

Public Document Pack

THE ARGYLL AND BUTE LICENSING BOARD

Tel. (01546) 604128

Kilmory
Lochgilphead

9 November 2023

Dear Sir/Madam

LICENSING (SCOTLAND) ACT 2005

A meeting of the **ARGYLL AND BUTE LICENSING BOARD** will be held in the **BY SKYPE** on **TUESDAY, 14 NOVEMBER 2023 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 7TH SEPTEMBER 2023**
4. **APPLICATION FOR A PREMISES LICENCE**

(a) The Pier Cafe, Main Street, Tobermory, Isle of Mull, PA75 6NU

Summary sheet attached – Item 4(a)

5. **APPLICATION FOR MAJOR VARIATION OF A PREMISES LICENCE**

(a) Cadenhead's Campbeltown Whisky Shop & Tasting Room

The applicant wishes to vary the licence as follows:-

- 1) Addition of larger external courtyard area.
- 2) Addition of blending lab.
- 3) To change start time for on-sales from 11.00am to 10.00am Monday to Saturday.
- 4) To change the premises manager.
- 5) To remove conference facilities and add bar meals and recorded music

as activities.

Summary sheet attached – Item 5(a)

- (b) Caol Ila Distillery, Port Askaig, Isle of Islay, PA46 7RL

The applicants wish to vary the licence as follows:-

- 1) In box 5 (f) of the Operating plan, to insert the following wording:
 1. Both internal and external areas may be used for market purposes where third parties exhibit and sell food, drink and other products.
 2. Light food offerings may be provided within the premises and external areas.
 3. The premises may be used for arts, crafts and creative demonstrations and workshops.
 4. Electronic games and interactive facilities may be available on the premises
- 2) Change to the off-sales capacity figure.
- 3) Change to the third floor layout plan.

Summary sheet attached – Item 5(b)

- (c) Dunoon Burgh Hall, 195 Argyll Street, Dunoon, PA23 7DD

The applicant wishes to vary the licence as follows:-

- 1) To add off-sales from shop area.
- 2) Add capacity of off-sales alcohol display area
- 3) Adjust layout plan to show position of off-sales display area.

Summary sheet attached – Item 5(c)

- (d) Oban Distillery, Stafford Street, Oban, PA34 5NH

The applicants wish to vary the licence as follows:-

- 1) To change the wording at question 5(f) to include internal and external markets, sale of light food offerings and the use of the premises for arts, crafts and creative demonstrations and workshops.
- 2) Change of email address for Premises Manager.

Summary sheet attached – Item 5(d)

- (e) Springbank Distillery Visitors Centre and Shop, Well Close, Campbeltown, PA28 6ET

The applicant wishes to vary the licence as follows:-

- 1) Addition of external seating area.
- 2) Addition of blending lab.
- 3) To change the on-sales start time from 11.00am to 10.00am Monday to Saturday.
- 4) To add bar meals, receptions, funerals, Club or other group meetings and recorded music and outdoor drinking facilities as activities.

Summary sheet attached – Item 5(e)

- (f) The Keel Row, Fionnphort, Isle of Mull, PA66 6BL

The applicants wish to vary the licence as follows:-
To add conference facilities, theatre and dance facilities to take place
outwith core licensing hours. To also add films as an activity.

Summary sheet attached – Item 5(f)

6. APPLICATION FOR A PROVISIONAL PREMISES LICENCE (CONTINUED FROM A PREVIOUS MEETING)

- (a) Mansefield House, The Gallery and the Larder, Shore Road, Arrochar, G83 7AG
- (b) Aart Hotel, Marine Parade, Hunters Quay, Dunoon, PA23 8HJ

7. APPLICATION FOR MAJOR VARIATION OF A PREMISES LICENCE (CONTINUED FROM A PREVIOUS MEETING)

- (a) Tower Digital Arts Centre & Submarine Centre, 81 Sinclair Street, Helensburgh, G84 8TR

The applicants wish to vary the licence as follows:-

- 1) To change the layout plan to include Screen 1 and the Submarine Centre.
- 2) To increase the capacity to 510 persons.
- 3) To change the wording at Terms of the children and young person's conditions.

Summary sheet attached – Item 7(a)

8. 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.

A list of personal licences to be revoked is attached.

9. ANY OTHER BUSINESS

10. DATE OF NEXT MEETING

The next Meeting of the Licensing Board will be held on Tuesday 27th February 2024 at 11.00am.

Argyll and Bute Licensing Board

Councillor Jan Brown

Councillor Kieron Green (Chair)

Councillor Graham Hardie

Councillor Paul Donald Kennedy

Councillor Luna Martin

Councillor Dougie Philand

Susan Mair

Councillor Audrey Forrest

Councillor Amanda Hampsey

Councillor Mark Irvine (Vice-Chair)

Susan Mair (Clerk)

Councillor Liz McCabe

Contact: Margaret MacLean Tel: 01546 604128

Argyll and Bute Licensing Board**14th November 2023****APPLICATION FOR GRANT OF A PREMISES LICENCE****NAME OF PREMISES:** The Pier Café, Main Street, Tobermory, PA75 6NU**APPLICANT:** Michelle Devlin, 7 Morvern Drive, Tobermory, PA75 6AH**AGENT:** n/a**DESCRIPTION OF PREMISES:**

The premises is a cafe based on the Calmac Pier in Tobermory. It is the ground floor of the building with outside seating. Total capacity with outside and inside is 50 persons, serving cafe food and alcohol as well as off sales (specialising in Hebridean whisky and gin). The building is owned by Caledonian Maritime Ltd and is shared with Cafe Fish and Calmac.

	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 24.00	10.00 to 22.00
Saturday	11.00 to 24.00	10.00 to 22.00
Sunday	11.00 to 24.00	10.00 to 22.00

ACTIVITIES:- Restaurant facilities; Bar meals; Receptions; Recorded music and outdoor drinking.**CHILDREN AND YOUNG PERSON'S CONDITIONS:-**

TERMS – Children must be accompanied by an adult. Young persons may be unaccompanied.

AGES – All ages.

TIMES – All times.

PARTS – All public areas.

CAPACITY OF PREMISES: - On sales – 50 persons

LSO COMMENTS: See attached report.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-

LSO REPORT

THE PIER CAFÉ, MAIN STREET, TOBERMORY, ISLE OF MULL, PA75 6NU (REPORT BY ERIC DEARIE)

Description of Premises

The premises (see photos below) is a cafe based on the Calmac Pier, Tobermory, it comprises the ground floor of the building with outdoor seating. Total capacity (indoors and outdoors) is 50 persons. The premises will provide café food and alcohol as well as off-sales (specialising in Hebridean Whisky and Gin). The building is owned by Calmac and is shared with another restaurant Café Fish and Calmac.

Operating Plan

The premises will be licenced for on-sales and off-sales of alcohol –

On-sales hours – 1100 to Midnight daily

Off-sales hours – statutory hours of 1000 to 2200 daily

Activities will be – bar meals (during core hours only); recorded music (during core hours only); and outdoor drinking facilities (both during and outwith core hours). Wording similar to the following should be included in the box under Q5 Activities –

“The outdoor area may be used prior to the start of on-sales core licensing hours to provide food and non-alcoholic beverages”

The applicant has been made aware of this requirement.

Outdoor drinking

The applicant has been made aware of the Board’s curfew policy and the following statement should be recorded at box 5(f) of the operating plan –

“The outdoor area will cease to operate at 10pm for persons aged 18 years and over and 8pm for children and young persons.”

Children & Young Person Access

After discussion with the applicant the following statement should be considered by the Board –

Terms

Children and young persons of all ages allowed access to take a meal and when accompanied by a person aged 18 years or over.

Ages

Children [birth to 15 years]

Young persons [16 & 17 years]

Times

Until 10pm generally and 8pm for the outdoor area

Parts

All public parts of the premises

Layout Plan

The outdoor area on the original layout plan submitted was not fully measured (width x breadth). The applicant has submitted an updated plan in this respect. The applicant has

also been advised to physically cordon off the outdoor area when in use so that staff and customers are aware of the extent of the licensed area, the applicant intends using planters to delineate the licensed area.

The LSO has no concerns with this application.

EHO

The EHO has been made aware of this application and no comments have been received.

The Pier Cafe



The Pier Cafe



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Argyll and Bute Licensing Board**14th November 2023****VARIATION OF A PREMISES LICENCE**

NAME OF PREMISES: Cadenhead's Campbeltown Whisky Shop & Tasting Room, 30-32 Union Street, Campbeltown, PA28 6JA

APPLICANT: J & A Mitchell & Co. Ltd., Springbank Distillery, Well Close, Campbeltown, PA28 6ET

AGENT: N/A

DESCRIPTION OF PREMISES:

The premises are situated a short distance from the Main Street with the off sales facility situated at 30-32 Union Street, Campbeltown, PA28 6JA whilst the Tasting Room area is accessed from the rear of these premises at 7 Bolgam Street, Campbeltown, PA28 6HZ with the two properties being linked as can be seen from our layout plan.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Tuesday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Wednesday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Thursday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Friday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Saturday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Sunday	12.30 to 23.00	12.30 to 22.00	12.30 to 23.00	12.30 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) Addition of larger external courtyard area.

- 2) Addition of blending lab.
- 3) To change start time for on-sales from 11.00am to 10.00am Monday to Saturday.
- 4) To change the premises manager.
- 5) To remove conference facilities and add bar meals and recorded music as activities.

CURRENT ACTIVITIES: Conference facilities; Celebrations; Funerals; Club or other group meetings and outdoor drinking facilities.

LSO: [Cadenhead's](#) is situated a short distance from Campbeltown Main Street, with the off sales facility situated at 30-32 Union Street, whilst the Tasting Room area is accessed from the rear of these premises at 7 Bolgam Street, with the two properties being linked as can be seen from the layout plan.

Operating Plan

Amend on-sales trading hours from 1100 to 2300 (Mon-Sat) and 1230 to 2300 (Sun) to 1000 hours to 2300 (Mon-Sat) and 1230 to 2300 (Sun).

To remove Conference Facilities completely at Q5(a) and add Recorded Music during core hours only at Q5(c).

Capacity

The applicant has requested the capacity be amended as follows –

Current

Capacity breakdown - retail shop - 50

Tasting room - sitting 64 standing 90

Courtyard - sitting 30 standing 100

Proposed

Capacity breakdown

Retail shop - 50

Tasting room - sitting 64 standing 90

Courtyard - sitting 50 standing 100

Layout Plan

Addition of ticketed Blending Lab and extension of Courtyard area both clearly denoted on the plan.

The LSO has no concerns with this application.

EHO

The EHO has been made aware of this application and no comments have been received.

POLICE COMMENTS: No Police objections.

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:

- (1)Extend the commencement hour for on-sales from 11a.m. to 10a.m. Monday to Saturday
- (2)Addition of larger external area with the resultant increase in seating capacity from 30 to 50
- (3)Addition of blending lab
- (4)To remove conference facilities as an activity and add bar meals and recorded music as activities
- (5)Change of premises manager

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Argyll and Bute Licensing Board**14th November 2023****VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Caol Ila Distillery, Port Askaig, Isle of Islay, PA46 7RL**APPLICANT:** Diageo Scotland Limited, 11 Lochside Place, Edinburgh, EH12 9HA**AGENT:** Morton Fraser, Quatermile Two, 2 Lister Square, Edinburgh, EH3 9GL**DESCRIPTION OF PREMISES:**

Caol Ila Distillery is situated on the coast some two miles from the ferry terminal of Port Askaig, Isle of Islay. Part of a whisky distillery, the licensed areas include a visitor centre, shop, office/reception building, distillery meeting/tasting room, cooperage and external licensed areas.

	EXISTING LICENSED HOURS	
	ON SALES	OFF SALES
Monday	10.00 to 23.00	10.00 to 22.00
Tuesday	10.00 to 23.00	10.00 to 22.00
Wednesday	10.00 to 23.00	10.00 to 22.00
Thursday	10.00 to 23.00	10.00 to 22.00
Friday	10.00 to 23.00	10.00 to 22.00
Saturday	10.00 to 23.00	10.00 to 22.00
Sunday	10.00 to 23.00	10.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicants wish to vary the licence as follows:-

- 1) In box 5 (f) of the Operating plan, to insert the following wording:
 1. Both internal and external areas may be used for market purposes where third parties exhibit and sell food, drink and other products.
 2. Light food offerings may be provided within the premises and external areas.

3. The premises may be used for arts, crafts and creative demonstrations and workshops.
4. Electronic games and interactive facilities may be available on the premises
- 2) Change to the off-sales capacity figure.
- 3) Change to the third floor layout plan.

CURRENT ACTIVITIES: Conference facilities; Restaurant facilities; Bar meals; Celebrations; Funerals; Club or other group meetings; Recorded music; Live performances; Dance facilities; Theatre; Films; and outdoor drinking.

CURRENT WORDING AT Q5(F) ANY OTHER ACTIVITIES:- The premises is associated with Caol Ila distillery and may be used in connection with tours and for other educational activities related to the production of whisky and other alcoholic products at any time.

The premises will be used for education in and promotion of Diageo products to Diageo employees and other parties and may be used more generally for training purposes including outwith core hours.

The premises has retail facilities which sell alcohol and other products.

The premises may be used for the taking and dispatch of orders including by electronic commerce.

The premises may be used for tastings/sampling of whisky and other alcoholic and food products.

The premises may be used for charity events, dinners, talks and cookery and other demonstrations.

The premises may be used as a venue for the Islay Festivals.

LSO COMMENTS: [Caol Ila Distillery](#) is situated on the coast some two miles from the ferry terminal of Port Askaig, on the Isle of Islay. Part of a whisky distillery, the licensed areas include a visitor centre, shop, office/reception building, distillery meeting/tasting room, cooperage and external licensed areas.

Operating Plan

In box 5 (f) of the Operating plan, to insert the following wording:

1. Both internal and external areas may be used for market purposes where third parties exhibit and sell food, drink and other products.
2. Light food offerings may be provided within the premises and external areas.
3. The premises may be used for arts, crafts and creative demonstrations and workshops.
4. Electronic games and interactive facilities may be available on the premises.
5. Capacity 26.75m² (alcohol shelving display) and 15.59m³ (alcohol display furniture/cabinets)

Question 7 – Capacity

Current

On sales - 799

Off sales - 37.30 m²

Capacity breakdown - with 1000 for special events/festivals.

Breakdown:-

Brand home 567

Shop 37

Office 60

Cooperage 60

External area 75

Proposed

Off sales 26.75m²; 15.59m³

On sales 799 with 1000 for special events/festivals

Breakdown –

Brand Home 567

Distillery Meeting/Tasting Room 37

Office 60

Cooperage 60

External area 7

The LSO has no concerns with this application.

EHO

The EHO has been made aware of this application and no comments have been received.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-

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Argyll and Bute Licensing Board**14th November 2023****VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Dunoon Burgh Hall, 195 Argyll Street, Dunoon, PA23 7DD**APPLICANT:** Dunoon Burgh Hall Trust, Address as above**AGENT:** N/A**DESCRIPTION OF PREMISES:**

Dunoon Burgh Hall is a community arts facility on the main shopping street of Dunoon. The building has three levels.

On the ground floor is a suite of gallery rooms, a suite of art workshop rooms, a cafe, toilets and an entrance hallway.

On the first floor is the main hall with stage and balcony, two back stage rooms and toilets. There is a rear fire exit down six stairs from this level on to Hanover Street.

On the second floor is a small office space.

There is an access ramp to the main front entrance on Argyll Street and clear pavement space.

There is a small enclosed garden area to the rear.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	11.00 to 24.00	N/A	11.00 to 24.00	10.00 to 22.00
Tuesday	11.00 to 24.00	N/A	11.00 to 24.00	10.00 to 22.00
Wednesday	11.00 to 24.00	N/A	11.00 to 24.00	10.00 to 22.00
Thursday	11.00 to 24.00	N/A	11.00 to 24.00	10.00 to 22.00
Friday	11.00 to 24.00	N/A	11.00 to 24.00	10.00 to 22.00
Saturday	11.00 to 24.00	N/A	11.00 to 24.00	10.00 to 22.00
Sunday	11.00 to 24.00	N/A	11.00 to 24.00	10.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) To add off-sales from shop area.
- 2) Add capacity of off-sales alcohol display area
- 3) Adjust layout plan to show position of off-sales display area.

CURRENT ACTIVITIES: Conference facilities; Restaurant facilities; Bar meals; Celebrations; Funerals; Club or other group meetings; Recorded music; Live performances; Dance facilities; Theatre; Films; Gaming and outdoor drinking facilities.

LSO: Dunoon Burgh Hall is a community arts facility on the main shopping street of Dunoon. The building has three levels. On the ground floor is a suite of gallery rooms, a suite of art workshop rooms, a café and gift shop, toilets and an entrance hallway.

On the first floor is the main hall with stage and balcony, two back stage rooms and toilets. There is a rear fire exit down six stairs from this level on to Hanover Street.

On the second floor is a small office space.

There is an access ramp to the main front entrance on Argyll Street and clear pavement space.

There is a small enclosed garden area to the rear.

The current premises licence does not permit off sales, this variation application seeks permission to add off sales to the gift shop on the ground floor to enable sales of both local & specialised alcohol, for the tourists and visitors to the centre.

The alcohol will be displayed within a single locked glass cabinet within the gift shop, the alcohol is inaccessible to the public and will be supplied via trained staff member only.

The centre has had held a premises licence for on sales without incident or issue, for over five years

Operating PlanAdd off sales**Question 1**

1(c) Will alcohol be sold for consumption both ON and OFF the premises?

YES

Question 3

10am till 10pm seven days

Question 7

Capacity; 0.26m³

EHO

No issues

POLICE COMMENTS: No Police objections.

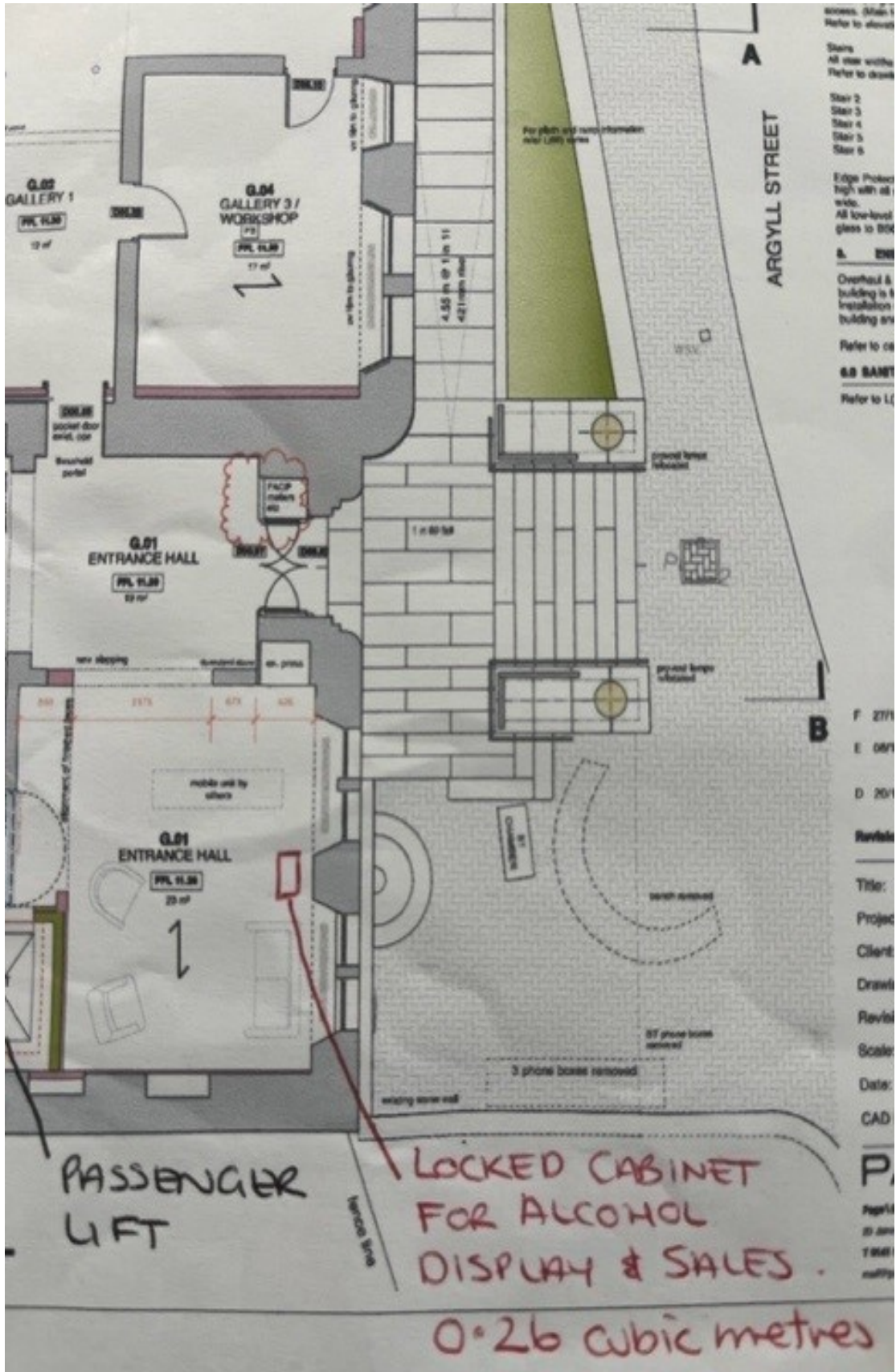
OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:

(1) Addition of off-sales 10a.m. to 10p.m. Monday to Sunday. Alcohol will be displayed in a single locked glass cabinet within the gift shop.

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Argyll and Bute Licensing Board**14th November 2023****VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Oban Distillery, Stafford Street, Oban, PA34 5NH**APPLICANT:** Diageo Scotland Limited, 11 Lochside Place, Edinburgh, EH12 9HA**AGENT:** Morton Fraser, Quatermile Two, 2 Lister Square, Edinburgh, EH3 9GL**DESCRIPTION OF PREMISES:**

The premises occupy an extensive two and three storey building selling off-sales to its visitors.

	EXISTING LICENSED HOURS	
	ON SALES	OFF SALES
Monday	10.00 to 23.00	10.00 to 22.00
Tuesday	10.00 to 23.00	10.00 to 22.00
Wednesday	10.00 to 23.00	10.00 to 22.00
Thursday	10.00 to 23.00	10.00 to 22.00
Friday	10.00 to 23.00	10.00 to 22.00
Saturday	10.00 to 23.00	10.00 to 22.00
Sunday	10.00 to 23.00	10.00 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicants wish to vary the licence as follows:-

- 1) To change the wording at question 5(f) to include internal and external markets, sale of light food offerings and the use of the premises for arts, crafts and creative demonstrations and workshops.
- 2) Change of email address for Premises Manager.

CURRENT ACTIVITIES: Conference facilities; Restaurant facilities; Celebrations; Funerals; Club or other group meetings; Recorded music; Live performances; Dance facilities; Theatre; Films; and outdoor drinking.

CURRENT WORDING AT Q5(F) ANY OTHER ACTIVITIES:- The premises is associated with Oban Distillery and may be used in connection with tours and for other educational activities related to the production of whisky and other alcoholic products at any time. Visitors may be either during standard opening hours or private tours outwith hours.

The premises will be used for education in and promotion of Diageo products to Diageo employees and other parties and may be used more generally for training purposes including outwith core hours. The premises may be used for the taking and dispatch of orders including by electronic commerce. A retail shop is contained within the premises and may sell alcohol and other products. The premises may be used for tastings/sampling of whisky and other alcoholic and food products. The premises may be used for charity events, dinners, talks and cookery and other demonstrations. Areas of the premises may be used for the production and storage of Diageo's products and for office and administration functions associated with this. The premises may be used on a 24 hour basis for these purposes.

LSO COMMENTS: [Oban Distillery](#) is located in Oban Town Centre and occupies an extensive two and three storey building selling on-sales and off-sales to its visitors.

Operating Plan

Amendment of wording in Box 5(f) to include –

1. Both internal and external areas may be used for market purposes where third parties exhibit and sell food, drink and other products.
2. Light food offerings may be provided within the premises and external areas.
3. The premises may be used for arts, crafts and creative demonstrations and workshops.
4. Change of email address for Premises Manager

The LSO has no concerns with this application.

EHO

The EHO has been made aware of this application and no comments have been received.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-

Argyll and Bute Licensing Board**14th November 2023****VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Springbank Distillery Visitors Centre and Shop, Well Close, Campbeltown,
PA28 6ET**APPLICANT:** J & A Mitchell & Co. Ltd., Springbank Distillery, Well Close, Campbeltown,
PA28 6ET**AGENT:** N/A**DESCRIPTION OF PREMISES:**

The premises are a visitor centre and shop forming part of the distillery located within its own grounds, and providing distillery tours; tastings and sale of distillery merchandise.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Tuesday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Wednesday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Thursday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Friday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Saturday	11.00 to 23.00	10.00 to 22.00	10.00 to 23.00	10.00 to 22.00
Sunday	12.30 to 23.00	12.30 to 22.00	12.30 to 23.00	12.30 to 22.00

DETAILS OF VARIATIONS SOUGHT:-

The applicant wishes to vary the licence as follows:-

- 1) Addition of external seating area.
- 2) Addition of blending lab.

- 3) To change the on-sales start time from 11.00am to 10.00am Monday to Saturday.
- 4) To add bar meals, receptions, funerals, Club or other group meetings and recorded music and outdoor drinking facilities as activities.

CURRENT ACTIVITIES: There are currently no activities listed on the licence

LSO: [Springbank Distillery](#) is a visitor centre and shop forming part of the distillery located within its own grounds, and providing distillery tours; tastings and sale of distillery merchandise.

Operating Plan

Amend on-sales hours from 1100 to 2300 (Mon-Sat) to 1000 to 2300 (Mon-Sat). No change to Sunday trading hours (1230 to 2300).

Add – Bar Meals; Receptions & Funerals; Club or Other Group Meetings; Recorded Music and Outdoor Drinking Facilities. All within core licensing only.

In Box 5(f) add – Ticketed Blending Lab

The LSO has no concerns with this application.

EHO

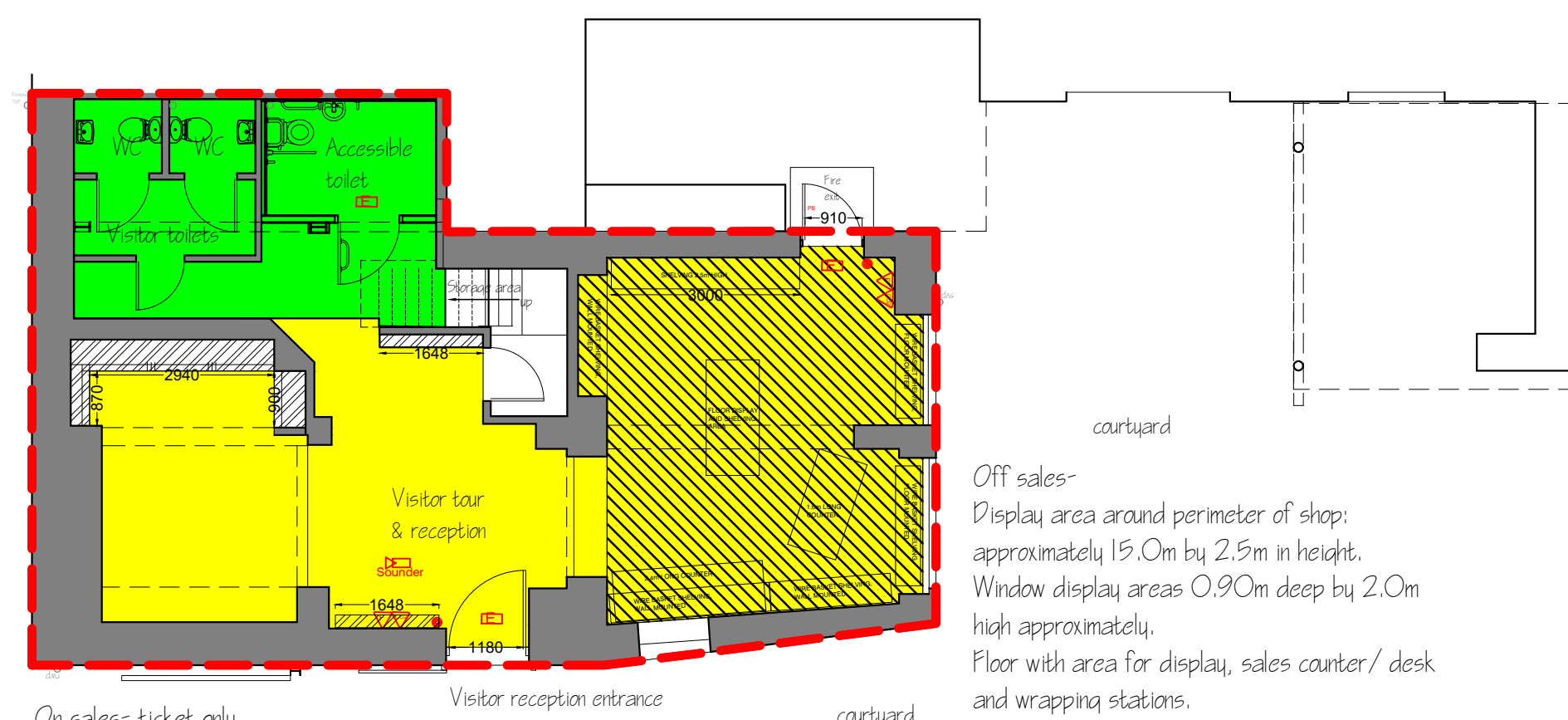
The EHO has been made aware of this application and no comments have been received.

POLICE COMMENTS: No Police objections.

OBJECTIONS/REPRESENTATIONS: None

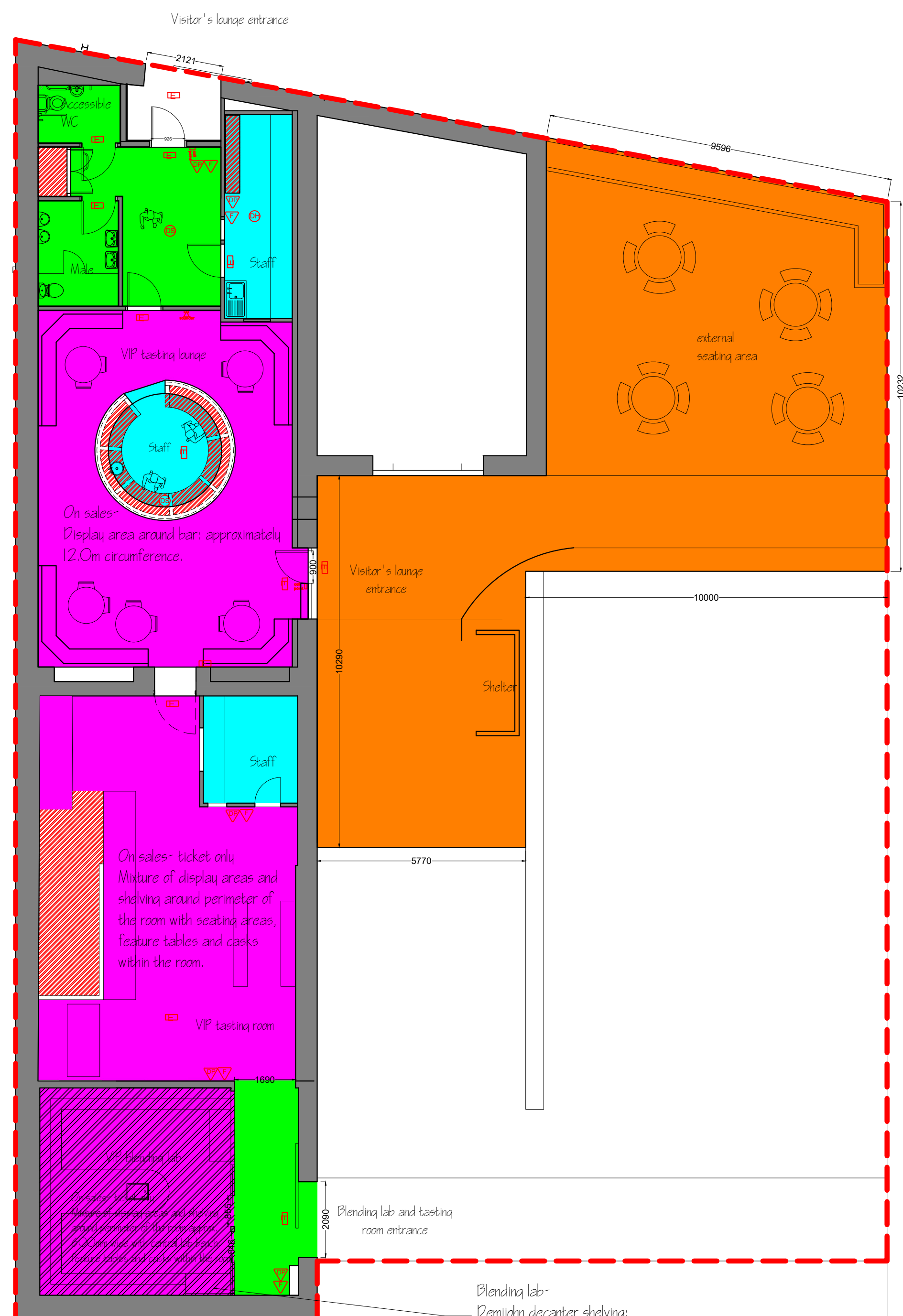
POINTS FOR CONSIDERATION:

- (1) Extend the commencement hour for on-sales from 11a.m. to 10a.m. Monday to Saturday
- (2) Addition of an external seating area
- (3) Addition of blending lab
- (4) Addition of bar meals, receptions, funerals, club or other group meetings, recorded music and outdoor drinking as activities



On sales- ticket only
Mixture of display areas and shelving around perimeter of the room with seating areas, feature tables and casks within the room.

Off sales-
Display area around perimeter of shop; approximately 15.0m by 2.5m in height. Window display areas 0.90m deep by 2.0m high approximately. Floor with area for display, sales counter/ desk and wrapping stations.



On sales-
Display area around bar; approximately 12.0m circumference.

On sales- ticket only
Mixture of display areas and shelving around perimeter of the room with seating areas, feature tables and casks within the room.

Blending lab-
Perimeter floor mounted base units 600mm wide x 900mm high; wall mounted shelving set at 1.40m and 1.80m above floor level, 280mm deep.

Blending lab-
Demijohn decanter shelving; 1.25m wide by 2.3m in height 0.95m deep.

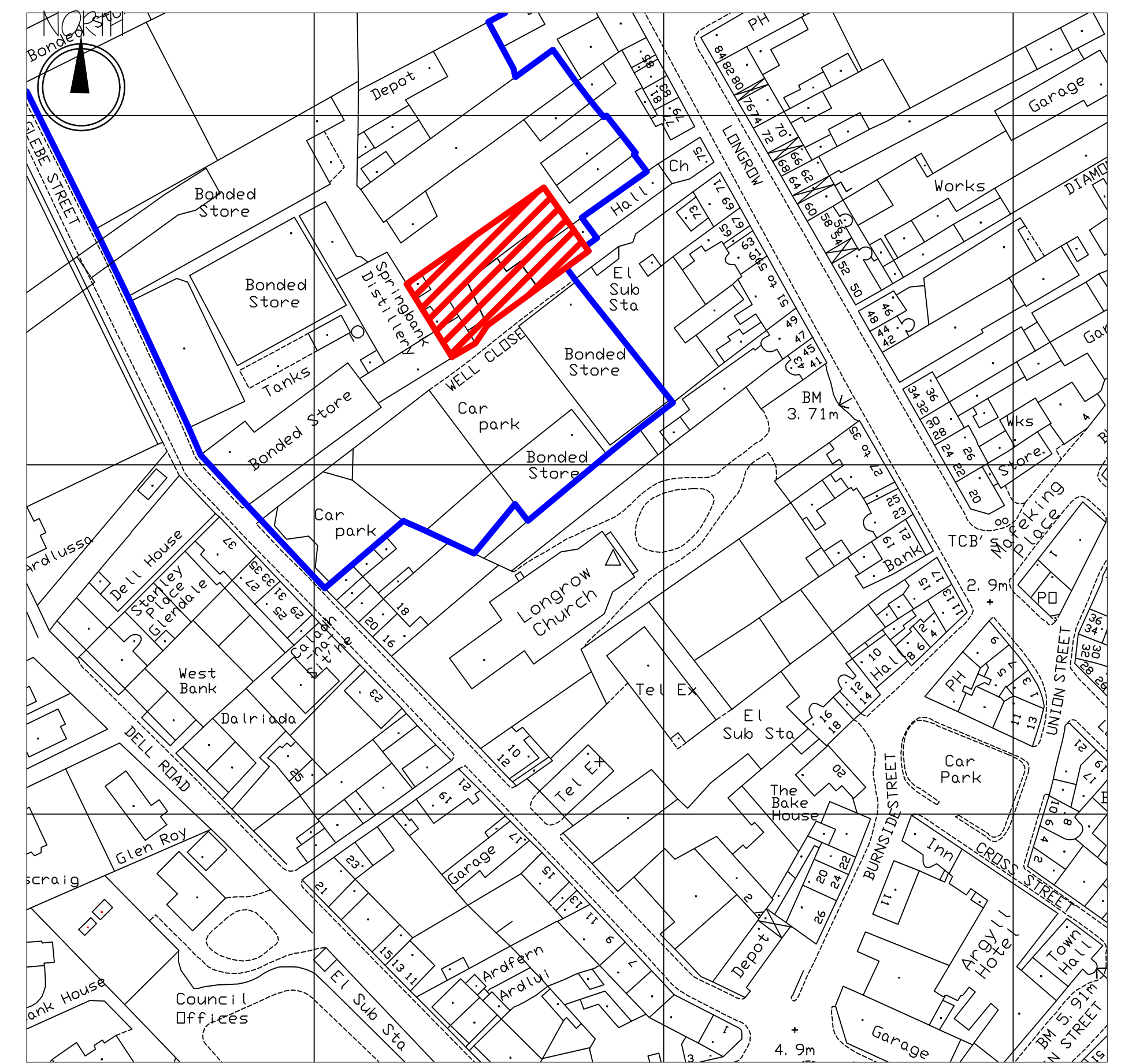
LAYOUT PLAN Scale 1:100

LEGEND

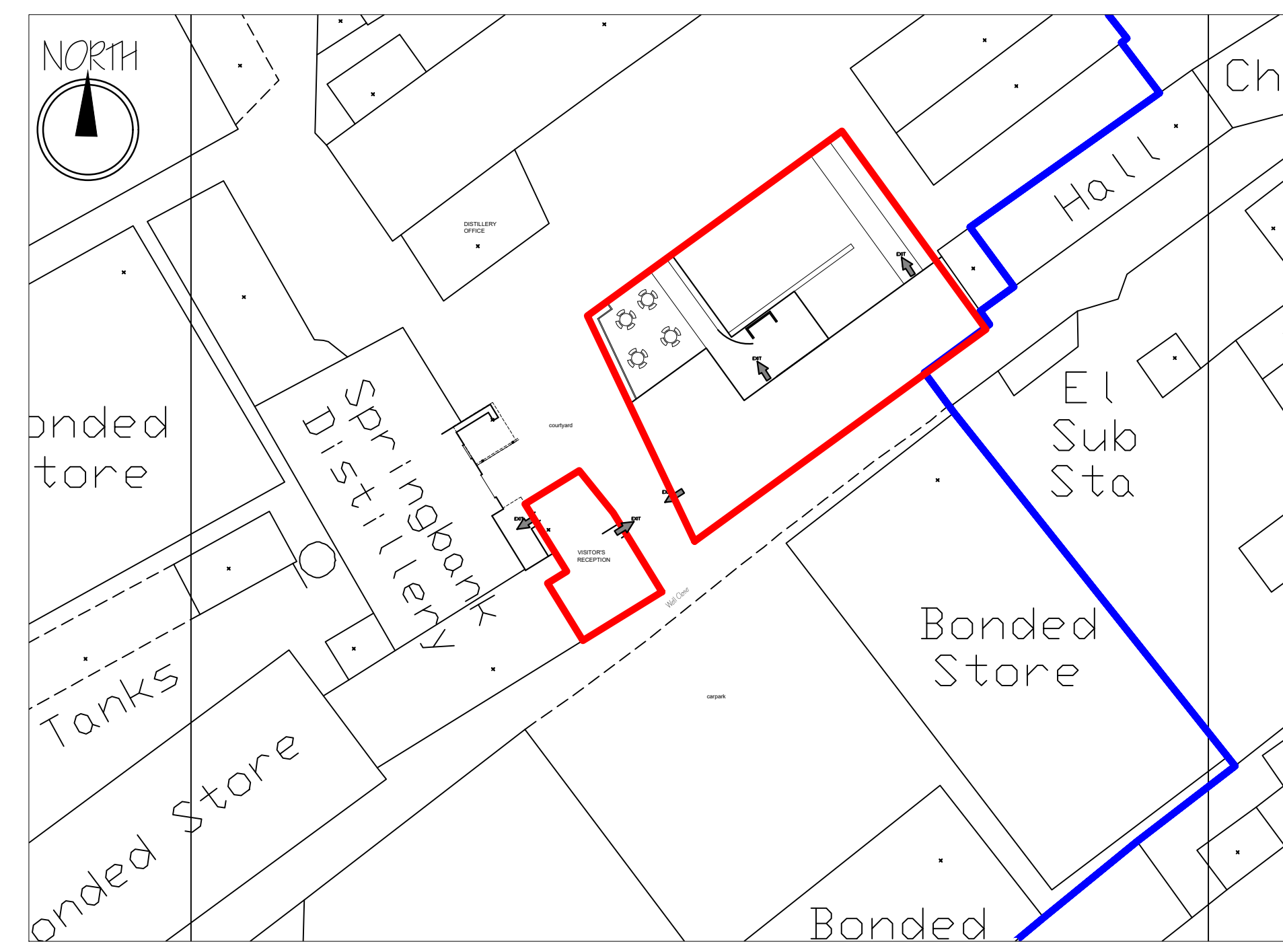
SCFD	SELF CLOSING FIRE DOOR	PS	PUSH-BAR FIRE EXIT
W	WATER EXTINGUISHER	PFAN	PUBLIC FIRE ACTION NOTICE
DP	DRY POWDER EXTINGUISHER	FEES	FIRE EXIT EMERGENCY SIGN
FE	FOAM EXTINGUISHER	ELP	EMERGENCY LIGHTING POINT
CE	CARBON DIOXIDE EXTINGUISHER	SD	SMOKE DETECTOR
FB	FIRE BLANKET	HTD	HEAT DETECTOR
FAS	FIRE ALARM SOUNDER	FAP	FIRE ALARM POINT
		FR	FIRE RESISTING CONSTRUCTION/ SITE BOUNDARY

[Hatched Yellow]	AREA HATCHED- DENOTES OFF SALES PUBLIC ACCESS area=28sqm
[Shaded Yellow]	AREA SHADED YELLOW- DENOTES INTERNAL ON SALES AREA. ACCESS BY TICKET ONLY area=58sqm
[Shaded Green]	AREA SHADED GREEN- DENOTES FACILITIES & ACCESS
[Hatched Grey]	AREA HATCHED- EXISTING LOCKED WHISKY DISPLAY CABINETS
[Shaded Blue]	AREA SHADED BLUE- DENOTES AREAS ACCESSED BY STAFF ONLY
[Shaded Pink]	AREA SHADED PINK- DENOTES INTERNAL ON SALES AREA. area=125sqm
[Hatched Pink]	AREA SHADED PINK & HATCHED- DENOTES INTERNAL ON SALES AREA- TICKET ONLY. area=30sqm
[Hatched Orange]	AREA HATCHED- DENOTES STORAGE AND AREAS ACCESSED BY STAFF MEMBERS ONLY
[Shaded Orange]	AREA SHADED ORANGE- EXTERNAL SEATING AREA FOR THE CONSUMPTION OF ALCOHOL ON THE PREMISES. area=166sqm

DRAWING TO BE READ IN CONJUNCTION WITH APPROVED OPERATING PLAN



LOCATION PLAN Scale 1:1,250



SITE PLAN Scale 1:500

Project: Proposed visitor's and client lounge
Springbank Distillery
Well Close
Campbeltown

Drawing title: LICENSING PLAN

Date: April 2023 Scale: Scale 1:100 @ A1

Drawing number: SPRINGBANK-WB- 20/100-LIC Rev A

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Argyll and Bute Licensing Board**14th November 2023****VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** The Keel Row, Fionnphort, Isle of Mull, PA66 6BL**APPLICANT:** Keel Row Consortium, Address as above.**AGENT:** N/A**DESCRIPTION OF PREMISES:**

The Keel Row is a family orientated Pub and Restaurant situated in its own self contained garden and grounds in the village of Fionnphort at the Southern tip of the Ross of Mull with a population of approximately 80 people. The nearest other licensed premises on the island is at Bunessan which is 6 miles away.

The establishment caters for a large tourist customer base during the summer season - Easter to November - and is a well attended local community pub during the winter off-season months. In addition to the restaurant and bar meal facilities, there is an outside seating area where food and alcohol are served.

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

DETAILS OF VARIATIONS SOUGHT:-

The applicants wish to vary the licence as follows:-

To add conference facilities, theatre and dance facilities to take place outwith core licensing hours. To also add films as an activity.

CURRENT ACTIVITIES: Restaurant facilities; Bar meals; Celebrations; Funerals, Club or other group meetings; Recorded music; Live performances; Dance facilities; Indoor/Outdoor sports; Televised sport and outdoor drinking.

LSO COMMENTS: and grounds in the village of Fionnphort at the Southern tip of the Ross of Mull with a population of approximately 80 people. The nearest other licensed premises on the island is at Bunessan which is 6 miles away. The establishment caters for a large tourist customer base during the summer season - Easter to November - and is a well-attended local community pub during the winter off-season months. In addition to the restaurant and bar meal facilities, there is an outside seating area where food and alcohol are served.

Operating Plan

The applicant proposes to make the dining room, bar seating area and outdoor garden area available, by prior arrangement, for a range of community activities including receptions, live performances, theatre practice and children's country dancing by local groups. These events would take place between the hours of 9am - 12 noon (outwith the core liquor licencing hours). A member of staff would be present on the premises during these hours for safety and security. Current licensing conditions would prevail in the bar area in relation to children and young people and the areas to which they are allowed access. In regard to Q5 live performances and sports, these could also be carried out in the garden area.

This proposal would provide a central area in the village for community activity and the LSO has no issues with this application.

The LSO has no concerns with this application.

EHO

The EHO has been made aware of this application and no comments have been received.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS:

- (1) A representation dated 29/10/23 has been received from Mr and Mrs Noddings, Seaview, Fionnphort, Isle of Mull PA66 6BL
- (2) An objection dated 31/10/23 has been received from Creich Community Association and Creich Hall Fund, Fionnphort, Isle of Mull PA66 6BP

POINTS FOR CONSIDERATION:-

- (1) The addition of conference facilities, theatre and dance facilities to take place outwith core licensing hours.

- (2) The addition of films as an activity.
- (3) Consider the terms of the representation and objection submitted.

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Seaview
FIONNPHORT
Isle of Mull
Argyll
PA66 6BL

The Clerk to the Argyll & Bute Licensing Board
Argyll & Bute Council HQ
KILMORY
Lochgilphead
Argyll
PA31 8RT

29th October 2023

Dear Clerk to the Board,

ARGYLL & BUTE
LICENSING (SCOTLAND) ACT 2005
APPLICATION FOR VARIATION (MAJOR)
THE KEEL ROW, FIONNPHORT, ISLE OF MULL, PA66 6BL
ON AND OFF SALES

With reference to the above I acknowledge receipt of your notification letter dated 16th October, received 10 days later on 24th October 2023.

We are writing as next-door neighbours to The Keel Row as well as resident members of the Creich Hall Community Association, and former officers (Treasurer & Booking Secretary of Creich Hall Management Committee) to make representations in relation to the above application.

The Keel Row Consortium Ltd is a commercial enterprise (private limited company) with 29 shareholders, including three directors, one of whom is the founding director and also Chairman of the Audit Committee at Argyll & Bute Council, Mr Martin Caldwell. The first and foremost purpose and priority of such a commercial enterprise is to make a profit for the benefit of their shareholders. Some of the shareholders live within the village, others live elsewhere on the Isle of Mull and some do not live on the island or within the county boundaries of Argyll & Bute.

Creich Hall Community Association is a not-for-profit charity (Charity number *SC013193*) registered with OSCR and established in 1971 whose purpose is: **Prevention or relief of poverty, advancement of arts, heritage, culture or science through the rental from Argyll & Bute Council, and maintenance of Creich Community Hall by the appointed Management Committee.** The premises are owned by Argyll & Bute Council and leased by the Creich Hall Community Association. The members of Creich Hall Community Associations are the residents of the parishes of Fionnphort and the neighbouring hamlets of Creich, Kintra, Catchean, Pottie, Fidden and Knockvologan.

The income generated for the upkeep and maintenance of Creich Community Hall comes from a number of activities that the facilities of Creich Community Hall provide. These include ceilidhs, film showings, lectures, workshops, theatrical events, children's parties, fund raising events for other organisations such as the local Parent Teacher Association, Gaelic classes, Pilates classes, along with the provision of bunkhouse style accommodation and catering facilities. Creich Hall have been providing these facilities since 1971 and have been an integral part of the village/community hub for many decades **CONTRARY**

to the application by The Keel Row under Section 3(b) which states: ***Fionnphort does not have premises locally within the village to enable local groups to meet in comfort.***

Creich Community Hall has already been affected by The Keel Row's commercial decision to host a children's Halloween party on their licensed premises – between 6-8pm on Friday 27th October. Creich Community Hall was already booked by the local PTA to host such an event as they have done over many years. However, because of The Keel Row's decision to run a similar event at the same time and date, the children's party at Creich Hall was subsequently cancelled and Creich Hall lost income.

It is also important to note that a significant amount of funding from various sources was provided in recent years to build an all-purpose inclusive footpath from Fionnphort village to Creich Community Hall in order to connect these two community hubs, and encourage residents to walk to/from Creich Community Hall to support and use the facilities the hall provided. Significant efforts were also made by residents of the area (ourselves included) including granting permission to build over private land to facilitate the footpath was built fulfilling government objectives including active travel.

I am sure further information especially the financial aspect (which A&B Council contributed towards) of the building of the footpath can be provided by Mr. Caldwell as his involvement in the Creich Hall path project was pivotal.

The existence of Creich Community Hall depends very much on the continuing use and support as described above. Should Creich Hall be forced to close due to the reduction in income, then the impact that this will have on the local village, residents and wider community will have far reaching consequences.

Under the Licensing (Scotland) Act 2005, one of the licensing objectives is protecting and improving public health. If the variation to the licence applied for by The Keel Row Consortium is granted then indirectly this will have a negative impact on protecting and improving public health as the likelihood is that Creich Hall will become unsustainable, will no longer exist and a whole variety of activities become unavailable.

Our representations are based on looking at the bigger picture of a small, rural island village population and protecting their needs versus the commercial interests of a consortium of shareholders in a private limited company wishing to capitalise their profits for the benefit of their shareholders.

We respectfully request that the application to vary the licence is denied.

Yours faithfully,

Mr J G Noddings and Mrs J Noddings

To: Clerk to The Licensing Board,
Governance and Law,
Argyll and Bute Council,
Kilmory,
Lochgilphead,
PA31 8RT

From: Creich Community Association and Creich Hall Fund (Registered Charity No: SC013193)
Fionnphort,
Isle of Mull,
PA66 6BP

Date: 31st October 2023

Dear Clerk to The Licensing Board,

The Creich Community Association **object** to the APPLICATION FOR VARIATION (MAJOR) PREMISES - THE KEEL ROW, FIONNHORT, ISLE OF MULL, PA66 6BL TYPE - ON AND OFF SALES.

Established as a charity on 13th June 1971, the Creich Community Association's purpose is the prevention or relief of poverty, advancement of the arts, heritage, culture or science through the rental from Argyll & Bute Council, and maintenance of Creich Community Hall by the appointed Management Committee.

Therefore Creich Community Hall operates as a not for profit organisation, with the Committee dedicated to providing a flexible space for community use, with all profits reinvested and used in the maintenance and running of this valuable resource for the local rural island community, which includes the village of Fionnphort. The above application would have a serious impact on a key primary funding stream which contributes significantly to the maintenance of and, where possible improvement to, Creich Community Hall which is vital in ensuring that this community asset can continue to function for future generations.

The Creich Community Association therefore object to this application, as stated.

Yours faithfully,

The Creich Community Association

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Argyll and Bute Licensing Board**14th November 2023****VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Tower Digital Arts Centre, 81 Sinclair Street, Helensburgh, G84 8TR**APPLICANT:** The Tower Digital Arts Centre, c/o 13b West King Street, Helensburgh, G84 8UN**AGENT:** N/A**DESCRIPTION OF PREMISES:**

The Tower Digital Arts Centre is a Scottish charity managed by volunteers. The centre operates 7 days a week providing the town with arts events and latest release cinema. The Centre also provide community training. The Scottish Submarine Trust operates the Scottish Submarine Centre and is also a Scottish charity managed by volunteers. The Scottish submarine centre operates as a museum 6 days a week.

Both social enterprises are operated from the former St Columba church complex. The building was built in 1861 and is a landmark building in the centre of Helensburgh. The centre was granted a change of use in 2017 and the two charities between them attract over 50,000 visitors a year.

	EXISTING LICENSED HOURS	
	ON SALES	OFF SALES
Monday	12.00 to 24.00	N/A
Tuesday	12.00 to 24.00	N/A
Wednesday	12.00 to 24.00	N/A
Thursday	12.00 to 24.00	N/A
Friday	12.00 to 24.00	N/A
Saturday	12.00 to 24.00	N/A
Sunday	12.00 to 24.00	N/A

DETAILS OF VARIATIONS SOUGHT:-

The applicants wish to vary the licence as follows:-

- 1) To change the layout plan to include Screen 1 and the Submarine Centre.
- 2) To increase the capacity to 510 persons.
- 3) To change the wording at Terms of the children and young person's conditions.

CURRENT ACTIVITIES: Conference facilities; Receptions; Club or other group meetings; Recorded music; Live performances; Dance facilities; Theatre; Films; Outdoor drinking facilities.

CURRENT CHILDREN AND YOUNG PERSONS CONDITIONS:

TERMS Children are allowed entry to age appropriate events. For cinema this is as currently laid down under the Cinema Act and rated by the bbfc.

PROPOSED CHILDREN AND YOUNG PERSONS CONDITIONS:

TERMS - The venue allow children to enter. Drinks are purchased at the bar and consumed when the customer is seated. No alcohol will be consumed at the bar.

CURRENT CAPACITY – 330 persons.

PROPOSED CAPACITY – 510 persons. Broken down as Screen 1 – 300; Screen 2 – 40; Screen 3 – 20; Submarine Centre - 150

LSO COMMENTS: See attached report.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-

(1) This application was continued from the Board's meeting in September. The variation sought to add Cinema/ Screen 1 and the Submarine Centre to the premises licence. The applicant was awaiting confirmation from the Fire Service that they were now happy with the fire alarm system, etc in respect of Cinema 1. The applicant has now advised that they wish to withdraw the Submarine Centre from the application. A meeting is to take place with the Fire Service on 10th November at which it is hoped the fire alarm system, etc in respect of Cinema 1 will be approved as satisfactory.

(2) Increase in capacity

(3) Amendment of conditions for children and young persons

LSO Report

THE TOWER DIGITAL ARTS CENTRE, & SCOTTISH SUBMARINE CENTRE, CORNER OF SINCLAIR STREET AND WEST KING STREET, HELENSBURGH, G84 8TG (REPORT BY RAYMOND PARK)

The Tower Digital Arts Centre, incorporating the Scottish Submarine Centre is the result of a long term commitment to refurbish and make safe the old Church building where the charitable business is situated. After lengthy collaboration and upgrade the premises were able to confirm the Premises Licence, following agreement from Building Standards and the Fire Service. However that confirmation relates to a partial completion to the satisfaction of the aforesaid authorities.

This partial confirmation is best seen in terms of the current approved Layout Plan, which shows the restricted areas currently for use in red. When contrasted with the newly submitted Layout Plan the Board will note the extent of the change and the reason for this major variation to incorporate the additional area, provided Fire and Building Standards are satisfied in terms of public safety for their use.

Premises Licence Description of Premises

Current; The Tower Digital Arts Centre is a Scottish charity managed by volunteers. The centre operates 7 days a week providing the town with arts events and latest release cinema. The Centre also provide community training. The Scottish Submarine Trust operates the Scottish Submarine Centre and is also a Scottish charity managed by volunteers. The Scottish submarine centre operates as a museum 6 days a week.

Both social enterprises are operated from the former St Columba church complex. The building was built in 1861 and is a landmark building in the centre of Helensburgh. The centre was granted a change of use in 2017 and the two charities between them attract over 50,000 visitors a year.

Operating Plan

Question 4 Seasonal Variation.

Current; yes; on New Year's Eve, the premises operate to 2.00am.

Proposed No, delete above wording

Question 5 Activities

Remove; restaurant facilities, remove televised sports

Outdoor drinking, to be added to the layout plan

Question 6 Children and Young Persons

Terms;

Current; children are allowed entry to age appropriate events. For cinema this is as currently laid down under the cinema act and rated by the bbfc.

Proposed; The Venue (Tower and Submarine centre) allow children to enter. Drinks are purchased at the bar and consumed when the customer is seated. No alcohol will be consumed at the bar.

LSO proposal; Children and young persons are permitted access to the premises

Ages;

Current All ages

Proposed; all ages (in accordance with appropriate certification of films)

LSO proposal; Children 0-15 years Young Person's 16 &17 years

Times;

Current; All the Time

Proposed All Times

LSO proposal; children and young persons may remain on the premises until 10pm and may remain for the duration of a special event or function, provided, children are accompanied by an adult 18 years or over.

Parts

Current; all parts

Proposed; all areas of the premises.

LSO proposal; all public areas with exception of the immediate vicinity of any bar counter.

Question 7 capacity

Current 330 persons

Proposed

Screen 1 300

Screen 2 40

Screen 3 20

Submarine centre 150

EHO

Will be consulted.

LEGEND

- Ⓞ Emergency Light Fitting
- Ⓜ Illuminated Exit Sign
- Ⓜ Illuminated Running Man Sign

ELECTRICAL WORK

The electrical installation is to be in accordance with BS 7671:2018.

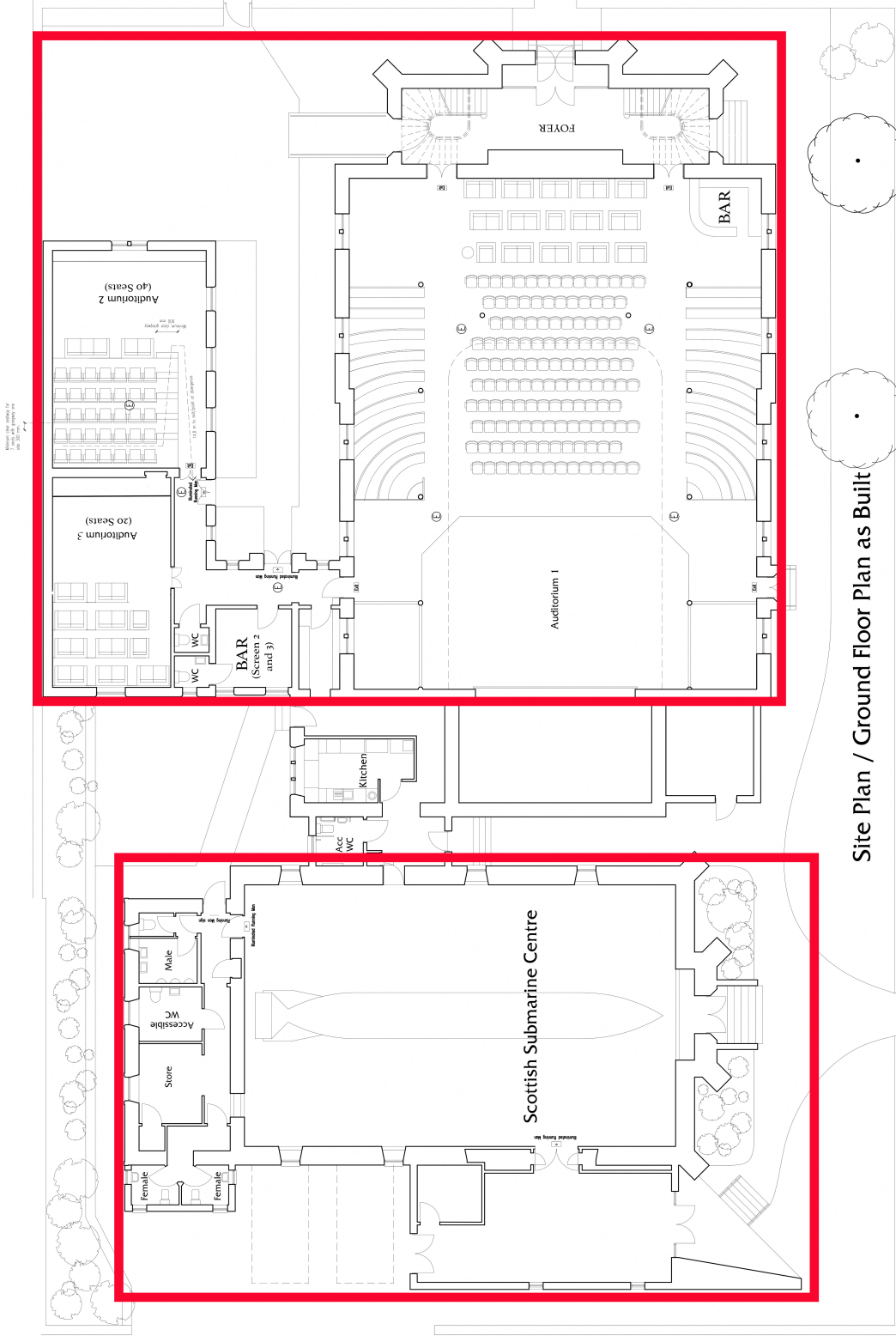
Electrical wiring is to be in accordance with the CESE publication : (Code for Internal Lighting) 1994.

Musical lighting systems are to be in accordance with the 2012 Edition of the CESE Code.

Emergency lighting is to be on an independent circuit, with battery back up, in accordance with BS 5266 - Part 1 : 2016 and Part 2 of the CDM Regulations, 2007 and BS 5266 - Part 1 : 2016 and (Safety) (Scotland) Regulations 1955.

Electrical work comprises the following:

Installation of 2 No Mini Circuit Breakers in Auditorium 1, together with installation of external illuminated signage, theatre spot lighting and wiring of existing lighting circuits to control desk in Control Room



Site Plan / Ground Floor Plan as Built

Proposed Alterations and Extension
The Tower Digital Arts Centre
81 Sinclair Street, Helensburgh

HONEYMAN JACK & ROBERTSON
CLARENCE HOUSE
2 CLARENCE GARDENS
GLASGOW G3 7LW
Tel: 0141 332 8282
Fax: 0141 332 8303



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Licence No.	Licence Holder	Date Granted	TrainingDue	Status	DPM details
AR2632	Joshua Sivarajah	26/06/2018	25/06/2023	Current	
AR2665	Philip Gray	26/06/2018	25/06/2023	Current	
AR2676	Katherine O'Donnell	04/06/2018	03/06/2023	Current	
AR2677	Richard William Mansbridge	04/06/2018	03/06/2023	Current	
AR2678	Iain MacPherson	04/06/2018	03/06/2023	Current	
AR2681	John McDowall	04/06/2018	03/06/2023	Current	
AR2682	Margaret McDowall	04/06/2018	03/06/2023	Current	
AR2685	Joe Dodgson	13/06/2018	12/06/2023	Current	Ardbeg Mini Market
AR2686	Sarah Jane Stanton	13/06/2018	12/06/2023	Current	
AR2687	Claire Alexandra Bruce	13/06/2018	12/06/2023	Current	
AR2688	Eilidh MacIntyre	13/06/2018	12/06/2023	Current	
AR2689	Angela Kirkwood	13/06/2018	12/06/2023	Current	
AR2691	Christine Anne Dobson	22/06/2018	21/06/2023	Current	Cairnbaan Hotel
AR2693	Shaheen Mahmoud	22/06/2018	21/06/2023	Current	
AR2694	Nina Waldie	22/06/2018	21/06/2023	Current	
AR2697	Rupert John Middleton	27/06/2018	26/06/2023	Current	
AR2698	Andrew Buchanan	27/06/2018	26/06/2023	Current	The View (formerly Skipinnish Ceilidh House)
AR2699	Alexander May	27/06/2018	26/06/2023	Current	
AR2700	Rosina Lambie Coffield	27/06/2018	26/06/2023	Current	
AR2701	Chloe Ramsay	22/06/2018	21/06/2023	Current	
AR2702	Carolynn Margaret Wokes	17/07/2018	16/07/2023	Current	Galatea Bar
AR2703	Alexandra Stewart	17/07/2018	16/07/2023	Current	
AR2704	Sarah Steele	17/07/2018	16/07/2023	Current	
AR2705	Danniella Wokes	17/07/2018	16/07/2023	Current	
AR2706	Kevin McVey	17/07/2018	16/07/2023	Current	
AR2707	Caitlin Anne Smart	17/07/2018	16/07/2023	Current	
AR2712	Rhona Ann Stewart	24/07/2018	23/07/2023	Current	
AR2717	Peter Nigel Weir	24/07/2018	23/07/2023	Current	
AR2718	Keiran Shankly	24/07/2018	23/07/2023	Current	
AR2719	Georgina Bretman	24/07/2018	23/07/2023	Current	

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Renewals

Licence No.	Name	Address	Address 2	Address 3	Address 4	Date Granted	Renewal Date	Status	DPM status
AR1680	Elizabeth Paterson Morris	3 Main Street	Ballygrant	Isle of Islay	PA45 7QR	13/08/2013	13/08/2023	Current	
AR1689	Kerry-Anne Wallace	7 Rhuvaal Road	Oban	Argyll	PA34 4BT	23/08/2013	23/08/2023	Current	
AR1697	Kanish Mahajan	Imperial Hotel	Fraser Square	Fort William	PH33 6DW	23/09/2013	23/09/2023	Current	

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