A	10.00 to 22.00
Friday	N/A	10.00 to 22.00
Saturday	N/A	10.00 to 22.00
Sunday	N/A	10.00 to 22.00

ACTIVITIES:- Online sales and remote sales.**SEASONAL VARIATION:-** NONE**CAPACITY OF PREMISES:-** N/A

LSO COMMENTS: The premises comprise a garage unit measuring 41.44m² which is currently used by the applicant for the production, bottling and storage of gin. The premises are registered with HMRC in this regard. This application is to allow the applicant to store, despatch, and sell their products by retail to the public via online sales only. There will be no access to the unit by the public and no alcohol display area(s), thereby negating the need for a capacity figure at Question 7 of the proposed operating plan.

The LSO will liaise with the applicant regarding distance selling regulations.

EHO

Potential Public Health/Noise Nuisance Issues

It is envisaged that the premises licence would not cause any issues to the amenities of the area.

Covid-19 Risk Assessment

The applicant has submitted covid-19 risk assessment documents which as working documents are considered satisfactory at this time.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-



JUKEBOX GIN LTD

Layout Plan 1:50mm

Application: Premises Licence for Alcohol (Remote Sales) inc: online sales, telephone sales etc.

Off Licence Application ONLY.

Entire Building to be proposed for licencing.

Building used for Production, Bottling & Storage.

No access for members of the public.

Operating Times: Please see Operation Plan.

Roller Shutter Door 3950mm

- Proposed Licenced Area
- Production & Bottling Area
- Storage Area
- Equipment/Shelving

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Argyll and Bute Licensing Board**27th April 2021****APPLICATION FOR GRANT OF A PREMISES LICENCE****NAME OF PREMISES:** The Gather, Campbeltown Road, Tarbert, PA29 6SX**APPLICANT:** Philip Green, 3 Glen Park, Tarbert, PA29 6SD**AGENT:** n/a**DESCRIPTION OF PREMISES:**

The Gather is a detached cafe/farm shop/Glamping site/event venue set in a rural location just outside the village of Tarbert. The premises will be predominantly run as a food led family friendly business.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
Monday	11.00 to 23.30	11.00 to 22.00
Tuesday	11.00 to 23.30	11.00 to 22.00
Wednesday	11.00 to 23.30	11.00 to 22.00
Thursday	11.00 to 23.30	11.00 to 22.00
Friday	11.00 to 23.30	11.00 to 22.00
Saturday	11.00 to 23.30	11.00 to 22.00
Sunday	11.00 to 23.30	11.00 to 22.00

ACTIVITIES:- Conference facilities; Restaurant facilities; Bar meals; Receptions; Club or other group meetings; Recorded music; Live performances; Dance facilities and outdoor drinking facilities.

SEASONAL VARIATION:- NONE

CHILDREN & YOUNG PERSON CONDITIONS:-

TERMS - Children and young persons will be permitted entry to all public areas of the premises at all times but must be accompanied by a person aged 18 years or over after 18.00.

AGES - Children - birth to 15 years. Young persons - 16 & 17 years.

TIMES - Children and young persons will be permitted entry to all public areas of the premises at all times but must be accompanied by a person aged 18 years or over after 18.00. The curfew time for the outdoor drinking area is 20.00.

PARTS – All public parts of the premises.

CAPACITY:-

On Sales – 120 persons

Off Sales (Shop) – 0.72m²

LSO COMMENTS: The Gather is a detached cafe/farm shop/Glamping site/event venue set in a rural location off the A83 Campbeltown to Lochgilphead Road on the outskirts (South) of the village of Tarbert. The premises will be predominantly run as a food led family friendly business.

Layout Plan

After liaison with the applicant, the plan has been updated to depict the alcohol display area (in green) in the shop, measuring 0.75m² and covering less than 5% of the total retail area, and the outdoor area which will measure a total of 84m². The applicant will erect external signage advising customers of the outdoor boundary.

Operating Plan

The applicant has submitted a standard operating plan recording proposed on and off sales of alcohol hours; allowable activities and children and young person access; and curfew times for the use of the outdoor area, all in keeping with Board policy.

Outdoor Area & Terminal Hour Curfew

If the Board is minded to grant this application, it may wish to impose a usual condition that the use of the outdoor area ceases at 22:00 for persons aged 18 years and over and 20:00 for children and young persons. Also, at Question 6 (*Times*) of the Operating Plan (Children & Young Persons Access), there should be a statement indicating the Board's 20:00 outdoor curfew.

EHO

Potential Public Health/Noise Nuisance Issues

The properties are in a rural location, it is envisaged that the premises licence would not cause any issues to the amenities of the area.

Covid-19 Risk Assessment

The applicant has submitted covid-19 risk assessment documents which as working documents are considered satisfactory at this time.

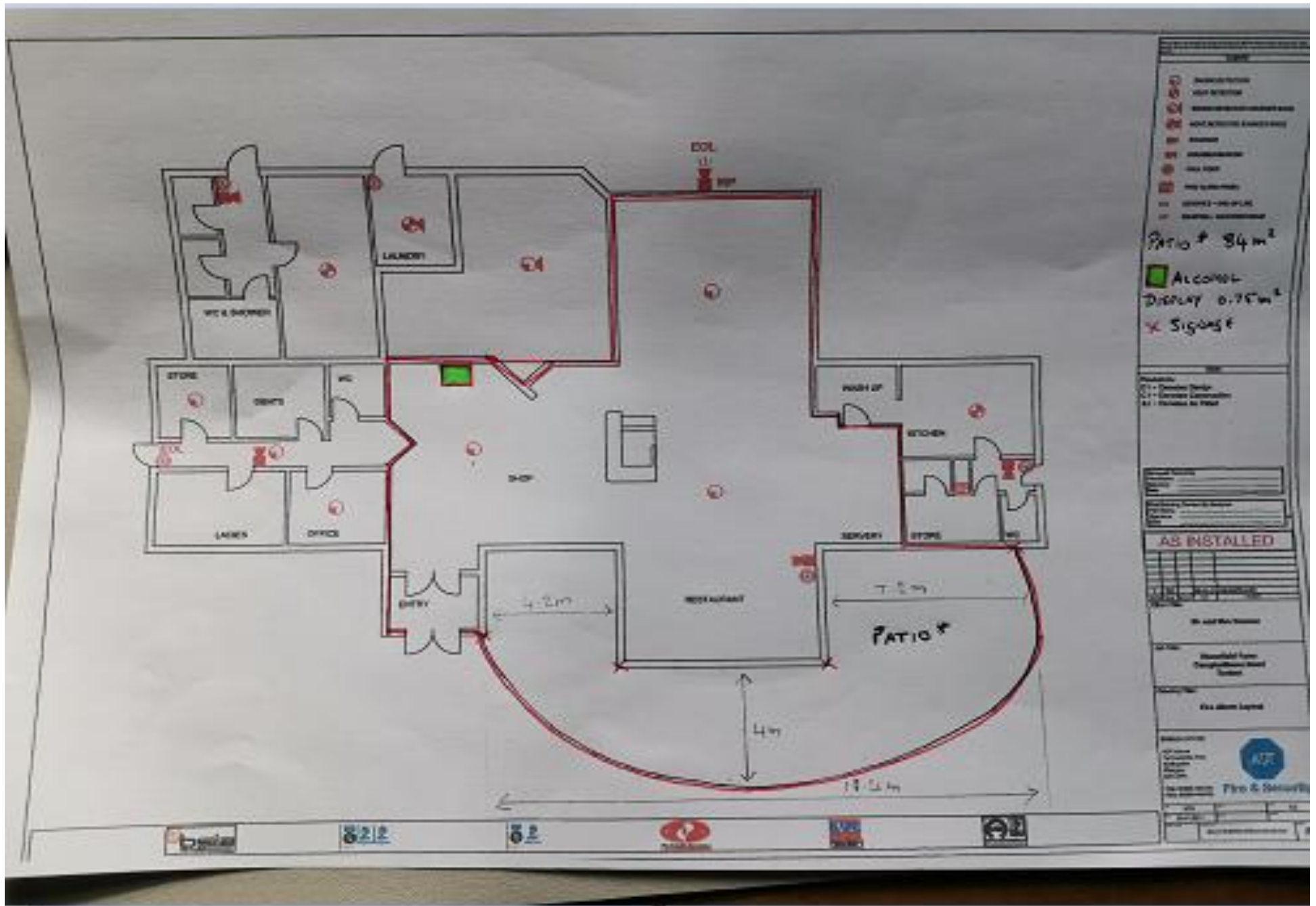
POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-

- (1) Terminal hour for the external area
- (2) Children and young persons to be permitted access to the premises unaccompanied prior to 6p.m.
- (3) Nature of live performances.

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Argyll and Bute Licensing Board**27th April 2021****APPLICATION FOR GRANT OF A PROVISIONAL PREMISES
LICENCE****NAME OF PREMISES:** Isle of Bute Gin Distillery, Land to rear of Mansion House and 61-67 High Street, Rothesay, PA20 9AU.**APPLICANT:** Isle of Bute Gin Company Limited, Pavilion 1, Finnieston Business Park, Glasgow, G3 8AU**AGENT:** TLT Solicitors, 140 West George Street, Glasgow, G2 2HG**DESCRIPTION OF PREMISES:**

Distillery, shop and general retail (including markets), event space, visitor centre and tasting room, with cafe and licensed courtyard.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
Monday	11.00 to 24.00	10.00 to 22.00
Tuesday	11.00 to 24.00	10.00 to 22.00
Wednesday	11.00 to 24.00	10.00 to 22.00
Thursday	11.00 to 24.00	10.00 to 22.00
Friday	11.00 to 01.00	10.00 to 22.00
Saturday	11.00 to 01.00	10.00 to 22.00
Sunday	11.00 to 24.00	10.00 to 22.00

SEASONAL VARIATION:- The premises may take advantage of any general extension granted by the Board in terms of its policy.

ACTIVITIES:- Conference facilities; Restaurant facilities; Bar meals; Receptions; Club or other group meetings; Recorded music; Live performances; Dance facilities; Theatre; Films; Gaming; Indoor/Outdoor sports; Televised sport and outdoor drinking facilities.

ANY OTHER ACTIVITIES:- Dispatch point for on line sales subject to compliance with sections 119 and 120 of the Licensing (Scotland) Act 2005. Facility incorporating warehouse, distillery and offices. Distillery tours, trade, charity and community events, tasting and related events may take place. Private events, including life event celebrations, corporate events and product launches. The courtyard may host music, sports and a variety of markets.

CHILDREN & YOUNG PERSON CONDITIONS:-

TERMS - Children will be permitted access when accompanied by an adult. Young people attending need not be accompanied. Both children and young persons may attend suitable events, including tours, or attend a meal, snack or light refreshment.

AGES - Children - birth to 15 years. Young persons - 16 & 17 years.

TIMES - Until 9pm or the end of a function or event.

PARTS – All public parts with the exception of the immediate vicinity of any bar counter.

CAPACITY:-

On Sales – 523 persons

Off Sales (Shop) – 52.2m2

LSO COMMENTS: see attached report.

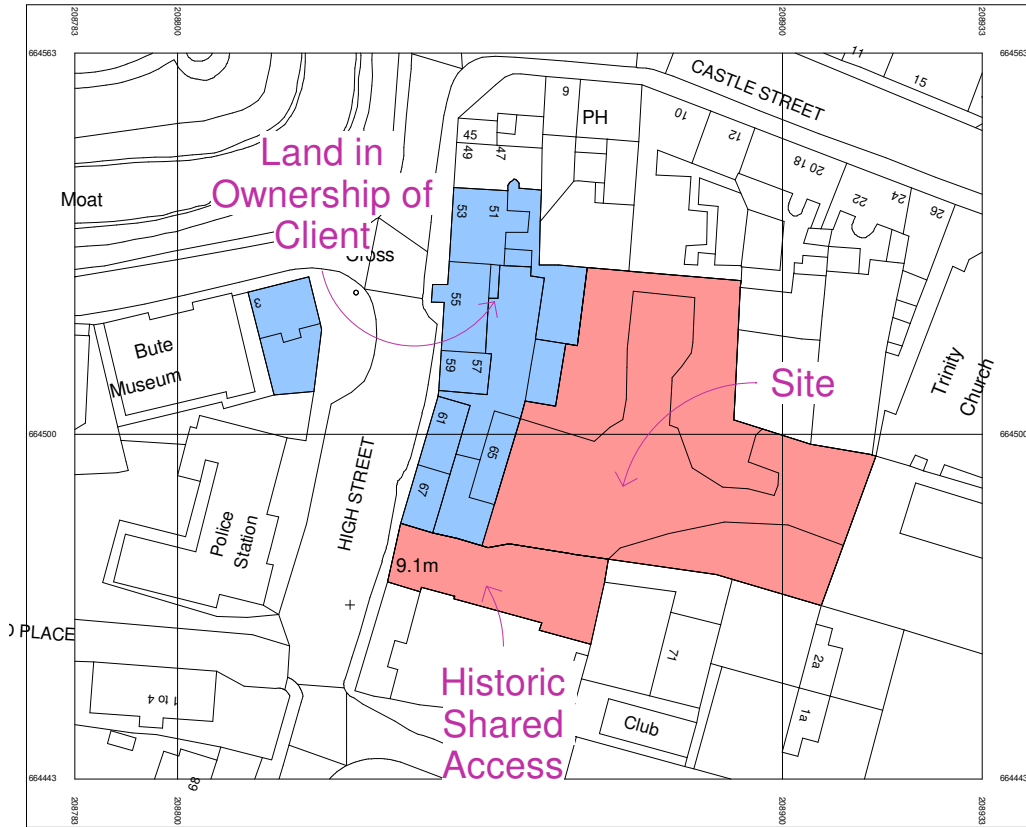
ENVIRONMENTAL HEALTH: see attached report dated 31/03/21 by Richard Gorman, Environmental Health Officer

POLICE COMMENTS: There has been a letter of representation submitted from Police Scotland dated 15th April 2021. A copy of the letter is attached.

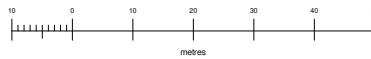
OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-

- (1) This is the next, and more substantial, phase in the development of Isle of Bute Gin Distillery. The first phase was dealt with at the Board meeting on 25th February, 2020.
- (2) Potential for noise disturbance due to the proximity of the premises to residential dwellings.
- (3) Incremental approach with regard to the commencement of certain activities such as weddings, functions and late hours.
- (4) Terminal hour for amplified music.
- (5) Submission of a further Noise Management Plan.
- (6) Submission of an amended plan.
- (7) Consider letter of representation from Police Scotland.



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Location Plan

1 : 1250

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THE RED HOUSE, CROFTAMIE, GLASGOW, G63 0EU
 TEL 01360 661144 FAX 01360 661122
 email: mail@thomasrobinsonarchitects.co.uk
 www.thomasrobinsonarchitects.co.uk

JOB TITLE
Isle of Bute Yard

DRAWING TITLE
Location Plan

SCALE (@ A4) 1st ISSUE DATE DRAWING/CHEKED
 1 : 1250 11/27/19

JOB NO.	DRAWING NO.	REVISION
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**ISLE OF BUTE GIN DISTILLERY, LAND TO THE REAR OF MANSION HOUSE, & 61-67
HIGH STREET, ROTHESAY, ISLE OF BUTE, PA20 0AZ**

LSO

This is a provisional premises licence application to allow development of a distillery, shop and general retail, including markets, event space, visitor centre and tasting room with café and licensed courtyard. A large scale project which will require scrutiny of Planning, Building, and of the Environmental Health departments, in terms of health and safety, noise pollution and now Covid risk assessment.

Operating Plan

Question 1

Alcohol will be sold for consumption both on and off the premises

Question 2

Core times for on sales -

Sunday till Thursday 11am till midnight
Friday and Saturday 11am till 1am

Question 3

Core times for off sales -

10am till 10pm seven days.

Question 4

Seasonal variation -

The premises may take advantage of any general extension granted by the Board

Question 5

Activities and services -

Conference, restaurant, bar meals, receptions, clubs, recorded music, live performance dance, theatre, films, gaming, indoor sports, and televised sports. Outdoor drinking facilities.

The premises will operate as an events space, distillery and brewery, with a cafe/bar. Column 4 activities, may be available during but not normally before 7am or after terminal hour. Production, packing, and other work associated with distilling occurs out with core hours but not normally before 7am or after terminal hour.

Question 5(f);

Any other activities -

Dispatch point for online sales subject to compliance with sections 119 and 120 of the Licensing (Scotland) Act 2005. Facility incorporating warehouse, distillery and offices. Distillery tours, trade, charity and community events, tasting and related events may take place. Private events, including life event celebrations, corporate events and product launches. The courtyard may host music, sports and a variety of markets.

Question 6;

Children and Young Persons -

Terms

Children will be permitted access when accompanied by an adult. Young people attending need not be accompanied. Both children and young persons may attend suitable events, including tours, or attend for a meal, snack or light refreshment.

Ages

0-17

Children 0 to 15

Young Persons 16 and 17

Times

Until 9pm or the end of a function or event.

Parts

All public parts with the exception of the immediate vicinity of any bar counter

Capacity

On sales; 523

Off sales; 52.2m²

Layout Plans;

Location plan

The proposed location is situated behind property, currently licensed by the applicant as Bute Gin Distillery and shop, the proposed application is on derelict land which is surrounded by domestic housing and industrial units. The property is directly opposite the Police station.

Layout Plan;

Areas; guided tours, location area for display of alcohol, access to children, event staging/screens, main event dance floor. Escape paths. **Clarification has been sought on the location of the outside drinking areas and the general operating area where the alcohol displays are situated.**

EHO

The EHO, the applicant and the Planning Department have been working together to establish appropriate risk assessments and a suitable noise management plan. (Bearing in mind the proximity of domestic housing), planning permission is conditional on the following;

No amplified music (either live or recorded) shall be permitted to emanate from the site after 22:00 hours. Reason: In order to avoid noise nuisance in the interest of amenity

The Board may wish to ask the Environmental Health officer to report to the Board on his findings -

ARGYLL AND BUTE LICENSING BOARD
APPLICATION FOR PROVISIONAL LICENCE

1. NAME OF PREMISES

1.1 Isle of Bute Gin Distillery, Land to the Rear of Mansion House, & 61-67 High Street, Rothesay, Isle of Bute, PA20 0AZ

2. APPLICANT

2.1 Isle of Bute Gin Company Limited

3. DESCRIPTION OF PREMISES

3.1 The application relates to the development of a distillery, shop and general retail (including markets), event space, visitor centre and tasting room with café and licensed courtyard.

4. NARRATIVE REPORT

4.1 The premises will operate as an events space with a café/bar, distillery and brewery with warehouse and offices and provision of four non-public space units for food/drink service. The courtyard may host music, sports and a variety of markets.

4.2 Proposed activities will include:

- a) Conference, restaurant facilities/bar meals
- b) Social functions including weddings/funerals, club meetings
- c) Entertainment including recorded music, live performances, dance facilities, theatre, films, gaming, indoor/outdoor sports and televised sport
- d) Outdoor drinking facilities
- e) Other activities including distillery tours, trade, charity and community events, tasting and related events, private events including life event celebrations, corporate events and product launches

4.3 The application form states that Column 4 activities, noted above, may be available during but not normally before 7am or after terminal hour. Production, packing, and other work associated with distilling occurs outwith core hours but not normally before 7am or after terminal hour.

4.2 Alcohol will be sold for consumption both on and off the premises.

- a) Core times for on sales will be:
 - Sunday till Thursday 11am till midnight
 - Friday and Saturday 11am till 1am
- b) Core times for off sales will be:
 - 10am till 10pm seven days.

5. COMMENTS

- 5.1 The proposed development is sited close to the town centre surrounded by residential properties including High Street, Castle Street, Broadcroft Lane, Stuart Street and Mount Pleasant Road. It is noted that there is a Residential Home located close by on Church Lane.
- 5.2 At the time of receipt of the planning application for the development in early 2020 it was identified that the proposed use of both indoor and outdoor spaces for events, including late at night and close to residential properties, is likely to cause noise disturbance to those living nearby. This is likely to be from amplified live and recorded music, patron noise and use of external areas such as the courtyard.
- 5.3 In order to ensure that noise generated by the development does not cause disturbance to those living and/or working nearby the applicant was required to carry out an evaluation of the proposed development and draw up a Noise Management Plan (NMP) to identify the noise issues likely to arise and the proposed methods of dealing with those issues by the operator.
- 5.4 A Noise Impact Assessment and Management Plan dated 21st May 2020 was subsequently produced which stated:

“On the basis of the current design, it is inevitable that amplified sound will break out through the structure [of the main building], and, where sound levels are significantly elevated inside the venue, may cause adverse impacts at the closest dwellings. This may be the case during events where the focus is amplified sound, such as a loud wedding band or gig, however it is far less likely to cause significant effects where amplified sound levels are lower, for example during Farmers’ Markets and Street Food events” (page 12) “providing they occur during acceptable times” (page 18).

- 5.5 The report concluded by stating:

“Private events where amplified music is a focus will therefore not feature in the early stages of Bute Yard operation, as the Operators will require the opportunity to assess the scope for such events within the restrictions that would be appropriate to the setting. A start up period of 6 months has been suggested, during which appropriate investigations can be conducted” (page 18).

“Acceptable levels in the venue will be defined and linked to defined positions on the site boundary closest to the surrounding residential dwellings. This level setting exercise will occur during the initial 6 month start up period” (page 13).

A copy of the Noise Impact Assessment and Management Plan is attached in Appendix 1.

- 5.6 In view of these findings, this Service proposed the following conditions relevant to the intended use of the site for day to day operations and events such as Farmers Markets, Food Trucks/Street Food up to 22:00 but excluding private events such as weddings /gatherings where amplified music is the focus:

Condition 1: No amplified music (live or recorded) to be permitted from the site after 22:00.
Reason: In order to avoid noise nuisance in the interest of amenity.

Condition 2: The continuous equivalent sound level Leq, T from amplified music (either live or recorded) from the development as measured 1 metre from the façade of a habitable room of any nearby residential property shall not exceed the following limit in the table below:

Time period	dB	
	LAeq, 1 hour	LCeq, 1 hour
07:00-22:00	48	58

(Reference: World Health Organisation (WHO) ‘Guidelines for Community Noise’ and ‘BS 8233 Indoor Ambient Noise Limits for Dwellings’).

Reason: In order to avoid noise nuisance in the interest of amenity.

- 5.7 These conditions were incorporated into the final decision for the planning application when planning permission was granted in October 2020 (see Appendix 1: Planning Decision Notice Ref: Ref. No: 20/00153/PP). Further conditions were imposed in relation to odour management.
- 5.8 It is the view of this Service that the application of these conditions will allow the applicant to start using the site for a range of day to day operations and events whilst minimizing any adverse noise impact on those living nearby. In the meantime, it is expected that the applicant will carry out an assessment of the suitability of the site, including the Main Building, for use for private events using the methodology described in the ‘Noise Impact Assessment and Management Plan’. This includes events where amplified music is the focus, such as weddings and gigs, and for which a later finish time may be required. Any further proposals will then be considered by this Service for such events, based on the findings of such an assessment and provision of a suitable Noise Management Plan which can demonstrate compliance with suitable control limits.

6. CONCLUSION

- 6.1 Given the proximity of residential properties to the development, the nature of the activities proposed for the site and the limitations of the existing main building from the point of view of noise transmission, the conditions forming part of the planning application decision dated 5th October 2020 (see point 5.6 above) must be implemented in order to avoid noise nuisance to those living nearby.
- 6.2 In line with the recommendation of the Noise Impact Assessment and Management Plan, events where amplified music is the focus, such as weddings, live performances, dances should not be permitted on site until appropriate noise investigations have been carried out and the applicant has provided a suitable Noise Management Plan which can demonstrate compliance with suitable control limits appropriate to the setting. A copy of the amended Noise Management Plan should be submitted to the Environmental Health Service for approval prior to these events taking place.
- 6.3 In order to avoid odour and/or noise nuisance from the preparation of hot food and brewing processes on site (including any activity planned for the food/drinks units), the conditions forming part of the planning application decision dated 5th October 2020 which relate to the proposed ventilation systems must be implemented.

6.4 To comply with Covid-19 Regulations, a risk assessment must be carried out by the applicant identifying the controls in place to manage the risks of Covid-19 for the business in line with Scottish Government legislation and associated statutory guidance.

SIGNED:

Richard Gorman

Richard Gorman
Environmental Health Officer
Argyll and Bute Council
Tel: 01700 501366

DATE: 31st March 2021

APPENDIX 1

Noise Impact Assessment and Management Plan by KSG Acoustics dated 21.5.2020
Planning decision Planning Decision Notice Ref: Ref. No: 20/00153/PP).



Bute Yard

Rothesay, Isle of Bute

Noise Impact Assessment and Management Plan
Prepared for Bute Land

21 May 2020

Contents

1.	Introduction	3
2.	Site description	3
3.	Bute Yard proposals	4
4.	Consultation with Argyll & Bute Council	6
5.	Baseline noise survey	6
6.	Typical operational sound source levels	7
7.	Noise impact assessment – Fixed Plant	9
8.	Noise impact assessment – Servicing	9
9.	Acoustic performance of the Main Building	11
10.	Event noise management plan	13
11.	Conclusions	18

Appendix A – Limitations of the report

Bute Yard

Rothesay, Isle of Bute

1. Introduction

Bute Land proposes to create a food and drink hub in the heart of Rothesay, Isle of Bute, providing a base for Bute Kitchen and Isle of Bute Gin in combination with a flexible space for community events and markets.

Essentially, operation of the development will comprise the regular day to day operation of Bute Kitchen, Isle of Bute Gin and additional commercial rental units, as well as intermittent events, including monthly farmers' markets, tourism and community events, and pop-up food and drink events, with the potential for occasional private functions.

The purpose of this document is to predict and assess the potential noise impacts associated with the proposals and to set out the measures to which Bute Land is committed to ensure that noise break-out from regular and occasional activities is effectively managed to ensure protection of the amenity of local residents.

This document comprises two parts, a Noise Impact Assessment and a Noise Management Plan. Bute Land has committed to update the relevant sections as plans for the development progress, and will keep Argyll and Bute Council (ABC) informed as the detailed design crystallises.

2. Site description

Bute Yard is located in the centre of Rothesay, Isle of Bute, south of Castle Street and east of High Street. The area is accessed from High Street to the south of the Yard, opposite the Police Station, and is bounded by existing residential and commercial uses to the north and west, and Trinity Church to the east.

The closest identified noise sensitive receptors are on Castle Street and High Street, facing towards the roads and with rear windows and outdoor habitable areas bounding the proposed development site. It should be noted that the closest dwellings to the west of Bute Yard on High Street are currently unoccupied and under the ownership of the Applicant. There

is no intention to make these available for continued residential use, and future applications may consider alternative uses of these buildings.

There are also two semi-detached dwellings to the south east, adjacent to the site boundary.

Consultation with ABC has confirmed that there are further dwellings at greater distance from the development, which will have a clear line of sight on to the Yard, including Rothesay Court elderly accommodation of Broadcroft Lane to the south and elevated dwellings on Mount Pleasant Road to the east.

Desk top studies and previous site visits indicate that the area is subjectively quiet and that the dominant noise source in the prevailing acoustic environment is road traffic noise from Castle Street and High Street. The site will also be subject to typical urban soundscape sounds commensurate with a small town, including fixed plant, people noise, and use of the surrounding retail and leisure uses. The coastal environment will also create its own soundscape, including movements at the ferry terminal and natural sounds.

3. Bute Yard proposals

Bute Yard will occupy the courtyard area between High Street and Castle Street as described.

At its heart will be the Main Building which will provide a home for Isle of Bute gin distillery, a café and premises for Bute Kitchen, as well as a flexible event space. The building will be a steel frame agricultural-style building, clad with Euroclad sinusoidal panels and with vehicle accesses on the north and west facades and additional pedestrian accesses.

Plans also include four additional units in the north of the site, which will be tenanted by other local businesses.

The distillery, café and ancillary buildings will operate day to day, with core hours anticipated to be 0800 to 1800h. During this time, operational noise sources will include cumulative noise from fixed plant items, and vehicle movements, including deliveries and staff. The majority of patrons are expected to arrive on foot and will generate few vehicle movements, although parking spaces will be available within the courtyard.

Bute Yard will also operate as a community hub and will be available for various events. Although the detail of the events and their frequency is currently unknown and will evolve as

the demand for various uses becomes clear, the Applicants have provided a description of these activities as follows:

- Farmers Markets – monthly on a Saturday or Sunday, with the potential for both Saturday and Sunday, varying with season and demand. These may use the Main Building and Courtyard spaces. The Markets will be operational between 0800 (set up) and 1700h (pack down). An example of an existing similar enterprise is Bowhouse in Fife (www.bowhousefife.com);
- Food trucks and street food events – these would have a similar format to the Farmers Market events, using inside and outside spaces and held monthly initially, with the potential to extend the programme, varying with season and demand. These events will be set up from 1000h and conclude at 2200h. An example of an existing similar enterprise is Big Feed in Glasgow (www.big-feed.com);
- Community events – principally health and wellbeing activities attended by the local community. This may include yoga classes, craft and cookery activities and will occur within the Main Building and be attended by less than 30 people. The frequency and timings of classes will vary with demand and may occur during daytime or evening periods;
- Tourism events – Bute Yard will work closely with the existing calendar of Isle of Bute events, as well as with other island businesses, to provide space and activities to complement other festivals and events. This may include St Andrew’s day ceilidhs, Light to Dark winter festival, Dark to Light summer festival and Burns Day celebrations;
- Private events – these will not be the primary function of Bute Yard and will be approached with care, as the Applicant is conscious of the need to balance such events with the amenity of the local community. Events may include weddings or other gatherings. Private events where amplified music is a focus will therefore not feature in the early stages of Bute Yard operation, as the Operators will require the opportunity to assess the scope for such events within the restrictions that would be appropriate to the setting. A start up period of 6 months has been suggested, during which appropriate investigations can be conducted.

4. Consultation with Argyll & Bute Council (ABC)

Consultation has been undertaken with the ABC Department of Environmental Health to agree standards and methodology for assessment.

The Environmental Health Officer (EHO) advising the Planner agreed that noise day to day activities at Bute Yard, including deliveries, fixed plant and staff ingress and egress etc. could be managed through restrictions on hours of operation and cumulative limits on noise from fixed plant. Providing the appropriate measures were put in place, it was agreed that day to day activities were unlikely to cause adverse effects.

The EHO also agreed that community uses, including Farmer's Markets, food trucks and street food events and community classes etc could similarly be managed and were unlikely to cause significant adverse effects.

He expressed concerns with regards to the use of the Main Building for occasional events featuring amplified music as a focus, on the basis that the construction of the building, and in particular its accesses and external toilets, was unlikely to effectively contain amplified sound break-out affecting the closest dwellings.

The EHO highlighted noise sensitive residential use on High Street and Castle Street, as well as Rothesay Court elderly accommodation on Broadcroft Lane to the south, and elevated dwellings on Mount Pleasant Road to the east. There is the potential for elements of all dwellings to have direct lines of sight down on to the Yard and roof of the Main Building.

He agreed that more detail on the parameters and management of events featuring amplified sound as a focus should be provided to assist ABC in their consideration of the potential off-site effects. Operational noise management protocols are discussed in section 10 below.

5. Baseline noise survey

This NIA has been prepared during the COVID-19 lockdown. The Association of Noise Consultants (ANC) and Institute of Acoustics (IOA) have issued a document titled *Joint Guidance on the Impact of COVID-19 on the Practicality and Reliability of Baseline Sound Level Surveying and the Provision of Sound & Noise Impact Assessments*. This guidance recommends against undertaking baseline noise surveys during the lockdown period for the

safety of acoustics practitioners, as well as the atypical baseline noise levels which would be recorded, as many environmental noise sources are currently suppressed.

The guidance suggests instead that acoustics practitioners make use of alternative sources of data to conduct noise assessments in lieu of specific measured site data, and that they should agree any alternative methodology with the Local Authority in advance of submission.

Given the specific nature of the typical soundscape on Bute, and the lack of other existing baseline noise information for this area, predicted levels of operational noise have been assessed against absolute standards, such as those contained within British Standard (BS) 8233 Guidance on sound insulation and noise reduction for buildings and the World Health Organisation (WHO) publication Guidelines for Community Noise.

Nonetheless, it is recommended that a baseline noise survey is undertaken in the future, when it is agreed that a more typical soundscape has returned; the lack of a survey should not, however, be a reason to delay the progress of the Application through the Planning system, as the alternative methodology using absolute standards provides sufficient information to inform ABC deliberations, and would in any case form the majority of the assessment under non-COVID conditions.

6. Typical operational sound source levels

Fixed plant

Noise from future fixed plant has been assessed in terms of Noise Rating curves inside the closest habitable rooms, when assessed with windows partially open for ventilation. As the exact details of the number and location of fixed plant that will be required are yet to be determined, then the standards applied are to be adopted as cumulative limits and fixed plant should be selected and positioned to ensure that these are achieved.

Servicing noise – Library data

For the purposes of assessing noise from daily servicing activities for the distillery, café and external tenanted units, library data has been used to predict the likely sound levels at the closest dwellings to the courtyard.

The following Table 1 presents summary data for one delivery cycle (vehicle arriving, reversing into position for delivery, unloading and departing) of a typical articulated vehicle, rigid vehicle and small commercial vehicle (van), normalised to a separation distance of approximately 5m.

Table 1: Library data for deliveries

Vehicle	Approximate time (T) for 1 delivery cycle (s)	Noise level from 1 delivery cycle at 5m separation (dB(A))
Articulated vehicle	1920	66
Rigid vehicle	560	64
Small commercial vehicle (van)	280	52

Amplified sound and people noise (events)

In order to assess the capacity of the Main Building to contain amplified sound from events, typical broadband sound levels and the corresponding spectral shape have been derived from KSG Acoustics library data. This approach ensures that low frequency sound is appropriately represented and minimises the potential for underestimating the impact off-site.

The following Table 2 summarises the adopted source data for events featuring significant amplified music as a focus (eg loud wedding band or gig etc.) and events where amplified music is complementary and not a focus (eg Farmers’ Market or Street Food event). These spectral shapes have been used to predict the noise break-out from the Main Building and to identify the opportunities and constraints on the use of the building as it is currently designed.

Table 2: Source data for amplified music noise break-out calculations (Leq,15min at back of the live area)

Octave band centre frequency (Hz)	31.5	63	125	250	500	1000	2000	4000	A
Rock / pop music where amplified music is the focus (loud wedding band / gig etc.)	100	104	94	90	90	87	83	78	92
Rock / pop music where amplified music is complementary (Farmers’ Market / Street Food event)	78	82	72	68	68	65	61	56	70

7. Noise Impact Assessment – Fixed Plant

This section applies to fixed plant associated with the distillery, café and external tenanted units, and not any temporary fixed plant requirements that may be associated with specific events (eg generators or temporary lighting etc.)

Noise from future fixed plant has been considered in terms of Noise Rating curves inside the closest habitable rooms, when assessed with windows partially open for ventilation. As the exact details of the number and location of fixed plant that will be required are yet to be determined, then the standards applied are to be adopted as cumulative limits and fixed plant should be selected and positioned to ensure that these are achieved.

Modern fixed plant is capable of very low noise output, providing sufficient room has been allowed for larger fans or acoustic enclosures, depending on the requirements for air flow etc. Low noise models should be selected as a priority. Typically, air conditioning units will operate during opening hours only and chillers and condensers will operate on a reduced load overnight; this has the desired effect of lower plant noise levels during night time hours.

Providing sufficient care is taken in appropriate plant selection, location and installation and, where required, mitigation, Bute Yard will be able to operate plant items 24 hours while achieving appropriate levels inside the nearest noise sensitive dwellings in accordance with the requirements of ABC. Further advice should be sought at the detailed design stage and this matter should be addressed in the interim with a suitably worded condition.

Typically, cumulative plant noise should not exceed NR35 during the day (0700 – 2300h) and NR25 at night (2300 – 0700h) when assessed inside the closest future habitable rooms with windows partially open for ventilation.

8. Noise Impact Assessment – Servicing

Based on the library data presented in Table 1 above, predictions have been undertaken of the likely servicing noise levels that may affect the closest dwellings during daytime deliveries by each of the three vehicle types. Servicing predictions relate to the Main Building only receiving deliveries through the south goods access. It is assumed that the smaller Units 2-5 would receive deliveries from cars or small commercial vehicles only.

The closest dwellings to the goods access are to the south east, immediately beyond the site boundary. For the purposes of this assessment, it has been assumed that a close boarded fence of height 2.5m has been incorporated along the site boundary, which will have the effect of completely obscuring any potential line of sight from the dwellings on to the goods access.

Calculations are presented for a typical 1-hour period during which a single delivery would occur. It is assumed that servicing to all Units would be restricted to daytime hours only.

The following Table 3 presents predictions of absolute sound levels that would be experienced in internal and external habitable areas during servicing activities.

Table 3: Predicted servicing noise affecting habitable areas (daytime)

Receiver location	External (LAeq,1h) (dB)			Internal (windows partially open) (LAeq,1h) (dB)		
	Articulated vehicle	Rigid vehicle	Small commercial vehicle (van)	Articulated vehicle	Rigid vehicle	Small commercial vehicle (van)
Closest dwellings to the north (15m)	43	37	21	28	22	6

BS8233 and The WHO publication Guidelines for Community Noise contain guidance with respect to suitable noise levels for internal and external habitable spaces. With respect to acceptable levels inside habitable rooms for resting conditions, both sources recommend 35dB during the day (0700 – 2300h) and 30dB at night (2300 – 0700h). For external habitable areas, the WHO recommends a level of 50dB to prevent the majority of people being moderately annoyed.

Consideration of the predicted noise levels presented in Table 3 above demonstrates that the daytime recommendations for internal and external values for habitable areas described in the WHO guidance and BS8233 for daytime can be met.

There is little doubt that noise from deliveries will be audible from time to time inside and outside the closest dwellings. These events are of short duration, however, and will be limited to the relatively less sensitive daytime period.

Bute Yard will implement a noise management strategy to ensure that noise associated with deliveries is minimised in so far as is reasonably practicable. This will include the following commitments:

- Deliveries to any unit will be received during stipulated daytime hours only (0700 – 1800h).
- To minimise noise impacts, delivery vehicle radio, engine and lights will be switched off. Drivers will be also be instructed not to slam their vehicle doors.
- Signs will be displayed reminding drivers that they are in a noise sensitive area.
- Drivers will be instructed to manoeuvre slowly and carefully and avoid over-revving engines. Reversing manoeuvres will be kept to a minimum by design.

It is considered that, providing deliveries are kept to within daytime hours only, noise from this source should not cause an unacceptable level of disturbance at the closest dwellings.

9. Acoustic performance of the Main Building

The Architectural specification for the Main Building indicates that the external walls will be clad with Euroclad Elite System 53 Sinusoidal metal cladding with 100mm mineral wool insulation.

The roof will be clad with Euroclad Elite System 2 with sinusoidal sheeting and 100mm mineral wool insulation. The roof also features distributed roof lights to facilitate natural light ingress to the space.

Manufacturer's acoustic test data has been requested for representative Euroclad products, which indicates that the laboratory performance Sound Reduction Index of the cladding systems is approximately 45-50dB in the mid frequencies, however the equivalent test in the low frequency range is approximately 12-17dB.

This pattern of acoustic performance is typical of cladding systems of this type; it should also be noted that the acoustic performance in situ will necessarily be lower due to gaps between panels and along the base of the sinusoidal wall cladding, as well as the effect on the acoustic performance of penetrations, including doors, windows and services.

The Main Building design features timber clad sliding doors on a metal frame on the north and west elevations, which are sufficiently large to allow vehicular access to the building. The basic door design will necessarily have gaps around the doors to allow their movement and, as such, these will be a significant acoustic weak point to the building.

On the basis of the current design, it is inevitable that amplified sound will break out through the structure, and, where sound levels are significantly elevated inside the venue, may cause adverse impacts at the closest dwellings. This may be the case during events where the focus is amplified sound, such as a loud wedding band or gig, however it is far less likely to cause significant effects where amplified sound levels are lower, for example during Farmers' Markets and Street Food events.

The effects on local dwellings from higher sound levels will also depend on the frequency of the events, as well as the timings. Infrequent events at higher sound levels during restricted times may be acceptable, however a greater frequency of similar events may not be.

The Code of Practice for Environmental Noise Control at Concerts, although not applicable in its entirety, offers advice with regards to the frequency of amplified sound events and the levels outside nearby dwellings that may be acceptable.

Briefly, it suggests the following approach¹ for events between the hours of 0900 and 2300h, combined with a specific Noise Management Plan. In the following Table 4, 'concert days' should be taken to mean amplified events where music is the focus:

¹ Adapted from Code of Practice on Environmental Noise Control at Concerts Table 1

Table 4: Guidelines for amplified music levels outside the closest dwellings

Concert days per calendar year	Venue category	Guideline
1 to 3	Urban and rural venues	The Music Noise Level (LAeq,15min) should not exceed 65dB(A) over a 15 minute period at 1m from the façade of any noise sensitive premises
4 to 12	All venues	The Music Noise Level (LAeq,15min) should not exceed the background noise level by more than 15dB(A) over a 15 minute period

The guidance therefore suggests that Bute Yard could have a small number of events per annum with higher sound levels, and a larger number of events with commensurately lower sound levels as a mechanism to facilitate commercial operation of the venue while protecting the amenity of the closest dwellings.

For a greater number of amplified music focused events per annum, the guidance links the overall (broadband) music noise levels outside the closest dwellings to the typical prevailing background sound level. As previously described, due to the COVID-19 lockdown, it is not currently possible to establish the prevailing background sound levels, however this task could be undertaken later without delaying the progress of the Application through the planning system on the basis of the guidance set out above.

Events which create levels of amplified sound which are lower still and do not cause significant adverse effects should be unrestricted.

Acceptable levels in the venue will be defined and linked to defined positions on the site boundary closest to the surrounding residential dwellings. This level setting exercise will occur during the initial 6 month start up period.

Examination of the frequency specific data suggests that low frequency sound (63 and 125Hz octave band centres) has the greatest potential to break out of the building and to be audible at the closest noise sensitive dwellings, especially those beyond the south east and north

boundaries of the development. Low frequency sound will therefore require to be carefully managed within the venue itself to minimise the effects of sound in these frequencies.

Consultation and feedback from the local community will be vital to shaping the programme of events that can be accommodated and their frequency. Noise Management Plans for events are discussed in the following Section 10.

10.Event Noise Management Plan

This section describes the noise management measures and procedures to which the Applicant is committed to facilitate flexible use of the Main Building and Courtyard at Bute Yard. These measures are central to the protection of the amenity of nearby residents. Bute Yard takes its responsibilities as a good neighbour seriously and will endeavour to minimise any adverse impacts, in so far as is reasonably practicable.

It should be noted that this Noise Management Plan considers the use of Bute Yard for events only, and is not intended to apply to the day to day running of the distillery, cafe, and tenanted units.

It is acknowledged that sound levels during events will have a unique profile that may differ from day to day operations at Bute Yard, especially where events feature significant amplified music or attract larger numbers of people. It is important to recognise that these short periods of higher sound levels will be occasional and, as such, should not be considered on the same basis as any operational noise generated by the day to day running of Bute Yard.

All operations at Bute Yard will be subject to control through appropriate Planning Permissions and Licences, issued by ABC. These controls will determine the hours of operation and the activities that can be undertaken.

The event Noise Management Plan includes:

- Control of music and entertainment noise;
- Management of load in and load out activities and servicing;
- Management of patron ingress and egress; and
- Community liaison.

Control of music and entertainment noise

There are various mechanisms to manage the potential impact of music and entertainment noise, including restrictions of hours during which private events may occur, and maximum sound levels from amplified music elements at front of house, relating to levels outside the closest dwellings (broadband and frequency specific).

Depending on the available budget and intention to host regular events where amplified sound is a focus, Bute Yard may also provide in-house backline and PA and in-house audio technicians to oversee events. It is also common for venues in noise sensitive settings to create a shortlist of bands / entertainment which have been approved to provide entertainment at private events.

A stringent noise control programme will be exercised throughout events incorporating amplified music and audio to ensure that entertainment noise break-out is routinely minimised in so far as is reasonably practicable and to the satisfaction of ABC.

The noise control procedures that will be adopted are as follows:

- Sound system design

All sound systems will be set up in such a way as to minimise noise break-out from building. Specific measures include the use of distributed PA systems and highly directional loudspeaker components (where practicable).

- Control of low frequency sound

Low frequency sound is an integral component of many genres of music, and, as such, acceptable levels must be maintained in the live areas. All reasonably practicable steps will be taken in the PA design to ensure that unnecessary spill from the venue is limited.

Subs will be arranged in a cardioid configuration, or using other effective technology, which will provide improved cancellation of low frequencies in targeted locations.

- Containment of music and entertainment noise within the live area

Music and entertainment noise will be contained within the live areas by ensuring that fire doors and other accesses remain closed while amplified audio is being played, subject to the

requirements of other Regulations. This should only apply where amplified sound is the focus of the event (eg wedding, gig etc.).

- Sound monitoring and control during sound checks and amplified music and entertainment

A sound management system will be in place, with a visual output available to the audio team. Levels in the live areas will correlate with a pre-determined off-site monitoring location(s) to ensure that predetermined limits are not exceeded and facilitate a reactive response. The system will consider A-weighted and frequency specific output to assist with the management of low frequency noise and to smooth out any dominant frequencies offsite that are not essential to the experience of those attending the event.

The purpose of the system is to ensure consistency in offsite noise profile during all amplified music focussed events, thereby limiting the potential for adverse impacts at sensitive receptors.

The procedure for dealing with any complaints received is set out later in this document.

Management of patron ingress and egress

Bute Yard will undertake to control the flows and routes of patrons on ingress and dispersal on egress.

Bute Yard will advise customers on the need to be respectful of neighbours and the surrounding area.

Patron access to external areas will be strictly limited and will be subject to strict curfews.

Designated smoking areas will be provided and managed at all times.

Stewarding

During specific events where it is required, Bute Yard will provide adequate stewarding, from patron ingress through to egress pre and post curfew. Stewards will ensure that time spent by patrons outside the venue is limited by rapid processing into the venue and rapid dispersal after the event has concluded.

Communications and community liaison

Bute Yard will consult with the local community to discuss their proposals for the use of the space.

Once operational, they will provide dedicated means of contact in order that any community concerns can be dealt with immediately. This will include telephone numbers, dedicated email address and any other web-based methods deemed appropriate to the community. Methods for community communication will be frequently checked and a log kept of complaints, including timing and detail. Where willing, complainants will be asked to identify their location.

Bute Yard will acknowledge receipt of a complaint and investigate immediately upon receipt of a complaint to ensure that all noise management mechanisms described in this plan are functioning. Where the complaint is justified, adjustments will be made as necessary and the situation will be reviewed for improvement. The actions taken will be relayed back to the complainant.

Any complaints received directly to ABC should also be shared through this mechanism, allowing Bute Yard the opportunity to respond quickly and effectively.

Bute Yard will give adequate notice to nearby residents of all events, using appropriate methods which may include use of a dedicated website, email or letter drop, as agreed with ABC.

Potential noise sources during load-in / load-out

Minimising noise from load-in / load-out for events and event-specific deliveries etc. should be undertaken in accordance with Best Practicable Means, as described in the Control of Pollution Act 1974, in so far as is reasonably practicable.

Staff involved in these activities will be inducted by Bute Yard and will be made aware of the type of 'common sense' precautions they should be taking to minimise noise impacts at the closest dwellings.

11. Conclusions

A Noise Impact Assessment of day to day operations and occasional events has been undertaken relating to the operation of Bute Yard, to be located in the centre of Rothesay.

Consideration has been given to the day to day operations of the distillery and café in the Main Building and external tenanted units, as well as various events and community activities.

It is considered that day to day operations are unlikely to cause significant adverse effects at the closest identified dwellings.

Similarly, community uses of the main building and monthly Farmers' Markets and Street Food events are unlikely to cause adverse effects, providing they occur during acceptable times. Feedback from the local community will be vital to shaping the programme of events that can be accommodated and their frequency.

A small number of events featuring higher sound levels where amplified music is a focus may also be acceptable, and guidance from the Code of Practice on Environmental Noise Control at Concerts has been referenced in this respect. These events will inevitably have a greater impact on the local community and will require to be integrated to the annual programme with care, however the proposed noise management strategy should assist with the planning and organisation of such events, as well as addressing any potential complaints, and will ensure that the potential for adverse impact will be minimised in so far as is reasonably practicable.

Private events where amplified music is a focus will therefore not feature in the early stages of Bute Yard operation, as the Operators will require the opportunity to assess the scope for such events within the restrictions that would be appropriate to the setting. A start up period of 6 months has been suggested, during which appropriate investigations can be conducted.

Further information will be provided as the detailed design progresses and this document should be updated accordingly.

Appendix A – Limitations of the report

This report has been prepared for the titled project or named part thereof and should not be used in whole or part and relied upon for any other project without the written authorisation of KSG Acoustics Limited. KSG Acoustics Limited accept no responsibility or liability for the consequences of this document if it is used for a purpose other than that for which it was commissioned. Persons wishing to use or rely upon this report for other purposes must seek written authority to do so from the owner of this report and/or KSG Acoustics Limited and agree to indemnify KSG Acoustics Limited for any and all loss or damage resulting therefrom. KSG Acoustics Limited accepts no responsibility or liability for this document to any other party other than the person by whom it was commissioned, subject to our standards Terms & Conditions. The findings and opinions expressed are relevant to the dates of the site works and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations KSG Acoustics Limited reserve the right to review the information, reassess any new potential concerns and modify our opinions accordingly.

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**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(SCOTLAND) REGULATIONS 2013**

PLANNING PERMISSION

REFERENCE NUMBER: 20/00153/PP

**Bute Yard Limited
Thomas Robinson Architects
The Red House
Croftamie
Glasgow
G63 0EU**

I refer to your application dated 27th January 2020 for planning permission in respect of the following development:

Erection of building to facilitate events space; distillery and brewery; cafe/bar, siting of business units; formation of parking spaces; and upgrading of existing vehicular access

AT:

**Land To The Rear Of Mansion House And 61-67 High Street Rothesay Isle Of Bute Argyll
And Bute**

Argyll and Bute Council in exercise of their powers under the above mentioned Act and Regulations hereby grant planning permission for the above development in accordance with the particulars given in the application form and docketed plans subject however to the conditions and reasons detailed on the following page(s).

It should be understood that this permission does not carry with it any necessary consent or approval for the proposed development under other statutory enactments and is not a Building Warrant.

Dated: 5 October 2020



Fergus Murray
Head of Development and Economic Growth

REFERENCE NUMBER: 20/00153/PP

**Erection of building to facilitate events space; distillery and brewery; cafe/bar, siting of business units; formation of parking spaces; and upgrading of existing vehicular access
AT:**

**Land To The Rear Of Mansion House And 61-67 High Street Rothesay Isle Of Bute Argyll
And Bute**

The planning application as detailed above is subject to the following conditions:

1. The development shall be implemented in accordance with the details specified on the application form dated 24th January 2020; supporting information; and the approved drawings listed in the table below unless the prior written approval of the planning authority is obtained for an amendment to the approved details under Section 64 of the Town and Country Planning (Scotland) Act 1997.

Plan Title.	Plan Ref. No.	Version	Date Received
Location Plan	Drawing No. 100	Revision B	04/02/2020
Site Layout	Drawing No. 200	Revision B	03/08/2020
Proposed Ground Floor – Main Building	Drawing No. 301		04/02/2020
Units 2, 3, 4 & 5 – Plans and Elevations	Drawing No. 302	Revision A	04/02/2020
Unit 1 Roof Plan	Drawing No. 303	Revision A	03/08/2020
Unit 1 Elevations	Drawing No. 500	Revision B	03/08/2020
Toilet Blocks Elevations	Drawing No. 501		04/02/2020
Trellis Fence Boundary Detail	Drawing No. 713		04/02/2020
Proposed Ventilation Layout Unit 1	Drawing No. 1108(57)001	Revision 2	03/08/2020

Reason: For the purpose of clarity, to ensure that the development is implemented in accordance with the approved details.

2. No amplified music (either live or recorded) shall be permitted to emanate from the site after 22:00 hours.

Reason: In order to avoid noise nuisance in the interest of amenity.

3. Prior to the commencement of construction works on the main events building hereby approved (or such other timescale as may be agreed in writing with the Planning Authority), details of the proposed finishes of the external walls, roof covering, doors and roof cowls shall be submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing with the Planning Authority, the building shall be constructed using the approved materials.

Reason: In the interests of visual amenity and for the avoidance of doubt.

4. The continuous equivalent sound level $L_{eq, T}$ from amplified music (either live or recorded) from the development as measured 1 metre from the façade of a habitable room of any nearby residential property shall not exceed the following limit in the table below:

	<i>dB</i>
<i>Time period</i>	<i>L_{Aeq}, 1 hour</i>
07:00-22:00	50

Reason: In order to avoid noise nuisance in the interest of amenity.

5. Prior to the siting of Units 3, 4 and 5 and the toilet facilities (or such other timescale as may be agreed in writing with the Planning Authority), details of the proposed external cladding, doors and fenestration shall be submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing with the Planning Authority, the containers shall be sited using the approved materials.

Reason: In the interests of visual amenity and for the avoidance of doubt.

6. Prior to the commencement of the development (or such other timescale as may be agreed in writing with the Planning Authority), a scheme of boundary treatment, surface treatment and landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall include details of:
 - (i) Location, design and materials of proposed walls, fences and gates;
 - (ii) Surface treatment of proposed means of access; dedicated pedestrian footpath; parking spaces; and hardstanding areas;
 - (iii) Any proposed re-contouring of the site by means of existing and proposed ground levels.
 - (iv) Proposed hard and soft landscape works.

Unless otherwise agreed in writing with the Planning Authority, the development shall not come into use until such time as the boundary treatment, surface treatment and any re-contouring works have been completed in accordance with the duly approved scheme.

All of the hard and soft landscaping works shall be carried out in accordance with the approved scheme during the first planting season following the commencement of the development, unless otherwise agreed in writing by the Planning Authority.

Reason: To assist with the integration of the proposal with its surroundings in the interest of amenity.

7. Unless otherwise agreed in writing with the Planning Authority, the ventilation, extraction and odour control systems as detailed in Drawing No. 500 Revision B; Drawing No. 1108(57)001 Revision 2; the Odour Assessment report from Surface Property dated April 2020; and the document titled "Outline Performance Specification for Ventilation System regarding Odour Control" shall be fully installed and operational prior to the preparation of hot food and the carrying out of brewing on the premises.

Reason: In the interests of the amenity of occupiers of adjoining residential premises.

8. Prior to the installation of the ventilation, extraction and odour control systems referred to in Condition 9 above (or such other timescale as may be agreed in writing with the Planning Authority), a Schedule of Maintenance for the systems drawn up by a competent person (including information on the cleaning and replacement of filters, servicing of fans, etc.) shall be submitted to and approved in writing by the Planning Authority. Unless otherwise agreed in writing with the Planning Authority, the systems shall be maintained in accordance with the approved schedule.

Reason: In the interests of the amenity of occupiers of adjoining residential premises.

9. Unless otherwise agreed in writing with the Planning Authority, the noise attributable to the operation of the ventilation and extraction systems identified on Drawing No. 1108(57)001 Revision 2 shall not cumulatively exceed NR35 during the day (0700 hours - 2300 hours) and NR25 during the night (2300 hours - 0700 hours) when assessed inside the closest future habitable rooms with windows partially open for ventilation.

Reason: In order to protect the amenities of the area from noise disturbance.

10. Prior to any activity taking place within Units 2, 3, 4 and/or 5 relating to the preparation of hot food, the following information shall be submitted to the Planning Authority:
- (i) The method of preparation and cooking of hot food
 - (ii) The number of meals to be served every day (if applicable)
 - (iii) The types of meals to be served (if applicable)
 - (iv) The proposed hours of operation of the business and any ventilation plant/equipment to be installed
 - (v) A scaled plan of the internal arrangement of the premises and the dimensions/location of the ventilation system (including canopy/s, route, filters, fans, flue, point of exhaust, recommended rate of extraction of exhaust air and noise data for the operation of the system)

Reason: To enable the impact of any hot food preparation within the relevant units on adjacent residential properties to be assessed.

11. Unless otherwise agreed in writing with the Planning Authority, none of the units referred to in Condition 12 above shall be used for the preparation and/or sale of hot food until a suitable extraction system that is designed to prevent harm to the local amenity achieved by an adequate level of odour control and stack dispersion as necessary has been installed in accordance with details (including acoustic performance) which shall have been submitted to and submitted to and approved by the Planning Authority.

Reason: To minimise the impact of any hot food preparation within the relevant units on adjacent residential properties.

12. Prior to the coming into use of the main events building hereby approved (or such other timescale as may be agreed in writing with the Planning Authority), the 21 parking spaces and dedicated pedestrian footpath identified on the approved Site Layout Plan (Drawing No. 200 Revision B) shall be fully formed and capable of use and thereafter maintained in perpetuity for these purposes.

Reason: In the interests of road and pedestrian safety and in order to provide an acceptable level of off-street vehicle parking commensurate with the scale of the development.

13. Prior to the commencement of the development (or such other timescale as may be agreed in writing with the Planning Authority), full details of the means by which surface water is to be managed at the site shall be submitted to and approved in writing by the Planning Authority. Such details shall incorporate a surface water drainage system which is consistent with the principles of Sustainable urban Drainage Systems (SuDS) compliant with the guidance set out in CIRIA's SuDS Manual C753 and Sewers for Scotland 4th edition.

The surface water drainage shall be constructed in accordance with all of the approved details and shall be operational prior to the development being brought into use and shall be maintained as such thereafter.

Reason: To ensure the provision of an adequate surface water drainage system and to prevent flooding in accordance with Policy LDP 10 and Supplementary Guidance policies SG LDP SERV 2 and SG LDP SERV 7 of the adopted Argyll and Bute Local Development Plan 2015.

NOTES TO APPLICANT (1) RELATIVE TO APPLICATION NUMBER 20/00153/PP

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the planning authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months from the date of this notice. A Notice of Review request must be submitted on an official form which can be obtained by contacting The Local Review Body, Committee Services, Argyll and Bute Council, Kilmory, Lochgilphead, PA31 8RT or by email to localreviewprocess@argyll-bute.gov.uk
2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state, and it cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the landowner's interest in the land, in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).
3. This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period. [See section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).]
4. In order to comply with Section 27A(1) of the Town and Country Planning (Scotland) Act 1997, prior to works commencing on site it is the responsibility of the developer to complete and submit the attached 'Notice of Initiation of Development' to the Planning Authority specifying the date on which the development will start.
5. In order to comply with Section 27B(1) of the Town and Country Planning (Scotland) Act 1997 it is the responsibility of the developer to submit the attached 'Notice of Completion of Development' to the Planning Authority specifying the date upon which the development was completed.
6. The Area Roads Manager has advised that it is highly likely that any works on the public footway and/or carriageway relating to the connection of services would require a Road Opening Permit. The developer is asked to contact either Mr Paul Farrell (tel: 01369 708613 or at paul.farrell@argyll-bute.gov.uk) or Mr Ian Thomson (tel: 01700 501391 or at ian.thomson@argyll-bute.gov.uk) to discuss this issue.
7. The attention of the applicant/developer is drawn to the contents of the following letters that are documents associated with this permission as listed in the Council's Public Access System:
 - (i) Letter dated 5th February 2020 from Scottish Water
 - (ii) Letter dated 5th February 2020 from West of Scotland Archaeology Service
 - (iii) Report from JBA Consulting dated 21st February 2020 and titled 'Flood Risk Management - Observations on Planning Application'

8. The attached Notice required by Regulation 41 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 is required to be displayed by the developer in a prominent place at or in the vicinity of the development where it is readily visible to the public whilst all of the works associated with the development are being carried out.

APPENDIX TO DECISION APPROVAL NOTICE

Appendix relative to application: 20/00153/PP

- A. Has the application required an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997 (as amended):

Planning Obligation Not Required

- B. Has the application been the subject of any “non-material” amendment in terms of Section 32A of the Town and Country Planning (Scotland) Act 1997 (as amended) to the initial submitted plans during its processing.

Yes – revised building drawings submitted to show odour control measures and revised Site Layout submitted to show revised parking arrangements

- C. Is the proposal a departure from the Development Plan:

No Departure

- D. Summary justification statement for approval of planning permission

The proposal is considered to be consistent with the relevant provisions of the Development Plan, and there are no other material considerations of sufficient significance to indicate that it would be appropriate to withhold planning permission having regard to s25 of the Act.

15 April 2021

Our Ref: L/LIC/JW

Your Ref:

The Clerk
Argyll & Bute Licensing Board
Kilmory
DX599700
LOCHGILPHEAD
PA31 8RT



**POLICE
SCOTLAND**
Keeping people safe

Argyll & West Dunbartonshire
'L' Division Headquarters
Stirling Road
DUMBARTON
G82 3PT

Tel: 01389 822109

Dear Sir

**LICENSING (SCOTLAND) ACT 2005
APPLICATION FOR PROVISIONAL PREMISES LICENCE
APPLICANT: ISLE OF BUTE GIN COMPANY LIMITED
PREMISES: ISLE OF BUTE GIN DISTILLERY, 61- 67 HIGH STREET, ROTHESAY**

I refer to the above application and in terms of section 21(4)(a)(i) and (ii) of the Licensing (Scotland) Act 2005, I have to advise you that neither the applicant nor any connected person has been convicted of any relevant offence. I am unable to confirm the existence of any foreign offence in respect of the applicant or any connected person.

In terms of Section 22(1)(b) of the Act, the Chief Constable has the following representation to make.

The proposed premises is on derelict land, however, is surrounded by various domestic housing and other business units and the applicants are looking to licence an outside event area as part of the application. Your Honours may wish to consider an appropriate terminal hour for the external area in order to minimise disruption to local residents.

In addition, the applicants have detailed indoor and outdoor sports activities on the operating plan. The applicant's agent has given reassurances that these events will be family friendly, therefore unlikely to cause disruption within the premises or wider community.

Yours faithfully

John Paterson
Divisional Commander

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Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Ardanaiseig Hotel, Kilchrenan, by Taynuilt, PA35 1HE**APPLICANT:** Ardco Limited, 88 Crawford Street, London, W1H 2EJ**AGENT:** N/A**DESCRIPTION OF PREMISES:**

Detached victorian country house hotel set in its own grounds specialising in weddings and short breaks.

	CURRENT CORE HOURS	
	ON SALES	OFF SALES
Monday	11.00 to 01.00	11.00 to 22.00
Tuesday	11.00 to 01.00	11.00 to 22.00
Wednesday	11.00 to 01.00	11.00 to 22.00
Thursday	11.00 to 01.00	11.00 to 22.00
Friday	11.00 to 01.00	11.00 to 22.00
Saturday	11.00 to 01.00	11.00 to 22.00
Sunday	11.00 to 01.00	11.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) The sale and service of alcohol in two external areas adjacent to the main licensed premises.
- 2) Change to the layout plan to take into account the two outdoor areas.

CURRENT ACTIVITIES:- Accommodation; Conference facilities; Restaurant facilities; Bar meals; Celebrations; Funerals; Recorded music; Live music; Dance facilities; indoor/outdoor sports.

LSO: Ardanaiseig Hotel is a large detached Victorian country house hotel set in its own grounds some 4 miles distant from the village of Kilchrenan, by Taynuilt. It stands in a secluded location overlooking Loch Awe, and specialises in weddings and short breaks. There are no surrounding properties.

Outdoor Area & Terminal Hour Curfew

This application is to add two outdoor drinking areas to the layout plan and update the operating plan to include outdoor drinking. If the Board is minded to grant this application, it may wish to impose a usual condition that the use of the outdoor area ceases at 22:00 for persons aged 18 years and over and 20:00 for children and young persons. Also, at Question 6 (Times) of the Operating Plan, there should be a statement indicating the outdoor 20:00 curfew.

EHO

Potential Public Health/Noise Nuisance Issues

The property is in a rural location, it is envisaged that the variation to the premises licence would not cause any issues to the amenities of the area.

Covid-19 Risk Assessment

The applicant has submitted covid-19 risk assessment documents which as working documents are considered satisfactory at this time.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:

- (1) Terminal hour for the two external areas.

Please proceed to fire assembly point at front of building.



■ Assembly Point

REVISIONS

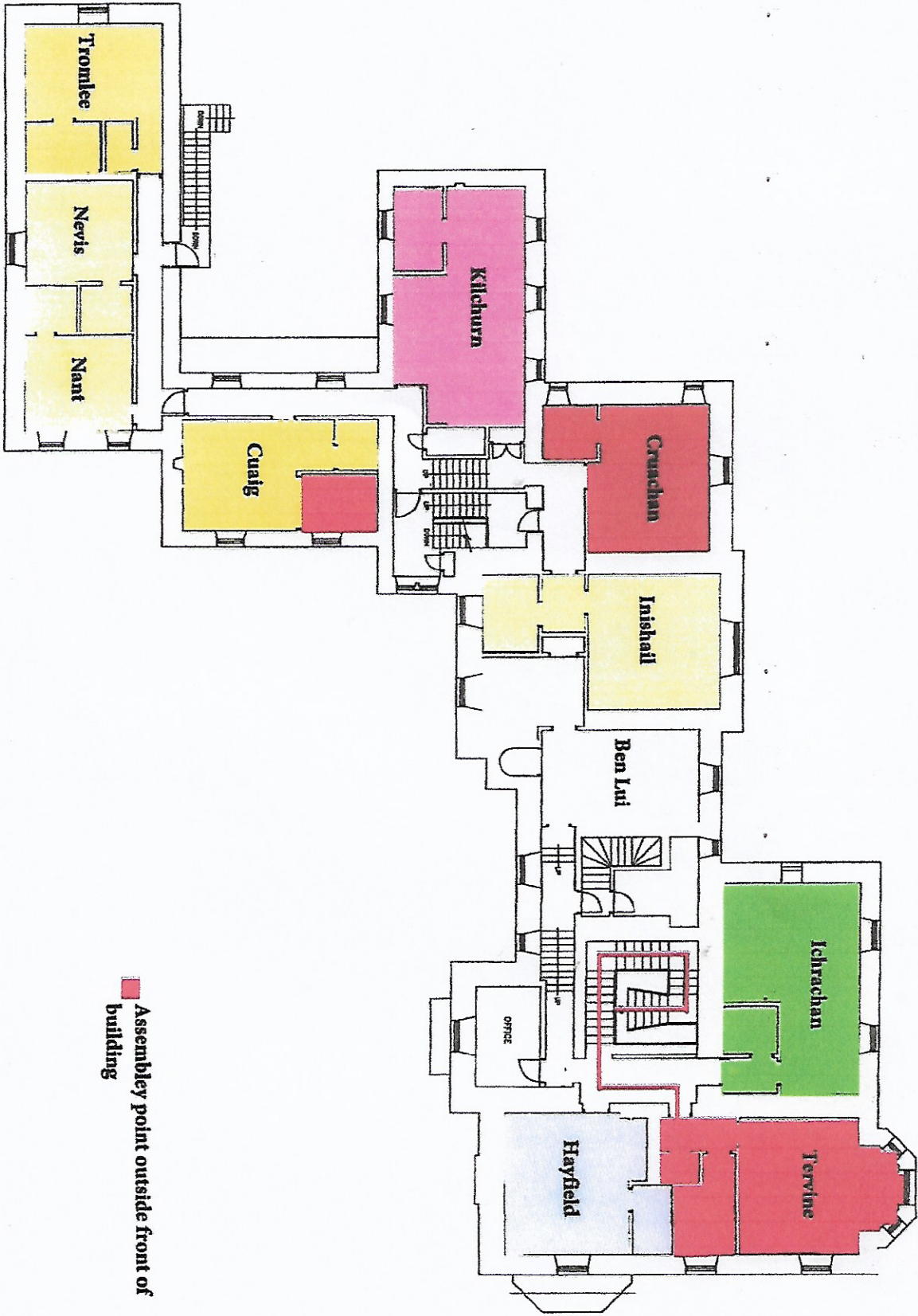
Proposed

11/11/11

- FABIAN

11/11/11

ANEA



Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** The Bute Piper, 23 Marine Place, Rothesay. Isle of Bute, PA20 0LF**APPLICANT:** Brian and Rima Jamieson, Address as above.**AGENT:** Hill Brown Licensing, RWF House, 5 Renfield Street, Glasgow, G2 5EZ.**DESCRIPTION OF PREMISES:**

Hotel - 14 letting bedrooms, 32 seater restaurant, 28 seater lounge, 12 seater bar area.

	CURRENT CORE HOURS	
	ON SALES	OFF SALES
Monday	11.00 to 24.00	11.00 to 22.00
Tuesday	11.00 to 24.00	11.00 to 22.00
Wednesday	11.00 to 24.00	11.00 to 22.00
Thursday	11.00 to 24.00	11.00 to 22.00
Friday	11.00 to 01.00	11.00 to 22.00
Saturday	11.00 to 01.00	11.00 to 22.00
Sunday	11.00 to 24.00	11.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) To amend the seasonal variation.
- 2) To include outdoor drinking facilities during core licensed hours.

- 3) To increase the on sales capacity.
- 4) Proposed new layout plan to incorporate additional external space.
- 5) The change the name of the premises to Cadillac Kustomz Hotel.

CURRENT ACTIVITIES:- Accommodation; Conference facilities; Restaurant facilities; Bar meals; Celebrations; Funerals; Club or other group meetings; Recorded music; Live music; Dance facilities; indoor/outdoor sports and televised sports.

CURRENT SEASONAL VARIATION:- This is a family run business and they wish the flexibility to allow them to close if they wish for the likes of going on a family holiday.

PROPOSED SEASONAL VARIATION:- Festive season extensions and other occasional extensions as authorised by Board policy from time to time.

CURRENT ON-SALES CAPACITY – 80 persons

PROPOSED ON-SALES CAPACITY – 156 persons: Internal 132 persons; External 24 persons.

LSO: See attached report.

POLICE COMMENTS: No Police objections

ENVIRONMENTAL HEALTH: See attached report dated 01/04/21 from Richard Gorman, Environmental Health Officer

OBJECTIONS/REPRESENTATIONS: Objections have been received from the following seven individuals:-

- 1) Charlette McLachlan & Robert Duff, 22A Marine Place, Rothesay, PA20 0LF (dated 12/04/21)
- 2) Elizabeth Ferguson, 21 Marine Place, Rothesay, PA20 0LF (dated 12/04/21)
- 3) Jim McLachlan & Shari Strathie, 30 Marine Place, Rothesay, PA20 0LF (dated 12/04/21)
- 4) June Le Gallais, 3 Acer Close, Loughborough, Leicestershire, LE11 2JZ (dated 12/04/21)
- 5) Sean Douglas & Nicola McLachlan, Glensannox, 24 Marine Place, Rothesay, PA20 0LF (dated 10/04/21)
- 6) John G Masterton, 24a Marine Place, Rothesay, PA20 0LF (dated 12/04/21)
- 7) Alexander McLachlan & Fiona Campbell, Striven View, 22 Marine Place, Rothesay, PA20 0LF (dated 10/04/21)

Copies of all letters are attached.

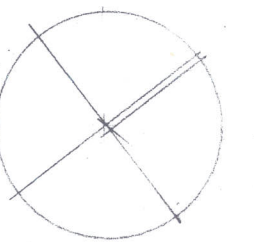
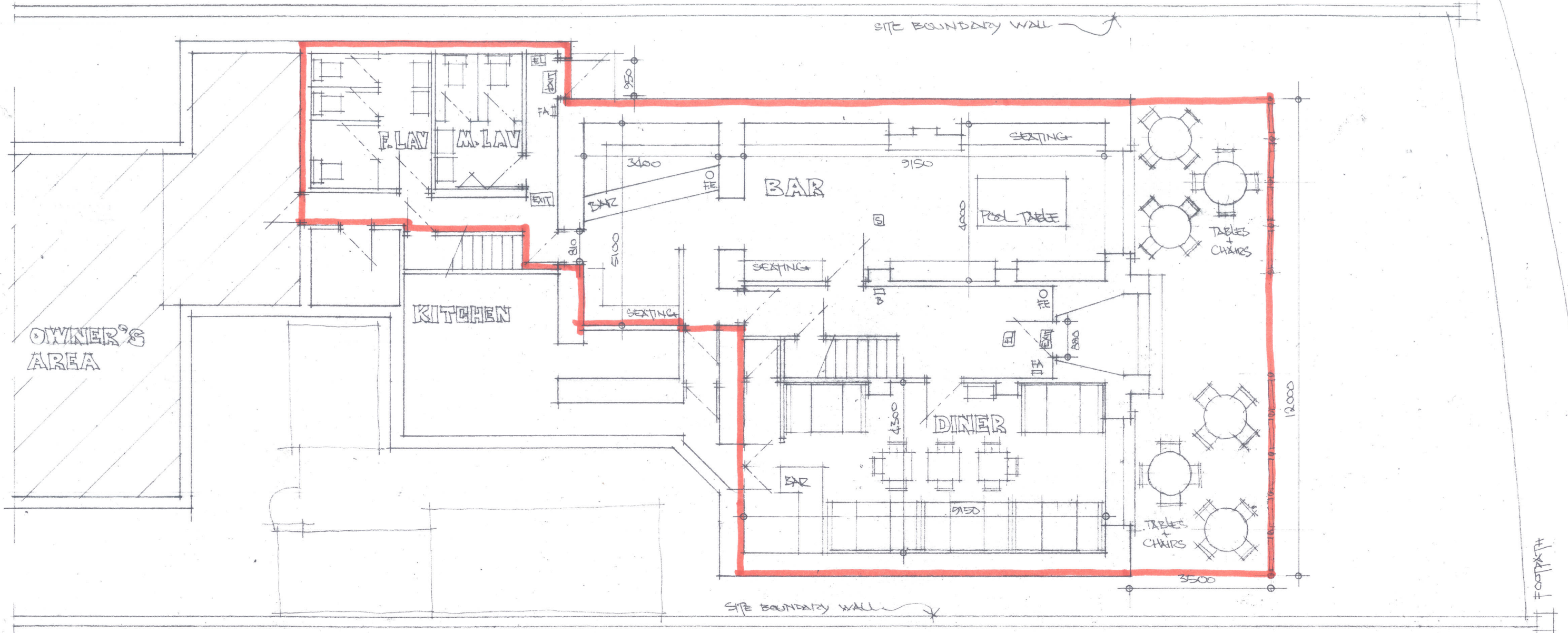
POINTS FOR CONSIDERATION:

- (1) Following discussions, it has been agreed that the matter of the increase in the on-sales capacity will be dealt with at a later date.
- (2) Provision of outdoor drinking facilities.

(3) Consider the seven letters of objection.

(4) Provision of a noise management plan.

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LEGEND	
	EMERGENCY LIGHTING
	SMOKE ALARM
	FIRE EXTINGUISHER
	FIRE ALARM
	FIRE BELL
	EXIT SIGN

MARSHALL ASSOCIATES
 A · R · C · H · I · T · E · C · T · S ·
 20A Argy's Street, Rothesay, Isle of Bute. PA20 0AU
 (01700) 504465

CADILLAC KUSTOMZ HOTEL
 MARINE ROAD ROTHESSAY ISLE OF BUTE
 PLAN AT GROUND FLOOR

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CADILLAC KUSTOMZ HOTEL (FORMERLY BUTE PIPER), 23 MARINE PLACE, ROTHESAY, ISLE OF BUTE, PA20 0LF

LSO

An application for a major variation to change the seasonal variation, include outdoor drinking facilities during core hours and amend on sales capacity internal and external. A proposed new layout plan and operating plan have been submitted.

There is also a request to change the name of the premises from Bute Piper to Cadillac Kustomz Hotel.

Background information

In relation to the use of the existing outside parking area as a beer garden.

There is a history of objection to this being so used from next door neighbours either side of the property. Due to these objections, the Board previously refused a similar application. There remains a history of mutual complaint to various authorities in relation a number of other matters.

I am aware the licensing section have sent notification of the variation application to the neighbours' concerned. A neighbour has made contact with the LSO and has intimated a letter of objection/representation may well be forthcoming.

During the summer of 2020 the Board received and granted permission, despite objection, via Occasional licences. When possible, and in line with Covid19 restrictions, the outside area was utilised as a beer garden. The use was limited due to Covid closures. Notwithstanding the area was used and to my knowledge without complaint. I note a number of local conditions were applied to the use of the area under the terms of the Occasional Licence:

Local Conditions

1. The licensee shall ensure that persons under 18 years of age are admitted in the company of a parent/guardian only and remain supervised by that person for the duration of the event.
2. The licensed premises shall only be used where permitted by, and in accordance with, the current legislation, regulations, directions and guidance from the UK and Scottish Governments
3. The licence holder shall produce, on request, a copy of the risk assessment carried out in relation to the premises to a relevant authorised person or constable
4. Bona fide residents of the hotel may sit in the designated outdoor area (4 tables to accommodate a maximum of 16 people) and are permitted to consume alcohol only between the hours of 12pm to 5pm
5. Residents that wish to use the outdoor area from 5pm to 9pm must also be having a meal.
6. Non-residents of the hotel may only use the outdoor area to consume alcohol, provided they are also having a meal between the hours of 12pm to 9pm
7. Any person using the outdoor area must be seated at a table.
8. The use of the outdoor area must cease by no later than 9pm and the tables and chairs must be removed and stored away by 9.30pm at the latest.
9. No forms of entertainment including amplified, acoustic or recorded music are permitted in the outdoor area.
10. The current noise management plan is to be revised to take account of the foregoing conditions and submitted for approval by Environmental Health Services.
11. The licensee will ensure that all the controls in the noise management plan are strictly complied with when the outdoor area is in use including the use of CCTV.

Board policy suggests 8pm for children and young persons and 10pm for adults in terms of outside areas, the Board restricted this to 9pm when utilised via an Occasional licence

Layout Plan

An updated layout plan including the external area has been submitted, the capacity for outdoors has been requested in the form of 6 tables each with 4 chairs, a total of 24 persons.

The Occasional Licence restricted this to 4 tables each with 4 chairs a total of 16 persons.

Operating Plan

Question 4 seasonal variation

Add; Festive season extensions and other occasional extensions as authorised by board policy from time to time

Question 5 activities

Add; 5 (d) outside drinking facilities

Question 7 Capacity

Current; Internal 80 and External 0

Proposed; Internal 132 and External 24

The Board may wish to refer to any response from Building Standards in relation to the proposed increase in capacity.

EHO

The premises licence holder has in the past, worked closely with the Environmental Health officer to ensure he could comply the conditions imposed. I am informed the EHO will review the Covid risk assessment and noise management plan with the applicant, to ensure it remains up to date and relevant.

The Board may wish to refer to the EHO for report –

ARGYLL AND BUTE LICENSING BOARD
APPLICATION FOR VARIATION (MAJOR)

1. NAME OF PREMISES

1.1 Cadillac Kustomz Hotel (Formerly Bute Piper), 23 Marine Place, Rothesay, Isle of Bute, Pa20 0LF

2. APPLICANT

2.1 Brian and Rima Jamison

3. DESCRIPTION OF PREMISES

3.1 This premise is a detached property situated on the seafront in a residential area. There is an outside area at the front of the premises which is used for parking by the applicant and by customers as a smoking area.

4. NARRATIVE REPORT

4.1 The application is for a major variation to change the seasonal variation, include outdoor drinking facilities during core hours and amend on sales capacity internal and external. A proposed new layout plan and Operating Plan have been submitted.

4.2 In the summer of 2020 the applicant was granted permission, via Occasional licenses, to use the front outside area as a beer garden, with limited use as a result of Covid restrictions. A number of conditions were imposed regarding the use of this area including measures to prevent noise disturbance. During this period four tables were provided for customers (two on either side of the main entrance) with a maximum capacity of 16. There is no record of complaints, including noise, being received by this Service regarding the use of this outside area during this period.

4.3 The applicant's proposal is to increase the seating capacity to 6 tables of four with a maximum of 24 customers seated at any one time.

5. COMMENTS

5.1 A site meeting was undertaken at the premises on the 31st March 2021 to discuss the increased capacity and arrangements to ensure compliance with Covid Regulations and statutory guidance and to minimise noise disturbance. The applicant stated that in order to comply with social distancing requirements only four out of the six tables will be used for the period that Covid restrictions are in place. Once the Covid restrictions have eased an additional two tables will be added.

6. RECOMMENDATIONS

6.1 At the time of the site meeting the applicant was requested to revise their existing Covid-19 risk assessment identifying the controls in place to manage the risks of Covid-19 for the business in line with Scottish Government legislation and associated statutory guidance.

This must include the front outdoor drinking/eating area and be submitted prior to the hearing.

6.2 At the time of the site meeting the applicant was requested to revise their existing Noise Management Plan for the premises providing information on the noise issues likely to arise and the proposed methods of dealing with those issues. As part of the noise control measures reference should be made to the conditions previously imposed under the terms of the Occasional License.

SIGNED:

Richard Gorman

Richard Gorman
Environmental Health Officer
Argyll and Bute Council
Tel: 01700 501366

DATE: 1st April 2021

Charlette McLachlan & Robert Duff
22A Marine Place, Rothesay PA20 0LF

The Argyll & Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT

12th April 2021

Dear Sir or Madam,

Application for variation (Major) to The Bute Piper, 23 Marine Place, Rothesay, PA20 0LF

This letter is in relation to the above application and should be filed as **an objection to the alterations**.

The reason we are objecting to The Bute Piper establishment having a larger capacity and an outdoor drinking area is mainly due to the owners not being able to prove they have improved their control of their establishment from the last meeting. I do not understand why a hotel with 5 bedrooms is allowed to run a party hotel in a completely residential area. It has caused us all so much stress and worry.

This application will directly impact on our private amenity space, our quality of life and wellbeing, and really does effect the character of this peaceful residential neighbourhood. All of our bedrooms face the street and the side of the hotel, where we are constantly woken up with loud music and people outside drunk and shouting. It is difficult for us to invite others to visit and stay with us as the weekend noise is always a big distraction and the smell from the diner is over powering.

Before setting out the objections to this application specifically the below sets out a short background for the board which details the specific issues that have occurred in the past, and still ongoing, between the neighbouring residents and the licensee.

- Poor management of premises leading to neighbours calling police to control noise, patrons drinking outside and off premises and damage/littering to adjacent properties.
- Inadequate management of events which have led to the occupation of the point which is an open space protection area, including overnight camping, parking etc.
- Parking issues blocking pavements and neighbouring driveways.
- Abuse in person and via social media.
- Poor maintenance of kitchen fans so fryer smell is polluting surrounding gardens.

The neighbours to each side at 22 and 24 have previously undergone a long mediation process relating to the running of the premises, ultimately to try and resolve the issues listed above and improve relations between the residents and the proprietor. However despite a checklist being agreed detailing how both residents and the licensee should behave, there has been no attempt to adhere to these by the licensee.

Details of Variation Applied for;

- 1) Amend the seasonal variation.**
- 2) To include outdoor drinking facilities during core licensed hours.**

- 3) To increase sales capacity.
- 4) Proposed new layout plan to incorporate additional external space
- 5) The change to name of premises to Cadillac Kustomz.

We wish to express our concerns and make an objection to the following aspects;

1 - Amend the seasonal variation

No objection.

2 - To include outdoor drinking facilities during core licensed hours.

The proposals to add seating to the front of the premises will have a direct and adverse impact on the dwellings one either side, of which there are 4. All the residential units immediately adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors. There are 6 bedrooms within 10m of the proposed seating area.

The proposals offer no screening and the objections are in relation to the noise and invasion of privacy that the external seating will cause.

Previously many patrons congregate in this area to smoke. Apart from this contravening revisions to The Smoking, Health and Social Care Act, which bans smoking within 20 feet of a public building, there is a wider issue of noise throughout the on-sales licensing hours. Patrons have often gathered with drinks, after 10pm, immediately in front of the entrance which creates continuous noise and disturbance to local residents, right through until closing time – way beyond the venues curfew for outdoor drinking. Whether it is due to being under-staffed, or a relaxed attitude to enforcing these regulations, despite persistent complaints from local residents, there has been no attempt to address the issues.

There is also some concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces. If this area were to be taken up with outdoor seating it would exacerbate current parking issues along Marine Place. At busy times for the premises, local residents have found patrons blocking their driveways and access due to the lack of parking in the area. There have been issues with access for ambulances and carers to elderly neighbours due to patrons and events organised by the premises parking across both sides of the narrow road and blocking pedestrian and vehicle access (see appendix).

The public amenity green space across from The Bute Piper and surrounding homes is an Open Space Protection Area within both the existing and the proposed Local Development Plan. This area has been compromised and used for vehicles for both visitors to establishment and for large vehicle rallies.

Finally in relation to the plans submitted, what isn't clear is;

- a) How social distancing is to be achieved in this plan arrangement.
- b) How parking for 3 cars is maintained with outdoor seating and still allow for and entrance access
- c) How a safe, designated external smoking area is arranged around seating but away from entrance.
- d) How all of these can be achieved with care to maintain the private amenity of the surrounding gardens.

3 – To increase sales capacity

The increase in the capacity of the premises from 80 to 130 furthers our concerns about noise, however there are some additional aspects which are of concern. The premises has limited sanitary facilities for guests and staff and due to the fact that food and drink are served (as a restaurant) in

part of the premises, as well as being a licensed public house, have the applicants assured they have adequate facilities for these numbers?

The current staffing numbers are limited and we would assume that the numbers of staff would also need to increase, and therefore staff sanitary facilities, to cover the management of the additional capacity.

Having visited the premises, I would also query the area within the premises in relation to these numbers. The plan that has been made available for this application highlights that only 5 WCs for staff, guests and public visitors to the restaurant and bar. Is it proposed staff and customers share WC facilities? Is there adequate accessible facilities?

It also appears that the size of the spaces are not large enough for 130 people. The current diner is a seated restaurant and not part of the licenced premises, which suggests that the capacity is being sought for the bar area only, which surely isn't large enough to host that many people?

From our perspective, a hotel with restaurant and bar with a 130 persons capacity in a quiet island community, in an entirely residential area, with private garden space immediately adjacent, seems grossly out of proportion. Why is this required?

4 - Proposed new layout plan to incorporate additional external space

We strongly believe outdoor seating for 24 people will have a direct and adverse impact on the dwellings immediately on either side. All the residential homes and private gardens immediately adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors, some less than 5 meters away from the proposed outdoor seating area.

The lax management in the past has allowed for outdoor drinking to overspill from these areas, which is what effects the neighbouring gardens. In the summer months the residents along the front here often sit out and enjoy the view in their front gardens - there is a quiet and neighbourly atmosphere. What is basically the addition of a beer garden seems excessive with the main concern is that a designated seating area at the front of the premises would only encourage the loitering of patrons outside of any permitted hours.

There is also concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces. The proposals to add seating to the front of the premises for 6 tables and 24 people within the first 3.5 meters for the property looks to be very difficult to maintain the off street parking spaces and maintain safe pedestrian entrance access. In addition the premises contains a 3bed private residential dwelling and two 1bed flats – presumably these require a parking allocation as well?

The level of noise and capacity numbers and late night licences all mean that this premises is now no longer a hotel but an events venue that causes a nuisance to its neighbours. The proprietor has clearly presented this ambition for the premises publicly through advertising and online on social media. The premises is currently listed for sale where the permissions being sought now are advertised as in place and existing - the sale states the hotel comes with a beer garden.

Taxis arrive late into the evening, with groups of drunk people waiting outside, causing a lot of noise and disturbance. People outside drinking and smoking throughout the opening hours. People leaving and shouting and dancing in the street. The character of this neighbourhood where the background level of noise is very low means that having a party venue on the street is a nuisance to its neighbourhoods in an entirely residential area.

The purpose of regulating licensed premises within residential areas is to minimise the disturbance to the local residents. Even with the current opening hours there is a detrimental impact to residents, who are being disturbed at anti-social hours, with no support from the licensee of the premises at all.

5 - The change the name of the premises to Cadillac Kustomz.

No objection

A very significant aspect relating to this application is the complete lack of professionalism from the licensee. As intimated previously, after writing an objection back in 2018 to a proposal for outdoor seating.

The important aspect of this is that we, as residents, members of the public, laymen – we're all of these - are being forced into a constant, ongoing conflict with a licensee entirely because of that licensee's behaviour. Is that not in itself grounds for considering if he is fit to carry a license?

Even during the lock-down when the premises have been closed we've not had respite from this. Posts on social media containing derogatory comments towards us occurred when the licensee realised local residents were moving house, they posted on their business social media account with a picture of their house sold sign saying 'one down one to go'. The licensee is a bully.

Finally, to bring this back to the application, given the major impact that this application would have on the surrounding residences we do not feel that the application adequately addresses these issues and would at the very least expect further information on how this operation of this licence could be managed without detriment to the surrounding residences and wider neighbourhood.

It is our understanding that many of the neighbouring households feel similarly strongly about this however have not received a letter to comment on.

Yours faithfully,

Charlette McLachlan and Robert Duff

To whom it may concern

It has been brought to my attention that
The Cadillac Kustome Hotel on Bute has submitted an application of Variation for their
Hotel. I am the owner of Property
21 Marine Place which is second next store to the Hotel. I wish to ask why I have not
received any notification letter being that I live in the area?

I believe that the proprietor has asked to have an outdoor beer garden and to increase the
number of people in the restaurant/ Pub from 80 -130 along with another few changes that
I'm not concerned about.

Focusing on the outdoor beer garden to the front of the property and the capacity number I
wish to make you aware that this Hotel is smack in the middle of a residential area.
I am all for having fun and I welcome and support different events that will encourage
visitors to our beautiful island but there is a time a place for this and I feel it to be unfair to
the residents of Marine Place to have outdoor drinking on their doorstep.

I have frequented this establishment on a number of occasions and have only good things to
say about the Hotel and it's owners but I would think by increasing the number of people and
granting an outdoor drinking area will only lead to animosity between the residents of Marine
Place and the proprietor of the Cadillac Hotel
These changes will only benefit one person on Marine Place and I think it's unfair to the rest
of the community which are primarily elderly to have to deal with late night noise and
outdoor drinking on their door step.

I will hope in your decision that you will take into consideration the residents of Marine place
and come to some arrangement that will keep both residents and proprietor living in
harmony

Regards
Elizabeth Ferguson

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Jim McLachlan & Shari Strathie
30 Marine Place, Rothesay PA20 0LF

The Argyll & Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT

12th April 2021

Dear Sir or Madam,

Application for variation (Major) to The Bute Piper, 23 Marine Place, Rothesay, PA20 0LF

This letter is in relation to the above application and should be filed as **an objection to the alterations**.

The reason we are objecting to The Bute Piper establishment having a larger capacity and an outdoor drinking area is mainly due to the owners not being able to prove they have improved their control of their establishment from the last meeting. I do not understand why a hotel with 5 bedrooms is allowed to run a party hotel in a completely residential area. It has caused us all so much stress and worry.

Since the last meeting I have had to sell my house due to the stress of living directly next to the Bute Piper. The owners are aggressive and run their hotel as a party venue – the noise is out of control and the late opening hours mean we were constantly needing to call the police and were woken up every weekend. Their business advertising is for large parties and for people to come to the bar and get drunk. We have highlighted this at all previous board meetings.

I also had to call the police on Saturday 24th October as the owners were not following Covid Rules. The police needed to remove members of the public who were indoors drinking.

This application will directly impact on the private amenity space for residents, their quality of life and wellbeing, and really does effect the character of this peaceful residential neighbourhood. I have moved further along the road as we love this area but I am concerned that 130 people will mean that cars will be parked everywhere, especially now they have much less space to the front of their establishment if they are granted outdoor seating and drinking. This area should not actually have cars parked on the street at all.

Before setting out the objections to this application specifically the below sets out a short background for the board which details the specific issues that have occurred in the past, and still ongoing, between the neighbouring residents and the licensee.

- Poor management of premises leading to neighbours calling police to control noise, patrons drinking outside and off premises and damage/littering to adjacent properties.
- Inadequate management of events which have led to the occupation of the point which is an open space protection area, including overnight camping, parking etc.
- Parking issues blocking pavements and neighbouring driveways.
- Abuse in person and via social media.
- Poor maintenance of kitchen fans so fryer smell is polluting surrounding gardens.

The neighbours to each side at 22 and 24 have previously undergone a long mediation process relating to the running of the premises, ultimately to try and resolve the issues listed above and improve relations between the residents and the proprietor. However despite a checklist being agreed detailing how both residents and the licensee should behave, there has been no attempt to adhere to these by the licensee.

Details of Variation Applied for;

- 1) **Amend the seasonal variation.**
- 2) **To include outdoor drinking facilities during core licensed hours.**
- 3) **To increase sales capacity.**
- 4) **Proposed new layout plan to incorporate additional external space**
- 5) **The change to name of premises to Cadillac Kustomz.**

We wish to express our concerns and make an objection to the following aspects;

1 - Amend the seasonal variation

No objection.

2 - To include outdoor drinking facilities during core licensed hours.

The proposals to add seating to the front of the premises will have a direct and adverse impact on the dwellings one either side, of which there are 4. All the residential units immediately adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors. There are 6 bedrooms within 10m of the proposed seating area.

The proposals offer no screening and the objections are in relation to the noise and invasion of privacy that the external seating will cause.

Previously many patrons congregate in this area to smoke. Apart from this contravening revisions to The Smoking, Health and Social Care Act, which bans smoking within 20 feet of a public building, there is a wider issue of noise throughout the on-sales licensing hours. Patrons have often gathered with drinks, after 10pm, immediately in front of the entrance which creates continuous noise and disturbance to local residents, right through until closing time – way beyond the venues curfew for outdoor drinking. Whether it is due to being under-staffed, or a relaxed attitude to enforcing these regulations, despite persistent complaints from local residents, there has been no attempt to address the issues.

There is also some concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces. If this area were to be taken up with outdoor seating it would exacerbate current parking issues along Marine Place. At busy times for the premises, local residents have found patrons blocking their driveways and access due to the lack of parking in the area. There have been issues with access for ambulances and carers to elderly neighbours due to patrons and events organised by the premises parking across both sides of the narrow road and blocking pedestrian and vehicle access (see appendix).

The public amenity green space across from The Bute Piper and surrounding homes is an Open Space Protection Area within both the existing and the proposed Local Development Plan. This area has been compromised and used for vehicles for both visitors to establishment and for large vehicle rallies.

Finally in relation to the plans submitted, what isn't clear is;

- a) How social distancing is to be achieved in this plan arrangement.
- b) How parking for 3 cars is maintained with outdoor seating and still allow for and entrance access

- c) How a safe, designated external smoking area is arranged around seating but away from entrance.
- d) How all of these can be achieved with care to maintain the private amenity of the surrounding gardens.

3 – To increase sales capacity

The increase in the capacity of the premises from 80 to 130 furthers our concerns about noise, however there are some additional aspects which are of concern. The premises has limited sanitary facilities for guests and staff and due to the fact that food and drink are served (as a restaurant) in part of the premises, as well as being a licensed public house, have the applicants assured they have adequate facilities for these numbers?

The current staffing numbers are limited and we would assume that the numbers of staff would also need to increase, and therefore staff sanitary facilities, to cover the management of the additional capacity.

Having visited the premises, I would also query the area within the premises in relation to these numbers. The plan that has been made available for this application highlights that only 5 WCs for staff, guests and public visitors to the restaurant and bar. Is it proposed staff and customers share WC facilities? Is there adequate accessible facilities?

It also appears that the size of the spaces are not large enough for 130 people. The current diner is a seated restaurant and not part of the licenced premises, which suggests that the capacity is being sought for the bar area only, which surely isn't large enough to host that many people?

From our perspective, a hotel with restaurant and bar with a 130 persons capacity in a quiet island community, in an entirely residential area, with private garden space immediately adjacent, seems grossly out of proportion. Why is this required?

4 - Proposed new layout plan to incorporate additional external space

We strongly believe outdoor seating for 24 people will have a direct and adverse impact on the dwellings immediately on either side. All the residential homes and private gardens immediately adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors, some less than 5meters away from the proposed outdoor seating area.

The lax management in the past has allowed for outdoor drinking to overspill from these areas, which is what effects the neighbouring gardens. In the summer months the residents along the front here often sit out and enjoy the view in their front gardens - there is a quiet and neighbourly atmosphere. What is basically the addition of a beer garden seems excessive with the main concern is that a designated seating area at the front of the premises would only encourage the loitering of patrons outside of any permitted hours.

There is also concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces. The proposals to add seating to the front of the premises for 6 tables and 24 people within the first 3.5 meters for the property looks to be very difficult to maintain the off street parking spaces and maintain safe pedestrian entrance access. In addition the premises contains a 3bed private residential dwelling and two 1bed flats – presumably these require a parking allocation as well?

The level of noise and capacity numbers and late night licences all mean that this premises is now no longer a hotel but an events venue that causes a nuisance to its neighbours. The proprietor has clearly presented this ambition for the premisses publicly through advertising and online on social

media. The premises is currently listed for sale where the permissions being sought now are advertised as in place and existing - the sale states the hotel comes with a beer garden.

Taxis arrive late into the evening, with groups of drunk people waiting outside, causing a lot of noise and disturbance. People outside drinking and smoking throughout the opening hours. People leaving and shouting and dancing in the street. The character of this neighbourhood where the background level of noise is very low means that having a party venue on the street is a nuisance to its neighbourhoods in an entirely residential area.

The purpose of regulating licensed premises within residential areas is to minimise the disturbance to the local residents. Even with the current opening hours there is a detrimental impact to residents, who are being disturbed at anti-social hours, with no support from the licensee of the premises at all.

5 - The change the name of the premises to Cadillac Kustomz.

No objection

In writing this letter and reflecting on the past 5 or 6 years of issues we and other residents in the local area have had with the licensee and the operations of the premises, we realised there was too much information to condense into this particular objection however we have tried to refine the relevant information in this letter.

A very significant aspect relating to this application is the complete lack of professionalism from the licensee. As intimated previously, after writing an objection back in 2018 to a proposal for outdoor seating, (worth noting we originally expressed concerns in person believing there was a more neighbourly resolution available) we became the subjects of a constant stream of abuse in person and online. In seeking to resolve these issues via mediation, the mediator specifically pulled up the licensee on their inappropriate behaviour and unsubstantiated complaints.

The important aspect of this is that we, as residents, members of the public, laymen – we're all of these - are being forced into a constant, ongoing conflict with a licensee entirely because of that licensee's behaviour. Is that not in itself grounds for considering if he is fit to carry a license?

Even during the lock-down when the premises have been closed we've not had respite from this. Posts on social media containing derogatory comments towards us occurred when the licensee realised we were moving house. They posted on their business social media account with a picture of our sold sign saying 'one down one to go'. The licensee is a bully.

Finally, to bring this back to the application, given the major impact that this application would have on the surrounding residences we do not feel that the application adequately addresses these issues and would at the very least expect further information on how this operation of this licence could be managed without detriment to the surrounding residences and wider neighbourhood.

It is our understanding that many of the neighbouring households feel similarly strongly about this however have not received a letter to comment on.

Yours faithfully,

Jim McLachlan and Shari Strathie

June Le Gallais
3 Acer Close
Loughborough
Leicestershire
LE11 2JZ

The Argyll & Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT
2021

12th April

Dear sir or Madam,

Application for variation (Major) to The Bute Piper, 23 Marine Place, Rothesay, PA20 0LF

I am writing to you to express my concerns and objections regarding the above application.

Before highlighting the reasons for my objections please let me give you 'my' story so far.

I purchased 24a Marine Place, Rothesay PA20 0LF for my Dad. Since my parents split we have had a very close bond, even more so after he suffered haemorrhagic stroke, leaving him very ill in ICU at John Radcliffe Hospital in Oxford. Here he had to have a cage attached to his skull to allow the bleed in his brain to disperse while trying to stop the brain from swelling. Due to the amazing staff my Dad left hospital with no visible side effects from his trauma. During the weeks of bed rest and recovery it became apparent that his left side of his brain had been affected by the stroke. This was demonstrated by his lack of memory and mood swings (prior to the stroke he was very mild mannered with great patience) Due to his memory issues he was placed on Medical sick leave from work (aged 40) until his company medically retired him at 60. I bought a property in Bletchley Milton Keynes for him to live in so he didn't have to worry about a roof over his head, and this is where he lived for 15 years.

My Dads family are originally from Bute, residing in 'Lenny Farm' for numerous years, they moved to Glasgow to raise a family (9 children in total). With this in mind my Dad asked to relocate to Rothesay so he could be with some of his siblings that had already moved back for the quieter, charmed, idyllic life, so 24a Marine Road was purchased.

When I purchased the property the hotel next door was empty, no planning at all in place for anything other than a sea front hotel. So when Brodie came along with his ideas of a something a little different I was a little tentative about having my dad living next door to a PUB. Fast forward to now and although my personal experience of living in the property is negligible I return to see my Dad a lot and have many friends on the Island (I also purchased a property on the island). May I also say he has since had another stroke which hospitalised him for 10days.

Now having set the scene I outline below the reasons for the objects to the application:

- 1) Amend the seasonal variation.
- 2) To include outdoor drinking facilities during core licensed hours.
- 3) To increase sales capacity.
- 4) Proposed new layout plan to incorporate additional external space
- 5) The change to name of premises to Cadillac Kustomz.

1. Amend the seasonal variation –

- No objection

2. To include outdoor drinking facilities during core licensed hours –

- The outside of the hotel comprises of space for 4 parking bays, turning this area into an outside drinking area during core licensed hours would mean more parking issues on the main road, of which past events have caused total havoc. There is little respect given to the area of grassland opposite which is a Conservation Area, cars have parked on this grassland, churning it up, leaving litter all over the place and made a nuisance of themselves through the day with profanity being used with no regard to others who either live there or other visitors to the island. Photos I believe have been submitted showing large groups of vehicles up and down Marine Place with no consideration to residents and most of all emergency vehicles if they needed to attend a Marine Place resident. I understand that the area used as a car park is also where patrons stand and smoke, if this is turned into an eating area where will the smokers go? My dad and neighbour below have in the past had to clean up a horrendous amount of cigarette ends from the shared drive of 24/24a Marine Place, and have witnessed people standing in the drive with alcohol.

- The licence time till 0100 will still impact immensely and in all but name; mean that these premises are now no longer a hotel but an events venue that causes a nuisance to its neighbours. The proprietor has clearly presented this ambition for the premises publicly through advertising and online on social media (some very vulgar in my eyes for an amazing Island) The premises are currently listed for sale where the permissions being sought now are advertised as in place and existing, this of course is not that case (another display of the proprietor having no respect of procedure and the implications to his neighbourhood)

- Taxis arrive late into the evening, with groups of drunk people waiting outside, causing a lot of noise and disturbance. People outside drinking and smoking throughout the opening hours. People leaving and shouting and dancing in the street. The character of this neighbourhood where the background level of noise is very low means that having a party venue on the street is a nuisance to its neighbourhood in an entirely residential area.

In relation to the plans submitted what will happen with:

- a) How parking for 3 cars is maintained with outdoor seating.
- b) How a safe, designated external smoking area is arranged around seating but away from the entrance.
- c) How can all of this be achieved without causing further issues to the surrounding gardens?

3. To increase sales capacity –

- I have frequented the Bute Piper on a handful of times, and have cut short my time there due to it being over crowded, loud and lack of decent working toilets. To increase the capacity from 80 – 130 is in my mind an awful mistake, thus adding to more noise, more disruption to an entirely residential area.

• A hotel with restaurant and bar with a 130 person's capacity in a quiet island community, in an entirely residential area, with private garden space immediately adjacent, seems grossly out of proportion.

4. Proposed new layout plan to incorporate additional external space –

- Again, Taxis arrive late into the evening, with groups of drunk people waiting outside, causing a lot of noise and disturbance. People outside drinking and smoking throughout the opening hours. People leaving and shouting and dancing in the street. The character of this neighbourhood where the background level of noise is very low means that having a party venue on the street is a nuisance to its neighbourhood in an entirely residential area.
- Noise levels directly from the Bute Piper have a knock affect to all residents not only those directly next door. With the area being residential the noise levels carry and on several occasions my Uncle who lives further along the coast road has asked if there is a function happening as he can hear it in the distance.
- During the summer months residents like to sit in the front gardens or even have the windows open to enjoy a view, they have in my mind; paid for handsomely, this is blighted by noise, aggressive language, cars all over the paths (blocking sometimes the entirety of the path where people have had to walk on the road to get past) as parking is limited. I believe in the past neighbours have been belittled by the owner and its patrons when asked to be respectful of parking and language (even when cars are parked in a manner that they can't get off their own drive way) When there is a motorbike/car/tractor event, noise is exasperated by revving throttles and smoke pollution. My Dad on several occasions has had to bring in his washing because of the smoke (a small detail but why should he have to)

5. The change to name of premises to Cadillac Kustomz –
- No objection

May I also bring to your attention that the proposed planning paperwork that the proprietor is to legally make available regarding his intentions have been attached to scaffolding that is surrounding his establishment. I believe this should have been displayed on lamp posts on the public walkway not 15ft into his property. It is my belief that this was a deliberate act to scupper any objections to his proposal as I was only made aware of this by Dads neighbour at 24 Marine Place, and if I didn't know living NEXT DOOR then I am sure that many of the residents of Marine Place no nothing of this either.

During my visits (and when resident myself on the island) I have heard many issues concerning the Bute Piper and the proprietors manner, this I believe to be of a bullying nature with him using social media to antagonise/belittle/intimidate and exercise his Human rights as a person to do what he wants, with no consideration to others.

In my final statement I'd like to state that should this proposal go ahead, I feel this would have a huge detrimental effect to the reputation of the Island of Bute and in essence house valuations and re-sale potential to all residents on Marine Place.

I look forward to hearing the outcome.

Yours faithfully

Mrs June Le Gallais

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The Argyll & Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT

10th April 2021

Dear Sir or Madam,

Application for variation (Major) to The Bute Piper, 23 Marine Place, Rothesay, PA20 0LF

This letter is in relation to the above application and should be filed as an objection to the alterations.

The guidance for Public Houses and Entertainment Venues is that in all locations these should not impinge on residential surroundings. The guidance also states that no extensions to venues in areas of restriction will be accepted if any adverse impact on the residential amenity is caused.

The surrounding area and specifically the immediate context of The Bute Piper is entirely residential with front private gardens immediately adjacent to The Bute Piper entrance area. The entire mile or so length of Marine Pl / Shore Rd is residential with the exception of The Bute Piper. It is a quiet, scenic island neighbourhood rooted within the Rothesay Conservation Area, with limited transport links and street parking limited to one side of the narrow seafront road.

This application will directly impact on the private amenity space for residents, their quality of life and wellbeing, and the character as described above of this peaceful residential neighbourhood.

Details of Variation Applied for;

- 1) **Amend the seasonal variation.**
- 2) **To include outdoor drinking facilities during core licensed hours.**
- 3) **To increase sales capacity.**
- 4) **Proposed new layout plan to incorporate additional external space**
- 5) **The change to name of premises to Cadillac Kustomz.**

We wish to express our concerns and make an objection to the following aspects;

1 - Amend the seasonal variation

No objection.

2 - To include outdoor drinking facilities during core licensed hours.

The proposals to add seating to the front of the premises will have a direct and adverse impact on the dwellings one either side, of which there are 4. All the residential units immediately adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors. There are 6 bedrooms within 10m of the proposed seating area.

The proposals offer no screening and the objections are in relation to the noise and invasion of privacy that the external seating will cause.

There is also great concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces. If this area were to be taken up with outdoor seating it would exacerbate current parking issues along Marine Place. At busy times for the premises, local residents have found patrons blocking their driveways and access due to the lack of parking in the area. There have been issues with access for ambulances and carers to elderly neighbours due to patrons and events organised by the premises parking across both sides of the narrow road and blocking pedestrian and vehicle access (see appendix).

The public amenity green space across from The Bute Piper and surrounding homes is an Open Space Protection Area within both the existing and the proposed Local Development Plan. This area has been compromised and used for vehicles for both visitors to establishment and for large vehicle rallies.

Finally in relation to the plans submitted, what isn't clear is;

- a) How social distancing to be achieved in this plan arrangement.
- b) How parking for 3 cars is maintained with outdoor seating.
- c) How a safe, designated external smoking area is arranged around seating but away from entrance.
- d) How all of these can be achieved with care to maintain the private amenity of the surrounding gardens.

3 – To increase sales capacity

The increase in the capacity of the premises from 80 to 130 furthers our concerns about noise, however there are some additional aspects which are of concern. The premises has limited sanitary facilities for guests and staff and due to the fact that food and drink are served (as a restaurant) in part of the premises, as well as being a licensed public house, have the applicants assured they have adequate facilities for these numbers?

The current staffing numbers are limited and we would assume that the numbers of staff would also need to increase, and therefore staff sanitary facilities, to cover the management of the additional capacity.

Having visited the premises, I would also query the area within the premises in relation to these numbers. The plan that has been made available for this application highlights that only 5 WCs for staff, guests and public visitors to the restaurant and bar. Is it proposed staff and customers share WC facilities? Is there adequate accessible facilities?

It also appears that the size of the spaces are not large enough for 130 people. The current diner is a seated restaurant and not part of the licenced premises, which suggests that the capacity is being sought for the bar area only, which surely isn't large enough to host that many people?

From our perspective, a hotel with restaurant and bar with a 130 persons capacity in a quiet island community, in an entirely residential area, with private garden space immediately adjacent, seems grossly out of proportion. Why is this required? How is this possibly reasonable?

4 - Proposed new layout plan to incorporate additional external space

We strongly believe outdoor seating for 24 people will have a direct and adverse impact on the dwellings immediately on either side. All the residential homes and private gardens immediately

adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors, some less than 5 meters away from the proposed outdoor seating area.

The lax management in the past has allowed for outdoor drinking to overspill from these areas, which is what effects the neighbouring gardens. In the summer months the residents along the front here often sit out and enjoy the view in their front gardens - there is a quiet and neighbourly atmosphere. What is basically the addition of a beer garden seems excessive with the main concern is that a designated seating area at the front of the premises would only encourage the loitering of patrons outside of any permitted hours.

There is also concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces. The proposals to add seating to the front of the premises for 6 tables and 24 people within the first 3.5 meters for the property looks to be very difficult to maintain the off street parking spaces and maintain safe pedestrian entrance access. In addition the premises contains a 3bed private residential dwelling and two 1bed flats – presumably these require a parking allocation as well?

The level of noise and capacity numbers and late night licences all mean that this premises is now no longer a hotel but an events venue that causes a nuisance to its neighbours. The proprietor has clearly presented this ambition for the premises publicly through advertising and online on social media – everything is amped up and presented like a debauched circus. The premises is currently listed for sale where the permissions being sought now are advertised as in place and existing – further evidence of the licensee's character.

The character of this neighbourhood where the background level of noise is very low means that having a party venue on the street is an unreasonable nuisance to its neighbourhoods in an entirely residential area.

The purpose of regulating licensed premises within residential areas is to minimise the disturbance to the local residents. Even with the current opening hours there is a detrimental impact to residents, who are being disturbed at anti-social hours, with no support from the licensee of the premises at all.

5 - The change the name of the premises to Cadillac Kustomz.

No objection.

Given the major impact that this application would have on the surrounding residences we do not feel that the application adequately addresses these issues and would at the very least expect further information on how the operation of this licence could be managed without detriment to the surrounding residences and wider neighbourhood.

It is our understanding that many of the neighbouring households feel similarly strongly about this however have not received a letter to comment on and we have noticed that the displaying of the notices have been on the scaffolding on the front of the hotel and are not legible from the street.

Yours faithfully,

Sean Douglas & Nicola McLachlan

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John G Masterton
24a Marine Place
Rothesay
PA20 0LF

The Argyll & Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT

12th April 2021

Dear sir or Madam,

Application for variation (Major) to The Bute Piper, 23 Marine Place, Rothesay, PA20 0LF

I am writing to you in relation to the above application and would like this to be seen as a letter of OBJECTION.

Please note that I have limited letter writing experience but would like to air my views on the above proposal.

I moved to the Island 5/6 years ago to live out my retirement on the island that my parents were born 'Lenny Farm', I have several brothers and sister who also live here.

25 years ago I suffered stroke and haven't worked since due to lasting effects, hence living close to siblings who can help should I need it. I have in the last couple of years had another stroke in which I was in hospital for 10 days. Although I have my mobility I have hidden worries that on the surface to anyone looking in wouldn't see. I suffer with anxiety, and with this comes a little bit of agoraphobia and due to my health stress and anxiety is something I should be mindful of.

I feel that the proposals for The Bute Piper would affect me a lot, late night noise, strangers hanging around near my home and in the past on my front drive. I fear if I need the emergency services, due to his and his customers lack of parking respect they would be delayed getting to me or anyone else that may require them along Marine Place. During the summer months (before COVID) I often felt intimidated by his customers, their language and level of noise coming from the venue. Many times I would have to walk on the road to go around the cars as they would be parked on the path, I'm 69 I shouldn't have to do this right outside my own home. Cigarette ends in my front garden is an issue with people that frequent the pub as there doesn't seem to be enough butt end disposal areas provided by him. I have to bring my washing in off the line as the fat smell makes it all smelly and dirty again. Sitting in the back garden is blighted by the noise of cars and bikes revving engines along with loud music and disgusting language. I can't even have my front windows open due to the noise and smell.

My daughter bought this home for me because of the quiet, peaceful, idyllic conservation area at the front, now it doesn't seem I get to enjoy it as nature intended. Can I also say that I knew nothing of the planned proposals as no letter has been through my door and nothing on the public highway lamp posts informing people of his intentions.

I look forward to hearing the outcome and hope this letter isn't too late.

Yours faithfully

John G Masterton

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Alexander McLachlan & Fiona Campbell
Striven View, 22 Marine Place, Rothesay PA20 0LF

The Argyll & Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT

10th April 2021

Dear Sir or Madam,

Application for variation (Major) to The Bute Piper, 23 Marine Place, Rothesay, PA20 0LF

This letter is in relation to the above application and should be filed as an objection to the alterations.

The guidance for Public Houses and Entertainment Venues is that in all locations these should not impinge on residential surroundings. The guidance also states that no extensions to venues in areas of restriction will be accepted if any adverse impact on the residential amenity is caused.

The surrounding area and specifically the immediate context of The Bute Piper is entirely residential with front private gardens immediately adjacent to The Bute Piper entrance area. The entire mile or so length of Marine PI / Shore Rd is residential with the exception of The Bute Piper. It is a quiet, scenic island neighbourhood rooted within the Rothesay Conservation Area, with limited transport links and street parking limited to one side of the narrow seafront road.

This application will directly impact on the private amenity space for residents, their quality of life and wellbeing, and the character as described above of this peaceful residential neighbourhood.

Before setting out the objections to this application specifically the below sets out a short background for the board which details the specific issues that have occurred in the past, and still ongoing, between the neighbouring residents and the licensee.

- Poor management of premises leading to neighbours calling police to control noise, patrons drinking outside and off premises and damage/littering to adjacent properties.
- Inadequate management of events which have led to the occupation of the point which is an open space protection area, including overnight camping, parking etc.
- Parking issues blocking pavements and neighbouring driveways.
- Abuse in person and via social media.
- Poor maintenance of kitchen fans so fryer smell is polluting surrounding gardens.

The neighbours to each side at 22 and 24 have previously undergone a long mediation process relating to the running of the premises, ultimately to try and resolve the issues listed above and improve relations between the residents and the proprietor. However despite a checklist being agreed detailing how both residents and the licensee should behave, there has been no attempt to adhere to these by the licensee.

Details of Variation Applied for;

- 1) **Amend the seasonal variation.**
- 2) **To include outdoor drinking facilities during core licensed hours.**
- 3) **To increase sales capacity.**
- 4) **Proposed new layout plan to incorporate additional external space**
- 5) **The change to name of premises to Cadillac Kustomz.**

We wish to express our concerns and make an objection to the following aspects;

1 - Amend the seasonal variation

No objection.

2 - To include outdoor drinking facilities during core licensed hours.

The proposals to add seating to the front of the premises will have a direct and adverse impact on the dwellings one either side, of which there are 4. All the residential units immediately adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors. There are 6 bedrooms within 10m of the proposed seating area.

The proposals offer no screening and the objections are in relation to the noise and invasion of privacy that the external seating will cause.

Previously many patrons congregate in this area to smoke. Apart from this contravening revisions to The Smoking, Health and Social Care Act, which bans smoking within 20 feet of a public building, there is a wider issue of noise throughout the on-sales licensing hours. Patrons have often gathered with drinks, after 10pm, immediately in front of the entrance which creates continuous noise and disturbance to local residents, right through until closing time – way beyond the venues curfew for outdoor drinking. Whether it is due to being under-staffed, or a relaxed attitude to enforcing these regulations, despite persistent complaints from local residents, there has been no attempt to address the issues.

There is also some concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces. If this area were to be taken up with outdoor seating it would exacerbate current parking issues along Marine Place. At busy times for the premises, local residents have found patrons blocking their driveways and access due to the lack of parking in the area. There have been issues with access for ambulances and carers to elderly neighbours due to patrons and events organised by the premises parking across both sides of the narrow road and blocking pedestrian and vehicle access (see appendix).

The public amenity green space across from The Bute Piper and surrounding homes is an Open Space Protection Area within both the existing and the proposed Local Development Plan. This area has been compromised and used for vehicles for both visitors to establishment and for large vehicle rallies.

Finally in relation to the plans submitted, what isn't clear is;

- a) How social distancing to to be achieved in this plan arrangement.
- b) How parking for 3 cars is maintained with outdoor seating.
- c) How a safe, designated external smoking area is arranged around seating but away from entrance.
- d) How all of these can be achieved with care to maintain the private amenity of the surrounding gardens.

3 – To increase sales capacity

The increase in the capacity of the premises from 80 to 130 furthers our concerns about noise, however there are some additional aspects which are of concern. The premises has limited sanitary facilities for guests and staff and due to the fact that food and drink are served (as a restaurant) in part of the premises, as well as being a licensed public house, have the applicants assured they have adequate facilities for these numbers?

The current staffing numbers are limited and we would assume that the numbers of staff would also need to increase, and therefore staff sanitary facilities, to cover the management of the additional capacity.

Having visited the premises, I would also query the area within the premises in relation to these numbers. The plan that has been made available for this application highlights that only 5 WCs for staff, guests and public visitors to the restaurant and bar. Is it proposed staff and customers share WC facilities? Is there adequate accessible facilities?

It also appears that the size of the spaces are not large enough for 130 people. The current diner is a seated restaurant and not part of the licenced premises, which suggests that the capacity is being sought for the bar area only, which surely isn't large enough to host that many people?

From our perspective, a hotel with restaurant and bar with a 130 persons capacity in a quiet island community, in an entirely residential area, with private garden space immediately adjacent, seems grossly out of proportion. Why is this required?

4 - Proposed new layout plan to incorporate additional external space

We strongly believe outdoor seating for 24 people will have a direct and adverse impact on the dwellings immediately on either side. All the residential homes and private gardens immediately adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors, some less than 5meters away from the proposed outdoor seating area.

The lax management in the past has allowed for outdoor drinking to overspill from these areas, which is what effects the neighbouring gardens. In the summer months the residents along the front here often sit out and enjoy the view in their front gardens - there is a quiet and neighbourly atmosphere. What is basically the addition of a beer garden seems excessive with the main concern is that a designated seating area at the front of the premises would only encourage the loitering of patrons outside of any permitted hours.

There is also concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces. The proposals to add seating to the front of the premises for 6 tables and 24 people within the first 3.5 meters for the property looks to be very difficult to maintain the off street parking spaces and maintain safe pedestrian entrance access. In addition the premises contains a 3bed private residential dwelling and two 1bed flats – presumably these require a parking allocation as well?

The level of noise and capacity numbers and late night licences all mean that this premises is now no longer a hotel but and events venue that causes a nuisance to its neighbours. The proprietor has clearly presented this ambition for the premisses publicly through advertising and online on social media. The premises is currently listed for sale where the permissions being sought now are advertised as in place and existing.

Taxis arrive late into the evening, with groups of drunk people waiting outside, causing a lot of noise and disturbance. People outside drinking and smoking throughout the opening hours. People leaving and shouting and dancing in the street. The character of this neighbourhood where the background level of noise is very low means that having a party venue on the street is a nuisance to its neighbourhoods in an entirely residential area.

The purpose of regulating licensed premises within residential areas is to minimise the disturbance to the local residents. Even with the current opening hours there is a detrimental impact to residents, who are being disturbed at anti-social hours, with no support from the licensee of the premises at all.

5 - The change the name of the premises to Cadillac Kustomz.

No objection.

In writing this letter and reflecting on the past 5 or 6 years of issues we and other residents in the local area have had with the licensee and the operations of the premises, we realised there was too much information to condense into this particular objection. We have tried to refine the relevant information in this letter and then elaborate on certain issues via an appendix.

A very significant aspect relating to this application is the complete lack of professionalism from the licensee. As intimated previously, after writing an objection back in 2018 to a proposal for outdoor seating, (worth noting we originally expressed concerns in person believing there was a more neighbourly resolution available) we became the subjects of a constant stream of abuse in person and online. In seeking to resolve these issues via mediation, the mediator specifically pulled up the licensee on their inappropriate behaviour and unsubstantiated complaints.

The important aspect of this is that we, as residents, members of the public, laymen – we're all of these - are being forced into a constant, ongoing conflict with a licensee entirely because of that licensee's behaviour. Is that not in itself grounds for considering if he is fit to carry a license?

Even during the lock-down when the premises have been closed we've not had respite from this. Posts on social media containing derogatory comments towards us occurred when the licensee realised one of the local residents as moving home.

Finally, to bring this back to the application, given the major impact that this application would have on the surrounding residences we do not feel that the application adequately addresses these issues and would at the very least expect further information on how this operation of this licence could be managed without detriment to the surrounding residences and wider neighbourhood.

It is our understanding that many of the neighbouring households feel similarly strongly about this however have not received a letter to comment on.

Yours faithfully,

Nicola McLachlan

Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Café at Calgary Arts Tearoom, Calgary, Dervaig, Isle of Mull, PA75 6QQ**APPLICANT:** Matthew Reade, Calgary Beach House, Calgary, by Dervaig, Isle of Mull, PA75 6QQ**AGENT:** n/a**DESCRIPTION OF PREMISES:**

The Calgary Farmhouse is a detached two storey building situated in a rural, isolated location in the north west of Mull. It has 9 self-catering apartments and a cafe which seats 30-40 guests and an outside seating area. The Calgary Farmhouse self-catering is a family run business. The proprietors have run the former Calgary Hotel and Dovecote Restaurant and have worked hard to improve the facilities and ambience whilst retaining the original features and its place in the island and local community.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	12.00 to 24.00	N/A	12.00 to 24.00	10.00 to 17.00
Tuesday	12.00 to 24.00	N/A	12.00 to 24.00	10.00 to 17.00
Wednesday	12.00 to 24.00	N/A	12.00 to 24.00	10.00 to 17.00
Thursday	12.00 to 24.00	N/A	12.00 to 24.00	10.00 to 17.00
Friday	12.00 to 24.00	N/A	12.00 to 24.00	10.00 to 17.00
Saturday	12.00 to 24.00	N/A	12.00 to 24.00	10.00 to 17.00
Sunday	12.00 to 24.00	N/A	12.00 to 24.00	10.00 to 17.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) To add off sales Monday to Sunday 10.00 to 17.00.
- 2) To offer takeaway food and alcohol.

CURRENT ACTIVITIES: Accommodation; restaurant facilities; receptions including weddings, funerals etc; Club or other group meetings; recorded music and outdoor drinking facilities.

LSO: Café at Calgary Arts Tearoom is a detached two storey building situated in a rural and isolated location in the North West of Mull. It has 9 self-catering apartments and a cafe which seats 30-40 guests and an outside seating area, and provides restaurant facilities including hot and cold meals, teas, coffees, and alcoholic and non-alcoholic beverages.

This application is to include off sales hours of 10:00 to 17:00 daily so that the applicant can provide a takeaway service of alcohol and food. Question 5(f) of the premises licence Operating Plan should be updated accordingly.

EHO

Potential Public Health/Noise Nuisance Issues

It is envisaged that the variation to the premises licence would not cause any issues to the amenities of the area.

Covid-19 Risk Assessment

The applicant has submitted covid-19 risk assessment documents which as working documents are considered satisfactory at this time.

POLICE COMMENTS: No Police objections.

OBJECTIONS/REPRESENTATIONS: NONE

POINTS FOR CONSIDERATION:-

- (1) Addition of off-sales hours Monday to Sunday 10a.m. to 5p.m.
- (2) Provision of takeaway food and alcohol

Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Cardross Bowling Club, Church Avenue, Cardross, G82 5NS**APPLICANT:** As above**AGENT:** N/A**DESCRIPTION OF PREMISES:**

Single storey clubhouse with adjacent lawn green bowling green. Premises contain hall, sitting and viewing area, locker room, kitchen, bar and gantry, and toilets for both sexes and disabled toilet. Adjacent areas occupied by football park, public park, tennis club and courts and residential dwelling houses.

	CURRENT CORE HOURS	
	ON SALES	OFF SALES
Monday	11.00 to 23.00	N/A
Tuesday	11.00 to 23.00	N/A
Wednesday	11.00 to 23.00	N/A
Thursday	11.00 to 23.00	N/A
Friday	11.00 to 01.00	N/A
Saturday	11.00 to 01.00	N/A
Sunday	11.00 to 23.00	N/A

DETAILS OF VARIATIONS SOUGHT:-

The applicants wish to vary the premises licence as follows:-

To add external drinking in the area around the bowling green.

CURRENT ACTIVITIES:- Restaurant facilities; Celebrations; Funerals; Club or other group meetings; Recorded music; Live music; Dance facilities; Gaming; Indoor/Outdoor sports and televised sports

LSO A major variation application to allow members and visitors to consume alcohol outside within the grounds surrounding the green, as depicted in the submitted updated layout plan.

The club are aware of Board policy in relation to core times for use; 8pm children and young persons and 10pm for adults.

Operating Plan

Question 5 (d) activities -

Add outside drinking

EHO

The EHO will assist in the formulation of a noise management plan.

POLICE COMMENTS: No Police objections

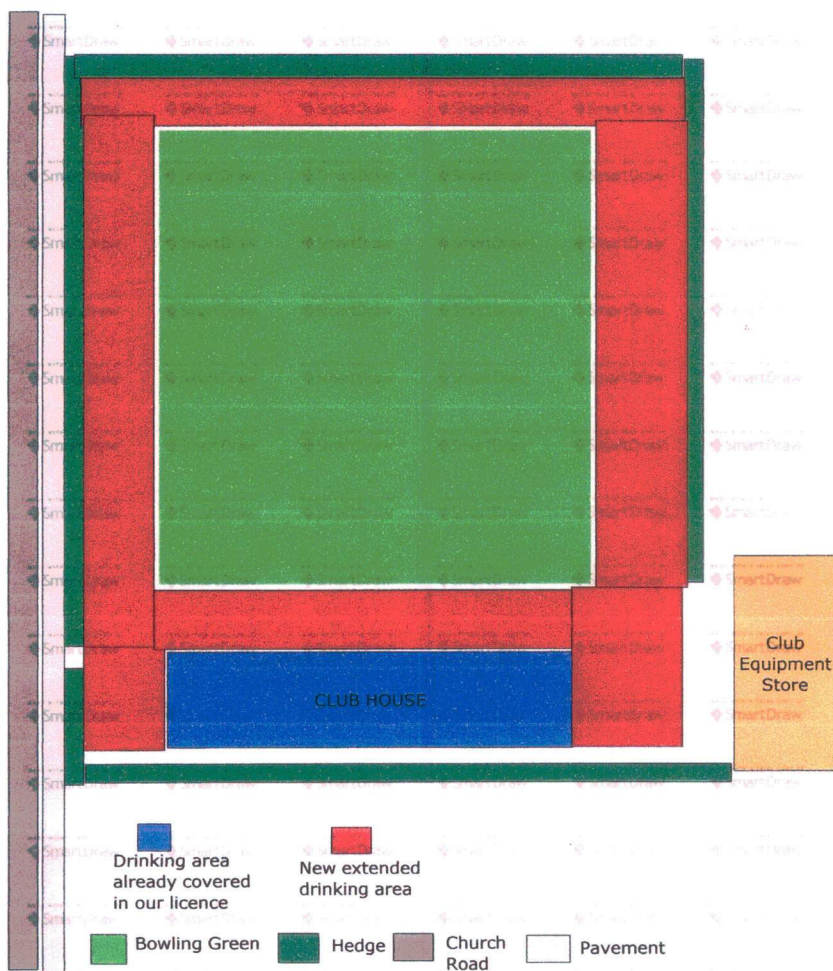
OBJECTIONS/REPRESENTATIONS: Objections have been received from the following five individuals:-

- (1) Dr. P M Trust, Beaumaris, Church Avenue, Cardross, G82 5NS (dated 27/03/21)
- (2) Robert and Gwenneth Irving,, Creran, Church Avenue, Cardross, G82 5NS (dated 29/03/21)
- (3) Gillian and David Branch, Hawksdale, Church Avenue, Cardross, G82 5NS (dated 07/04/21)
- (4) Dr WF Deans, Kirkside, Church Avenue, Cardross G82 5NS (dated 05/04/21)
- (5) Peter and Fiona Adlington, Kildonan, Church Avenue, Cardross G82 5NS (dated 09/04/21)

Copies of all letters are attached.

POINTS FOR CONSIDERATION:

- (1)Permission is being sought to license the area around the bowling green.
- (2) Consider the five letters of objection.
- (3) Provision of a noise management plan.



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Beumaris
Church Avenue,
Cardross,
Dumbarton G82 5NS
Tel. 01389841387

Email: drpmtrust@btinternet.com

Susan Mair, Clerk to the Argyll & Bute Licensing Board,
Kilmory,
Lochgilphead.
Argyll. PA31 8RT
27th.March 2021.

Dear Ms Mair,

APPLICATION FOR VARIATION(Major) PREMISES CARDROSS BOWLING CLUB, CHURCH AVENUE,
CARDROSS. G82 5NS. Type – ON SALES

I wish to express concern about the proposed application to allow external drinking in the area around the Bowling Green. The hours of opening are already generous and are especially late until 0100 on Friday and Saturday late night/early mornings. During the current lockdown it has been noticeably quieter at night as we no longer have loud music, shouting of farewells and banging of car doors etc when the members exit at the end of an evening. Church Avenue is a quiet residential street and it is unacceptable to have loud noises after 11pm and outside drinking would undoubtedly increase the noise levels late at night when most folk will be going to bed.

The area is currently a street where alcohol is not allowed and we have had problems with underage drinking of alcohol in the nearby park area. We therefore must object to anything which has people drinking outside in full view of the street and also makes a quiet residential area much noisier.

I hope you will bear these comments in mind when considering this application for external drinking of alcohol, and please consider the peaceful residential nature in Church Avenue.

Yours sincerely,



Dr.P.M.Trust

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e-mail: rob.w.irving@gmail.com

Phone: 01389-841827 (home)
07484-211966 (mobile)

Creran,
Church Avenue,
Cardross,
Dumbarton,
G82 5NS.

29 March 2021.

Susan Mair,
Depute Clerk to the Argyll and Bute Licensing Board,
Kilmory,
Lochgilphead.
PA31 8RT.

Dear Ms Mair,

Re Cardross Bowling Club, application for a variation to the premises licence.

We wish to make representation to the Board that the variation proposed in the above application be refused on the grounds of public nuisance.

The requested variation to the premises licence would allow the unrestricted consumption of alcohol in the area surrounding the bowling green. No time limit is specified on the application.

We are frankly appalled by this prospect. Our property adjoins the Bowling Club, and the area proposed for alcohol consumption runs right along our garden hedge, and is within a few feet of our living room and bedrooms. We already experience significant noise nuisance from bowlers and spectators during the bowling season, but recognise that there is little that can be done to alleviate this problem. However, the thought that the noise and disturbance could be exacerbated by players, spectators and others drinking around the bowling green is deeply concerning.

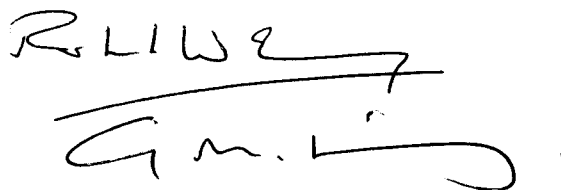
We would also observe that, in the recent past, the Club appears to us to have become more of a private drinking club than a bowling club. There appear to be a considerable number of

'social' members who use the bar facilities of the Club as a source of relatively cheap alcohol, and under the proposed arrangements, such social members would be free to enjoy their drinks outdoors at anytime and anywhere within the Club grounds. It would be tantamount to the establishment of an open-air pub adjacent to our house, which in our view is quite unacceptable for a quiet residential street. Indeed, our concern arises more from the prospect of these social members exploiting the proposed variation to the premises licence than from bowlers per se.

Additionally, we wonder how this proposal sits with the fact that, according to Argyll and Bute's website, Cardross is one of the areas which is subject to a by-law prohibiting the consumption of alcohol in public. All of the Club grounds are clearly visible from nearby houses and to passers-by in Church Avenue.

Finally, we would point out that the Club's application specifies that it is "to allow visiting / Cardross players and spectators to take their drinks out to the side of the green while they are participating in / watching games". Therefore, if, in spite of any representations received, the Board is still minded to grant the licence variation, it would surely be appropriate to limit the extent of this facility to the days and times when actual bowling matches are in progress.

Yours faithfully,

The image shows two handwritten signatures. The first signature is 'R. W. Irving' written in a cursive style. The second signature is 'G. M. Irving' also in a cursive style, positioned below the first signature.

Robert W. Irving.

Gwenneth M. Irving.

Hawksdale
Church Avenue
Cardross G82 5NS
7th April 2021

Argyll and Bute Licensing Board

Kilmory

Lochgilphead

Argyll PA31 8RT

Dear Sir/Madam

CARDROSS BOWLING CLUB – OBJECTION TO APPLICATION TO EXTEND EXTERNAL OUTDOOR DRINKING AREA

I am aware of the above application to extend the outdoor drinking area of the bowling club. We reside opposite the bowling club and would be directly affected by any change to the current premises licence.

We have found over the past year, since the club has been closed due to Covid 19, a marked decrease in noise and antisocial behaviour in the surrounding area. In the year prior to this we would regularly be subject to much shouting and swearing along with the odd fight occurring in the street when the club would be closing. Litter was also increased as empty bottles of beer would regularly be found on the footpath or smashed on the roadway, but those leaving the club. It seemed to be getting used for many events and social engagements such as birthday parties or engagements, rather than any bowling purpose, it was more like living opposite a pub than a bowling club.

My husband and I both work shifts and are directly affected by high noise levels late at night, which would only be exacerbated by any extension to the outdoor drinking area. During the summer months in particular, we regularly find it impossible to sleep with a window open due to the amount of noise that comes from the club, and this is when the drinking is mainly being done indoors.

The purpose of the club seems to have altered considerably over the years that we have lived here, with a far greater emphasis on the club as a drinking establishment rather than a bowling club. The bowling itself seems to be few and far between and I have heard of club members who have since left to join other Bowling Clubs, where the emphasis is still geared to playing bowls rather than creating a pub atmosphere.

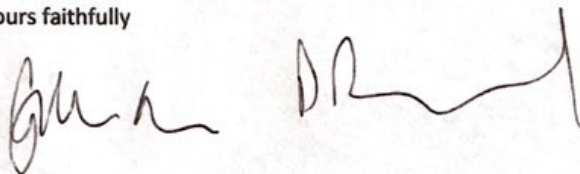
The club is sited on a peaceful residential street where the majority of residents are either retired, or similar to ourselves, have younger children. I have not spoken to any other residents who support this change in premises licence as we are all fully aware of the additional disturbance this will cause to all our home lives, in what is a quiet residential area.

I would obviously prefer that no change was made to the premises licence, other than to further curtail the hours of the club itself, when it is being used purely as a drinking establishment.

However, should the Licensing Board be inclined to grant a change to the outdoor drinking area I would request that this would only be granted to occur on match days and would finish about 30 minutes after the cessation of play at the latest, and not at the end of any potential prize giving. Without this stipulation I don't doubt there will be considerable disturbance and further incidents of antisocial behaviour in what has been an exceedingly peaceful and quiet street to reside during the time of Covid 19, which, as I have said, has seen little to no activity at the club.

With all this in mind, I would ask that the Licensing Board think very carefully about the detrimental impact any changes will have on all the residents of Church Avenue and not just those of us who live so close to the Bowling Club itself. The antisocial behaviour tends to spread along the length of the street when patrons are leaving the club, as they often either walk to the train station or main road in order to make their way home.

Yours faithfully

Two handwritten signatures in black ink. The first signature on the left is cursive and appears to be 'Gillian'. The second signature on the right is also cursive and appears to be 'David Branch'.

Gillian and David Branch

Kirkside
Church Avenue
Cardross
G82 5NS

5 April 2021

Dear Sirs

APPLICATION FOR VARIATION (MAJOR) for CARDROSS BOWLING CLUB

I have become aware that an application for a variation to the premises' licence has been submitted and I wish to register an objection.

Firstly, I believe the Application to be deficient in that no intended hours of operation are requested regarding the proposed variation. Matches can take place both during the week and at weekends, during daytime and evenings.

Secondly, the proposal to extend the area where alcoholic drinks can be consumed to, effectively, the entirety of the area around the bowling green would create the potential for noise and nuisance in a very quiet residential street. Transporting alcoholic drinks around a bowling green to areas with no seating would seem to have Health and Safety implications. I would also have thought that, given the proposed expansion, designated staff with appropriate training would be required to oversee the operation. I also note from the Application Form that no premises manager is identified. Thus, no 'responsible' person is cited.

Thirdly, there would exist a distinct possibility that the entire area in question could simply be used by members/guests for outdoor drinking when no matches are taking place. There is a significant social membership attached to the Club. The environs of the Club are clearly visible from Church Avenue and are overlooked by several houses: a large outdoor drinking area is quite inappropriate.

Fourthly, I note that under Q2(c) on the Application form, no restrictions to the terms on which children and young persons are admitted to the premises are proposed. Given the nature of what is requested, this cannot be deemed acceptable.

I would hope that the Application will be considered with regard to the position at other bowling clubs in the Licensing Board's jurisdiction. I am not aware of any other club having such a licence variation.

In summary, I consider the application to be ill-considered and inadequate with little thought apparently given to the implications of the scale of what is being proposed and how it would be managed. There is also the distinct likelihood of disruption by noise and nuisance to a quiet residential neighbourhood.

Yours faithfully



Dr WF Deans

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Kildonan,
Church Avenue,
Cardross,
Dumbarton,
G82 5NS

9th April 2021

Dear Sir/Madam,

I refer to the application for variation that you have from Cardross Bowling Club.

We live directly across the road from the club.

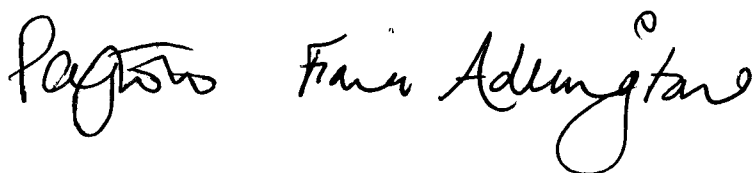
Our bedroom is at the front of the house and faces the club premises. We often sleep with the window open in the summer.

It is our view that drinking outside, particularly late in the evening, is likely to produce significant noise nuisance for us and our neighbours.

Frankly, it seems an unnecessary facility for a bowling club.

With the above in mind, we would like to register our objection to this application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Peter and Fiona Adlington'. The signature is written in a cursive style with a large initial 'P' and 'F'.

Peter and Fiona Adlington

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Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Galatea Bar, 8 Castle Street, Rothesay, Isle of Bute, PA20 9HA**APPLICANT:** Euphemia Galley, Kames Haven, Port Bannatyne, Isle of Bute, PA20 0LQ**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Ground level public house situated on Castle Street near its junction with High Street serving local and tourist demand, above premises is a two storey building containing domestic flats. The public house consists of a bar area, a pool room, cellar, store room and ladies and gents toilets.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	11.00 to 01.00	N/A	11.00 to 01.00	12.00 to 22.00
Tuesday	11.00 to 01.00	N/A	11.00 to 01.00	12.00 to 22.00
Wednesday	11.00 to 01.00	N/A	11.00 to 01.00	12.00 to 22.00
Thursday	11.00 to 01.00	N/A	11.00 to 01.00	12.00 to 22.00
Friday	11.00 to 01.00	N/A	11.00 to 01.00	12.00 to 22.00
Saturday	11.00 to 01.00	N/A	11.00 to 01.00	12.00 to 22.00
Sunday	11.00 to 01.00	N/A	11.00 to 01.00	12.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) To add off-sales from 12.00 to 22.00 Monday to Sunday.
- 2) Addition of restaurant, bar meals, conferences, dance facilities, receptions and Club meetings as activities on the licence.
- 3) To add takeaways and delivery of food and alcohol..

CURRENT ACTIVITIES: Recorded music; Live performances; Televised sport and outdoor drinking.

LSO: An application for a major variation, to allow food to be prepared and served on the premises, and to allow off sales and delivery of food and alcohol. The applicant has discovered that she must adjust her business model to suit current demand and in light of specific restriction imposed by Covid 19. (Wet led closure)

Premises Licence

To amend the description of premises; delete pool room, this is now an additional seating area,

Layout Plan

Amend layout plan as above delete pool room and add seated area.

Operating Plan

Question 1

Current: on sales only

Proposed: on and off sales

Question 3

Core hours for off sales; midday till 10pm.

Question 5

Activities

Add: conference, restaurant, bar meals, receptions, club meetings and dance,

Question 5f

Additional activities

Add: Delivery and pick up of food and alcohol dependent upon demand.

The LSO can monitor compliance during routine inspection.

EHO

The EHO has worked with the applicant to ensure the Covid risk assessment is up to date and relevant and has ensured that the kitchen to be fitted, will be fit for food preparation and safe service thereof. See report dated 01/04/21 by Richard Gorman, Environmental Health Officer.

POLICE COMMENTS: No Police objections.

OBJECTIONS/REPRESENTATIONS: NONE

POINTS FOR CONSIDERATION:-

- (1) Addition of off-sales hours Monday to Sunday 12p.m. to 10p.m.
- (2) Addition of restaurant, bar meals, conferences, dance facilities, receptions and club meetings as activities
- (3) The provision of takeaways and the delivery of food and alcohol
- (4) The pool room has been replaced with an additional seating area

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ARGYLL AND BUTE LICENSING BOARD
APPLICATION FOR VARIATION (MAJOR)

1. NAME OF PREMISES

1.1 Galatea Bar, 8 Castle Street, Rothesay, Isle of Bute, PA20 9HA

2. APPLICANT

2.1 Euphemia Galley

3. DESCRIPTION OF PREMISES

3.1 This premise operates as a public house with lounge, bar, pool room and outdoor drinking area. No food is currently prepared on site.

4. NARRATIVE REPORT

4.1 The applicant is seeking a major variation to enable food to be prepared and served on the premises, to allow off sales and delivery of food and alcohol and to enable the replacement of the pool table with seating to create an additional seated area.

5. COMMENTS

5.1 This Service has visited site on a number of occasions in recent months to offer advice and assistance in the design of the new kitchen facilities adjacent to the bar. Plans for the kitchen layout were submitted, together with details of the structure, facilities for cooking, washing, personal hygiene, ventilation and the proposed menu. These plans were agreed by this Service at a site meeting on the 6th January 2021 with the applicant and chef.

5.2 Based on these plans, I can confirm that the proposed kitchen facility will comply with the requirements of Regulations made under Section 16 of the Food Safety Act 1990 in relation to construction, layout, drainage, ventilation, lighting and water supply or concerned with the provision of sanitary and washing facilities.

5.3 As part of this process advice has also been given in relation to the controls required to manage the risks of Covid-19.

5.4 The applicant has subsequently submitted a Covid-19 assessment dated 29th March 2021 (see Appendix 1) detailing the control measures in place to ensure compliance with the Covid-19 regulations and associated statutory guidance, including the activities of food handlers involved in the preparation and service of food on site.

6. RECOMMENDATIONS

6.1 The applicant shall ensure that the kitchen facilities provided on site comply with the plans agreed with this Service at the time of the site meeting on the 6th January 2021.

6.2 The applicant shall ensure all staff are trained in the control measures detailed in the Covid-19 assessment dated 29th March 2021 and that these are fully implemented.

SIGNED:

Richard Gorman

Richard Gorman
Environmental Health Officer
Argyll and Bute Council
Tel: 01700 501366

DATE: 1st April 2021

APPENDIX ONE

Galatea Bar Covid-19 assessment dated 29th March 2021

Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE**

NAME OF PREMISES: Lodge Loch Fyne No. 754, Masonic Hall, Lochnell Street, Lochgilphead, PA31 8JN

APPLICANT: As above

AGENT: N/A

DESCRIPTION OF PREMISES:

The Masonic Lodge member's club, is on the ground floor of a terraced building located on Lochnell Street, Lochgilphead. It comprises an entrance hallway, leading into a lounge area, with fixed and moveable seating and tables. It is served by a bar area, with an adjacent pantry and stockroom. Toilets and cloakroom are located to the rear of the lounge, as access to the masonic hall.

	CURRENT CORE HOURS	
	ON SALES	OFF SALES
Monday	14.00 to 23.00	N/A
Tuesday	14.00 to 23.00	N/A
Wednesday	14.00 to 23.00	N/A
Thursday	14.00 to 01.00	N/A
Friday	14.00 to 01.00	N/A
Saturday	11.00 to 01.00	N/A
Sunday	14.00 to 23.00	N/A

DETAILS OF VARIATIONS SOUGHT:-

The applicants wish to vary the premises licence as follows:-

- 1) To add an external drinking area to the rear of the premises.

2) To add coffee mornings as an activity on the licence.

CURRENT ACTIVITIES:- Celebrations; Funerals; Club or other group meetings; Recorded music; Live performances; Gaming; Indoor/Outdoor sports and televised sports.

LSO: Lodge Loch Fyne, No 754, Social Club, Masonic Hall, is located in Lochgilphead Town Centre on the ground floor of a tenement block. This application is to amend the layout plan and operating plan to include outdoor drinking to the rear of the premises and record coffee mornings as an allowable activity.

Outdoor Area & Terminal Hour Curfew

The outdoor area to the rear of the premises is owned by the Club and the applicant has liaised with the near neighbours and there are no objections to this part of the application.

If the Board is minded to grant this application, it may wish to impose a usual condition that the use of the outdoor area ceases at 22:00 for persons aged 18 years and over and 20:00 for children and young persons. Also, at Question 6 (*Times*) of the Operating Plan (Children & Young Persons Access), there should be a statement indicating the Board's 20:00 outdoor curfew.

EHO

EHO is liaising with applicant to produce a Covid-19 Risk Assessment

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:

- (1) The addition of coffee mornings as an activity.
- (2) Provision of an external drinking area to the rear of the premises. Sue Stefek, the Environmental Health Officer has advised of the following-

Potential Public Health/Noise Nuisance Issues

The applicant has advised that the area for outdoor drinking will be the rear garden of the club premises. The applicant intends to have a curfew of 21:00 for the outdoor area. In addition the applicant has canvassed neighbours and there has been no objections to the outdoor area.

It is envisaged that the variation to the premises licence would not cause any issues to the amenities of the area.

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Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Park Lodge Hotel, Western Road, Tobermory, Isle of Mull, PA75 6PR**APPLICANT:** The Partnership of Geoffrey Lee Gallagher and Rebecca Mary Gallagher,
Address as above.**AGENT:** n/a**DESCRIPTION OF PREMISES:**

The premises is a detached 3 storey building just outside the centre of the village of Tobermory. It has 16 letting bedrooms and separate proprietors accommodation with dining room, lounge, and a garden with outside seating area.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	12.00 to 23.00	12.00 to 22.00	11.00 to 01.00	11.00 to 22.00
Tuesday	12.00 to 23.00	12.00 to 22.00	11.00 to 01.00	11.00 to 22.00
Wednesday	12.00 to 23.00	12.00 to 22.00	11.00 to 01.00	11.00 to 22.00
Thursday	12.00 to 23.00	12.00 to 22.00	11.00 to 01.00	11.00 to 22.00
Friday	12.00 to 24.00	12.00 to 22.00	11.00 to 01.00	11.00 to 22.00
Saturday	12.00 to 24.00	12.00 to 22.00	11.00 to 01.00	11.00 to 22.00
Sunday	12.30 to 24.00	12.30 to 22.00	11.00 to 01.00	11.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicants wish to vary the licence as follows:-

- 1) To increase on-sales and off-sales hours.
- 2) To include the takeaway and delivery of alcohol and food.
- 3) To include gaming and indoor/outdoor sports as activities on the licence.
- 4) To delete the seasonal variation.

CURRENT ACTIVITIES: Accommodation; Conference facilities; restaurant facilities; Bar meals; receptions including weddings, funerals etc; Club or other group meetings; recorded music; live performances; dance facilities; theatre; films; televised sport and outdoor drinking facilities.

LSO: Park Lodge is a detached 3 storey building just outside the centre of the village of Tobermory. It has 16 letting bedrooms and separate proprietor's accommodation with dining room, lounge, and a garden with outside seating area. The applicants wish to vary the licence as follows –

1. Increase on-sales & off-sales hours:

Current On-Sales – 12:00-23:30 Mon to Thurs; 12:00-24:00 Fri & Sat; 12:30-24:00 Sun.

Current Off-Sales – 12:00-22:00 Monday to Sat; and 12:30-24:00 Sun.

Proposed On-Sales – 11:00-01:00 daily.

Proposed Off-Sales – 11:00-2200 daily.

2. To delete the seasonal variation:

Remove all references at Question 4 in the Operating Plan.

3. To include gaming and indoor/outdoor sports as activities on the licence:

If granted by the Board, Question 5(c) in the Operating Plan should be updated accordingly.

4. To include the takeaway and delivery of alcohol and food:

If granted by the Board, Question 5(f) in the Operating Plan should be updated accordingly.

EHO

The proposed indoor activities is darts and the proposed outdoor activities in the winter months and if weather permitting is bowls on the front lawn.

Potential Public Health/Noise Nuisance Issues

It is envisaged that the variation to the premises licence would not cause any issues to the amenities of the area.

Covid-19 Risk Assessment

The applicant has submitted covid-19 risk assessment documents which as working documents are considered satisfactory at this time.

POLICE COMMENTS: No Police objections.

OBJECTIONS/REPRESENTATIONS: NONE

POINTS FOR CONSIDERATION:-

(1) To extend the terminal hour for on-sales from 11p.m. to 1a.m. Monday to Thursday and from midnight to 1a.m. Friday to Sunday.

- (2) To extend the commencement hour for off-sales from 12p.m. to 11a.m. Monday to Sunday.
- (3) Provision of takeaway meals and the delivery of food and alcohol.
- (4) Addition of gaming and indoor/outdoor sports as activities.
- (5) Removal of the seasonal variation.

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Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** The Lorne Bar, Chalmers Street, Ardrishaig, PA30 8DX**APPLICANT:** Szilvia Sharma, Lorne House, East Bank Road, Ardrishaig, PA30 8DY**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Public house premises located on ground floor of two storey building located in Chalmers Street, Ardrishaig.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	11.00 to 01.00	11.00 to 22.00	11.00 to 24.00	11.00 to 22.00
Tuesday	11.00 to 01.00	11.00 to 22.00	11.00 to 24.00	11.00 to 22.00
Wednesday	11.00 to 01.00	11.00 to 22.00	11.00 to 24.00	11.00 to 22.00
Thursday	11.00 to 01.00	11.00 to 22.00	11.00 to 24.00	11.00 to 22.00
Friday	11.00 to 01.00	11.00 to 22.00	11.00 to 24.00	11.00 to 22.00
Saturday	11.00 to 01.00	11.00 to 22.00	11.00 to 24.00	11.00 to 22.00
Sunday	12.00 to 01.00	12.30 to 22.00	11.00 to 24.00	11.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) To change the terminal hour for on sales to 24.00.
- 2) To change the opening time on Sundays to 11.00am for on and off sales.
- 3) To add a seasonal variation.
- 4) To add restaurant facilities, bar meals, Club or other group meetings, ice cream, outdoor drinking facilities, dance facilities and take aways.

- 5) To delete gaming.
- 6) To add children and young persons conditions.
- 7) To change the address of the licence holder.
- 8) To change the address of the premises manager.
- 9) To increase the capacity of the premises from 60 to 120.
- 10) To change the layout plan. The applicant has taken over the property next door and knocked through to make it one premises.

CURRENT ACTIVITIES: Receptions including weddings, funerals etc; recorded music; live performances; gaming and televised sports.

PROPOSED SEASONAL VARIATION: Early closure during less busy periods and in the absence of customers or lack of trade or any other reason which can hamper smooth functioning of the licensed premises or the wider trading area.

PROPOSED CHILDREN AND YOUNG PERSON'S CONDITIONS:-

TERMS - Children and young persons are allowed entry to use restaurant facilities or order take away meals, and non-alcoholic drinks, access to the ice cream counter before the licensed hours, during licensed hours and outwith licensed hours. Also have the option to come in with parents for breakfast, lunch or dinner.

AGES – Any age.

TIMES – Any times.

PARTS - Anywhere in the cafe, outside seating or bar apart from the counter where alcohol is served.

LSO: See attached report.

POLICE COMMENTS: There has been a letter of representation submitted from Police Scotland dated 13th April 2021. A copy of the letter is attached.

BUILDING STANDARDS COMMENTS: The works are not complete and thus no consent can be issued by Building Standards. The total occupant capacity for both premises, that are going to become one, is 65 persons in total. See extract from Building Standards comments sent 30th March 2021 in response to the Section 50 application.

BUILDING WARRANT REF: 18/01839/NDOM6 IS NOT YET COMPLETE AND THUS I CANNOT SANCTION THE APPLICATION UNTIL ACCEPTANCE OF COMPLETION. PLEASE ALSO NOTE THAT THE OCCUPANT CAPACITY IS SET AT 65 PERSONS AND NOT 120 AS INTIMATED IN THE APPLICATION FORM! THIS IS BASED ON EXISTING SANITARY FACILITIES AND OCCUPANT CAPACITY OF THE RUMBLING TUM RESTAURANT AND FORMER LORNE BAR, THAT ARE NOW ONE SINGLE BUILDING.

OBJECTIONS/REPRESENTATIONS: NONE

POINTS FOR CONSIDERATION:-

- (1)The applicant has purchased the premises next door to the Lorne (“The Rumblin’ Tum”) and proposes to incorporate them into one premises.
- (2)To reduce the terminal hour for on-sales from 1a.m. to midnight Monday to Sunday and to reduce the commencement hour for on-sales on a Sunday from 12p.m. to 11a.m.
- (3) To reduce the commencement hour for off-sales from 12.30p.m. to 11a.m. on a Sunday.

(4) The addition of a seasonal variation.

(5) To add restaurant facilities, bar meals, club or other group meetings, ice cream, outdoor drinking facilities, dance facilities and takeaways as activities and to delete gaming as an activity.

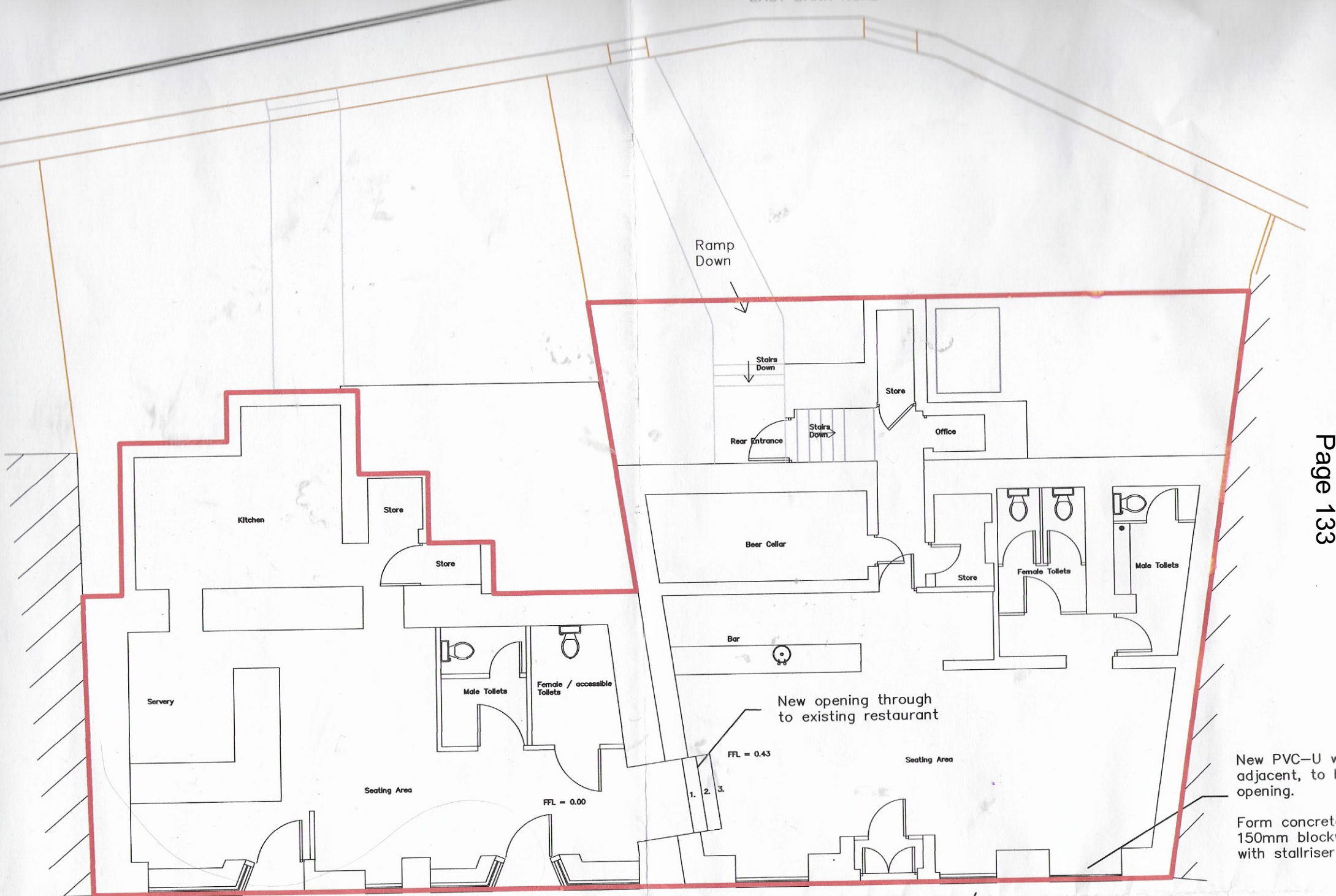
(6) Terms for children and young persons- see the wording proposed by the LSO. The applicant is proposing that children and young persons be permitted access at any time unaccompanied to use the restaurant facilities, order takeaway meals and non-alcoholic drinks and access to the ice cream counter.

(7) Provision of an outdoor drinking area located to the rear of the premises. See the report by the Environmental Health Officer.

(8) Increase in the capacity of the premises from 60 to 120 persons- see the comments from Building Standards.

(9) Consider the letter of representation from Police Scotland.

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THE RUMBLIN' TUM
87 CHALMERS
STREET

THE LORNE BAR 83
CHALMERS STREET

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THE LORNE BAR, CHALMERS STREET, ARDRISHAIG, PA30 8DX

LSO

The Lorne Bar is currently a Public House type premises located on the ground floor of a two storey building located in Chalmers Street, Ardrishaig. The applicant proposes to incorporate the business next door, 'The Rumblin' Tum', to make a larger single premises. The applicant has submitted updated Layout and Operating Plans. The full variation application is as follows:

- 1) To change the terminal hour for on sales, to 24:00 daily.
- 2) To change the opening time on Sundays, from 12:00 (on-sales) and 12:30 (off-sales) to 11:00 on and off sales.
- 3) To add a seasonal variation:

Proposed:

'Early closure during less busy periods and in the absence of customers or lack of trade or any other reason which can hamper smooth functioning of the licensed premises or the wider trading area.'

Board Policy:

'The Management reserve the right to open the business one hour later than the commencement of licensed core hours or close one hour earlier than termination of core hours on any day of the week during winter months i.e. 1st October to 31st March.'

- 4) To add restaurant facilities, bar meals, Club or other group meetings, provision of an ice cream counter, outdoor drinking facilities, dance facilities and takeaways.

The outdoor drinking facilities will be a beer garden to the rear of the premises. If the Board is minded to grant this application, it may wish to impose a usual condition that the use of the outdoor area ceases at 22:00 for persons aged 18 years and over and 20:00 for children and young persons. Also, at Question 6 (*Times*) of the Operating Plan (Children & Young Persons Access), there should be a statement indicating the Board's 20:00 outdoor curfew.

- 5) To delete gaming.
- 6) To add children and young person's conditions:

Proposed:

Terms

Children and young persons are allowed entry to use restaurant facilities or order take away meals, and non-alcoholic drinks, access the ice cream counter before the licensed hours, during licensed hours and outwith licensed hours. Also have the option to come in with parents for breakfast, lunch and dinner.

Ages

Any Age

Times

Anytime

Parts

Anywhere in the café, outside seating or bar apart from the counter where alcohol is served.

From the above wording, the applicant is proposing that children and young persons be allowed entry to the premises unaccompanied at any time, to use the restaurant facilities; purchase takeaway meals and non-alcoholic drinks, and visit an ice cream counter. This is contrary to Board policy ([Section 13](#)) where children and young persons should only be

allowed on premises if taking a meal and accompanied by a person aged 18 years or over until 22:00 at the latest.

Also, In relation to the provision of an ice cream counter in a licensed premises, there is a convenience store and Co-op mini-market, both of which sell ice cream, in walking distance from the premises.

Suggested Children & Young Persons Wording:

The following wording is in keeping with Board policy and general phrasing used in other applications –

Terms

Children and young persons are allowed entry in the company of a person aged 18 years or over until 22:00 for the purpose of taking meal.

Ages

Children – birth to 15 years

Young persons – 16 & 17 years

Times

Indoors – at all times prior to 22:00

Outdoors – at all times prior to 20:00

Parts

All public parts of the premises with exception of the bar area.

- 7) To change the address of the licence holder.
- 8) To change the address of the premises manager.
- 9) To increase the capacity of the premises from 60 to 120:

The Board may wish to satisfy itself that Building Standards is aware of and has approved this doubling in capacity.

- 10) To change the layout plan to depict the addition of the premises next door and the outdoor drinking area to the rear.

General Comment – Operating Plan

The applicant has modified the allowable activities categories at Question 5 in the proposed operating plan, introducing 'Ice Cream' and 'Café Meals & Beverages'. The operating plan is a legal document and the Sectional headings at Question 5 (and other Questions) should not be amended. I recommend that, if granted by the Board, the provision of ice cream and café meals & beverages be included under Question 5(f) (Any Other Activities).

EHO

EHO is liaising with applicant to produce a Covid-19 Risk Assessment.

Environmental Health Report
Variation of Premises Licence
Board Meeting 27th April 2021

The Rumblin'Tum Café and Lorne Bar, 79a/87 Chalmers Street, Ardrishaig PA30 8DX

The variation to the premises licence is to have restaurant facilities, bar meals, ice cream, outdoor drinking facilities, accommodation, and dance facilities.

Potential Public Health/Noise Nuisance Issues

The location of the beer garden to the nearest noise sensitive receptors are a flat above the Rumblin'Tum Café and flats on either side of the Rumblin'Tum Café and the Lorne Bar and residential properties across the Crinan Canal, the nearest of which is approximately 47 meters away as shown on the map below.



The close proximity of the proposed beer garden to residential properties may cause potential noise nuisance issues.

The rear aspect of Chalmers Street consists of two access roads on either side of the Crinan Canal including number 3 lock which may increase the background noise level of the area.

The properties from 89–93 Chalmers Street (to the right of The Rumblin'Tum Café on the map above) are currently undergoing refurbishment and it is unclear at the present time if these premises will be commercial, residential or a mixture of both.

The properties from 77 to 59 Chalmers Street (to the left of the Lorne Bar on the map above) are a mixture of commercial offices with flats above.

Currently the immediate rear area to both the Rumblin'Tum Café and the Lorne Bar are for private use by the flat owners and will need extensive remodelling to transform into an outdoor beer garden. The potential capacity of this area is currently unknown.

The following pictures were taken on Friday 16th April 2021 and show the area around The Rumblin'Tum Café and Lorne Bar.

Picture 1 below, shows the properties along Chalmers Street. Starting on the left with 93 – 89 which are being refurbished, followed by 87-79a, The Rumblin'Tum Café and the Lorne Bar and then 77 – 59 which are various shops with flats above.



Picture 2 below, shows the two flats above The Rumblin'Tum Café and the Lorne Bar. The proposal for the beer garden is to remove the shed and join both back yard areas together.



Picture 3, shows the rear yard area of the flat above the Lorne Bar. The entrance to the bar is down the steps.



Picture 4 below, shows the rear aspect of the flat above The Rumblin'Tum Café, the small yard area and the shed between the two properties.



Picture 5, shows the properties to the right of The Rumblin'Tum Café at 89 – 93 Chalmers Street which are under refurbishment



Picture 6 below, shows the flats further along Chalmers Street to the left of Lorne House/Lorn Bar



Picture 7 below, shows the view across the canal to the residential properties



Covid-19 Risk Assessment

The applicant has submitted covid-19 risk assessment documents which as working documents are considered satisfactory at this time.

OFFICIAL

13 April 2021

Our Ref: L/LIC/JW

Your Ref:

The Clerk
Argyll & Bute Licensing Board
Kilmory
DX599700
LOCHGILPHEAD
PA31 8RT



**POLICE
SCOTLAND**

Keeping people safe

Argyll & West Dunbartonshire
'L' Division Headquarters
Stirling Road
DUMBARTON
G82 3PT

Tel: 01389 822109

Dear Sir

**LICENSING (SCOTLAND) ACT 2005: SECTION 29
APPLICATION FOR VARIATION OF A PREMISES LICENCE
APPLICANT: SZILVIA SHARMA
PREMISES: THE LORNE BAR, CHALMERS STREET, ARDRISHAIG**

I refer to the above application and in terms of section 22(1)(b)(ii) and (iii) of the Act, I make the following representation.

Police Scotland have concerns in relation to two areas of the application.

Firstly, Your Honours will be aware that this application includes the proposal for an outside drinking area to the rear of the premises. Currently this area is not suitable at this time however, the applicant has advised that building work will commence to rectify this.

If the building work is completed to the satisfaction of Argyll & Bute Council's relevant departments, then there would be no police objection to this part of the application.

Secondly, the applicant has added ice cream sales to the proposed operating plan. It is my understanding that there will be a designated counter for this facility however the applicant has not detailed where this will be placed. I would suggest that such a counter would be best placed within the current café area. This allows children and young persons who may attend on their own (for the sole purpose of buying ice cream) to avoid entering the bar area of the premises.

Yours faithfully



John Paterson
Divisional Commander

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Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Furnace Village Store, The Cross, Furnace, by Inveraray, PA32 8XN**APPLICANT:** Cindy MacInnes, Tigh-na-Rathaid, Furnace, by Inveraray, PA32 8XN**AGENT:** n/a**DESCRIPTION OF PREMISES:**

A small village general store and Post Office. The shop sells newspapers, tobacco, general groceries, frozen food, stationery, hardware, decorating materials, soft drinks, wine, beers and spirits.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	N/A	10.00 to 17.30	N/A	10.00 to 18.00
Tuesday	N/A	10.00 to 13.00	N/A	10.00 to 18.00
Wednesday	N/A	10.00 to 17.30	N/A	10.00 to 18.00
Thursday	N/A	10.00 to 17.30	N/A	10.00 to 18.00
Friday	N/A	10.00 to 17.30	N/A	10.00 to 18.00
Saturday	N/A	10.00 to 13.00	N/A	10.00 to 18.00
Sunday	N/A	10.00 to 13.00	N/A	10.00 to 18.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) Change of off-sales hours to 10.00 to 18.00 daily.
- 2) Add takeaway meals, snacks and hot and cold drinks.

CURRENT ACTIVITIES: There are no activities currently noted on the licence.

LSO: The premises are a small village general store and Post Office all on one level. The shop sells newspapers, tobacco, general groceries, frozen food, stationery items and hardware, decorating materials, soft drinks, and wine, beers and spirits. The applicant is looking to:

- 1) Amend off-sales core licensing hours from –
10:00–17:30: Mon, Wed, Thurs & Fri and 10:00-13:00 – Tues, Sat & Sun.
To 10:00-18:00 daily.
- 2) Add takeaway meals, snacks and hot and cold drinks at Question 5(f) – *Any Other Activities* – in the operating plan.

EHO

Potential Public Health/Noise Nuisance Issues

It is envisaged that the variation to the premises licence would not cause any issues to the amenities of the area.

Covid-19 Risk Assessment

The applicant has submitted covid-19 risk assessment documents which as working documents are considered satisfactory at this time.

POLICE COMMENTS: No Police objections.

OBJECTIONS/REPRESENTATIONS: NONE

POINTS FOR CONSIDERATION:-

- (1) To extend the terminal hour for off-sales to 6p.m. Monday to Sunday (currently 5.30p.m. Monday, Wednesday to Friday and 1p.m. Tuesday, Saturday and Sunday).
- (2) The addition of takeaway meals, snacks and hot and cold drinks.

Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** U & A Mini Market, 114-116 West Princes Street, Helensburgh, G84 8XD**APPLICANT:** Atiq-Ur-Rehman, 108 Stonylee Road, Cumbernauld, G67 2LU**AGENT:** Gordon Emslie, GNE Consultancy Ltd., 47 Wallace Brae Drive, Reddingmuirhead, Falkirk, FK2 0FB**DESCRIPTION OF PREMISES:**

General store selling newspapers, magazines, groceries including fruit and vegetables, cigarettes, soft drinks, pet foods, toiletries, wines, spirits, beers, household materials, soap, washing up liquids etc., dairy products, confectionery, crisps etc., pre-packed sandwiches and postage stamps etc. The premises also have a photocopier and arrangements for payment of top ups for mobile phones, payment of electricity and gas bills at a pay point. The premises are situated in a building in a corner location in a mixed residential and commercial area on the periphery of a town centre.

	CURRENT CORE HOURS	
	ON SALES	OFF SALES
Monday	N/A	10.00 to 22.00
Tuesday	N/A	10.00 to 22.00
Wednesday	N/A	10.00 to 22.00
Thursday	N/A	10.00 to 22.00
Friday	N/A	10.00 to 22.00
Saturday	N/A	10.00 to 22.00
Sunday	N/A	10.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) To amend the licensed display capacity from 20.09m² to 21.2m² following a refurbishment of the shop.
- 2) Change to the layout of the premises following refurbishment.

CURRENT ACTIVITIES:- Recorded music

LSO An application for a major variation on adjustment to the alcohol capacity upon completion of a recent refurbishment. The layout remains very much as was with slight increase of an increase of 1.1m²

Operating Plan

Question 7 capacity

Current: 20.09m²

Proposed: 21.20m²

Layout Plan

The LSO has made contact with the applicants' agent and has had the opportunity to view the change via social media video. When compared with the current layout plan, the proposed plan removes a previously vulnerable display area near the front entrance and re sites in two places, one half within the permitted single accessible area and the other half within the permitted single inaccessible area.

EHO; no issues.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:

- (1) Slight increase in off-sales capacity following a refurbishment of the premises (20.09m² to 21.2m²).

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Argyll and Bute Licensing Board

27th April 2021**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Zaina Tandoori Restaurant, 10 John Street, Dunoon, PA23 8DL**APPLICANT:** Lashkar Singh Gidda, 31 Braids Circle, Paisley, PA2 6HS**AGENT:** n/a**DESCRIPTION OF PREMISES:**

General restaurant premises comprising three sitting areas, a waiting area in connection with take-away foods, kitchen and associated stores for food and wines et cetera, staff room and stores, and toilet accommodation and cloakroom.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	11.00 to 23.00	N/A	11.00 to 23.00	11.00 to 22.00
Tuesday	11.00 to 23.00	N/A	11.00 to 23.00	11.00 to 22.00
Wednesday	11.00 to 23.00	N/A	11.00 to 23.00	11.00 to 22.00
Thursday	11.00 to 23.00	N/A	11.00 to 23.00	11.00 to 22.00
Friday	11.00 to 23.00	N/A	11.00 to 23.00	11.00 to 22.00
Saturday	11.00 to 23.00	N/A	11.00 to 23.00	11.00 to 22.00
Sunday	12.30 to 23.00	N/A	12.30 to 23.00	11.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) To add off-sales 11.00 to 22.00 Monday to Sunday.
- 2) To add additional activity at 5(f) pickup and delivery of alcohol and food.

CURRENT ACTIVITIES: Restaurant facilities; Celebrations; Funerals and recorded music.

LSO: An application to add off sales and the additional activity of pickup and delivery of alcohol and food. This application has seen demand for these services increase directly related to the past year's Covid 19 restrictions. The LSO will monitor the deliveries in terms of the legislation as part of the inspection regime.

Operating Plan

Question 3 off sales -

Current N/A

Proposed: add off sales Monday to Sunday 11:00 till 22:00

Question 5 (f) any other activities

Current nil

Proposed; pickup and delivery of alcohol and food

EHO

The Environmental Health officer has been in contact with the applicant to ensure the new delivery and pick up operation will be covered in the written and approved Covid 19 risk assessment.

POLICE COMMENTS: No Police objections.

OBJECTIONS/REPRESENTATIONS: There has been a letter of representation received from:-

George & Margaret Lacey, 27 Alexandra Parade, Dunoon, PA23 8AE. A copy of the letter is attached.

POINTS FOR CONSIDERATION:-

- (1) Addition of off-sales hours 11a.m. to 10p.m. Monday to Sunday.
- (2) The addition of pickup and delivery of food and alcohol as activities.
- (3) Consider the letter of representation from George and Margaret Lacey.

27, Alexandra Parade,
DUNOON PA23 8AE
Friday 26/3/21

Dear Sir / Madam,

with reference to the application on behalf of the Zaina Yandoori Restaurant, John Street, Dunoon, for a variation in off sales times we, George and Margaret Lacey, 27, Alexandra Parade have no objections in principal

However the entrance to our back garden, in which we keep our car, is directly opposite the restaurant, and we can foresee a problem in as much as we could be blocked from having free access to come and go with the car, given that some people will park anywhere that is handy for them regardless of the inconvenience it may cause to others. Despite there being parking within a few minutes walk, this situation has occurred already, granted very rarely but we would seek some reassurance - perhaps from the Police - that we would have guarantee of access. It should also be taken into consideration, that due to the supermarket being in John Street, it is already a busy road.

Yours faithfully,
George & Margaret Lacey

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Revoke Personal Licences

Name
Argyll & Bute Licensing Board

Personal Licence No.	Licence Holder	Effective From Date	Expiry Date	Training Due	Reminder Printed	Notes	Personal Licence Status	Date Licence Revoked	DPM Premises Licence No.	DPM Premises Name	DPM Premises Licence Status	DPM Role Status
AR1147	Tina Henrietta Holloway 49E Chalmers Street Ardrishaig Lochgilphead Argyll PA30 8EY	16/03/2010	16/03/2020	16/03/2020	26/11/2019	Training reminder printed 26/11/2019 30/05/2019 10:10:55 - Licence reminder letter sent.	Current					
AR1151	Andrew Neill MacInnes 33 Morvern Hill Oban PA34 4NS	17/03/2010	17/03/2020	17/03/2020	26/11/2019	Training reminder printed 26/11/2019 30/05/2019 10:10:56 - Licence reminder letter sent.	Current					
AR1156	Fiona Catherine Bell 11 Barm Park Inveraray PA32 8UP	22/03/2010	22/03/2020	22/03/2020	26/11/2019	Training reminder printed 26/11/2019 30/05/2019 10:10:57 - Licence reminder letter sent.	Current					
AR1166	Christine Ann Stewart 8 McCallum Court Lochgilphead PA31 8TB	13/04/2010	13/04/2020	13/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 19/06/2019 14:13:33 - Licence reminder letter sent.	Current					
AR1167	Arचना MacDonald 3 McInrye Terrace Lochgilphead PA31 8TF	13/04/2010	13/04/2020	13/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 19/06/2019 14:13:34 - Licence reminder letter sent.	Current					
AR1170	Daniel William Henderson 53 MacDonald Terrace Lochgilphead PA31 8TE	22/04/2010	22/04/2020	22/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 19/06/2019 14:13:35 - Licence reminder letter sent.	Current					
AR1171	Lesley Norman 10 The Stances Kilmichael Glassary Lochgilphead PA31 8QA	22/04/2010	22/04/2020	22/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 19/06/2019 14:13:37 - Licence reminder letter sent.	Current					
AR1172	Dawn Paver 14 Dewar Avenue Lochgilphead PA31 8NR	22/04/2010	22/04/2020	22/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 19/06/2019 14:13:36 - Licence reminder letter sent.	Current					

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9	AR1175 Valerie Jones Arburn Cottage Arden Luss G83 8RH	23/04/2010	23/04/2020	23/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 19/06/2019 14.13.39 - Licence reminder letter sent.	Current		AR/8	The Shop	Current	Current
10	AR1185 Sally Ann Orr Kylbank 43 Archibug Road Rothessay Isle of Bute PA20 0NL	02/06/2010	02/06/2020	02/06/2020	17/02/2020	Training reminder printed 17/02/2020 23/08/2019 14:14:58 - Licence reminder letter sent.	Current					
11	AR1186 James Kelly 153 Kingsseat Avenue Grangemouth FK3 0AB	02/06/2010	02/06/2020	02/06/2020	17/02/2020	Training reminder printed 17/02/2020 23/08/2019 14:14:59 - Licence reminder letter sent.	Current					
12	AR1198 Mark Ellis 13 Lochneil Street Lochgillhead PA31 8LL	25/06/2010	25/06/2020	25/06/2020	17/02/2020	Training reminder printed 17/02/2020 23/08/2019 14:15:03 - Licence reminder letter sent.	Current					
3	AR1982 Jill Wadge The Anchorage Hall Road Rhu G84 8RR	17/03/2015	16/03/2025	17/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					
4	AR1984 Hariz Uddin Flat No. 1 5 Albany Terrace George Street Oban PA34 5NY	17/03/2015	16/03/2025	17/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current		AR/178	Taj Mahal Tandoori Restaurant	Current	Current
15	AR1985 Craig Allan Hunter Fraser Forest Holidays Ardgattan Arrochar Argyll and Bute G83 7AR	20/03/2015	19/03/2025	20/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					
16	AR1986 Ranald James Watson 15 Hillside Road Campbeltown Argyll PA28 6NE	20/03/2015	19/03/2025	20/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					
17	AR1987 Emma Lily Mullen 40 William Street Helensburgh G84 8XX	20/03/2015	19/03/2025	20/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					
18	AR1995 Natasha Robertson 8 Dixon Crescent Kilm Dumoon PA23 8NE	20/03/2015	19/03/2025	20/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					

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19	AR1996 Graham Graig 40 Aikhen Drive Whitburn West Lothian EH47 0HD	31/03/2015	30/03/2025	31/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					
20	AR1999 Vanessa Eastwood 14 StoreyMall Gardens Dumbarton G82 3HR	31/03/2015	30/03/2025	31/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					
21	AR2000 John Davies 4 Drimsyrie Court Lochgillhead PA24 8AD	31/03/2015	30/03/2025	31/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					
22	AR2001 Johann McBride Glendyne 23 Argyll Road Dunoon PA23 8EL	31/03/2015	30/03/2025	31/03/2020	26/11/2019	Training reminder printed 26/11/2019	Current					
23	AR2003 David Stewart Allen 109 Davaar Avenue Campbelltown PA28 6NQ	09/04/2015	08/04/2025	09/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
24	AR2004 Euan Wilson McInyre Skerryvore Isle of Lona PA76 6SP	04/06/2015	04/06/2025	03/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					
25	AR2008 Liam Burns 5 Rhuvaal Road Oban PA34 4BX	28/04/2015	27/04/2025	28/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
26	AR2009 Kris Western 24 Caledonia Walk Rothesay Isle of Bute PA20 0EH	17/04/2015	16/04/2025	17/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
27	AR2010 Rafal Kuszpik Oban Bay Hotel - Staff House Corran Esplanade Oban Argyll PA34 5AE	28/04/2015	27/04/2025	28/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
28	AR2012 Sarah Louise Howard 23 Battery Place Rothesay Isle of Bute PA20 9DU	28/04/2015	27/04/2025	28/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
29	AR2013 James Riddick 61 Baldwin Avenue Knightswood Glasgow G13 8QT	23/06/2015	22/06/2025	23/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					

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30	AR2014 Linda Ann Fraser 26 Eden Drive Rothesay Isle of Bute PA20 9HX	28/04/2015	27/04/2025	28/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
31	AR2015 James Scott Merritt Houston Villa 2 Kirk Brae Dunoon PA23 7HQ	28/04/2015	27/04/2025	28/04/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
32	AR2019 Jack Bernard Corliner 10 Logie Place Kirkmichael Helensburgh G84 7NX	01/05/2015	30/04/2025	01/05/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
33	AR2020 Steven William Pickett 0/1 17 Newfield Place Rutherglen G73 1EZ	01/05/2015	30/04/2025	01/05/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
34	AR2023 Eilidh MacLennan 10 Keil Gardens Benderloch Oban PA37 1SY	01/05/2015	30/04/2025	01/05/2020	18/12/2019	Training reminder printed 18/12/2019 Training reminder printed 18/12/2019 Training reminder printed 18/12/2019	Current					
35	AR2024 Jim Milligan 2 Iola Cottages Ayrhill Argyll PA38 4BA	13/05/2015	12/05/2025	13/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current		AR800	The Old Inn	Current	Current
36	AR2025 William Paul 16 Church Place Rhu Helensburgh G84 8DY	13/05/2015	12/05/2025	13/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
37	AR2026 Frances Margaret Corbett Conachair Auchtrannie Road Brodick Isle of Arran KA27 8BZ	29/05/2015	28/05/2025	29/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
38	AR2027 Debra Stewart Glenburn Cottages Glenburn Hotel Mount Stuart Road Rothesay Isle of Bute PA20 9JP	18/05/2015	17/05/2025	18/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
39	AR2029 Ryan McConnachie 5 Allan Crescent Alexandria G83 0BJ	18/05/2015	17/05/2025	18/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					

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40	AR2032 Fiona Sutherland Taychreggan Hotel Kilchrean Tayruilt PA35 1HQ	20/05/2015	19/05/2025	20/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
41	AR2033 James Crawford Flat 2/1 18 Battery Place Rothessay Isle of Bute PA20 9DU	20/05/2015	19/05/2025	20/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
42	AR2034 Laura Anne Crawford Flat 2/1 18 Battery Place Rothessay Isle of Bute PA20 9DU	20/05/2015	19/05/2025	20/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
43	AR2035 Andrew Curnming McEachern 13 Burnside Btuchladich Isle of Islay PA49 7UR	22/06/2015	21/06/2025	22/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					
44	AR2036 Leone Jane Wood Excise House Caol Ila Port Askaig Isle of Islay PA46 7RJ	22/06/2015	21/06/2025	22/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					
45	AR2037 Lisa Mary Docherty 1 Ferryhouse Fionnphort Isle of Mull PA66 6BL	25/05/2015	24/05/2025	25/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
46	AR2038 Robert Thomas Davies 7 Port Ramsay Isle of Lismore Oban PA34 5JN	25/05/2015	24/05/2025	24/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
47	AR2040 Alan Liddell Flat 0/2 23 Argyll Place Rothessay PA20 0BA	29/05/2015	28/05/2025	29/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
48	AR2042 Ashley Dunn 6 St Medans Way Rosneath Helensburgh G84 0SQ	29/05/2015	28/05/2025	29/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					
49	AR2043 John McEllian 79 Crosshill Avenue Campbeltown PA28 6LJ	29/05/2015	28/05/2025	29/05/2020	17/01/2020	Training reminder printed 17/01/2020	Current					

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50	AR2045 John Fisher 14 Highbank Park Lochgilphead PA31 8NL	04/06/2015	03/06/2025	04/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					
51	AR2046 Darcey Faye Martin 21 Clachan Road Rosneath Helensburgh G84 0RJ	04/06/2015	03/06/2025	04/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					
52	AR2049 Gail Mary Struthers Balmearnach Glengorm Estate Tobermory Isle of Mull PA75 6QU	16/06/2015	15/06/2025	16/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					
53	AR2052 Annette Wood 10 Riverside Court Tobermory Isle of Mull PA75 6RF	22/06/2015	21/06/2025	22/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					
54	AR2053 Catriona MacEachran 16 Struan Crescent Tobermory Isle of Mull PA75 6AD	22/06/2015	21/06/2025	22/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					
55	AR2054 Adam McClelland Jaitea 2 Hazelbank Court Campbelltown Argyll PA28 6EZ	22/06/2015	21/06/2025	22/06/2020	17/02/2020	Training reminder printed 17/02/2020	Current					

Licence No.	Name of Premises	Address
AR/271	Alexandra Hotel	Corran Esplanade
AR875	Ardardan Estate	Ardardan Walled Garden N
AR/348	Argyllshire Gathering Halls	Breadalbane Street
AR/553	Ben Arthurs Bothy	Main Road
AR/700	Chandlers	Ascog Bay
AR/196	Colintraive Hotel	Colintraive
AR/552	Columba Hotel	North Pier
AR/45	Craignure Inn	Craignure
AR/470	Criterion Bar	27 Gallowgate
AR731	Crystal Palace	28 Main Street
AR/181	Crystal Palace	130 George Street
AR/587	Cuan Mor	60 George Street
AR/537	Dalmally Hotel	Dalmally
AR873	Food from Argyll at the Pier	Oban Ferry Terminal
AR/175	Glenburn Hotel	Mount Stuart Road
AR/70	Loch Long Hotel	Arrochar
AR/203	Lochawe Stores and Post Office	Lochawe
AR/38	MacClure's Bar	2 Ferry Brae
AR/227	Pucks Rest (formerly West End Hotel)	54 Victoria Parade
AR764	Ranald Hotel	41 Stevenson Street
AR/229	Struan Bar	15a Mount Stuart Road
AR/471	Taste of China (formerly No. 28)	28 East Princes Street
AR/448	The Bellachroy	Dervaig
AR853	The Coylet Inn	Loch Eck
AR/299	The Crown (formerly Brass Monkey Bar a	49-53 Argyll Street
AR/319	The Palace	11 West Clyde Street
AR/419	The Regent Hotel	Corran Esplanade
AR765	The Tartan Tavern	3 Albany Terrace
AR/202	The Upper Crust	88A West Clyde Street
AR/170	Walkers Filling Station	361 Argyll Street
AR/343	Wide Mouthed Frog	Dunstaffnage Yacht Haven

Address 2	Address 3	Address 4	Fee Due
Oban	PA34 5AA		£500.00
Cardross	G82 5HD		£500.00
Oban	PA34 5NZ		£280.00
Arrochar	G82 7AA		£280.00
Isle of Bute	PA20 9ET		£220.00
PA22 3AS			£220.00
Oban	PA34 5QD		£500.00
Isle of Mull	PA65 6AY		£220.00
Rothesay	PA20 0HR		£220.00
Tobermory	Isle of Mull	PA75 6NU	£220.00
Oban	PA34 5NT		£280.00
Oban	PA34 5SD		£280.00
Argyll	PA33 1AY		£500.00
Oban	PA34 4DB		£220.00
Rothesay	Isle of Bute	PA20 9JP	£220.00
G83 7AA			£700.00
By Dalmally	Argyll	PA33 1AQ	£220.00
Dunoon	PA23 7QJ		£280.00
Dunoon	Argyll	PA23 7HU	£220.00
Oban	PA34 5NA		£280.00
Rothesay	Isle of Bute	PA20 9DY	£220.00
Helensburgh	G84 7QA		£220.00
Isle of Mull	PA75 6QW		£220.00
by Dunoon	PA23 8SG		£220.00
Dunoon	Argyll	PA23 7HG	£280.00
Helensburgh	G84 8SQ		£280.00
Oban	PA34 5PZ		£220.00
George Street	Oban	Argyll	£280.00
Helensburgh	G84 8BB		£220.00
Dunoon	PA23 7RN		£220.00
Dunbeg	By Oban	PA37 1PX	£280.00