

Public Document Pack

**THE ARGYLL AND BUTE LICENSING BOARD**

Tel. (01546) 604128

Kilmory  
Lochgilphead

22 February 2018

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 **WEDNESDAY, 28 FEBRUARY 2018** at **11:00 AM**, which you are requested to attend.

Yours faithfully

CHARLES REPPKE

Clerk to the Board

To: All Members of the Licensing Board

**BUSINESS**

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**
3. **APPROVAL OF MINUTES OF LICENSING BOARD MEETING OF 21 NOVEMBER 2017** (Pages 7 - 16)
4. **APPLICATIONS FOR GRANT OF A PREMISES LICENCE**
  - (a) **FOOD FROM ARGYLL AT THE PIER, OBAN FERRY TERMINAL, OBAN, PA34 4DB** (Pages 17 - 20)  
*Summary Sheet attached – Item 4A*
  - (b) **WALKER HOME AND GARDEN CENTRE LTD., 361 ARGYLL STREET, DUNOON, PA23 7RN** (Pages 21 - 28)  
*Summary Sheet attached – Item 4B*
5. **APPLICATIONS FOR MAJOR VARIATION OF PREMISES LICENCE**
  - (a) Duart Castle, Craignure, Isle of Mull, PA64 6AP

- (a) DUART CASTLE, CRAIGNURE, ISLE OF MULL, PA64 6AP (Pages 29 - 36)

The applicant wishes to vary the licence as follows:-

- 1) To add on-sales to the licence.
- 2) On-sales licensing hours extended to 1.00am for the purposes of functions, restaurant opening and weddings (otherwise 5.30pm).
- 3) Addition of outdoor drinking facilities to 5.30pm.
- 4) To change the name of the premises manager.
- 5) Amend seasonal variation.
- 6) Add receptions including weddings, funerals and birthday parties as an activity.
- 7) Addition of children and young person's conditions.

*Summary Sheet attached – Item 5A*

- (b) MCCAIG'S WAREHOUSE, UNIT 3 & 4, THE HERITAGE CENTRE, OBAN, PA34 4LW (Pages 37 - 40)

The applicants wish to vary the licence as follows:-

- 1) To amend the terminal hour to 22.00 daily.
- 2) To remove the seasonal variation.
- 3) To amend the wording at Question 5(f) Any other activities.

*Summary Sheet attached – Item 5B*

- (c) PENNYGATE LODGE, CRAIGNURE, ISLE OF MULL, PA65 6AY (Pages 41 - 48)

The applicants wish to vary the licence as follows:-

- 1) To amend the on-sales core hours.
- 2) Addition of off-sales to the licence.
- 3) Addition of seasonal variation.
- 4) To add receptions, Club or other group meetings, recorded music, live performances, indoor/outdoor sports, outdoor drinking, providing breakfasts, charity fund raising, themed nights, wine tasting, and picnics with wine as activities on the licence.
- 5) To amend the children and young persons conditions.
- 6) To increase the capacity of the premises from 18 to 60 due to addition of outdoor area.
- 7) Change to the layout plan.

*Summary Sheet attached – Item 5C*

- (d) PORTAVADIE MARINA, PORTAVADIE, PA21 2DA (Pages 49 - 58)

The applicants wish to vary the licence as follows:-

- 1) Addition of off-sales in the shop area.
- 2) Addition of 'Onsite retail shop' to question 5(f) Any other activities
- 3) Change to the layout plan to include the off-sales licensed area within

the shop..

4) Amendment to the capacity of the premises to include off-sales area of 4.28 square metres.

*Summary Sheet attached – Item 5D*

- (e) STARFISH RESTAURANT, CASTLE STREET, TARBERT, PA29 6UH  
(Pages 59 - 62)

The applicant wishes to vary the licence as follows:-

- 1) To amend the children and young person's conditions.
- 2) To amend core opening time to 11.00 all days of the week.
- 3) To add Club and other group meetings and outdoor cooking facilities as activities on licence.
- 4) To be able to open at 10.00am for the provision of teas, coffees, soft drinks etc.
- 5) Increase in capacity from 60 to 80 persons.

*Summary Sheet attached – Item 5E*

- (f) THE BUTE PIPER, 23 MARINE PLACE, ROTHESAY, ISLE OF BUTE,  
PA20 0LF (Pages 63 - 118)

The applicant wishes to vary the licence as follows:-

- 1) Outdoor seating to be added to the front of the premises.
- 2) To amend Sunday on-sales opening time to 11.00am.
- 3) Addition of off-sales to the licence.
- 4) Increase in capacity from 80 to 125 persons.
- 5) Addition of dancing as an activity.
- 6) To amend the children and young person's conditions.

*Summary Sheet attached – Item 5F*

- (g) THE ISLAY FRIGATE HOTEL, HARBOUR STREET, TARBERT, PA29  
6UD (Pages 119 - 126)

The applicant wishes to vary the licence as follows:-

1) To amend the children and young person's conditions. Currently, children and young persons are not allowed in the public bar. The applicant wishes to change this so that they are permitted in this area until 8.00pm.

*Summary Sheet attached – Item 5G*

- (h) THE OYSTER BAR, ELLENABEICH, EASDALE, PA34 4RQ (Pages 127 -  
138)

The applicants wish to vary the licence as follows:-

- 1) To add gaming and televised sport as activities.
- 2) To be able to open the premises at 9.00am although no alcohol will be sold until commencement of core hours at 11.00am.
- 3) To amend the children and young person's conditions.

- 4) To increase the capacity of the premises from 45 to 90.
- 5) Addition of an outdoor area in the village square.
- 6) Change to the layout plan to incorporate the outdoor area.

*Summary Sheet attached – Item 5H*

- (i) THE OYSTER CATCHER, OTTER FERRY, TIGHNABRUAICH, PA21 2DH (Pages 139 - 142)

The applicant wishes to vary the licence as follows:-

- 1) To add dancing as an activity
- 2) To amend the children and young person's conditions.

*Summary Sheet attached – Item 5I*

## **6. APPLICATION FOR MAJOR VARIATION OF A PREMISES LICENCE (CONTINUED FROM PREVIOUS MEETING)**

- (a) OBAN INN, STAFFORD STREET, OBAN, PA34 5NJ (Pages 143 - 144)

The applicant wishes to vary the licence to incorporate a larger outside drinking area.

*Summary Sheet attached – Item 6A*

## **7. APPLICATION FOR GRANT OF A PERSONAL LICENCE**

- (a) Alexander William Carmichael, 127 Argyll Road, Dunoon, PA23 8LY (Pages 145 - 154)

*A copy of the letter to the applicant together with letter from Police Scotland dated 16<sup>th</sup> November 2017 attached.*

- (b) Richard Craig, 30 Kinloch Road, Renfrew, PA4 0RJ (Pages 155 - 162)

*A copy of the letter to the applicant together with letter from Police Scotland dated 17<sup>th</sup> November 2017 attached.*

## **8. APPLICATION FOR GRANT OF A PERSONAL LICENCE (CONTINUED FROM A PREVIOUS MEETING)**

- (a) Sushila Ann Crockett, 36 Kent Drive, Helensburgh, G84 9RR (Pages 163 - 164)

*A copy of the letter to the applicant together with letter from Police Scotland dated 17<sup>th</sup> October 2017 attached. This application has been continued from the previous meeting as the applicant did not attend.*

## **9. APPLICATION FOR REVIEW OF A PERSONAL LICENCE**

- (a) James English, Villa Novella, 19 Pilot Street, Dunoon, PA23 8DB (Pages

165 - 168)

*A copy of the letter to the applicant together with letter from Police Scotland dated 16<sup>th</sup> January 2018 attached.*

- (b) Jill English, 49 Alexander Street, Dunoon, PA23 7EW (Pages 169 - 172)

*A copy of the letter to the applicant together with letter from Police Scotland dated 16<sup>th</sup> January attached.*

- (c) Lianne McVicar, Flat 1-2, 16D Victoria Parade, Dunoon, PA23 7LD (Pages 173 - 176)

*A copy of the letter to the applicant together with letter from Police Scotland dated 16<sup>th</sup> January 2018 attached.*

## **10. CONSIDERATION OF REVIEW OF A PREMISES LICENCE**

- (a) Commercial Bar, Argyll Street, Dunoon, PA23 7HA (Pages 177 - 182)

*A copy of the letter from Police Scotland dated 16<sup>th</sup> January 2018 attached.*

## **11. REVIEW OF PREMISES LICENCES - NON PAYMENT OF ANNUAL FEE (Pages 183 - 184)**

*List of premises who have not paid their 2017 Annual Fee attached.*

## **12. REVIEW OF PERSONAL LICENCES (Pages 185 - 188)**

Revocation of Personal Licences where licence holders have not undertaken the required refresher training.

*Please see list attached.*

## **13. ANY OTHER BUSINESS.**

## **14. DATE OF NEXT MEETING**

The next meeting of the Licensing Board will be held on **Tuesday 24th April 2018** at 11.00am within the Council Chamber, Kilmory, Lochgilphead, PA31 8RT.

## **Argyll and Bute Licensing Board**

Councillor Gordon Blair

Councillor Robin Currie

Councillor Audrey Forrest

Councillor Roderick McCuish

Councillor Sandy Taylor

Councillor Rory Colville

Councillor Lorna Douglas

Councillor David Kinniburgh

Councillor Jean Moffat

Councillor Richard Trail

Contact: Margaret MacLean (01546) 604128

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Minutes of the Argyll and Bute Licensing Board Meeting held on Tuesday 21st November 2017 at 11.00am within the Council Chamber, Kilmory, Lochgilphead, PA31 8RT.

Present:-

David Kinniburgh (Chair)  
Rory Colville (Vice-Chair)  
Jean Moffat  
Sandy Taylor  
Audrey Forrest  
Richard Trail  
Gordon Blair

In Attendance:-

Susan Mair, Depute Clerk to the Board  
Kelly Coffield, Licensing Assistant  
Alison Brodie, Clerical Assistant  
Eric Dearie, Licensing Standards Officer  
Raymond Park, Licensing Standards Officer  
Sergeant Angela Walker, Police Scotland  
Heather Murray, Police Scotland

**A. APOLOGIES FOR ABSENCE:**

Apologies for absence were intimated by Roddy McCuish, Robin Currie and Lorna Douglas.

**B. DECLARATIONS OF INTEREST**

It was noted that there were no declarations of interest.

**C. APPROVAL OF PREVIOUS MINUTES**

The Minutes of the meeting held on 12th September 2017 were submitted and subsequently approved.

**D. APPLICATION FOR GRANT OF A PREMISES LICENCE**

1. The Gaelic Heritage Centre and Museum, Port A Charrain, Isle of Lismore, PA34 5UL

Mike Robertson appeared on behalf of the applicants. He stated that the premises was a small museum and heritage centre. The café has been open for five years now and they felt it would be in the interest of visitors and tourists to be able to offer a glass of wine or beer with their lunch.

Eric Dearie, Licensing Standards Officer advised that the prospective Premises Manager has still to undergo training before he can apply for his personal licence. He further advised that the Seasonal Variation applied for was out with Licensing Board policy but in view of the location and type of premises he recommended it be approved.

The seasonal variation proposed is as follows:-

'From November to mid-March the museum is closed and the café restricted to weekends and functions.'

The Chair, David Kinniburgh confirmed he was happy to grant the application and to use the applicant's seasonal variation. With no-one being otherwise minded, this became the decision of the Board.

### **E. APPLICATIONS FOR GRANT OF A PROVISIONAL PREMISES LICENCE**

#### **1. Etive Restaurant, 43 Stevenson Street, Oban, PA43 5NA**

The applicant, John McNulty appeared together with his business partner, David Lapsley. He explained that they currently run the Taynuilt Hotel and have recently taken over a site in Oban which they want to run as a restaurant. When they acquired the property, they believed it already had a premises licence and realised part way through the process that the licence had been surrendered by the previous tenants. They now wish to re-apply for the licence. The new restaurant is to be a small restaurant mirroring the Taynuilt Hotel restaurant.

Eric Dearie advised the premises had previously been an Indian restaurant. He said he had no concerns with the application but stated the wording in the description of the premises was rather brief and suggested slightly more detailed wording to put in place of the current description.

He also advised the seasonal variation is out with Board policy. The applicant's Seasonal variation is as follows:-

"From time to time if quiet the premises may open later and close earlier than stated, if insufficient demand exists at the time."

Rory Colville stated in regard to the seasonal variation, there had been complaints in the past from the general public about premises closing early and they didn't want to give the wrong impression to tourists.

David Lapsley replied it would only happen occasionally over quiet periods such as winter's evenings when there have been no tables taken by 9.00pm for example. He was happy to change the seasonal variation to suit the Board.

A lengthy discussion followed regarding when holidays could be taken and how the seasonal variation should be worded.



The Board adjourned to further consider the licence.

On resuming:-

The Chair confirmed that the Seasonal Variation was to be amended to the policy wording, namely:-

"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 ie. 1st October to 31st March."

With no-one else being otherwise minded, this became the decision of the Board and the licence was granted subject to the Licensing Standards Officer's amendments to the description of the wording.

## 2. Glenegeedale House, Glenegeedale, Isle of Islay, PA42 7AS

Sandy Murray, Solicitor, Oban appeared on behalf of the applicants. He explained the premises was currently a bed and breakfast but they were looking to expand the business in the New Year. The applicants had been in discussions with the Licensing Standards Officer and confirmed that the capacity of the premises should be amended to 100 and not 247 as suggested on the application form. They wanted to restrict the age of children to over 12 years of age only and this was in regard to dining and staying.

Sandy Taylor asked why they were applying for evening meals when the paperwork suggests the premises is a bed and breakfast. Sandy Murray replied they were intending to open for evening meals after the licence was granted.

Sandy Taylor asked if they had any intention of opening as a bar to which Sandy Murray replied they had no intention of opening as a bar - they simply wished to cater for resident guests and occasional functions. There would be no-one permitted to drop in for a drink.

Rory Colville wished more advice on the kind of activities that would be going on in the premises and looked to the Licensing Standards Officer for advice on this.

Gordon Blair advised he was perturbed about no under 12's being permitted. He claimed it was not good for tourism.

Sandy Murray reminded the Board that this was a provisional application so it could be changed down the line.

Rory Colville asked if there was a need for a terminal hour of 1.00am seven days a week. Sandy Murray explained that the applicants wanted to be able to offer residents at the premises, the possibility of a drink until that time.

Rory Colville asked if it would be possible to bring the licence application back to the Board when the applicants applied for Confirmation. The Clerk advised this would not be required and added that the application today was to check the Licensing Board were comfortable with the Operating Plan at this time.

Rory Colville confirmed he was not happy to be granting a terminal hour of 1.00am to a bed and breakfast.

A long discussion ensued regarding who was permitted to come in for meals. The Chair asked Sandy Murray if he could go and get some further information on the premises and come back later in the meeting.

On his return, Sandy Murray had contacted the applicants and explained that originally the premises had been known as Glenegedale Hotel. When it changed to a bed and breakfast, the name was changed to Glenegedale House. There is no bar, the alcohol is served from the kitchen. They will only serve alcohol to residents, at functions and for lunch and dinner times. There is no service of drinks to people coming in for drinks only. They do not wish to permit children under the age of 12 at all but are willing to change that to over the age of 5 if the Licensing Board would prefer.

Gordon Blair asked if there were disabled facilities in the premises. The Clerk replied this would need to be addressed prior to Confirmation but they would not get a Buildings Section 50 Certificate without this issue having been seen to.

The Chair granted the application subject to the necessary Section 50 Certificates being issued and the age of children being amended to over 5 years.

With no-one being otherwise minded, this became the decision of the Board.

### 3. La Jupe, 27 West Clyde Street, Helensburgh, G84 8AR

The applicant, Phil Lockett appeared and explained he was looking to open a wine bar in Helensburgh. He envisaged tables out the front and closing early on Sundays. It is mainly aimed at people over the age of 25. There will be no televisions and the only music will be quiet, background music which will not disturb the neighbours.

Raymond Park, Licensing Standards Officer advised they had worked together to develop an Operating Plan to suit Board policy. Environmental Health are happy to work with the applicant towards his Section 50 Certificate and also a Noise Management Plan.

There were four objections to the application. The Chair asked if any of the objectors were present - there were none.

Jean Moffat asked if there was any outdoor space and the applicant advised he wishes to put three small tables outside on the pavement at the front of the premises. There is ample space for this and he wished a terminal hour of 10pm for the outside area.

Jean Moffat further asked if there were people living above the premises to which Phil Lockett replied there was but they would limit noise control. There was to be no live music and they would pay attention to resident's requests.

Rory Colville asked what type of food was being prepared in the kitchen. The applicant advised it would be chilled meat, deli style food and fresh bread. Rory Colville noted that the conversion of the property had already started and commented that they maybe should have

waited to find out whether their licence was granted before going ahead with this. It was a wine bar and there could be an overprovision of these types of premises in Helensburgh.

Phil Lockett commented that there was a need for a nice bar in Helensburgh. He had lived in the area for four years and there was a lack of places without discos and football on the television. In his view there was definitely a need for this type of bar.

Rory Colville asked why off-sales is required and whether spirits or beer would be sold on an off-sales basis.

The applicant advised they do sell spirits but on an on-sales basis only. It would mainly be wine or a small selection of beers.

Richard Trail noted that the objections principally related to noise. Will there be an assurance that a Noise Management Plan will be put in place prior to grant of Confirmation. The Clerk confirmed that this would be put in place.

Rory Colville asked, in relation to the external area, how the area would be delineated and what the terminal hour would be.

Phil Lockett replied he would need to speak to Roads. He further commented it would greatly enhance the bar and asked for a terminal hour of 10pm.

Rory Colville confirmed the outdoor terminal hours of 10pm for adults and 8pm for children.

The Chair confirmed he was happy to grant the application with the following conditions:-

- No hot food to be served.
- Noise Management Plan to be put in place

The Clerk confirmed that the outdoor area will be dealt with separately. This part of the application is to be continued to the next Licensing Board in February to give the applicant time to get planning consent.

The Chair confirmed he was happy to grant the rest of the application subject to the aforementioned conditions.

With no-one else being otherwise minded, this became the decision of the Board.

#### 4. Marks & Spencer Simply Food, Unit 1, Oban Retail Park, Lochavullin Drive, Oban, PA34 4BW

Peter Lawson, Solicitor, Glasgow appeared on behalf of the applicants. Paul Brown, Commercial Operations Manager was also present. Peter Lawson explained the application was for a standard food operation. The overall licensed area was 34.18 m<sup>2</sup> which is around 5.8% of the total retail shop space.

Eric Dearie, Licensing Standards Officer commented on the terminal hour of 11.00pm for the café area. He advised the Board may wish separate access times for the shop and café.

Sandy Taylor asked if the applicants could describe the café operation and the nature of the alcohol to be sold there. Paul Brown advised it was usually wine but that there was not really much alcohol sold there at all. Peter Lawson advised that the trading hours would be less than those noted on the Operating Plan. It would usually be 9pm but later over the Christmas period or for special events.

Rory Colville asked what the live performances are likely to be. Peter Lawson replied this was mainly a box ticking exercise but it could be charity events such as a fashion show and suchlike. There would be no heavy rock bands or anything similar.

The Board adjourned. On resuming:-

The Chair agreed to grant the application with the condition that the café was to close in conjunction with the store closing time ie. it was to close at the same time as the store.

With no-one else being otherwise minded, this became the decision of the Board.

### **F. APPLICATIONS FOR MAJOR VARIATION OF PREMISES LICENCE**

1. Argyll Vintners, 18 Hillfoot Street, Dunoon, PA23 7DS

The applicant, Andrew McMaster appeared on behalf of his application. He is the owner of the business and wishes to expand the business with the addition of a deli counter. There is to be a change to the layout of the premises and a slight reduction in the capacity.

Having considered the foregoing, the Board agreed to grant the application as applied for.

2. Co-operative Group Food Limited, 33 Main Street, Tobermory, Isle of Mull, PA75 6NV

Peter Lawson, Solicitor, Glasgow appeared on behalf of the applicants. Brian Freeman, Premises Manager of Tobermory store was also present. Peter Lawson explained the applicants are carrying out a general refurbishment of the store with the re-opening scheduled for 30th November.

Eric Dearie, Licensing Standards Officer commented that although there was an increase in the capacity from 27.59m<sup>2</sup> to 34.86m<sup>2</sup>, this was still well below Board policy of 10% of the total retail shop space.

Having considered the foregoing, the Board agreed to grant the application as applied for.

3. Dalmally Village Shop, Glenview, Dalmally, PA33 1BE

The applicant had been advised he did not require to attend on this occasion. The variation was to extend the terminal hour on all days of the week to 8.00pm.

The Board agreed to grant the application as applied for.

4. Drimsynie House Hotel & Caravan Shop, Drimsynie Estate, Lochgoilhead, PA24 8AD

Andrew Bowyer, the Premises Manager at the premises appeared on behalf of the applicants. He explained they have built an extension to the main complex to include three floors, 17 bedrooms, a spa, conference facilities and a new dining area.

Raymond Park, Licensing Standards Officer advised this was a substantial change to the premises and a huge expansion, raising the capacity and the range of activities. However, it was a quality build.

The Chair asked if the proposed capacity of 2475 persons was for the whole premises. Mr Bowyer confirmed it was.

The Clerk asked if the Food Hygiene Certificate was in hand and the Licensing Standards Officer confirmed this was being dealt with.

The Chair advised he was happy to grant the application subject to the Completion Certificate being issued prior to the building being used.

With no-one else being otherwise minded, this became the decision of the Board.

5. Lodge St. John's No. 141 Recreation Club, St. John Street, Campbeltown, PA28 6AU

The Clerk advised this application had been withdrawn.

6. Oban Bowling Club, Dalriach Road, Oban, PA34 5JE

Sandy Murray, Solicitor, Oban appeared on behalf of the applicant. Donna MacLean, Premises Manager was also present. Sandy Murray explained that the Club wished to regularise the situation as when the licence changed from the 1976 Act, no outdoor drinking was mentioned on the new Operating Plan. Competitions are usually run during the day and people sit on benches around the green and spectate. He pointed out that there was one objection raised which came from a local resident. Her concern is the smoking area to the east of the green which is close to her house and could create noise. Sandy Murray suggested moving the smoking area to the other side of the Clubhouse.

The Chair confirmed the objector was not present.

Eric Dearie, Licensing Standards Officer suggested a terminal hour of 10pm for adults and 8pm for children for the outdoor drinking area.

Rory Colville and Jean Moffat both suggested a terminal hour of 9pm for the outdoor area.

The Chair asked for clarification on where the smoking area was to be moved to. Donna MacLean confirmed it was to be moved to the other side of the Clubhouse closer to the road where the entrance is.

The Chair proposed to grant the licence with a terminal hour of 9pm for adults and 8pm for children in the external area and the outdoor drinking is limited to the pavilion area outwith the bowling season.

With no-one else being otherwise minded, this became the decision of the Board.

7. The Galley of Lorne, Ardfern, by Lochgilphead, PA31 8QN

The applicant, Andrew Stanton appeared on behalf of his application. He explained that he wishes the entire outside area at the premises to be licensed to make the most of the stunning view and to enable the clientele to wander around to appreciate the area.

Eric Dearie, Licensing Standards Officer explained he had submitted photographs to show the area in question. He suggested a terminal hour of 10pm for adults and 8pm for children.

The Board agreed to grant the application as applied for with the terminal hours suggested by the Licensing Standards Officer.

**G. Application for a Major Variation of Premises Licence (continued from previous meeting)**

1. Loch Lomond Arms Hotel, Main Street, Luss, G83 8NY)

Archie MacIver, Solicitor, Glasgow appeared on behalf of the applicants. Iain Hamilton, the Premises Manager was also present. Archie MacIver explained the change to the layout of the premises and confirmed an increase in capacity of 20 persons.

The Board agreed to grant the application as applied for.

2. Luss Estates Shop, Pier Road, Luss, G83 8NZ

Archie MacIver, Solicitor, Glasgow appeared on behalf of the applicants. He explained there are one million visitors a year to Luss and therefore the expansion of the premises is required. He confirmed it is a large outside area but it is a very busy place. All the Building Standards issues have been resolved. Archie MacIver mentioned that they would change the description on the licence as per the Licensing Standards Officer's comments.

The Board agreed to grant the application as applied for incorporating the changes to the description suggested by the Licensing Standards Officer.

**H. Application for Grant of a Personal Licence**

1. Sushila Crockett, 36 Kent Drive, Helensburgh, G84 9RR

There was no-one present to appear on behalf of the applicant. The Chair moved to continue the application to the February 2018 Licensing Board Meeting.

This was agreed by the Licensing Board.

**I. Application for a Review of a Personal Licence**

1. Brian Ferguson, Guildford Court, 5 Watergate, Rothesay, Isle of Bute, PA20 9AB

There was no-one present to appear on behalf of the applicant. The Clerk explained an email had been received from a Social Worker to advise Mr Ferguson would not be appearing due to ill health. It further explained he had no intention of re-opening the premises at the present time and it is on the market for sale.

Police Scotland advised they had submitted a detailed representation letter and went on to say that he was clearly unfit to be a personal licence holder. It was a sad set of circumstances but action clearly needed to be taken.

The Chair moved to revoke the licence. This was agreed by the Licensing Board.

**J. Review of Personal Licences**

The list of personal licence holders who had not undertaken the required refresher training within the prescribed timescale was noted and the Board agreed to revoke their personal licences.

**K. Any Other Business**

1. Equalities Mainstreaming Report and Equality Outcomes

Rory Colville moved to adopt the report as per the recommendations. This was agreed by the Licensing Board.

**L. Date of Next Meeting**

The next meeting of the Licensing Board will be held on **Wednesday 28th February 2018** at 11.00am within the Council Chamber, Kilmory, Lochgilphead, PA31 8RT.

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(Chair)

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## Argyll and Bute Licensing Board

28th February 2018

### APPLICATION FOR GRANT OF A PREMISES LICENCE

**NAME OF PREMISES:** Food from Argyll at the Pier, Oban Ferry Terminal, Oban, PA34 4DB

**APPLICANT:** Food from Argyll, Finnartmore Cottage, Kilmun, Dunoon, PA23 8RY

**AGENT:** n/a

**DESCRIPTION OF PREMISES:**

Café within Oban Ferry Terminal. Primarily a take-away café with capacity for 17 seated. Café also has a retail area for selling locally sourced food and drink products.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
<b>Monday</b>	n/a	10.00 to 20.00
<b>Tuesday</b>	n/a	10.00 to 20.00
<b>Wednesday</b>	n/a	10.00 to 20.00
<b>Thursday</b>	n/a	10.00 to 20.00
<b>Friday</b>	n/a	10.00 to 20.00
<b>Saturday</b>	n/a	10.00 to 20.00
<b>Sunday</b>	n/a	10.00 to 20.00

**ACTIVITIES:-** Restaurant facilities; Recorded music. The premises will be open from 8am serving food and non-alcoholic drinks to take-away or sit-in.

**SEASONAL VARIATION:** From start of November to end of February would look to close on Sundays. Also, possibility of closing entirely for January.

**CAPACITY OF PREMISES:** 2.34 square metres

**LSO COMMENTS:** There are no LSO concerns with this application and the applicant has liaised with the LSO.

This application is for off-sales only - there will be no consumption on the premises. The premises comprise a cafe within Oban Ferry Terminal. Primarily a take away with capacity for 17 seated. There is also a retail area for selling locally sourced food and drink products.

#### Operating Plan

Question 4 - Seasonal Variation – The applicant proposes;

*“From start of November to end of February would look to close on Sundays. Also, possibility of closing entirely for January.”*

*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.”*

Question 5 – Restaurant Facilities – the premises will provide restaurant facilities both within and outwith core licensing hours. This should be reflected in the operating plan. There will be no on-sales of alcohol at any time.

Question 7 – Capacity – the applicant has provided the off-sales capacity (the area given over to the display of alcohol) as 2.34m<sup>2</sup> (H: 1.3m x W: 1.8m) which should be included at Question 7 of the operating plan.

#### Layout Plan

Alcohol Display - The area of the shop floor given over to the display of alcohol for off-sales equates to 1.17% of the total retail space, well below the Board’s maximum preference of 10% for off sales in premises which are not solely selling alcohol. This figure has been arrived at by measuring the footprint of the alcohol display area hatched red (length x width) in metre<sup>2</sup> on the layout plan and dividing it by the total retail shop space then multiplying by 100 for percentage (0.5m<sup>2</sup> ÷ 42.6m<sup>2</sup> x 100 = 1.17%).

This is a rough calculation for the information of the Board and it is recommended that the applicant be asked to make a similar calculation for comparison.

The alcohol display is situated away from the serving counter and cash till.

#### **EHO**

No comments

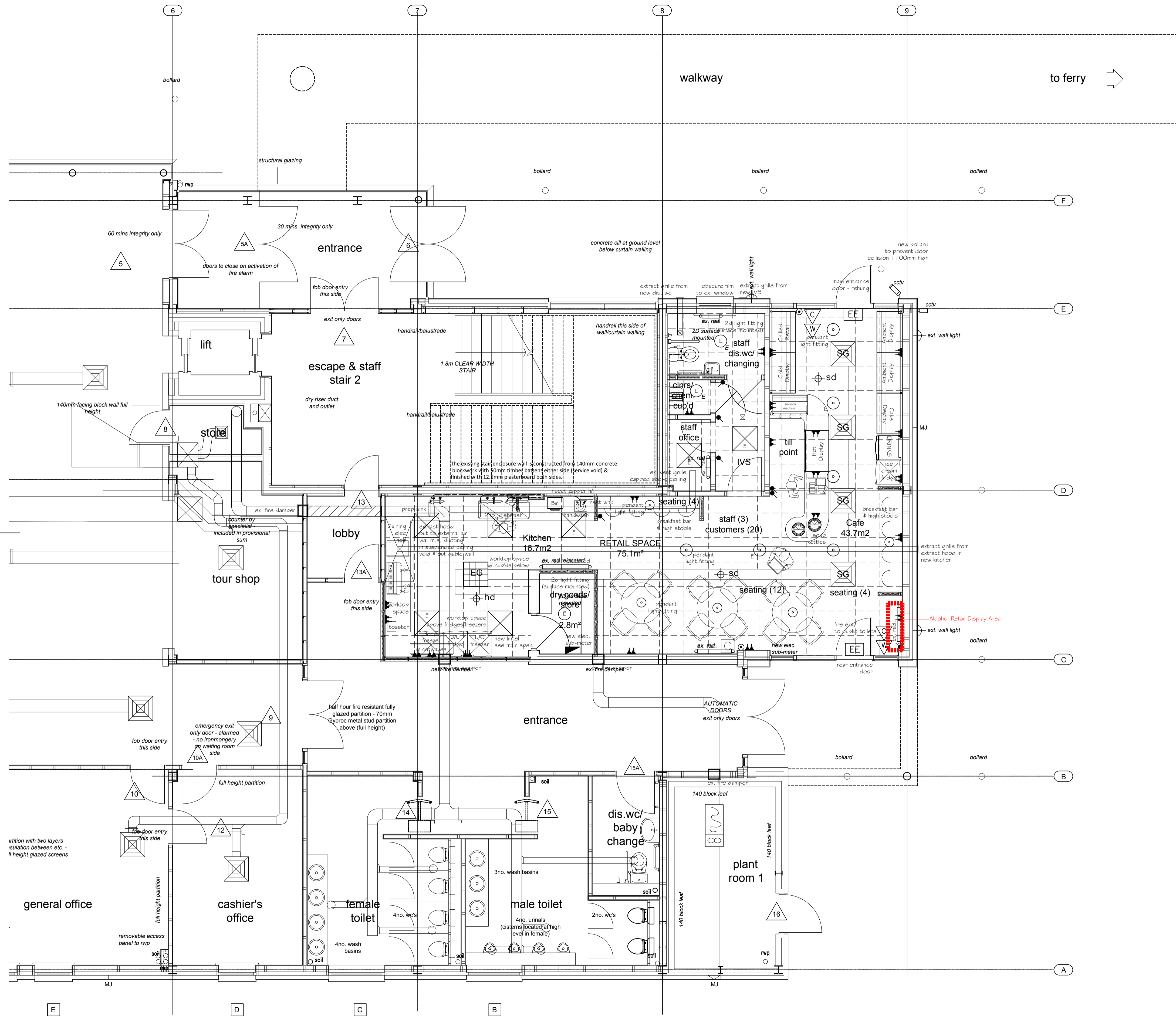
**POLICE COMMENTS:** No Police objections

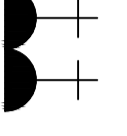

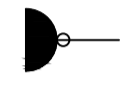
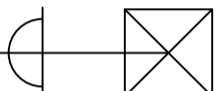
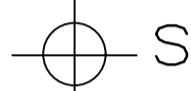

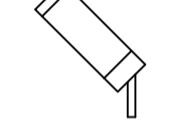
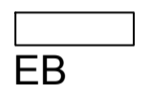


**OBJECTIONS/REPRESENTATIONS:** None

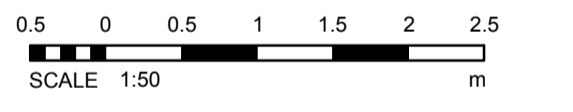
#### **POINTS FOR CONSIDERATION:**

- 1) Alcohol to be sold will be local beers, wines etc.

NOTES:  
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.  
ALL DIMENSIONS TO BE CHECKED ON SITE.



-  Twin 13A socket
-  Light Switch (Dim = dimmer unit)
-  Single Spur Point
-  Extract Fan
-  Smoke Detector
-  Pendant light fitting
-  CCTV Camera
-  Emergency Bulkhead Light Fitting
-  CO² Extinguisher
-  Water Extinguisher



Revision: d	Date: 31/10/2017	Description: added Alcohol Retail Shelf
Revision: c	Date: 25/04/2016	Description: added management note & bollard
Revision: b	Date: 14/04/2016	Description: various changes
Revision: a	Date: 25/03/2016	Description: added retail space overall area

**Graham + Sibbald**  
Architecture & Building Surveying

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Telephone 0141 332 1194 Fax 0141 332 5914  
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Offices at: Aberdeen Dundee Edinburgh Falkirk Glasgow  
Hamilton Inverness Kilmarnock Kircaldy Paisley Perth Stirling Weybridge

Client: CALEDONIAN MARITIME ASSETS LIMITED

Project: PROPOSED CONVERSION - CAFE (FOOD FOR ARGYLL)

Address: OBAN FERRY TERMINAL, PULPIT DRIVE, OBAN

Drawing Title: PART GROUND FLOOR PLAN AS PROPOSED

Department No. GB 10733	Drwg No. 101	Revision c	Sheet Size A1 @ 1:50
Aims No. 2015/12/0032		Drawing Status Building Warrant	
Drawn By APD	CHECKED BY	DATE 27/02/2016	

PART GROUND FLOOR PLAN AS PROPOSED  
Scale 1:50

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**Argyll and Bute Licensing Board****28th February 2018****APPLICATION FOR GRANT OF A PREMISES LICENCE****NAME OF PREMISES:** Walker Home & Garden Centre, 361 Argyll Street, Dunoon, PA23 7RN**APPLICANT:** Walker Home & Garden Centre Ltd., Address as above**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Home and garden retail outlet with coffee shop.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
<b>Monday</b>	11.00 to 22.00	10.00 to 22.00
<b>Tuesday</b>	11.00 to 22.00	10.00 to 22.00
<b>Wednesday</b>	11.00 to 22.00	10.00 to 22.00
<b>Thursday</b>	11.00 to 22.00	10.00 to 22.00
<b>Friday</b>	11.00 to 24.00	10.00 to 22.00
<b>Saturday</b>	11.00 to 24.00	10.00 to 22.00
<b>Sunday</b>	11.00 to 22.00	10.00 to 22.00

**ACTIVITIES:-** Restaurant facilities; Bar meals; Receptions including weddings, birthday parties etc; Club or other group meetings; Recorded music; Live performances; Dance facilities; Outdoor drinking facilities. Normal business opening time is 9am.

**CHILDREN AND YOUNG PERSONS CONDITIONS:**

TERMS - Children and young persons may have access to the coffee shop for the purposes of consumption of a meal.

AGES - 0-15 years; 16-17 years.

TIMES - For the purpose of a meal - until 10pm; For the purpose of a pre-booked function - for the duration.

PARTS - All public areas.

**CAPACITY OF PREMISES:** On sales - 106 persons; Off sales - 4 square metres

**LSO COMMENTS:** This is an application for a new, on and off sales Premises Licence for a well-established home and garden centre in Dunoon. A new re-furbished interior includes a restaurant (known locally as the coffee shop) and an area set aside for off sales within the main shopping area. The business envisages an expansion into evening restaurant with particular emphasis on pre booked functions and organised events.

The Owners/Management had early consultation with Licensing Standards. The proposed Operating Plan within the application falls in line with Licensing Board Policy. No issues outstanding from an LSO perspective.

#### Operating Plan

Question 1: On and Off Sales

Question 2: On sales; Sunday to Thursday 11am till 10pm Friday and Saturday; 11am till midnight.

Question 3: Off Sales; 10am till 10pm.

Question 4: N/A

Question 5: Restaurant, bar meals, receptions, club meeting, recorded music, live performance, dance facilities, and outdoor drinking (see EHO note below on noise management plan)

The Board may wish to impose standard local condition on use of outdoor area ie 8 pm children and 10pm adults.

Question 6:

#### *Terms*

*Children and young persons may have access to the coffee shop for the purposes of consumption of a meal or while attending a pre booked function or event*

#### *Ages*

*Children 0-15 years – young person's 16 & 17, baby changing facilities are available.*

#### *Times*

*For the purpose of a meal, 10pm or for a pre booked function/event, for the duration*

#### *Parts*

*All public areas*

Question 7

Capacity people; on sales 106 / off sales = 4 square metres. The percentage of retail space given over to the display of alcohol is; Retail space is 425 square metres shelving 1 wide by .3 deep = 0.07%

**EHO;** The Environmental Health Officer was consulted in the reconstruction phase and since completion, the relevant section 50 certificate for food safety has been issued.

In relation to the potential for live music and outdoor space the EHO is working with management towards development and agreement with regard to a noise management plan

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** None

**POINTS FOR CONSIDERATION:**

- 1) Noise Management plan.
- 2) What type of live performances are envisaged.
- 3) Terminal hour for external area.
- 4) Normal business hours are 9.00am to 5.30pm. Only intend to utilise the later hours when there is a pre-booked event.

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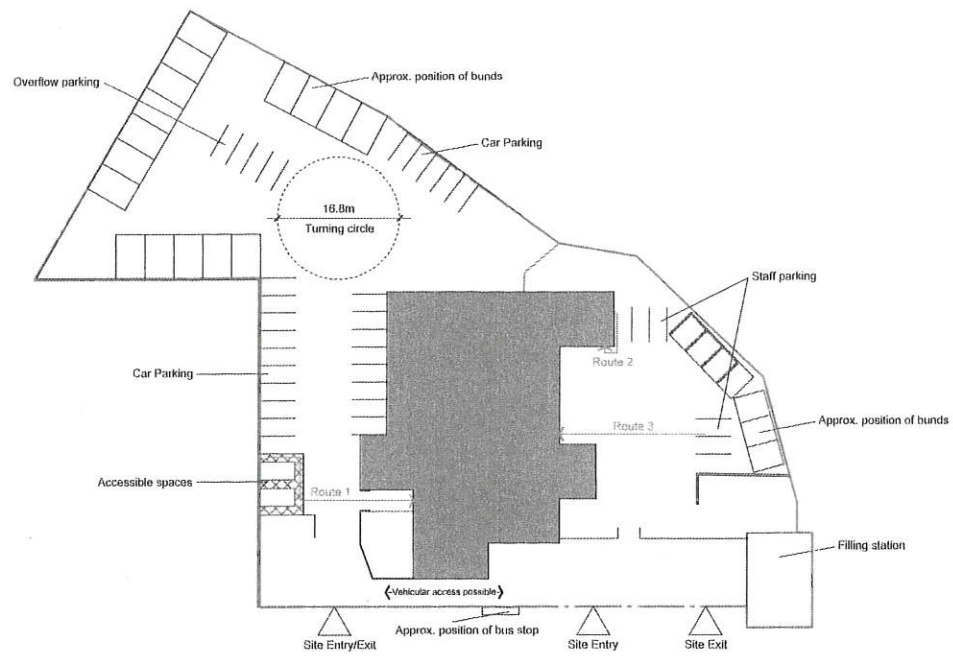
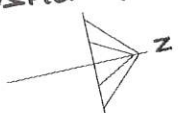


PLAN 1

△ FIRE EXTINGUISHER

■ RETAIL SALES AREA

■ OFF-SALE DISPLAY



SITE PLAN AS PROPOSED

SCALE 1:500

Occupancy Capacity Without Fixed Seating:

(area/occupancy load factor)

Kitchen = 49 / 7 = 7

Play Area = 12.88 / 1 = 13

Staff Room = 12.7 / 1 = 13

Occupancy Capacity Without Fixed Seating:

New Cafe Area = 73

Fire Escape Travel Distances:

A = 6.61m

B = 19.61m

C = 16.55m

D = 19.03m

E = 16.37m

F = 12.58m

G = 11.84m

H = 10.84m

I = 22.49m

J = 11.77m

Accessible Route 1:

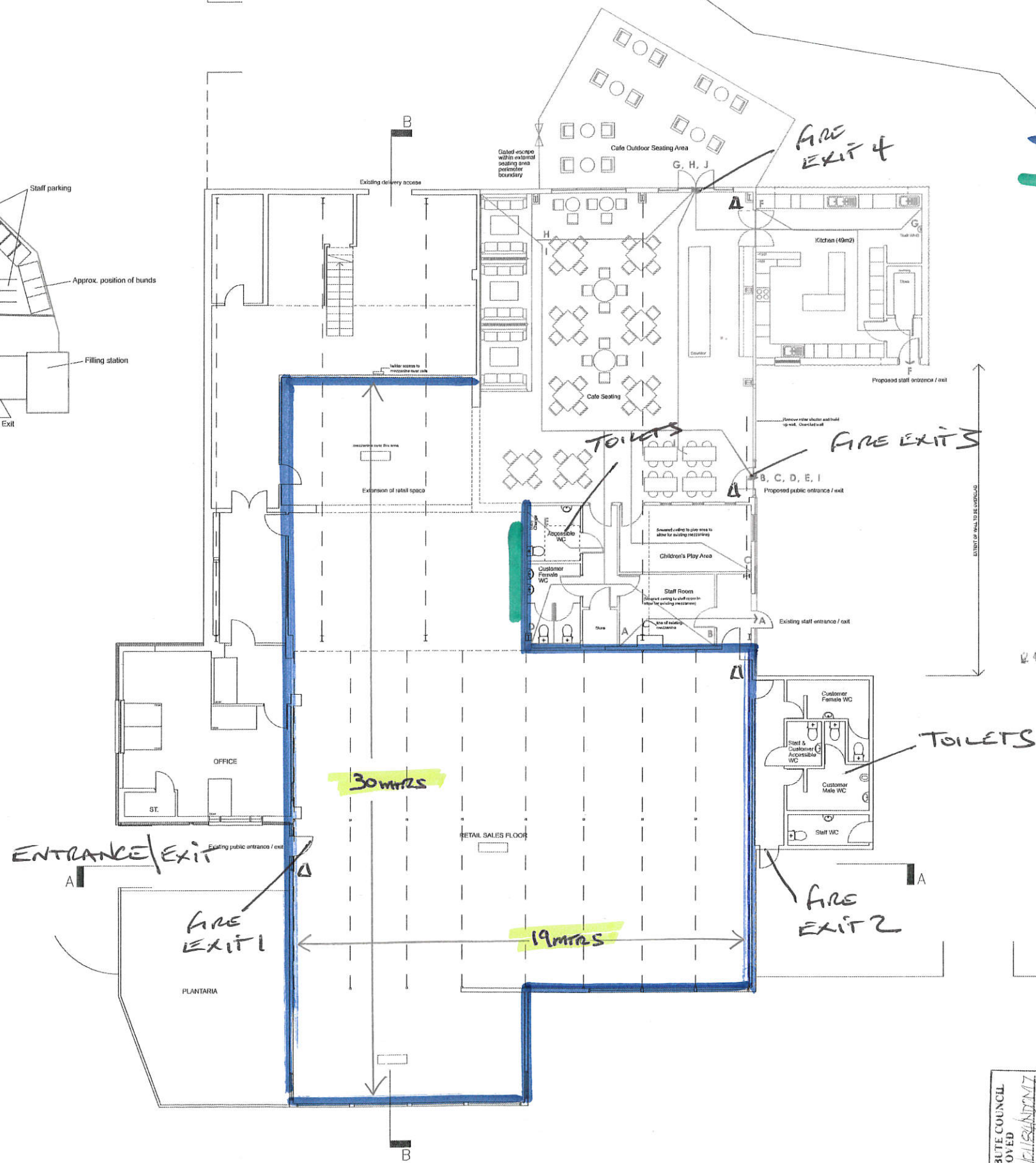
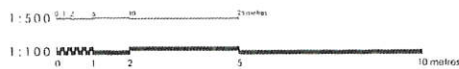
26.76m

Accessible Route 2:

8.06m

Accessible Route 3:

20.00m



GROUND FLOOR PLAN AS PROPOSED

SCALE 1:100

ARGYLL STREET, DUNOON

Notes

Copyright ARCHITECO 2017

Do not scale construction dimensions from this drawing. All dimensions are to be verified prior to construction.

REVISIONS

A - 6/12/16 - Site boundary indicated on 1:500 site plan. Proposed layouts & North orientation amended. Scale bars shown. Escape travel distances & occupancy take-off shown - C.J.J.  
 B - 14/3/17 - Mezzanine stair omitted. Cafe layout revised. Externally accessed WC shown - C.J.J.

PROJECT

Proposed Alterations  
 Walkers Home & Garden  
 Centre  
 361 Argyll Street  
 Dunoon

DRAWING TITLE

Site & Floor Plan as Proposed

SCALE DATE DRAWN BY

1:500 Aug 16 C.L.P

1:100

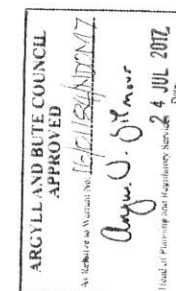
DRAWING NUMBER REVISION

1249-03-12 B

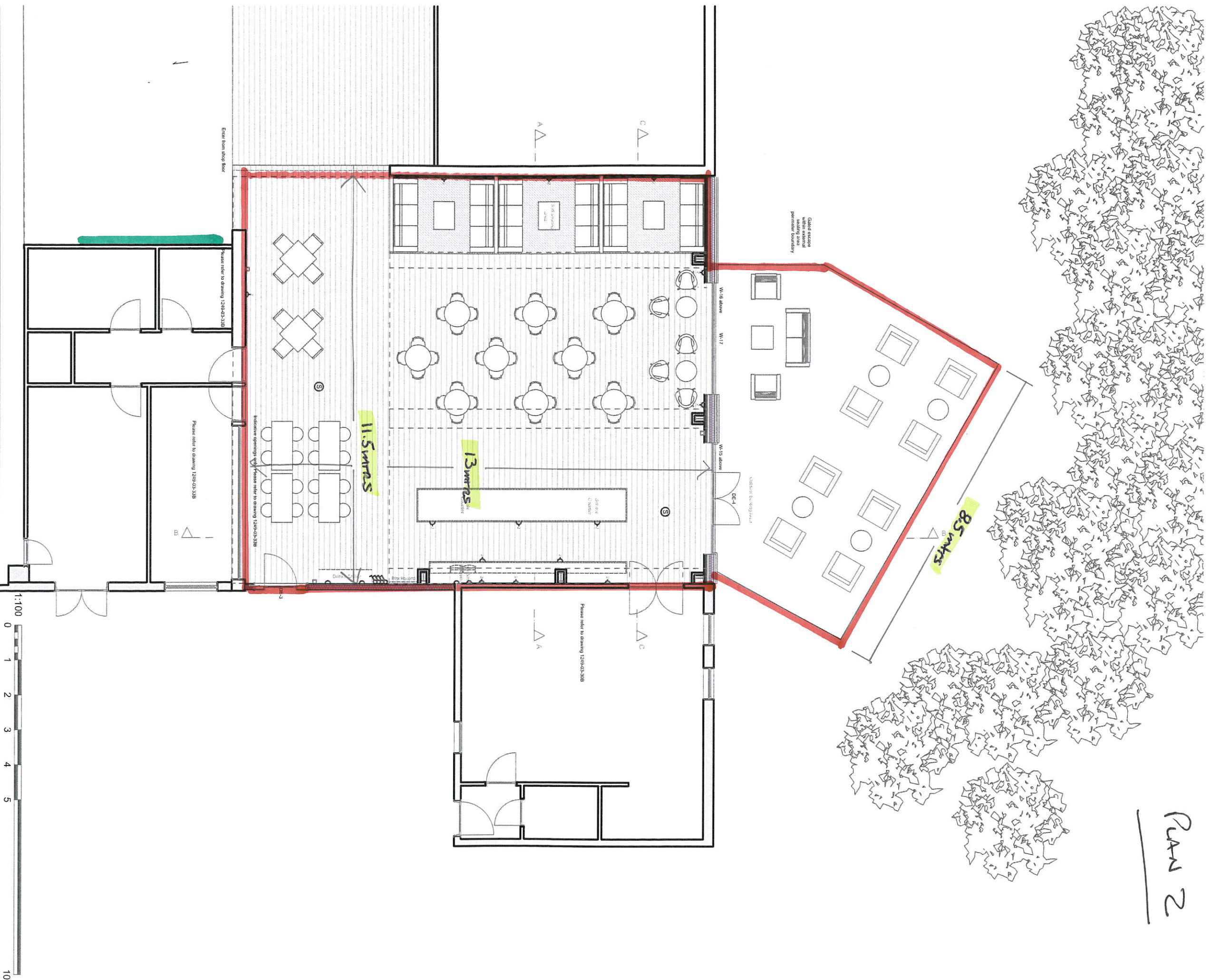
ARCHITECO

HOLISTIC DESIGN

info@architeco.co.uk www.architeco.co.uk  
 43 Argyll Street, Dunoon PA23 7HG 01369 701 988



Plan 2



1			
1:100			

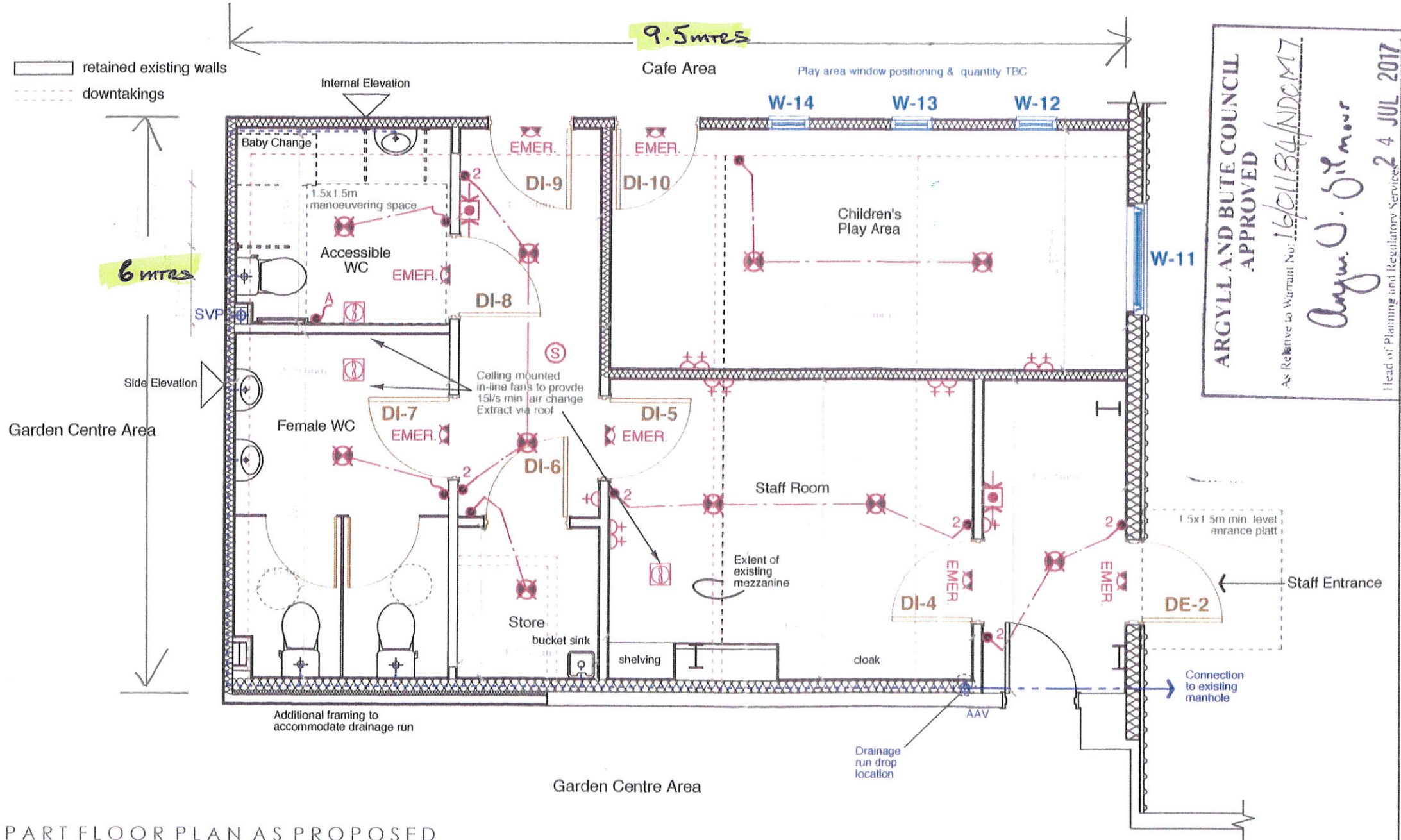
<p><b>ARCHITTECO</b></p> <p>SUSTAINABLE DESIGN &amp; LOW ENERGY BUILDING SPECIALISTS</p> <p>43 Argyl Street, Dunoon PA23 7HG info@architeco.co.uk 01369 701 988 www.architeco.co.uk</p>	<p>Modified by <b>E.V.</b></p> <p>Checked by <b>C.L.P.</b></p>	<p>Date</p> <p><b>1249-03-50A</b></p>	<p>Drawing Number</p> <p><b>1249-03-50A</b></p>	<p>Revision History</p> <table border="1"> <thead> <tr> <th>Revid</th> <th>CHD</th> <th>Change Name</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>C.J.J</td> <td>Layout revised</td> <td>19/4/17</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Revid	CHD	Change Name	Date	A	C.J.J	Layout revised	19/4/17																																
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A	C.J.J	Layout revised	19/4/17																																									
<p><b>Walkers Garden Centre</b></p>	<p>Date</p> <p><b>Part Ground Floor Plan Cafe 100</b></p>	<p>Drawing Name</p> <p><b>Part Ground Floor Plan Cafe 100</b></p>	<p>Drawing Scale</p> <p><b>1:100</b></p>																																									

Plan 3

# CAFE

## INTERNAL ELEVATION AS PROPOSED

## Side Elevation



### Notes

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Do not scale construction dimensions from this drawing. All dimensions are to be verified prior to construction.

### REVISIONS

A - 9/12/16 - Emergency lighting shown in play/staff & toilet areas. Accessible WC revised. Staff ventilation provision shown. Proposed mezzanine staircase & accessible platform shown. Additional insulation shown. Door DI-10 position amended.  
B - 14/3/17 - Existing partition between cafe and play room amended to timber kit. Mezzanine staircase omitted.

### PROJECT

**Proposed Alterations  
Walker's Home & Garden  
Centre  
361 Argyll Street  
Dunoon**

### DRAWING TITLE

**Part Floor Plan & Internal  
Elevation as Proposed**

SCALE DATE DRAWN BY

1:50 Sep 2016 C.J.J

DRAWING NUMBER REVISION

**1249.03-33 B**

**ARCHITECO**

HOLISTIC DESIGN

ARCHITECO 43 Argyll Street, Dunoon PA23 7HG  
info@architeco.co.uk 01369 701 988 www.architeco.co.uk

## PART FLOOR PLAN AS PROPOSED

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## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Duart Castle Tearoom, Craignure, Isle of Mull, PA64 6AP**APPLICANT:** The Firm of Duart Castle Partnership, Address as above**AGENT:** n/a**DESCRIPTION OF PREMISES:**

The premises are a tearoom situated in the grounds of Duart Castle providing off sales of alcohol and licensed restaurant facilities.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	N/A	10.30 to 17.30	10.30 to 01.00	10.30 to 17.30
Tuesday	N/A	10.30 to 17.30	10.30 to 01.00	10.30 to 17.30
Wednesday	N/A	10.30 to 17.30	10.30 to 01.00	10.30 to 17.30
Thursday	N/A	10.30 to 17.30	10.30 to 01.00	10.30 to 17.30
Friday	N/A	10.30 to 17.30	10.30 to 01.00	10.30 to 17.30
Saturday	N/A	10.30 to 17.30	10.30 to 01.00	10.30 to 17.30
Sunday	N/A	10.30 to 17.30	10.30 to 01.00	10.30 to 17.30

**DETAILS OF VARIATIONS SOUGHT:-**

The applicant wishes to vary the licence as follows:-

- 1) To add on-sales to the licence.
- 2) On-sales licensing hours extended to 1.00am for the purposes of functions, restaurant opening and weddings (otherwise 5.30pm).
- 3) Addition of outdoor drinking facilities to 5.30pm.
- 4) To change the name of the premises manager.
- 5) Amend seasonal variation.

- 6) Add receptions including weddings, funerals and birthday parties as an activity.
- 7) Addition of children and young person's conditions.

**CURRENT ACTIVITIES:** Restaurant facilities;

**CURRENT SEASONAL VARIATION:** The shop within the tearoom will operate shorter hours throughout the winter months. The tearoom and shop shut after the end of the day on the first Sunday in October each year and re-opens on 1st April the following year. During the month of April the shop within the tearoom operates from 11am - 4pm from Sunday to Thursday closing for Friday and Saturday each week.

**PROPOSED SEASONAL VARIATION:** General hours for on-licence operation will be 10.30am - 5.30pm Monday to Sunday. The extended operating hours of up to 1.00am will be for the purpose of pop-up restaurants, wedding functions and social functions. Food will always be available during general operation hours and evening functions.

Duart Castle seasonal opening times are Easter until October 18th but occasional functions may operate outwith these months.

**CHILDREN AND YOUNG PERSONS CONDITIONS:**

TERMS - Children and young persons allowed entry with adult accompaniment.

AGES - All ages allowed entry

TIMES - General opening time of 10.30am to 5.30pm. Accompanied children and young persons allowed entry outwith these hours for social functions.

PARTS - Children and young persons allowed entry to all areas due to the nature of the business.

**LSO:** See attached report.

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** None

**POINTS FOR CONSIDERATION:-**

- 1) Are there baby changing facilities?
- 2) Addition of on-sales to 1.00am seven nights a week.
- 3) Reference to pop-up restaurants.
- 4) Extent of catering facilities.
- 5) Addition of outdoor drinking facilities.

**DUART CASTLE, CRAIGNURE, ISLE OF MULL, PA64 6AP**

**LSO**

There are no LSO concerns with this application and the applicant has liaised with the LSO.

The premises is a tearoom situated in the grounds of Duart Castle on the Isle of Mull, and currently provide off sales of alcohol and unlicensed restaurant facilities. The applicant is proposing the following variations:

- Update to Seasonal Variation;
- Addition of on-sales with core hours – 1100 hours to 0100 hours daily;
- Outdoor drinking; and
- Substitution of premises manager

Premises licence

Description of Premises - on the front of the premises licence the description should be amended similar to –

*“The premises is a tearoom situated in the grounds of Duart Castle providing on and off sales of alcohol, restaurant facilities, and an outdoor drinking area.”*

Baby Changing Facilities – as the premises will now provide on-sales of alcohol, Condition 12 of the premises licence requires that where children aged under 5 years are permitted access, baby changing facilities must be provided which are to be accessible to persons of either gender.

Operating Plan

Question 2 - On-Sales Proposal - the premises are currently allowed off-sales only. The applicant wishes to include on-sales for the purpose of catering for evening functions, evening restaurant facilities, pop-up restaurant facilities and weddings. Core hours will commence from 1100 hours each day.

Question 4 – Seasonal Variation – the applicant proposes:

*“General hours for on-license operation will be 10:30am to 5:30pm Monday to Sunday. The extended operating hours of up to 1:00am will be for the purpose of pop-up restaurants, wedding functions and social functions. Food will always be available during general operation hours and evening functions.”*

*Duart Castle’s seasonal opening times are Easter until October 18<sup>th</sup> but occasional functions may operate outwith these months.”*

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.”*

The applicant provides reasoning for the 0100 hours terminal hour and premises closure over the winter months. Due to the nature and location of this business the Board may wish to consider the applicant’s proposal.

Question 5 - Outdoor Drinking - the applicant has provided a plan of the area marked for outdoor drinking which sits adjacent to the Tearoom. This is an addition of six picnic style tables seating six persons per table. It is proposed the use of the outdoor area may commence

at 1030 hours daily to provided teas, coffees, snacks and non-alcohol refreshments and cease operation at 1730 hours, generally, and by 2200 hours and 2000 hours respectively for persons aged of 18 years and over and children and young persons when the premises are open later for pre-booked functions. All columns in Question 5(d) in the operating plan covering outdoor drinking should read Y (Yes).

Question 5 – Activities Outwith Core Hours Explanation – this box should contain a statement similar to:

*Where you have answered YES in respect of any entry in column 4 above, please provide further details below:*

*“The Tearoom and outdoor drinking area may operate from 10:30am for the provision of meals, snacks, teas, coffees and non-alcohol refreshments.”*

Question 5(f) – Any other Activities – this box should contain a statement similar to:

*“Outdoor Drinking - the terminal hour will generally be 5:30pm daily and 10:00pm for persons aged 18 years and over and 8:00pm for children and young persons on the occasions the premises is open up to 1:00am.”*

Question 6 – Children and Young Person Access – Licensing Standards advocates a standard form of wording to cover children and young person access to on-sales premises as this is the wording that will appear in the operating plan and the statutory access notice. Any standard form should take cognisance of the nature of the operating plan and the wording submitted by the applicant. The following wording, based on the submission by the applicant, is for consideration:

Terms

*Children of all ages and young persons allowed access to the tearoom and outdoor drinking area while in the company of a responsible person aged 18 years or over for the purpose of taking a meal, refreshments or snacks.*

Ages

*Children of all ages [birth to 15 years]  
Young persons [16 & 17 years]*

Times

*Tearoom: 10:30am to 5:30pm and when attending a pre-booked function until 1:00am.  
Outdoor Drinking Area: 10:30am to 5:30pm and when attending a pre-booked function until 8:00pm.*

Parts

*All public parts of the premises.*



Question 7 – Capacity – the applicant advises that on-sales capacity will be 60 persons and this figure should be included in Q7.

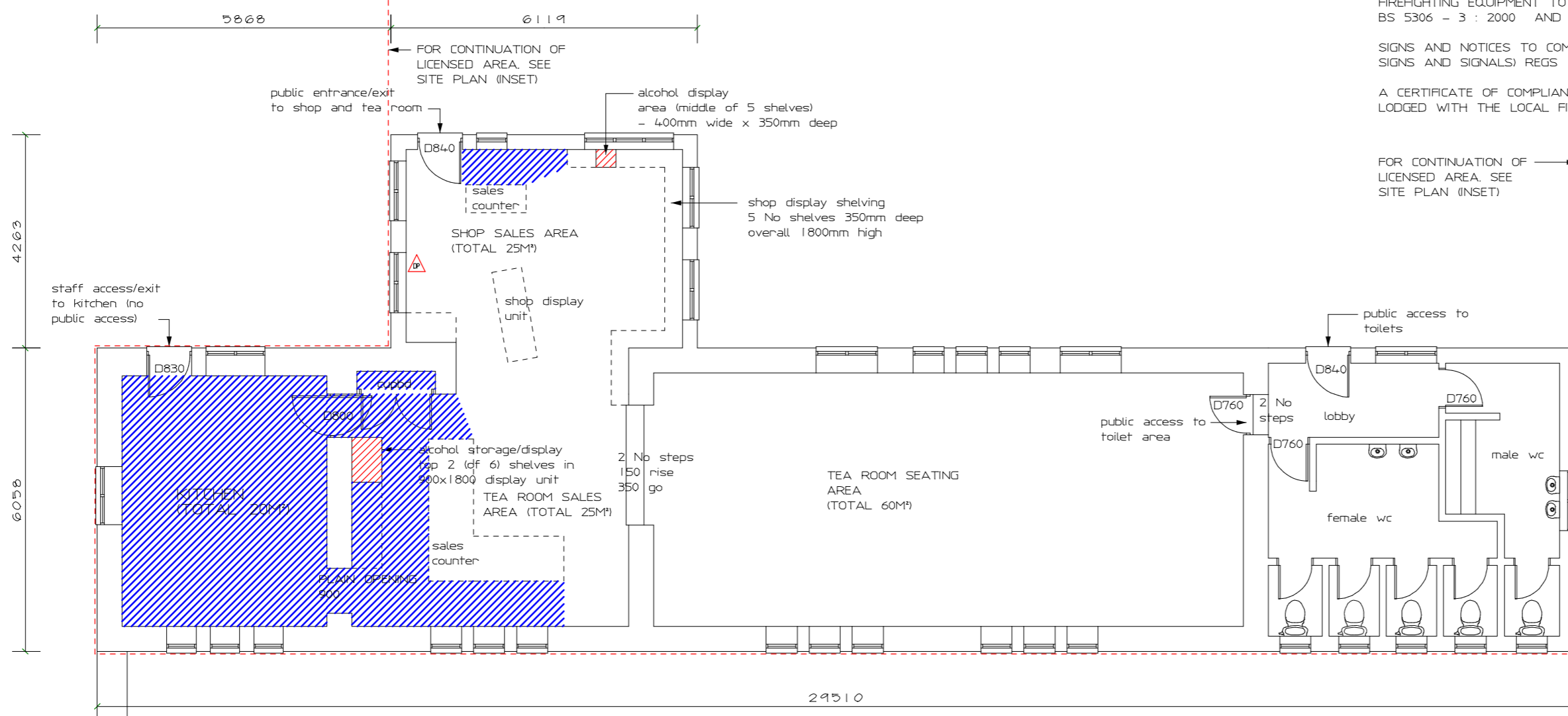
Substitution of Premises Manager

The proposed premises manager will be Junelle Wilson who holds personal licence AR/2607.

**EHO**

No comments.





FIREFIGHTING EQUIPMENT TO COMPLY WITH BS EN 3, BS 7863 : 1996, BS 5306 - 3 : 2000 AND BS 5306 - 8 : 2000

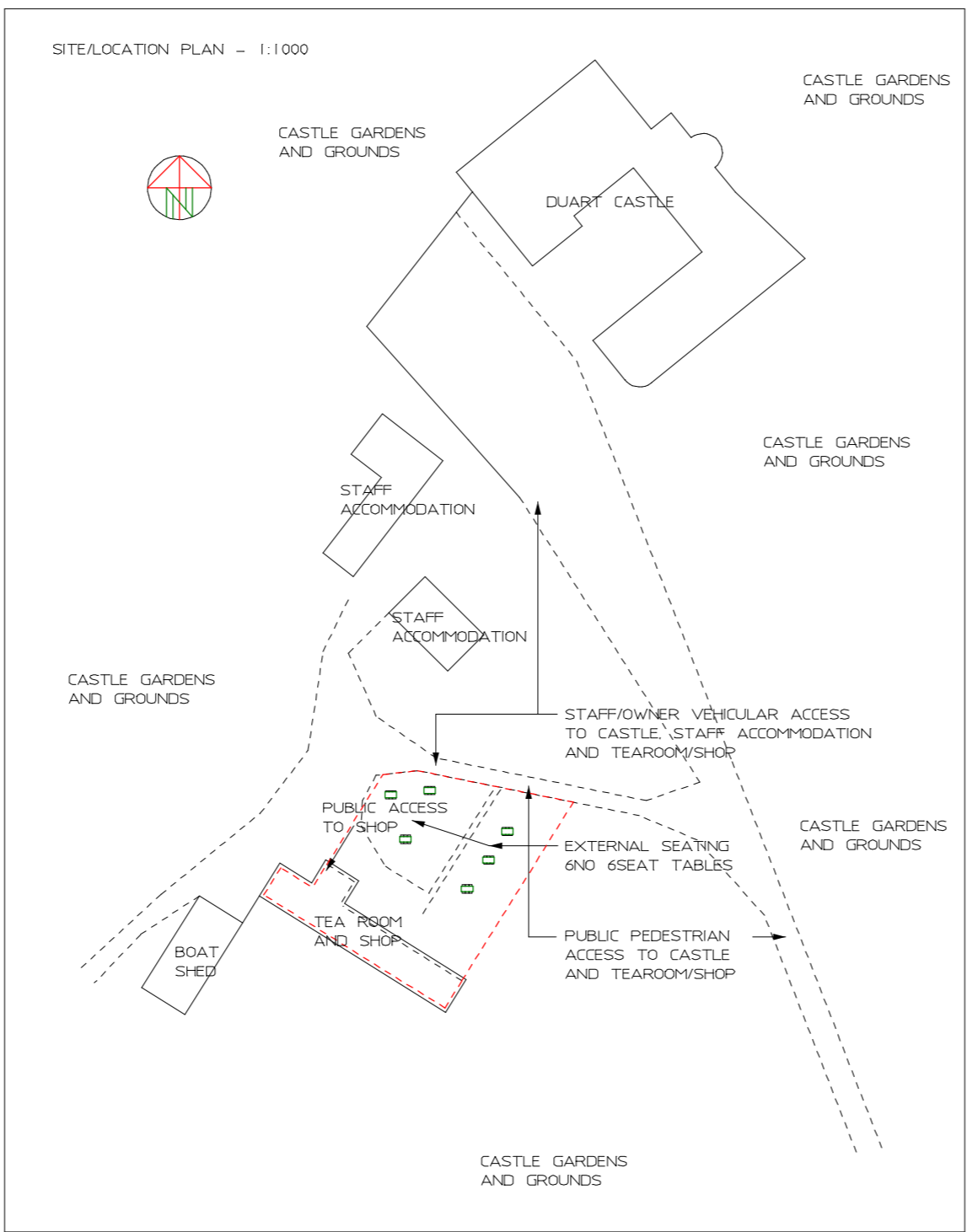
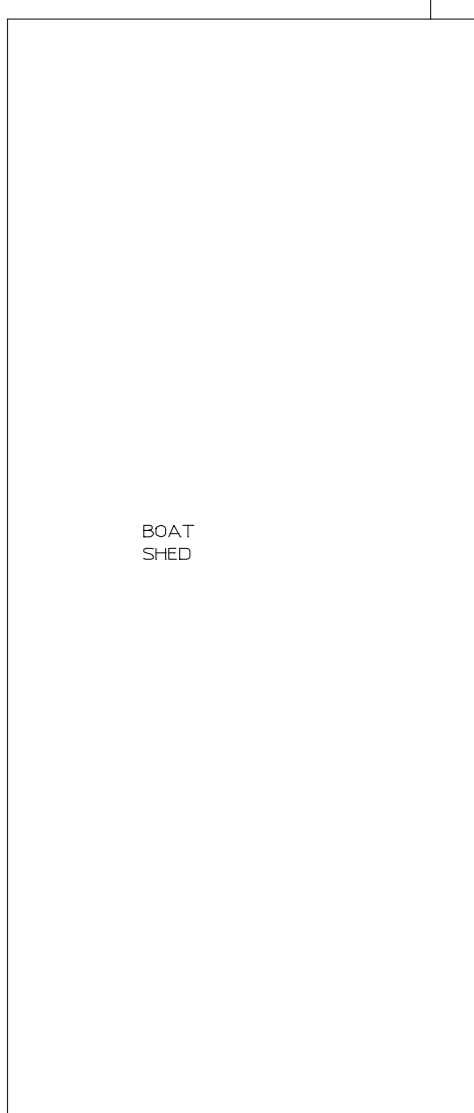
SIGNS AND NOTICES TO COMPLY WITH THE HEALTH AND SAFETY (SAFETY SIGNS AND SIGNALS) REGS 1996 AND/OR BS 5499 : PART 1 : 1990

A CERTIFICATE OF COMPLIANCE TO THE ABOVE STANDARDS SHOULD BE LODGED WITH THE LOCAL FIRE OFFICER

FOR CONTINUATION OF LICENSED AREA, SEE SITE PLAN (INSET)

**SYMBOL AND SHADING KEY**

- PERIMETER OF LICENSED PREMISES
- DRY POWDER EXTINGUISHER - 9KG
- ALCOHOL DISPLAY AREA TOTAL 0.14M²
- NO PUBLIC ACCESS AREAS



JOHN J RODGERS (AIOB)  
 CEOL NA MARA, CRAIGNURE, ISLE OF MULL  
 TEL: 01680812590 EMAIL: john.j.rodgers@btinternet.com

DUART CASTLE SHOP AND TEA ROOM  
 LICENSING PLANS

LM/08/01A 1:100 26/05/08  
 Rev A - updated plans - 17/1/18

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## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** McCaig's Warehouse, Unit 3 & 4, Heritage Centre, Oban, PA34 4LW**APPLICANT:** The Edinburgh Woollen Mill Limited, Waverley Mills, Langholm,  
Dumfriesshire, DG13 0EB**AGENT:** TLT LLP, 140 West George Street, Glasgow, G2 2HG**DESCRIPTION OF PREMISES:**

Single storey retail store situated on the waterfront selling a range of clothing, woollen goods, household items, gifts and tourist items, including a range of speciality liquor products.

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	N/A	10.00 to 19.00	N/A	10.00 to 22.00
Tuesday	N/A	10.00 to 19.00	N/A	10.00 to 22.00
Wednesday	N/A	10.00 to 19.00	N/A	10.00 to 22.00
Thursday	N/A	10.00 to 19.00	N/A	10.00 to 22.00
Friday	N/A	10.00 to 19.00	N/A	10.00 to 22.00
Saturday	N/A	10.00 to 19.00	N/A	10.00 to 22.00
Sunday	N/A	10.00 to 17.30	N/A	10.00 to 22.00

**DETAILS OF VARIATIONS SOUGHT:-**

The applicants wish to vary the licence as follows:-

- 1) To amend the terminal hour to 22.00 daily.
- 2) To remove the seasonal variation.
- 3) To amend the wording at Question 5(f) Any other activities.

**CURRENT SEASONAL VARIATION:** The store may close earlier if there is insufficient trade, especially during the winter months.

In the months of June and September the following hours will apply:- Monday to Saturday 10.00am to 9.00pm.

The licensed hours for each day will be extended to 10.00pm during the months of July and August.

**CURRENT WORDING AT Q5(F) ANY OTHER ACTIVITIES:** Internet sales/telephone orders. Deliveries/dispatch

**PROPOSED WORDING AT Q5(F) ANY OTHER ACTIVITIES:** The premises operates as gift/heritage store, and general retail activities occur at all times, including remote sales via online and telephone orders, dispatch and delivery of the same.

**LSO:** There are no LSO concerns with this applications. The premises is a single storey retail store situated on the waterfront at Oban selling a range of clothing, woollen goods, household items, gifts and tourist items, including a range of speciality liquor products.

This application is to amend the operating plan as follows –

Question 3 - Off-Sales Terminal Hour

Current: 1900 hours (Mon-Sat) and 1730 hours (Sun)

Proposed: 2200 hours daily.

Question 4 - Seasonal Variation

Proposed: remove all wording

Question 5 – Activities Outwith Core Hours Explanation

Current: *“Recorded music may be played from when the premises open, prior to the commencement of core hours.”*

Proposed: *“Recorded music may be played from when the premises open, prior to the commencement of core hours. General retail activity may commence prior to core hours*

Question 5(f) – Any Other Activities

Current: Internet sales/telephone orders. Deliveries/dispatch.

Proposed:

*“The premises operates a gift/heritage store, and general retail activities occur at all times, including remote sales via online and telephone orders, dispatch and delivery of same.”*

**EHO**

No comments

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** None

**POINTS FOR CONSIDERATION:-**

- 1) Extend the terminal hour from 7.00pm to 10.00pm Monday to Saturday and from 5.30pm to 10.00pm on a Sunday.
- 2) Remove the seasonal variation.

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## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Pennygate Lodge, Craignure, Isle of Mull, PA65 6AY**APPLICANT:** Isle of Mull Guest House Ltd., Address as above**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Guest house accommodating up to 18 guests. We offer an evening meal to residents only and occasionally we serve lunches if asked. Alcohol is available at these times. The premises is detached, set in its own grounds within the village of Craignure.

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

**DETAILS OF VARIATIONS SOUGHT:-**

The applicants wish to vary the licence as follows:-

- 1) To amend the on-sales core hours.
- 2) Addition of off-sales to the licence.
- 3) Addition of seasonal variation.

- 4) To add receptions, Club or other group meetings, recorded music, live performances, indoor/outdoor sports, outdoor drinking, providing breakfasts, charity fund raising, themed nights, wine tasting, and picnics with wine as activities on the licence.
- 5) To amend the children and young persons conditions.
- 6) To increase the capacity of the premises from 18 to 60 due to addition of outdoor area.
- 7) Change to the layout plan.

**CURRENT ACTIVITIES:** Accommodation; Restaurant facilities.

**PROPOSED SEASONAL VARIATION:** January/February closed for holidays and refurbishments.

**CURRENT CHILDREN AND YOUNG PERSONS CONDITIONS:**

TERMS - Children and young persons will be permitted when accompanied by an adult.

AGES - No restrictions on age.

TIMES - All times.

PARTS - All parts of the premises

**PROPOSED CHILDREN AND YOUNG PERSONS CONDITIONS:**

TERMS - Children and young persons will be permitted when accompanied by an adult over 18 years.

AGES - 0-15 years children; 16-17 years young persons.

TIMES - 10pm for children visiting, otherwise all times.

PARTS - All parts of the premises except immediate vicinity of the bar, basement and cellar/alcohol storage areas.

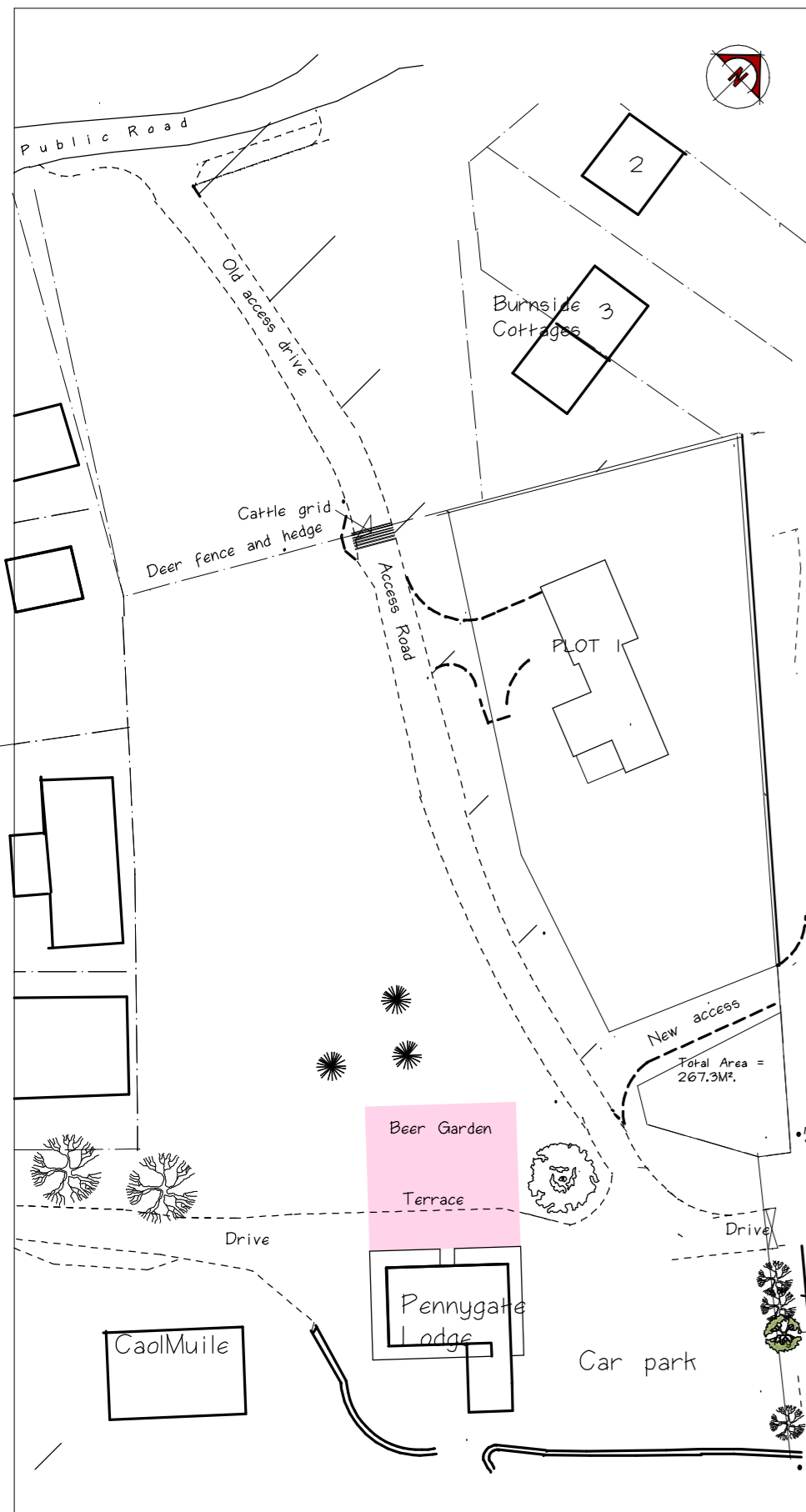
**LSO:** See attached report.

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** None

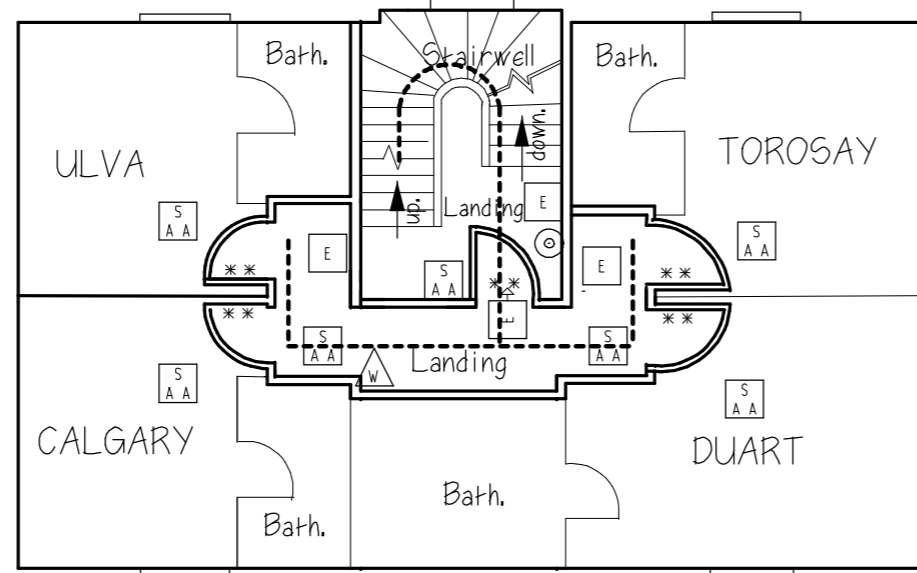
**POINTS FOR CONSIDERATION:-**

- 1) The addition of off-sales.
- 2) Commencement of on-sales to be brought forward from 12.30pm to 11.00am.
- 3) Outdoor drinking facilities to be added - terminal hour.
- 4) Increase in capacity.
- 5) Addition of various activities.
- 6) Addition of seasonal variation.
- 7) Are baby changing facilities in place?

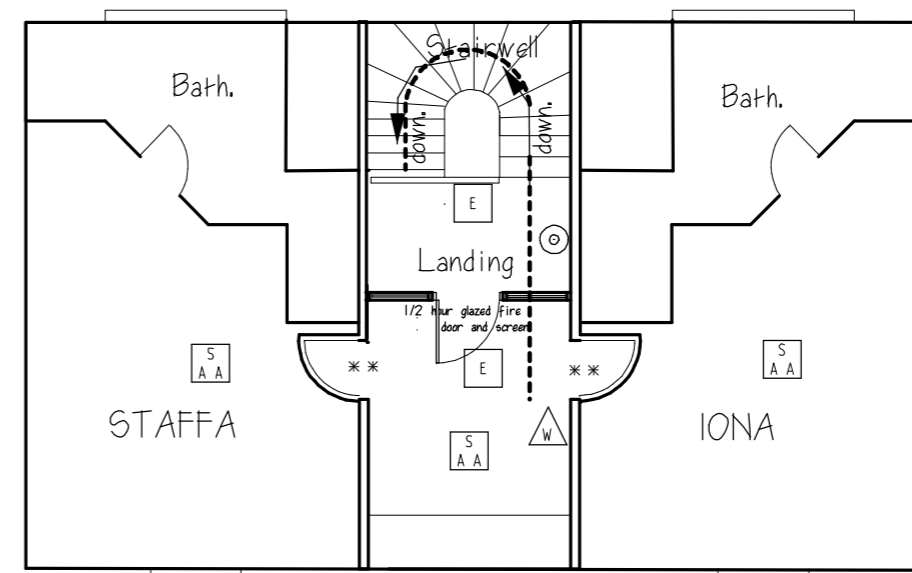


SITE PLAN

FIRST FLOOR PLAN



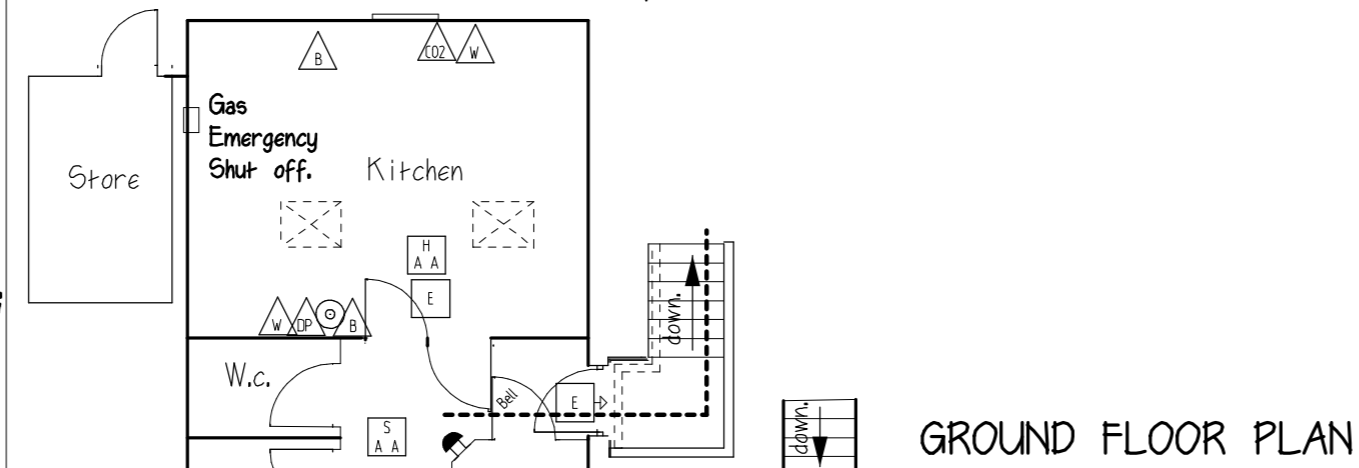
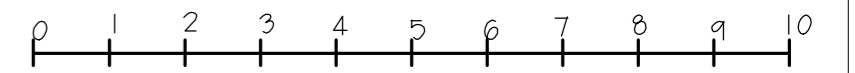
SECOND FLOOR PLAN



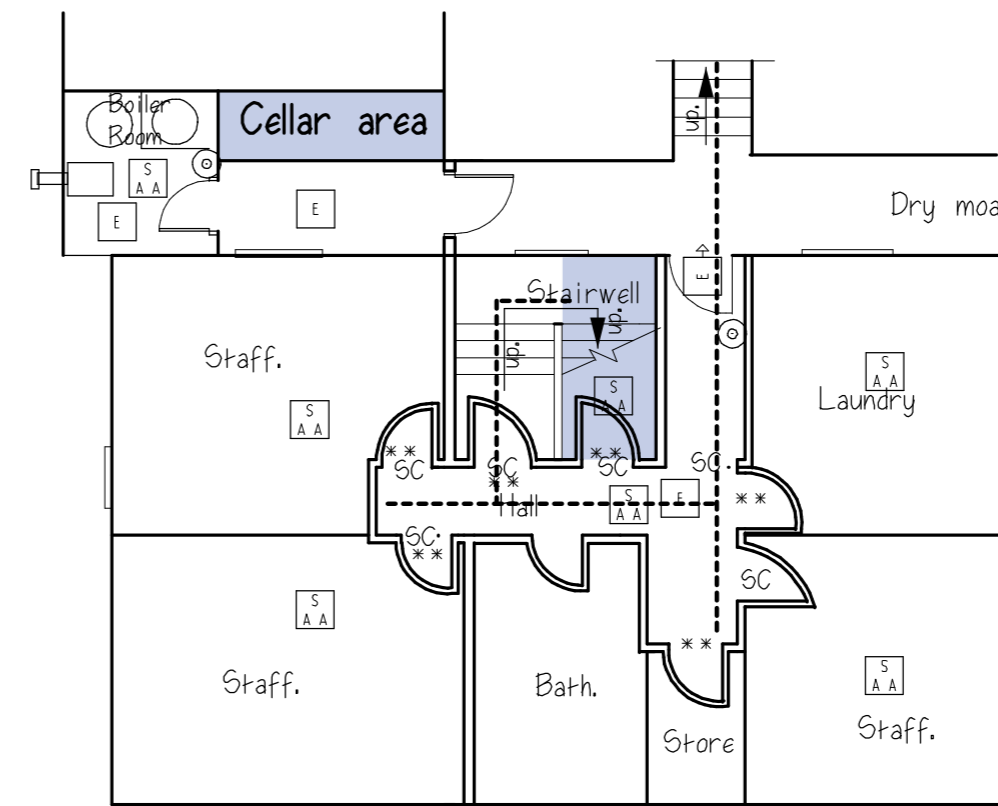
LICENSING PENNYGATE LODGE CRAIGNURE ISLE OF MULL.

- Area Licensed for alcohol consumption
- Area for alcohol storage.
- Escape route

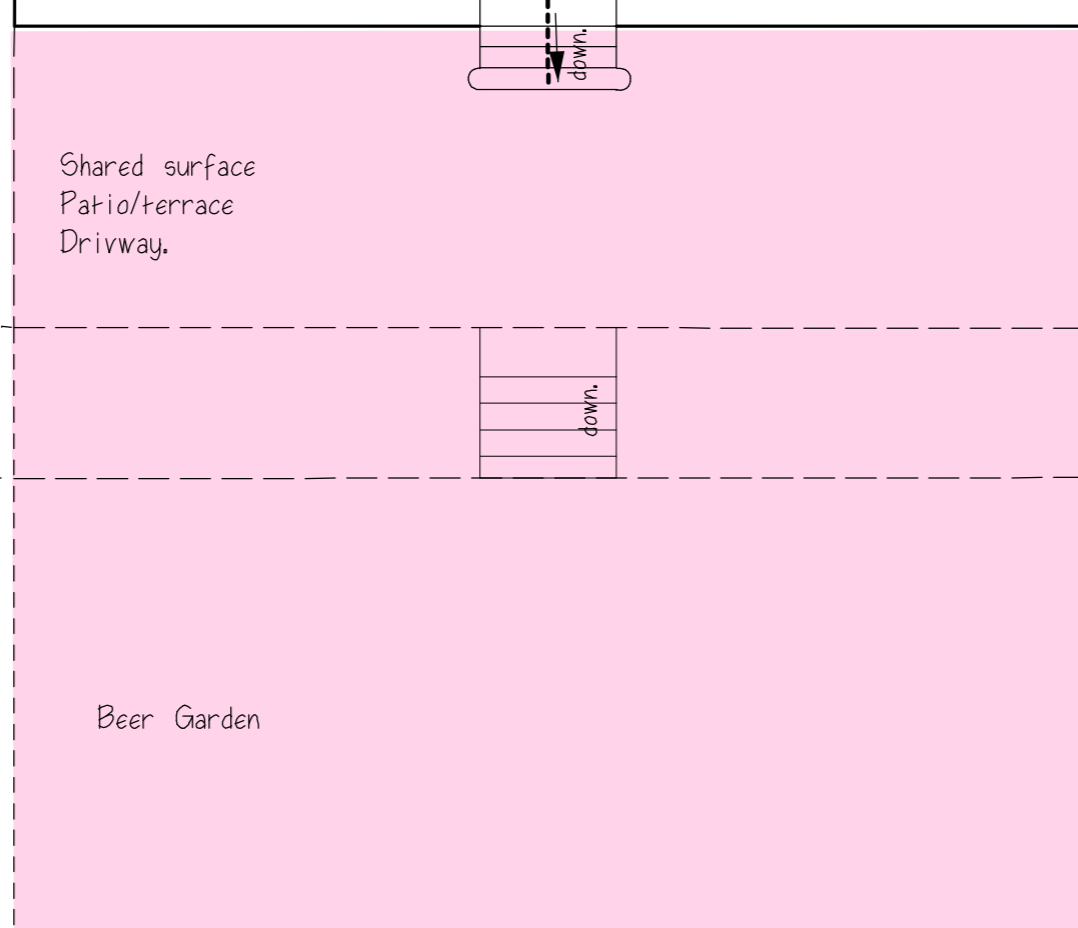
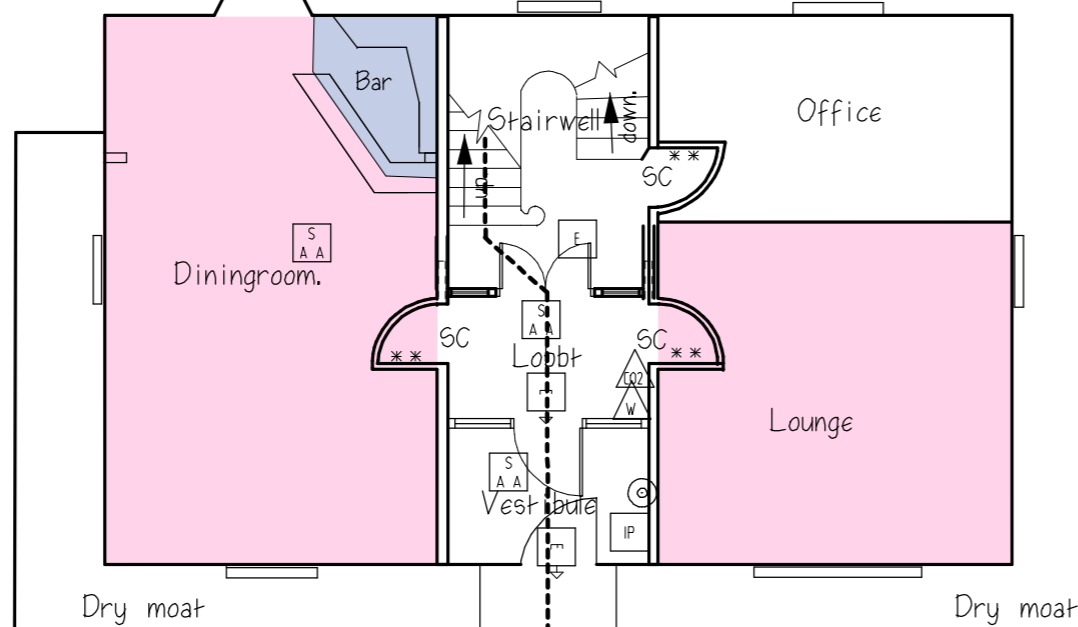
SCALE 1:100



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



- MDH Magnetic Door Holder
- IP Dry powder extinguisher (10lb or 20lb)
- W Water extinguisher
- CO2 CO2 extinguisher
- E Foam extinguisher
- B Fire blanket
- Hose reel
- B Sand bucket
- Fire alarm call point
- Bell
- E Exit sign
- E Exit directional sign
- \* 1/2hr fire resisting self closing door or kept locked shut when not in use
- \*\* 1hr fire resisting self closing door or kept locked shut when not in use
- PB Panic bolt
- BB Barrel bolt
- S Area protected by sprinklers
- SMV Sprinkler main valves
- H A A Area covered by heat detectors
- IP Indicator panel
- Independent emergency lighting point
- Evacuation switch
- R Reset switch
- FVC Firemans ventilation control
- RPI Repeater panel internal
- RPX Repeater panel external
- A/3 F AFFF Multipurpose extinguisher 55 litre BSS-23 Electrically non-conductive 13A + 113B rating
- VP Vision panel
- S A A Area covered by smoke detectors
- SC Self closing device

Amendment	No.	Date
NORMAN HICKSON Ltd. LANDSCAPE ARCHITECT PLANNING AND BUILDING DESIGN CONSULTANT		
Title: LICENSING PLAN, PENNYGATE LODGE, CRAIGNURE, ISLE OF MULL		
Client:		
Drawing No. PGLC:17 Scale: 1:100 Date: June, 2017		
THE BARN STUDIO, CRAIGNURE, ISLE OF MULL, ARGYLL, PA65 6AY Tel. 01680 812485 Fax 01680 812521 E-mail: hicksonn@lineone.net		

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**PENNYGATE LODGE, CRAIGNURE, ISLE OF MULL, PA65 6AY**

**LSO**

There are no LSO concerns with this application. The applicant has liaised with the LSO.

The premises is a guest house accommodating up to 18 guests, offering an evening meal to residents only and occasionally serving lunches if asked. Alcohol is available at these times. The premises is detached, set in its own grounds within the village of Craignure, Isle of Mull.

This application is to amend the operating plan as follows –

Question 2 – On-Sales Hours

Current: 1100 hours to 2300 hours (Mon-Sat) and 1230 hours to 2300 hours (Sun)

Proposed: 1100 hours to 2300 hours daily.

Question 4 – Seasonal Variation

Current: none.

Proposed: *“January/February, closed for holiday and refurbishments.”*

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.”*

As the premises cater mainly for pre-booked guests the Board may wish to consider the applicant's seasonal variation favourably.

Question 5 – Activities

Update to include the following activities within and outwith core hours:

Restaurant facilities; Receptions; Clubs and other meetings; Recorded music; Indoor & outdoor sports; and outdoor drinking.

The applicant requests Column 4 at Question 5 be updated to reflect those activities taking place outwith core hours and the reasoning to be explained as follows in the box underneath –

*Where you have answered YES in respect of any entry in column 4 above, please provide further details below.*

*The premises provides access to the following outwith core licensing hours from 9:00am. There will be no alcohol sold or consumed prior to core hours:*

*Receptions (including weddings; funerals; birthdays and retirements, etc.); club or other group meetings; recorded music; live performance; indoor and outdoor sports; and outdoor drinking.*

*Breakfasts will be provided between 7:00am and 9:30am.*

Question 5(f) – Additional Activities

The applicant requests the this Question updated as follows –

*5(f) Any other activities*

Charity fundraising events; themed nights; wine tasting and picnics with wine.

Outdoor Drinking - the terminal hour will be 10:00pm for persons aged 18 years and over and 8:00pm for children and young persons.

Question 6 – Children and Young Person Access – Licensing Standards advocates a standard form of wording to cover children and young person access to on-sales premises as this is the wording that will appear in the operating plan and the statutory access notice. Any standard form should take cognisance of the nature of the operating plan and the wording submitted by the applicant. The following wording, based on the submission by the applicant, is for consideration:

*Terms*

*Children of all ages and young persons allowed access to the premises and outdoor drinking area while in the company of a responsible person aged 18 years or over for the purpose of taking a meal, snack or refreshments.*

*Ages*

*Children of all ages [birth to 15 years]  
Young persons [16 & 17 years]*

*Times*

*Access at all times to resident children and young persons. Those visiting until 10:00pm. Outdoor drinking area must be vacated by 8:00pm.*

*Parts*

*All public parts of the premises.*

Baby Changing Facilities – as the premises will allow access to children under 5 years, Condition 12 of the premises licence requires the provision of baby changing facilities which are to be accessible to persons of either gender.

**EHO**

No comments



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## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Portavadie Marina, Portavadie. PA21 2DA**APPLICANT:** Portavadie Estates Ltd., 7 Laigh Road, Catrine, Mauchline, Ayrshire, KA5 6SN**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Facilities building at Portavadie Marina providing office accommodation, toilets, showers and laundry with a bar and restaurant with balcony for outdoor eating and drinking and a marquee with the dimensions of 20 metres by 10 metres for the main section and 10 metres by 5 metres for the entrance section, which has gents, ladies and disabled toilet facilities.

	EXISTING CORE HOURS	
	ON SALES	OFF SALES
Monday	10.00 to 01.00	10.00 to 22.00
Tuesday	10.00 to 01.00	10.00 to 22.00
Wednesday	10.00 to 01.00	10.00 to 22.00
Thursday	10.00 to 01.00	10.00 to 22.00
Friday	10.00 to 01.00	10.00 to 22.00
Saturday	10.00 to 01.00	10.00 to 22.00
Sunday	10.00 to 01.00	10.00 to 22.00

**DETAILS OF VARIATIONS SOUGHT:-**

The applicants wish to vary the licence as follows:-

- 1) Addition of off-sales in the shop area.
- 2) Addition of 'Onsite retail shop' to question 5(f) Any other activities
- 3) Change to the layout plan.
- 4) Amendment to the capacity of the premises to include off-sales area of 4.28 square metres.

**LSO:** This variation is to incorporate an Off Sales area into the existing Chandler's gift shop, (see Layout Plan number 5) which is located within the confines of the Marina. The variation is also to include, part of a licensed outside decking area which has now been enclosed and forms part of the overall interior of the restaurant.

The management had early consultation with the Licensing Standards. The submitted application reflects the advice provided.

To seek and ensure further clarity on the detail contained within the Layout Plans as proposed, the Architect has kindly submitted the following revised plans and information via email;

"I've attached pdf copies of our drawings **0543/Licensing 1 – Revision J and 0543/Licensing 2 – Revision E** with the dimensions of the external decking to front of the restaurant revised and standardised. I'd be grateful if these drawings could be substituted for the versions previously submitted."

"As discussed I can confirm that the application includes the following changes to the existing license:

- Extension of restaurant floor area (internal) by relocation of external wall to encompass former decking to front (formerly outdoor drinking area)
- New area of decking (outdoor drinking area) to central section of restaurant partially extending over promenade
- New licensed displays/sales to shop
- Addition of bin store to outdoor drinking area (to complement the car park which is currently designated an outdoor drinking area)."

Question 5f any other activities,

Change to; Onsite retail shop sells gifts, clothing, footwear, provisions chandlery and alcohol for Off Sales.

Question 7 Capacity; add; 4.28 Square metres.

There are two areas of display;

One accessible area (Shelving) and one inaccessible area (locked glass cabinet)

The overall percentage of floor space given over to alcohol is 3.18%

**EHO**

Has been notified, there are no issues arising from EHO perspective.

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** None

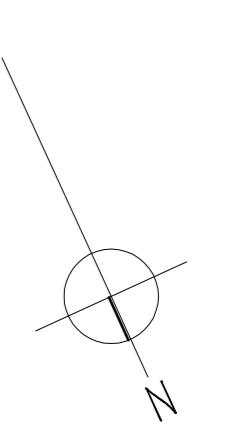
**POINTS FOR CONSIDERATION:-**

This application has come about due to certain changes to aspects of the layout of the premises.



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# SITE LAYOUT



ALL DIMENSIONS ARE IN METERS  
 FIGURED DIMENSIONS ONLY TO BE USED FROM THIS  
 DRAWING UNLESS OTHERWISE STATED  
 READ IN CONJUNCTION WITH CONSULTING ENGINEERS  
 ALL SIZES TO BE CHECKED ON SITE BY THE  
 CONTRACTOR PRIOR TO ORDERING MATERIALS  
 THIS DRAWING IS COPYRIGHT

REVISION DESCRIPTION	DATE
A. SHAWING ASSD	08/02/08
B. SHAWING ASSD	10/02/08
C. SHAWING ASSD	10/02/08
D. SHAWING ASSD	10/02/08
E. SHAWING ASSD	10/02/08
F. SHAWING ASSD	10/02/08
G. SHAWING ASSD	10/02/08
H. SHAWING ASSD	10/02/08
I. SHAWING ASSD	10/02/08
J. SHAWING ASSD	10/02/08
K. SHAWING ASSD	10/02/08
L. SHAWING ASSD	10/02/08
M. SHAWING ASSD	10/02/08
N. SHAWING ASSD	10/02/08
O. SHAWING ASSD	10/02/08
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Q. SHAWING ASSD	10/02/08
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W. SHAWING ASSD	10/02/08
X. SHAWING ASSD	10/02/08
Y. SHAWING ASSD	10/02/08
Z. SHAWING ASSD	10/02/08

THIS IS THE FINAL / A TRUE COPY OF THE DRAWING REFERRED TO  
 IN THE APPLICATION FOR PLANNING / BUILDING WORKS.

DATE: .....  
 SCALE: .....  
**STEWART ASSOCIATES**  
 Chartered Architects  
 Planning Supervisors  
 Development Consultants  
 THE STUDIO  
 6 WATERGATE STREET  
 AYLESFORD, KENT, ME10 2JG  
 Telephone: 01795 670033  
 Fax: 01795 670044  
 e-mail: info@stewart-assoc.co.uk

TITLE: PORTAVALDE DEVELOPMENT  
 PHASE 1 PROPOSALS  
 CLIENT: PORTAVALDE ESTATES LTD  
 DRAWING: FACILITIES BUILDING  
 SITE LAYOUT  
 DATE: MAY 2008  
 CHECKED: BMS  
 DRAWN: KGS

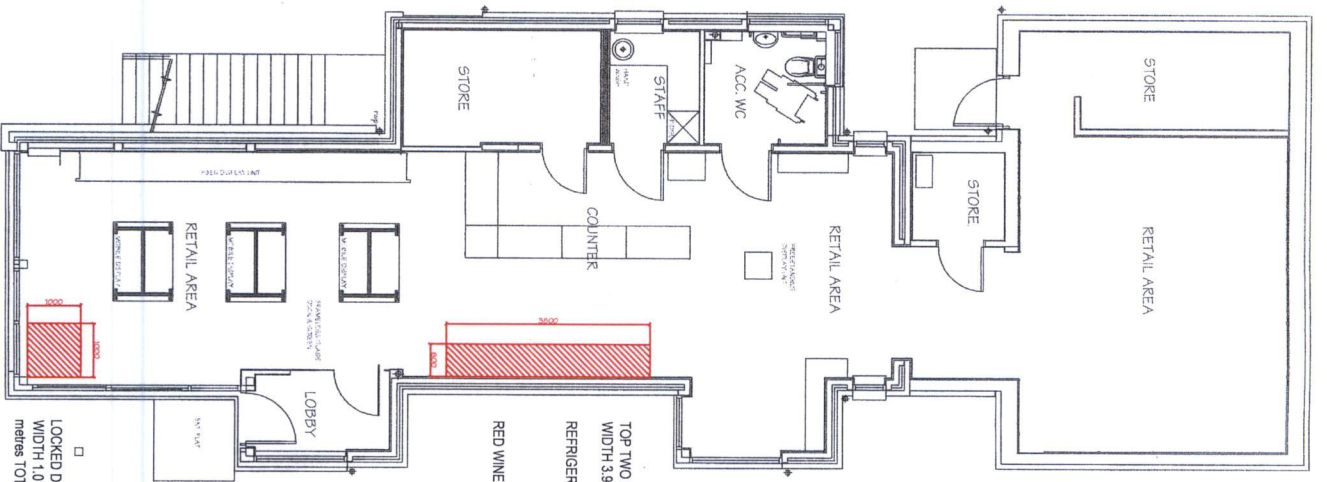
NUMBER: LICENSING - 1 J

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LOCKED DISPLAY CABINET - INACCESSIBLE TO PUBLIC  
 WIDTH 1.0 metre x HEIGHT 2.0 metres x 4 GLAZED SIDES = 8.0 linear metres TOTAL DISPLAY

ALL DIMENSIONS IN MILLIMETRES  
 FIGURED DIMENSIONS ONLY TO BE USED FROM THIS DRAWING ONLY, UNLESS STATED OTHERWISE  
 READ DRAWINGS AND SPECIFICATIONS CAREFULLY  
 ALL SIZES TO BE CHECKED ON SITE  
 BY CONTRACTOR PRIOR TO ORDERING MATERIALS  
 THIS DRAWING IS COPYRIGHT

REVISION DESCRIPTION DATE

TOTAL ALCOHOL DISPLAY CAPACITY = 2.28 sq. metres plus 8.0 linear metres  
 TOTAL ALCOHOL DISPLAY SPACE = 3.34 sq. metres  
 TOTAL RETAIL SALES AREA = 105 sq. metres.  
 AREA GIVEN OVER TO LICENSED DISPLAY SPACE EQUALS 3.18% OF TOTAL RETAIL SALES AREA



**STEWART ASSOCIATES**

Architects & Development Consultants

THE STUDIO  
 9 WATERSIDE STREET  
 LARGS  
 AYRSHIRE  
 tel : 01475 670033  
 fax : 01475 673103  
 email: info@stewart-associates.com



TITLE PORTAVADIE MARINA

CLIENT PORTAVADIE ESTATES LTD

DRAWING SHOP - LICENSED DISPLAYS

SCALE 1:100 DATE 01/18  
 DRAWN ANK CHECKED BAS

NUMBER LICENSING - 5

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## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Starfish Restaurant, Castle Street, Tarbert, PA29 6UH**APPLICANT:** Gillian Marion Henderson, 2 Quayhouse Studios, Harbour Street, Tarbert,  
PA29 6UD**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Restaurant

	EXISTING CORE HOURS		PROPOSED CORE HOURS	
	ON SALES	OFF SALES	ON SALES	OFF SALES
Monday	12.00 to 01.00	12.00 to 22.00	11.00 to 01.00	12.00 to 22.00
Tuesday	12.00 to 01.00	12.00 to 22.00	11.00 to 01.00	12.00 to 22.00
Wednesday	12.00 to 01.00	12.00 to 22.00	11.00 to 01.00	12.00 to 22.00
Thursday	12.00 to 01.00	12.00 to 22.00	11.00 to 01.00	12.00 to 22.00
Friday	12.00 to 01.00	12.00 to 22.00	11.00 to 01.00	12.00 to 22.00
Saturday	12.00 to 01.00	12.00 to 22.00	11.00 to 01.00	12.00 to 22.00
Sunday	12.00 to 01.00	12.00 to 22.00	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 amend the children and young persons conditions.
- 2) To amend core opening time to 11.00 all days of the week.
- 3) To add Club and other group meetings and outdoor cooking facilities as activities on licence.
- 4) To be able to open at 10.00am for the provision of teas, coffees, soft drinks etc.
- 5) Increase in capacity from 60 to 80 persons.

**CURRENT ACTIVITIES:** Conference facilities; restaurant facilities; bar meals; Receptions including weddings, funerals etc; recorded music; live performances; dance facilities; outdoor drinking facilities.

**CURRENT CHILDREN AND YOUNG PERSONS CONDITIONS:**

TERMS - Only when having a meal until 8.00pm

AGES - All ages

TIMES - 12.00pm to 8.00pm

PARTS - Restaurant area

**PROPOSED CHILDREN AND YOUNG PERSONS CONDITIONS:**

TERMS - Children must be accompanied by an adult over 18. Young persons will be permitted unaccompanied until 11.00pm.

AGES - All ages

TIMES - 11.00am to 11.00pm

PARTS - All public areas

**LSO:** There are no LSO concerns with this application. The premises is a restaurant situated in the village of Tarbert, Loch Fyne.

This application is to amend the operating plan as follows –

Question 2 – On-Sales Hours

Current: 1200 hours to 2300 hours (Mon-Sun)

Proposed: 1100 hours to 0100 hours (Mon-Sun)

Question 5 – Activities

Update to include the following activities within and outwith core hours:

Conference facilities; live performance; outdoor drinking.

Question 5 – Activities outwith core hours explanation

The applicant requests Column 4 at Question 5 be updated to reflect those activities taking place outwith core hours and the reasoning to be explained as follows in the box underneath –

*Where you have answered YES in respect of any entry in column 4 above, please provide further details below.*

Meetings and conference space from 9:00am.

Provision of teas, coffees, snacks and non-alcohol refreshments from 10:00am

Question 5(f) – Additional Activities

The applicant requests this Question updated as follows –

*5(f) Any other activities*

Outdoor cooking facilities (including BBQ)

Outdoor drinking facilities in the external yard. Terminal hour for outdoor drinking 10:00pm for persons 18 years and over and 8:00pm for children and young persons.

Question 6 – Children and Young Person Access – Licensing Standards advocates a standard form of wording to cover children and young person access to on-sales premises as this is the wording that will appear in the operating plan and the statutory access notice. Any standard form should take cognisance of the nature of the operating plan and the wording submitted by the applicant. The following wording, based on the submission by the applicant, is for consideration:

*Terms*

*Children of all ages and young persons allowed access to the premises and outdoor drinking area while in the company of a responsible person aged 18 years or over for the purpose of taking a meal, snack or refreshments. Young persons allowed unaccompanied access between 10:00am and 11:00am.*

*Ages*

*Children of all ages [birth to 15 years]  
Young persons [16 & 17 years]*

*Times*

*Access for children and young persons between 10:00am and 10:00pm. Outdoor drinking area must be vacated by 8:00pm.*

*Parts*

*All public parts of the premises.*

**EHO**

No comments

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** None

**POINTS FOR CONSIDERATION:-**

- 1) To bring forward the commencement of on-sales from 12 noon to 11.00am.
- 2) Live performances to be added as an activity - noise management plan required?
- 3) Outdoor cooking facilities in the external yard area. Potential odour issue.
- 4) Increase in capacity from 60 to 80 persons.
- 5) Terms for access by children and young persons - seeking a terminal hour of 11.00pm.

## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** The Bute Piper, 23 Marine Place, Rothesay, Isle of Bute, PA20 0LF**APPLICANT:** Brian Jamison, Address as above**AGENT:** n/a**DESCRIPTION OF PREMISES:**

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

	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	11.00 to 22.00
Tuesday	11.00 to 24.00	N/A	11.00 to 24.00	11.00 to 22.00
Wednesday	11.00 to 24.00	N/A	11.00 to 24.00	11.00 to 22.00
Thursday	11.00 to 24.00	N/A	11.00 to 24.00	11.00 to 22.00
Friday	11.00 to 01.00	N/A	11.00 to 01.00	11.00 to 22.00
Saturday	11.00 to 01.00	N/A	11.00 to 01.00	11.00 to 22.00
Sunday	12.30 to 24.00	N/A	11.00 to 24.00	11.00 to 22.00

**DETAILS OF VARIATIONS SOUGHT:-**

The applicant wishes to vary the licence as follows:-

- 1) Outdoor seating to be added to the front of the premises.
- 2) To amend Sunday on-sales opening time to 11.00am
- 3) Addition of off-sales to the licence.
- 4) Increase in capacity from 80 to 125 persons.

- 5) Addition of dancing as an activity.
- 6) To amend the children and young person's conditions.

**CURRENT ACTIVITIES:** Conference facilities; restaurant facilities; bar meals; receptions including weddings, funerals etc; Club or other group meetings; recorded music; live performances; indoor/outdoor sport and televised sport.

**CURRENT CHILDRENS & YOUNG PERSONS CONDITIONS:**

TERMS - Must be accompanied by an adult. The pool table and dart board are not to be used whilst children are present.

AGES - All ages.

TIMES - Until 9.00pm unless attending a function, having a meal or are residents.

PARTS - The restaurant, lounge area and bedrooms

**PROPOSED CHILDRENS & YOUNG PERSONS CONDITIONS;**

TERMS - Must be accompanied by an adult. The pool table and dart board are not to be used whilst children are present.

AGES - All ages.

TIMES - Until 10.00pm unless attending a function, having a meal or are residents.

PARTS - The restaurant, lounge area, bedrooms, snug area and outside tables.

**LSO:** See attached report.

**POLICE COMMENTS:** Police Scotland have submitted a Letter of Representation. I have attached a copy of the letter.

**OBJECTIONS/REPRESENTATIONS:** There have been three public objections, from as follows:-

- a) Charlette McLachlan & Robert Duff, 22A Marine Place, Rothesay, Isle of Bute, PA20 0LF (rec'd 8/2/18)
- b) Shari Strathie & Jim McLachlan, 24 Marine Place, Rothesay, Isle of Bute, PA20 0LF (rec'd 8/2/18), and
- c) Alexander McLachlan & Fiona Campbell, Striven View, 22 Marine Place, Rothesay, PA20 0LF (rec'd 8/1/18)

Copies of all three letters are attached.

**POINTS FOR CONSIDERATION:-**

- 1) Addition of dance facilities and outdoor drinking as activities.
- 2) Increase in capacity from 80 to 125 persons.
- 3) Commencement of on-sales on a Sunday brought forward from 12.30pm to 11.00am.
- 4) Addition of off-sales.
- 5) External area - proximity to neighbouring properties



- used as a car park

- needs to be properly delineated when in use to prevent easy access onto the public road.

- 6) Consider letter of representation dated 9th February, 2018 from the Chief Constable.
- 7) Consider three letters of objection.
- 8) Noise Management Plan.
- 9) Extend terminal hour for children and young persons from 9.00pm to 10.00pm.

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**THE BUTE PIPER, 23 MARINE PLACE, ROTHESAY, ISLE OF BUTE, PA20 0LF**

**LSO**

The licence holder has decided to review his Operating Plan in light of his future business planning. He has consulted with the Licensing Standards Officer and advice has been provided.

The premises are located within a residential area and I have advised that the applicant seek consultation with the Environmental Health Officer, particularly with regard to the additional late hours sought and the use of outside drinking areas adjacent to residential garden areas. I am aware there may be objection from neighbours with regard to noise and disturbance issues.

There are also potential road safety issues relative to parking of vehicles when this car park is taken over for outside use.

**Previous Complaints/issues**

**May 2017**

Police report to LSO; Police received calls from anon neighbour these calls were resulted after attendance as follows;

2 calls reporting excessive noise from premises:

2158 hrs on 20th May - updated as noise not excessive

0002 hrs on 21st May - updated as 6 persons outside and noise not excessive

**June 2017**

Neighbour complaint to LSO of noise from inside and outside of premises. The three sources appear to be; 1. Patrons outside utilising the seated area and also when smoking or when coming and going. 2. Live band music and 3. Staff leaving early hours shouting their goodbyes

**02/06/2017**; follow up

LSO provided advice to both complainant and Licence Holder, particularly related to noise management and compromise. As suggested by the Licence holder, this resulted in the Licence Holder and neighbour "alleviating the situation and "reaching an agreement". No further noise complaint via LSO.

Advice provided from LSO to Licence Holder, directly related to outside space - emailed.

*"In relation to the outside area, neither the operating plan, nor the layout plan (please correct me if am wrong) depict the existence or the permissions to use for activities in outside space. The rule of thumb is if it is not in the description of the premises, the operating plan and the layout plan, then this is not a space which has been authorised for use by the Licensing Board. So the simple answer is; remove the tables and temptation for patrons to dwell.*

*In relation to smokers, advise them no drinks/or food outside, including soft drinks. Introduce a curfew to prevent later evening disturbance by smokers. Include this in your noise management plan and implement via staff briefing.*

*If you have a look at your Operating Plan, I would normally expect to see the additional outside activities mentioned in box 5(d) and 5(f), outside drinking is taken to mean both alcohol and non-alcohol, so you would be in breach of your conditions if used. The additional activities box (5f) is blank which confirms further, the area should not be used.*

**0150hours 28/10/2017**

**Police report to LSO;** persons still within and outside premises, some still drinking, police attended and found same.

**15/11/2017**

Joint police and LSO visit to premises to provide advice on dispersal policy/practice.

Licence Holder informed the officers, this was their Halloween party with many guests, both local and visitors. Patrons were allowed to remain on the premises, awaiting taxis to their various hotels etc.

Licence holder suggested he finds it difficult to implement his dispersal policy and has been advised to be firmer and to enlist the assistance of police if patrons refuse to leave.

Police continue to monitor.

Question 1

Change from on sales only to on and off Sales. The applicant wishes to provide the standard "public house" additional service for local customers.

Question 2

Core Hours; Initial application suggested from 1am to 2am Friday and Saturday, the applicant has since withdrawn this request.

Current; Mon till Thurs; 11am till midnight. Fri and Sat 11 till 1am, Sun 12:30 till midnight  
Proposed; Mon till Thurs; 11am till 1am Fri and Sat 11 till 1am Sun 11:00 till midnight

Question 3

Add off Sales; 11a.m till 10pm daily

Question 5

Activities;

Add dance facilities.

Add outside area to Layout Plan see amended version submitted. Use of tables and chairs in "front Garden" area for both food and drink

Enquires determine this particular area forms part of the private curtilage of the Premises. The area is adjacent to neighbouring gardens.

There is no barrier between this and the public footpath to prevent patrons wandering onto same perhaps the Board may wish to recommend temporary rope barrier or similar would ensure boundaries are recognised.

The Board may wish to impose standard time limited use ie 8 pm children and 10pm young persons and adults or indeed bearing in mind the vicinity of the outside area to neighbours earlier times as deemed appropriate.

Question 6

Times for children and Young Persons; change from until 9pm to until 10pm

Question 7

Capacity Current; 80

Capacity; new Break down; 10 Letting rooms, 40 seater restaurant, 40 seater lounge, 20 seater bar area, outside area 24. Total125.

**EHO** the Environmental Health Officer is working with the applicant in relation to the formulation, approval and implementation of an appropriate Noise Management Plan. The EHO will submit a separate report to the Board.



Shari Strathie  
24 Marine Place  
Rothesay  
Isle of Bute  
PA20 0LF

6<sup>TH</sup> February 2018

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

Dear Sir/Madam.

**APPLICATION FOR VARIATION(MAJOR)  
PREMISES – THE BUTE PIPER (FORMERLY THE ARDBEG LODGE), 23 MARINE PLACE, ROTHESAY,  
ISLE OF BUTE, PA20 0LF**

I would like to express my concerns and make an objection to the following application you have received at above address.

1. Outside seating area to be added to the front of the premises.

Last summer The Bute Piper had a seating area at the front of the building, I have attached 2 pictures to support this (Picture A, Picture B). The pictures show the volume of patrons using the benches on a typical summers day/night and I believe this to be unsuitable for a quiet residential area and feel it had a detrimental effect on our daily life. While the area was in use I felt unable to use my front garden, as you can imagine it's very unsettling to have people sitting smoking and drinking with an unobstructed view in to my property- not to mention the noise and language our children have and will be subjected to. I feel this is a total invasion of my family's privacy. We have previously had complete strangers hanging over the wall of The Bute Piper trying to initiate conversation with our family which is completely unacceptable.

Over the weekend I have to move my 3-year-old and 9-year-old into a bedroom to the rear of the house to avoid disturbing their sleep. My partner has spoken to Brian regarding people sitting outside drinking and smoking. He assured us the benches would be removed by 8pm every night. Brian did move the benches for the first few weeks then slips back into his normal routine which results in the benches being left down and people sitting outside for the duration of the night.

I can't have my windows open at night due to the noise coming from the premises with people coming and going, out smoking, the noise of loud music and people loitering outside the premises as they wait for taxis while having loud conversation and engaging in horse play at all hours at night. If the permission should be granted I feel the current situation would only get worse and would make living in this lovely area unbearable.

The area Brian

wants to use at the front of the property for seating area is currently being used as a drive/parking that fits 3 cars which would be used by residents when the rooms are occupied and Brian also uses it for his vehicle. There is already a problem with parking in Marine Place due to customers visiting The Bute Piper, I would actually say the road is quite dangerous as cars are having to park on the grassed shore line (photo attached, Picture C). There have already been accidents and I have had to install CCTV to make sure my property is safe as we have already had issues with people urinating in our drive and leaving empty/smashed bottles in our garden.

2. To Amend on-sales Core hours.  
Same objections as section 1. The problems we are currently experiencing would then be 7 days a week instead of just at weekends when open to 1am.
3. Additional off-sales Core hours.  
No Objection
4. Increase the capacity from 80 to 125 Persons.  
My concern is that if these issues occur regularly at the current capacity an increase would cause greater disturbance.
5. Additional to dancing as an activity.  
No Objection
6. To amend the children and young person's conditions.  
No objection

Regards

Shari Strathie and Jim Mclachlan



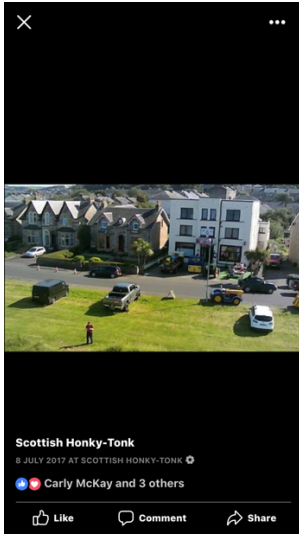
PICTURE A



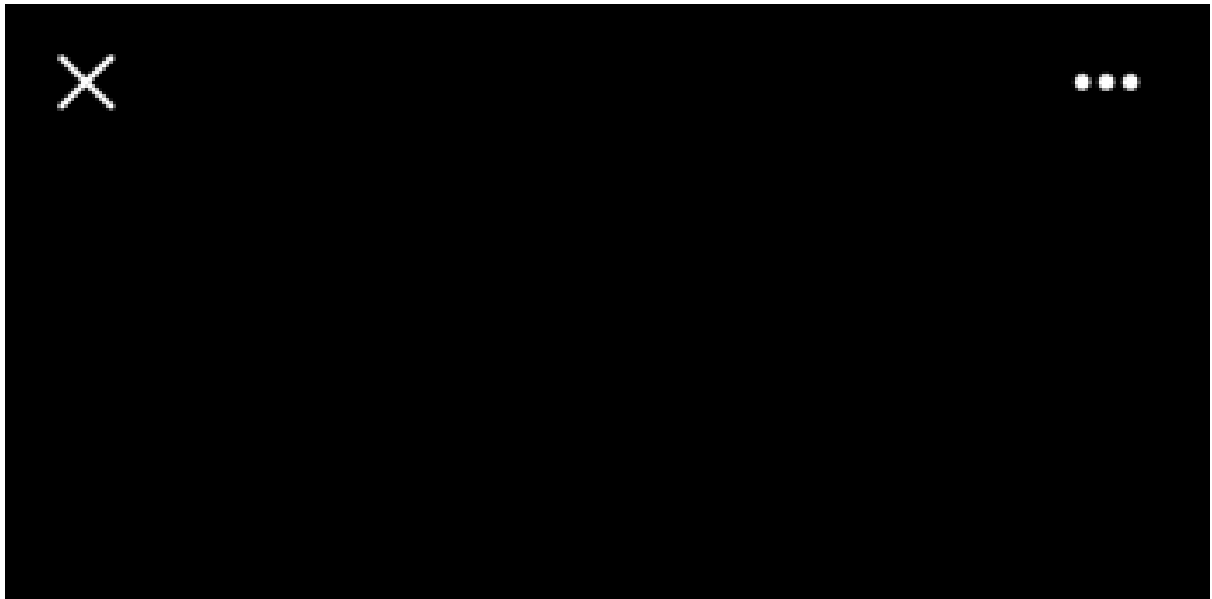
Picture B



PICTURE C



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## Scottish Honky-Tonk

6 AUGUST 2017 ⚙️

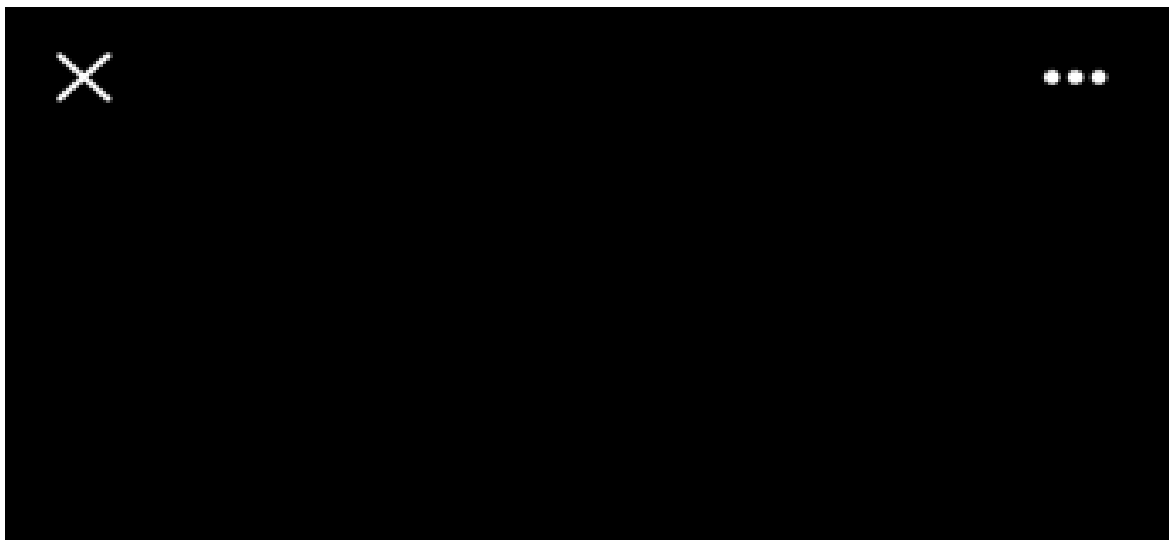
 1

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**Scottish Honky-Tonk**


6 AUGUST 2017 ⚙️

 1

2 comments

 Like

 Comment


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**Scottish Honky-Tonk**

8 JULY 2017 AT SCOTTISH HONKY-TONK ⚙️

👍❤️ Carly McKay and 3 others

---

👍 Like

💬 Comment

➦ Share

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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

3<sup>rd</sup> February 2018

Dear Sir or Madam,

**Application for Major variation 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. 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 neighbourhood within the Rothesay Conservation Area, with limited transport links and street parking.

The application to extend certain aspects of the license will severely impact the local area and we wish to express our concerns and make an objection to the following aspects;

1) Outdoor seating to be added to the front of the premises.

The proposals to add seating to the front of the premises will have a direct and adverse impact on the dwellings on either side. All the residential units immediately adjacent to the premises have occupied bedrooms facing Marine Place on the ground and first floors.

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

Under the current conditions 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 gather often with drinks, after 10pm, immediately in front of the entrance which creates continuous noise and disturbance to local residents, right through until closing time which is currently 12am Mon-Thu and 1am Fri-Sun. 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 issue.

The main concern is that a designated seating area at the front of the premises would only encourage the loitering of patrons for longer periods.

There is also some concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces, however 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 driveways and access due to the lack of parking in the area.

### 2) To amend on-sales core hours.

As outlined above, the objection to the extension of hours is related to the noise and disturbance the current conditions create for the local residents.

Apart from continuous noise throughout opening hours cause by smokers congregating outside, there are major disturbances at closing time. Generally anti-social behaviour means that, depending on which day of the week it is, at 12-12.30am or 1-1.30am, there are often large groups of people loitering, shouting – often waiting on a taxi to pick them up – and in the past the police have had to deal with more serious incidents.

Due to the quiet residential nature of this neighbourhood these incidents are a constant disturbance to the residents immediately adjacent to the premises, but have also caused issues with residents further afield.

### 3) Addition of off-sales core hours.

No objection

### 4) Increase in capacity from 80 to 125 persons

The increase in the capacity of the premises 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, we also would query the area within the premises in relation to these numbers. As no plans have been made available to the public under the application it is impossible to assess whether or not the premises are to be extended, but if they remain as they are currently then 125 persons may be over capacity in terms of fire safety.

### 5) Addition of dancing as an activity

No objection

### 6) To amend the children and young persons conditions

No objection

Although not specifically related to aspects of this application, the general concern about the management of the premises is not without good cause.

Throughout the past year the properties immediately adjacent to the premises have had a continued invasion of privacy and have been exposed to a completely unreasonable level of anti-social behaviour. Patrons either leaving the premises, or smoking outside, discard empty bottles, glasses and rubbish into the surrounding gardens. On several occasions people have urinated on garden walls, fences, hedges and parked cars. There has been extensive damage to property, so much so that residents have had to install CCTV in order to be able to determine the perpetrators.

Police are regularly called out to deal with disturbances but there are limited resources on the island and often they are not able to reach the premises in time. For instance hit and runs have occurred due to overcrowded street parking and congestion, which has damaged residents vehicles and property.

Neighbours are unable to open windows and even air-vents are blocked up in the houses immediately surrounding the premises due to the level of noise that occurs during the evening and especially at anti-social hours like closing time.

The noise is often not restricted the outside of the premises. Often music and bands playing after hours mean that amplified bass causes a serious disturbance that cannot be blocked out at all as it permeates through the building fabric. Whilst the premises should be able to host entertainment, it is more and more frequently happening after 10pm and well into the night, which is incredibly unfair on the surrounding residents.

In addition to the above, as a separate manner, there seems to be an issue with ventilation from the kitchens in the premises. The current set-up does not seem to comply with the Building (Scotland) Regulations, particularly in regards to venting within the curtilage of residential properties and/or their recreational space. If the capacity and nature of the premises is being considered, we would sincerely hope that before any consideration was given to the expansion of the premises, that the compliance of the current situation be assessed and should it not be compliant, enforced to be so.

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.

The application to the licensing board does not make clear how the above issues will be addressed. 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.

Yours faithfully,

Alexander McLachlan & Fiona Campbell

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Charlette McLachlan  
22A Marine Place  
Rothesay  
Isle of Bute  
PA20 0LF

7 February 2018

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

Dear Sir/Madam.

**APPLICATION FOR VARIATION(MAJOR)  
PREMISES – THE BUTE PIPER (FORMERLY THE ARDBEG LODGE), 23 MARINE PLACE, ROTHESAY,  
ISLE OF BUTE, PA20 0LF**

I would like to express my concerns and make an objection to the following application you have received at above address.

1. Outside seating area to be added to the front of the premises.  
Last summer The Bute Piper had a seating area at the front of the building. I believe this to be unsuitable for a quiet residential area and feel it had a detrimental effect on our daily life. While the area was in use I felt unable to use my front garden as on a few occasions people were leaning over my hedge trying to make conversation while I was trying to relax in my garden, as you can imagine it's very unsettling to have people sitting smoking and drinking, not to mention the noise and language. I feel this is a total invasion of my privacy.

I can't have my windows open at night due to the noise coming from the premises with people coming and going, I can't take myself away from the situation as all my bedrooms are to the front of the property. The noise from the costumers standing outside smoking, and people loitering outside the premises as they wait for taxis is getting very stressful. If the permission should be granted, I feel the current situation would only get worse and would make living in this lovely area unbearable.

The area Brian wants to use at the front of the property for seating area is currently being used as a drive/parking that fits 3 cars which would be used by residents when the rooms are occupied and Brian also uses it for his vehicle. There is already a problem with parking in Marine Place due to customers visiting The Bute Piper, I would actually say the road is quite dangerous as cars are having to park on the grassed shore line. There has already been accidents due to the parking problems.

2. To Amend on-sales Core hours.  
Same objections as section 1. The problems we are currently experiencing would then be 7 days a week instead of just at weekends when open to 1am.
3. Additional off-sales Core hours.  
No Objection
4. Increase the capacity from 80 to 125 Persons.  
My concern is that if these issues occur regularly at the current capacity an increase would cause greater disturbance.
5. Additional to dancing as an activity.  
No Objection
6. To amend the children and young person's conditions.  
No objection

Regards

Charlette McLachlan & Robert Duff



9 February 2018

Our Ref: L/LIC/AS

Your Ref:

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



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

Tel: 01389 822033

Dear Sir

**LICENSING (SCOTLAND) ACT 2005: SECTION 29  
APPLICATION FOR VARIATION OF A PREMISES LICENCE  
APPLICANT: BRIAN & RIMA JAMISON  
PREMISES: THE BUTE PIPER 23 MARINE PLACE ROTHESAY ISLE OF BUTE  
PA20 0LF**

I have to inform you that the Chief Constable wishes to make the following representation in relation to the above application.

As Your Honours are aware, the applicants are applying to vary the current licence as follows:

- To add an external area to the front of the premises
- To extend the terminal hour Monday to Saturday
- To add off sales
- To add dancing to operating plan
- To amend to children & young persons conditions

Your Honours, in relation to the external area, during conversation with Mr Jamison, he stated that he planned to place a removable wooden structure utilising rope to separate the outdoor seating area. His plan is to place four fold away tables, which seat up to 24 persons for the outside area for the period of opening hours of their restaurant. He advised that the restaurant closes at 8pm during the winter months and 9pm during the summer months. The outside area will mainly operate during the summer period. Once the restaurant closes they will remove all tables and temporary fencing.

The Chief Constable would request that if the Board are minded to vary the licence to include the external area, that a condition be added to the licence that a suitable form of delineation is put in place to separate the area from the street to allow staff to supervise access to the external area and ensure that it is patrons only utilising the area for the purposes of a meal as Mr Jamison has advised.

Your Honours, it is requested that the external area is only used for the purposes of a meal due to noise complaints being received where people have been outside the premises. For your information the following list is noise complaints received by Police Scotland within the last year.

On Sunday 26<sup>th</sup> February 2017 at 1am, police officers attended at the Bute Piper on request of licensee Brian Jamison who stated patrons were ignoring his requests to for them to leave the premises and he was concerned of noise that would disturb neighbours. Whilst police attended to assist the licensee a male was subsequently arrested for failing to quit licensed premises.

On Saturday 20<sup>th</sup> May 2017 at around 10pm, police received a phone call regarding noise from the Bute Piper. Police attended and observed patrons sitting in the garden area at the front of the property, there was no music and no excess noise from the licensed premises. Brian Jamison was made aware of the complaint.

On Sunday 21<sup>st</sup> May 2017 at around 12.05am, a further call was made to police regarding noise from the Bute Piper. Police attended and observed patrons still seated in the garden area at the front of the property as well as patrons leaving the premises, there was no music and no excess noise from the licensed premises.

On Tuesday 25<sup>th</sup> July 2017 at around 9pm, a staff member contacted police as a female patron was refusing to leave when being asked by staff.

On Saturday 19<sup>th</sup> August 2017 at around 11.30pm Police Scotland received a call stating that loud music was coming from the Bute Piper. Police attended and advised staff to shut windows to lessen the noise coming from the premises. There was a live band playing at the time and officers were advised that they would be stopping at midnight.

On Saturday 23<sup>rd</sup> September 2017 at around 11.45pm police received a phone call stating there was someone within the premises wanting to start a fight. On police arrival there was no signs of disturbance and no persons approaching police with any complaints.

On Sunday 29<sup>th</sup> October 2017 at 01.50am police passed the Bute Piper and observed people standing outside and still within. They spoke with the licence holder, Brian Jamison who confirmed that the licence was until 0100 hours. Mr Jamison stated he had been trying to get people to leave for around 45 minutes. Police entered the premises and saw around 15- 20 patrons still within. There were still people drinking who had to be told to stop and leave by Police.

On Friday 10<sup>th</sup> November 2017 our Licensing Department received an email from the local Sergeant for the area with concerns regarding the Bute Piper. The concerns were that the owners were relatively new to the licensed trade with a few incidents at the beginning of the year when premises were not closing on time, "last orders" being called too late with staff not capable of coping with the resultant rush to the bar, and customers then expecting to have time to finish their drinks.

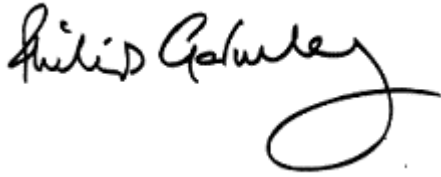
On Thursday 16<sup>th</sup> November 2017 Constable Simpson of the licensing department and Raymond Park attended at the Bute Piper. The following points were discussed with Brian and Rima Jamison: -

1. Closing time - non-residents not to be served alcohol and asked to leave in accordance with their closing time.
2. Levels of intoxication

3. Phone police if they have any concerns or issues over persons within premises, example persons refusing to leave.
4. If they are holding events/functions to inform local taxi companies so they can be prepared for closing time and persons not loitering outside premises. If they take bookings ask persons who will be attending to have pre-booked taxis at end of the night.

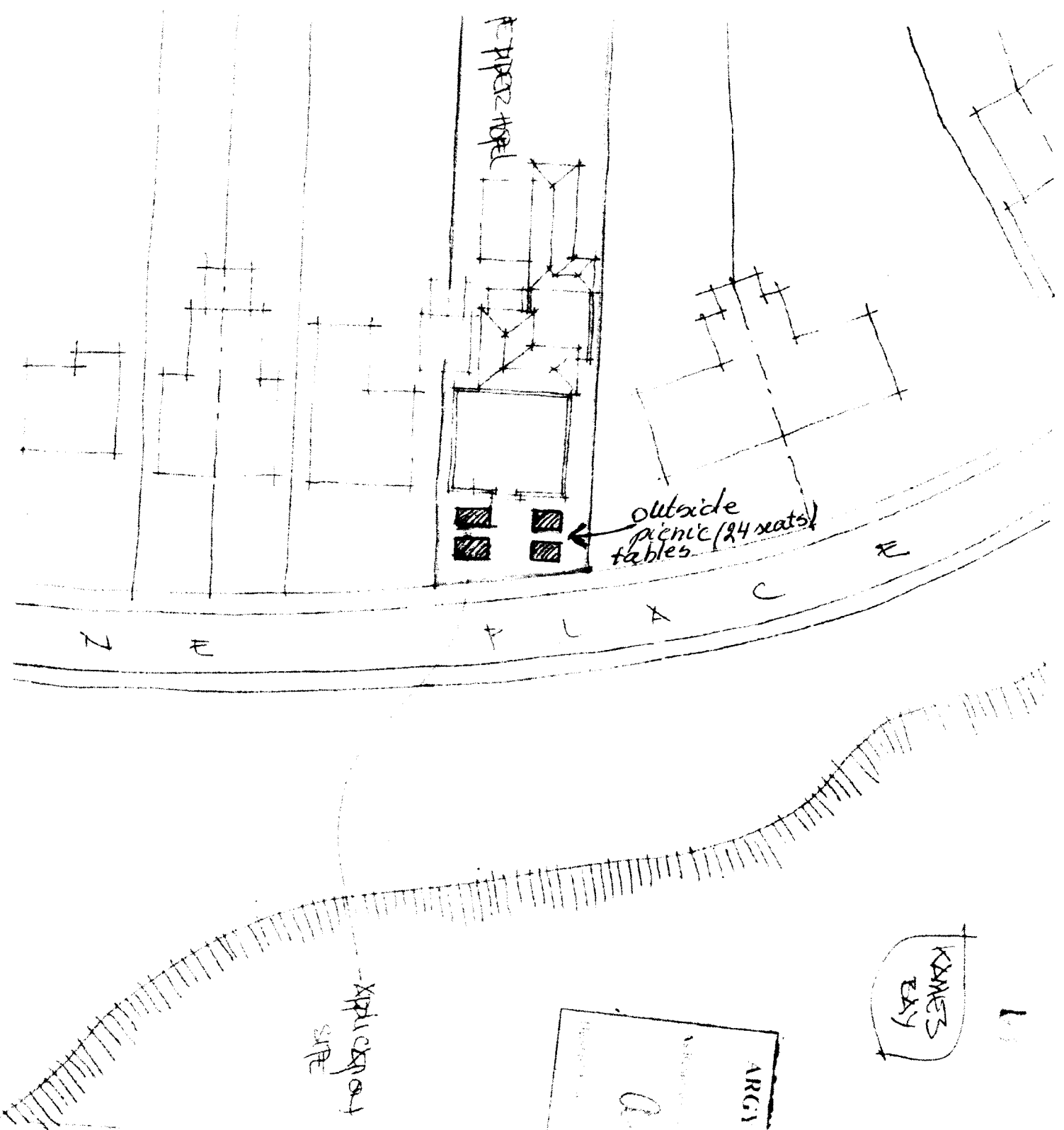
I can advise that when the divisional licensing officer spoke to Mr Jamison in relation to the proposed extension of hours and what conditions would need to be implemented for the terminal hour of 2am, Mr Jamison advised that due to a number of reasons, he would be withdrawing the request for 2am and now be looking at the terminal hour of 1am.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Philip Gormley'. The signature is fluid and cursive, with a large loop at the end of the last name.

Philip Gormley QPM  
Chief Constable

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KAMES  
DAY

ARGYLE AND DISTRICT COUNCIL  
 16/03/2015  
 28. MAR. 2015

**MARSHALL ASSOCIATES**  
 A.R.C.H.I.T.E.C.T.S.  
 2nd Floor, 100, The Quadrant,  
 Green Street

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### **Jamison Variation Request**

We believe the addition of four picnic tables during the period of 31 March to September weekend, (to be folded down at the close of our diner service), would serve as an attraction to passers-by. Given the natural beauty of the area, during daylight hours our clientele often request to sit outside on a warm, sunny day (**Exhibit 1**). These tables will not be employed after 9:00 or during late night pub hours as seating for smokers. This has served as the primary source of contention with the McLachlan party.

### **Historical Background**

In September 2015, we (Rima and Brian Jamison) purchased our property (23 Marine Place, Rothesay, PA20 0LF), and immediately commenced with the refurbishing of this repossessed, and heavily damaged, property. Operations for the Scottish Honky Tonk pub (**Exhibit 2**) commenced in **February 2016**. Mrs. Fiona Campbell and her family (Charlotte McLachlan (daughter), Robert Duff (daughter's boyfriend), and Alexander McLachlan (husband) all placing objections with this variation) presented no known issues/complaints, nor indicated any troubles, with the operation of our establishment during this period, nor during our initial summer season. In fact, we considered relations with these individuals as friendly during this initial period, and previous to our opening on the Scottish Honk, we allowed Fiona and Alexander to park their recreation/caravan vehicle in our front parking area. Shari Strathi (sister-in-law to Fiona Campbell and Alexander McLachlan) and Jim McLachlan (brother of Alexander McLachlan) purchased the neighbouring property on the opposite side of our business in July 2017, well after our 2016 summer operations. Whilst we note that all five of the current objectors are closely related family, directly above the ground floor property of Mrs. Shari Strathie and Mr. Jim McLachlan is their neighbour, John G. Masterson, who has opted not to file an objection.

We would also advise that there were **no arrests or reported/known incidents at our establishment throughout 2016** (February – December), though several complaints were raised with Mr Raymond Park and Mr Richard Goreman about our establishment. These complaints against our premises were either anonymous or provided with a false address (as is aware to Mr Raymond Park). One complaint was raised against our restaurant with Mr Goreman in 2016, although the facility was not operational until much later in 2017. Because the restaurant was non-existent, this complaint was also deemed as false. We are unable to confirm as to who made any of these allegations or why these allegations were made though we now have our own suspicions.

The fiscal year 2017 proved successful for the Scottish Honky Tonk, and this success was further bolstered through the addition of the Rockabilly Diner (**Exhibit 3**). However, we as owners are able to confirm that Mrs Fiona Campbell made the following allegations in 2017, and that while we did our utmost to remain respectful and accommodating (and continue to do so to this day), relations with Mrs Campbell soured. The following excerpts are taken from the **Police Scotland document/letter, Ref: L/LIC/AS, dated 9 February 2018**.

Saturday **20<sup>th</sup> May 2017** at around 10pm, police received a phone call regarding noise. **Police attended and observed there was no music and no excess noise** from the licensed premises. The police reported no music or excess noise, we as owners were unaware of any such issues, though **Fiona Campbell** informed us of her issue the following day.

Sunday **21<sup>st</sup> May 2017** at around 12.05am, a further call was made to police regarding noise. **Police attended and observed no music and no excess noise** from the licensed premises. The police reported no music or excess noise, we as owners were unaware of any such issues, though **Fiona Campbell**, once again, informed us of her issue the following day.

Saturday **19<sup>th</sup> August 2017** at 11.30pm Police Scotland received a call stating that loud music was coming from the Bute Piper/Scottish Honky Tonk. Police attended and advised staff to shut windows to lessen the noise coming from the premises. At that time, we, and our staff were unaware that a band member had opened the front/side window, and we closed it immediately. From that date forward, we employed a policy of locking all windows during any, and all, events within the establishment.

Saturday **23<sup>rd</sup> September 2017** at around 11.45pm police received a phone call stating there was someone within the premises wanting to start a fight. On police arrival **there was no signs of disturbance and no persons approaching police** with any complaints. Fiona Campbell, yet again, informed us of her issue the following day. **During this conversation, Mrs Campbell shouted the term “Brexit” whilst departing our front step.** As we are citizens of the United States of America or Lithuania/EU (yet UK residents), we could only take this comment as an impolite gesture, though we chose not to respond in any capacity. This would not be the last occasion where the term “Brexit” was employed by Mrs Campbell.

**Sunday 29<sup>th</sup> October 2017** at 01.50am police passed the Bute Piper and observed people standing outside and still within. They spoke with the licence holder, Brian Jamison who confirmed that the licence was until 0100 hours. Mr Jamison stated he had been trying to get people to leave for around 45 minutes...

**Explanation:** Over the course of two years, the Scottish Honky Tonk has established a reputation for its Halloween event and the numerous props and the extensive holiday décor it provides. This is an event/occasion not yet fully exploited by other businesses on the Isle of Bute, and our event has been featured in the Scottish Sun and other national publications. On 29 October 2017, roughly 15+ couples visiting from the mainland, and attending our event (many feeling uncomfortable with walking to their accommodation due to their unfamiliarity with the island), were unable to receive adequate taxi service due to the high frequency of taxi usage from our establishment and elsewhere. Several issues were discussed with Mr Raymond Park concerning this night.

We would advise that the Scottish Honky Tonk experienced **one arrest in 2017**, though we have continued to do our utmost to have zero arrests or incidents at our place of business and continue to do so. On Sunday 26<sup>th</sup> February 2017 at 1am, police officers, **on request of licensee Brian Jamison**, assisted with the emptying of the premises, and, as indicated in the Police Scotland document/letter, Jamison **“was concerned of noise that would disturb neighbours”**. Whilst police attended to assist the licensee a male was subsequently arrested for failing to quit licensed premises.

We believe we have been considerate and responsible business owners, to both our clientele and within the surrounding community. Whilst we believe even one arrest over the course of two years is one too many, as will be explained in our closing statements, the behaviour of



Alexander McLachlan (Mrs. Fiona Campbell's husband) in our establishment should have warranted yet another arrest in 2017.

**McLachlan Family Variation Objections/ Jamison Family Response**

We have noted that all five of the current objectors are closely related family, and directly above the ground floor property of Mrs. Shari Strathie and Mr. Jim McLachlan is their neighbour, John G. Masterson, who has opted not to file an objection. All other residents within our community have chosen not to object to our variation, or the behaviour that stems from our establishment, including all the McLachlan's neighbours, the remainder of the neighbourhood on either side, and all neighbours behind our establishment. As our business is in close proximity to numerous individuals and families, we have difficulty understanding the McLachlan's issues given the close proximity of all to our location. (**Exhibit 4**). We now respond to most objections from the McLachlan party, which are primarily focused on noise, parking, vandalism and personal safety/security. We have chosen to not include objections from Charlotte McLachlan due to the similar if not repetitive nature of her statements.

**Fiona Campbell** statement: "There is ...concern about parking designation, as this area is currently a driveway which has room for 3 car parking spaces, however 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 driveways and access due to the lack of parking in the area."

**Jamison response (1):** Mrs Campbell's assertion of three parking spaces is incorrect, as we do have appropriate space for five vehicles. We also own one vehicle. Nevertheless, for many years the property served as a restaurant and pub previous to our ownership and continues as such now. Under previous ownership. this establishment also provide outdoor seating. In terms of Mrs Campbell assertions where "local residents have found patrons blocking driveways and access", we see that no objections have been raised by "local residents" for this variation. Moreover, please see (**Exhibit 5**), which is photographic evidence of Shari Strathi's vehicle blocking our driveway, and the constant presence of Fiona Campbell's motorhome. Mrs Strathi's parking practices are far from uncommon at our establishment. One may also notice the four vehicles Jim and Shari McLachlan park outside their house every night. Finally, numerous planning objections to Fiona Campbell and Alexander McLachlan's most recent 2016 project, a "two car garage", suggest that parking has been an issue generated by the McLachlans for some time. Numerous neighbours have complained about the numerous vehicles this family owns and parks (**Exhibit 6**). Furthermore, the McLachlan's regularly employ parking cones outside the front of their house as they have numerous vehicles at their disposal (some operational/some not). A photo submitted by Shari Strathi, taken from our FB page and used as evidence against us, verifies this assertion. We have also provided our own evidence. (**Exhibit 7**)

**Fiona Campbell** states: Apart from continuous noise throughout opening hours cause by smokers congregating outside, there are major disturbances at closing time. Generally anti-social behaviour means that, depending on which day of the week it is, at 12-12.30am or 1-1.30am, there are often large groups of people loitering, shouting – often waiting on a taxi to pick them up – and in the past the police have had to deal with more serious incidents.

**Jamison response (2):** We see that no objections have been raised by "local residents" for this variation, and the **Police Scotland document/letter, Ref: L/LIC/AS, dated 9 February 2018**

does not indicate any past police experience with “more serious incidents”. We are also the parents of a three-year-old daughter, a six-year-old son, and seventeen-year-old son, all of who somehow avoid sleep deprivation, or concerns for their own well-being through exposure to “anti-social behaviour”.

**Fiona Campbell** states: “In addition to the above, as a separate matter, there seems to be an issue with ventilation from the kitchens in the premises. The current set-up does not seem to comply with the Building (Scotland) Regulations...”

**Jamison response (3):** For many years the property has served as a restaurant and pub previous to our ownership and continues as such now. We see that no objections have been raised by “local residents” for this variation, and no past or present complaints have been raised by local residents about our restaurant’s ventilation system until now, with the McLachlan party. Furthermore, our business kitchen facility has received full Council permission to operate as intended.

**Fiona Campbell** states: The increase in the capacity... 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?

**Jamison response (4):** Whilst we are unsure of Mrs Campbell’s expertise concerning the adequacy of our facilities, of the two occasions (a motorcycle weekend and Halloween) where this establishment was running at full capacity, this business never encountered any difficulties whatsoever. Moreover, there is no record that Mrs Campbell reported this perceived difficulty to the proper authorities, or anyone else for that matter, at any time. Yet, to address Mrs Campbell’s concerns and our request, we would point out that our pub lounge is able to safely accommodate 40 people, the bar area is able to safely accommodate 20, the diner has appropriate seating for 40, and the remaining 25 seats are attributed to the proposed picnic tables that will be present upon Council approval (and only for the months suggested in this document and within the major variation proposal).

**Fiona Campbell** states: “The surrounding area and specifically the immediate context of The Bute Piper is entirely residential... It is a quiet, scenic neighbourhood within the Rothesay Conservation Area, with limited transport links and street parking.”

**Jamison response (5):** Given Mrs Campbell’s concern for the surrounding conservation area, it is important to recognise that Mrs. Campbell and her husband, Alexander McLachlan, are currently under an enforcement investigation for the construction of a large facility not granted planning permission. It also appears they are running an unauthorised business within the confines of their own backyard, which utilises heavy trucks, diggers, heavy lumber, forklifts, tractors, chainsaws, power tools, various fuels, and the burning/inappropriate disposal of various waste materials. Another environmental factor includes the presence of broken glass, scrap metal, sawdust and oil and petroleum-based waste. The unauthorised construction of a large garage/shed structure for forklifts and tractors has also led to the degradation of our communal fence due to the concrete poured between their structure and the communal fence. Stress fractures have allowed the fence to crumble into our backyard, and this wall has now become a source of concern for our children and pets. It appears Mrs Campbell’s version of concern for the surrounding conservation area is somewhat unique to the concerns of other residents, as well as our own family. **(Exhibits 8)**

**Fiona Campbell** states: It is our understanding that many of the neighbouring households feel similarly strongly about this.

**Jamison response (6):** The Council's online archive reveals 12 objections from surrounding independent residents to the 2016 plans submitted by Alexander McLachlan – whilst our own submission has received three objections from the same family. Campbell's assertion that "many of the neighbouring households feel similarly strongly about this" simply does not bear fruit, as our submission has not received a single objection from any other neighbours. While there have been no objections raised by "local residents" for this variation, the **Police Scotland document/letter, Ref: L/LIC/AS, dated 9 February 2018** does not indicate any past police experience with the type of "anti-social behaviour" or "more serious incidents" that Campbell appears to imply.

**Shari Strathie** states: ". There is already a problem with parking in Marine Place due to customers visiting The Bute Piper, I would actually say the road is quite dangerous as cars are having to park on the grassed shore line".

We would refer the committee to **Jamison response (1)**

**Shari Strathie** states: "I can't have my windows open at night due to the noise coming from the premises with people coming and going, out smoking, the noise of loud music and people loitering outside the premises as they wait for taxis while having loud conversation and engaging in horse play at all hours at night."

We would refer the committee to **Jamison response (2)**

**Shari Strathie** states: "I have had to install CCTV to make sure my property is safe as we have already had issues with people urinating in our drive and leaving empty/smashed bottles in our garden."

We would refer the committee to **Jamison response (2)**

### **Jamison conclusion**

We believe the addition of four picnic tables during the period of 31 March to September weekend, (to be folded down at the close of our diner service), would serve as an attraction to passers-by. Given the natural beauty of the area, during daylight hours our clientele often request to sit outside on a warm, sunny day (**Exhibit 9**). These tables will not be employed after 9:00 or during late night pub hours as seating for smokers.

As an act of good faith, we have withdrawn our requests for later hours. The initial thought was that extended hours would give us some leeway/flexibility during our Halloween event, or for other events that might take place.

During this period, Mr Raymond Park and Mr Goreman or the local police have been to our property discussing, or noting, all the issues raised above by the McLachlan family. We do realise that all officials are executing the roles appropriately, and as they should, without prejudice. We fully appreciate this, and we have been fully cooperative and respectful of their efforts. However, to this point we feel that Mrs Campbell has been granted far too much credibility and influence over our previous, current and future business operations. We hope

the panel might understand if we feel somewhat bullied by Mrs Campbell's previous and ongoing efforts.

We believe Mrs Fiona Campbell has made an extraordinary effort to cause us grief and mischief. In fact, her daughter, Charlotte McLachlan, her brother-in-law, Jim McLachlan, and her husband, Alexander McLachlan have visited our pub on numerous occasions, apologising profusely for the behaviour of Mrs Campbell. Moreover, at one point an intoxicated Alexander McLachlan visited our pub and apologised, over and over and over, for Mrs Campbell's behaviour. We have always done our best to accommodate the McLachlans, and we have never, at any point reported their activities to law enforcement as we have made every effort to be good neighbours. Now, at this point, and after several visits by Mr Raymond Park and Mr Richard Goreman, we have been depicted as the source of trouble and irritation. It is only now that we are bringing our own issues with this family to light.

Alexander McLachlan has, in fact, assaulted two of our patrons over the last two years. In the summer of 2016, he assaulted Mr Steve Smulski outside our pub and threw him to the ground. Mr Graham McKirdy and Mr Keith Fenner were amongst the people that pulled Alexander McLachlan off of Mr Smulski.

In the summer of 2017, during ButeFest, Mrs. Shari Strathie and Mr. Jim McLachlan arrived to our pub intoxicated, and within minutes began to quarrel with a woman inside our pub. Mrs. Shari Strathie began to scream at this woman and Mr Andrew Robert Eustace, a ButeFest musician, encouraging, once again, Mr. Alexander McLachlan to assault Mr Eustace. In his blind rage, he also attacked a local named Danny, and proceeded to chase him out of our building a hit him, numerous times, in the front parking lot. It was not until I myself, my wife, and Alexander's brother, Jim McLachlan, pulled Alexander McLachlan away that the fight ended. On both of these occasions, I made sure that victims did not require medical attention, and both times I asked all victims if they wished for us to contact the police. These offers were declined. Beyond that, my wife and I have taken incredible measures to keep the peace with our neighbours, only to be subjected to further abuse.

We believe Mrs Fiona Campbell is the protagonist to the three filed objections for this variation meeting. Mrs Fiona Campbell has made it very clear over the last six months or so, that she does not like us, and wants our establishment closed. She has told numerous people she works with, and numerous patrons of our establishment, that she will have us "shut down", and that we are people of poor character (I'm putting that nicely). The people she has spoken with include Ms Fiona McCartney, Mr. Bob Montgomery, Mrs Janet Rennie, Mrs Lynda McCauley, and numerous others, who have all informed us of her thoughts. All these people live around us, and they all have frequented our establishment.

In our opinion, we also assume Mrs Fiona Campbell has a strong dislike to Americans and Eastern Europeans, as she has, on numerous occasions, complained to others about my citizenship (again, I'm putting that nicely), and has shouted the words "Brexit" out loud as she walks toward her car. This has taken place when my wife and I have been outside and working in the front during non-business hours, while I have gone to pick up my daughter from day-care, and on at least three other occasions. Whilst I am not a medical professional capable of diagnosing Touretts, we can only assume she has taken issue with us.

This establishment has served the local community long our before arrival and is currently a successful operation. Long before our ownership, this establishment was operational when

Fiona Campbell and her husband purchased their property. Our establishment was already operational when Mrs. Shari Strathi (sister-in-law to Fiona Campbell and Alexander McLachlan) and Mr. Jim McLachlan (brother of Alexander McLachlan) decided to purchase their property. Given the objections raised by the McLachlan family, and their “historical experienced raised in their objections, we fail to understand why this purchase took place.

We have done our utmost to run this establishment in a courteous, respect and family friendly manner. Numerous retired people/OAPs frequent our establishment from the surrounding area, and they have made it very clear that they appreciate our efforts and have a fondness for our family and business. This includes the likes of Mr. John Preston, Mr. Gordon Turner, and numerous members of the Ardbeg Bowling community. Thus far, the various policies we employ have served us well. After thoughtful consideration, we do hope the panel will approve our major variation in the hopes of improving our business, and our ability to serve the local community.

Respectfully,

Dr. Brian P. Jamison and Mrs Rima Jamison  
23 Marine Place  
Rothesay  
PA20 0LF

**Exhibit 1: View from Scottish Honky Tonk and Rockabilly Diner**



**Exhibit 2: Scottish Honky Tonk**



**Exhibit 3: Rockabilly Diner**



**Exhibit 4: Neighbourhood**



**Exhibit 5: McLachlan/Parking**

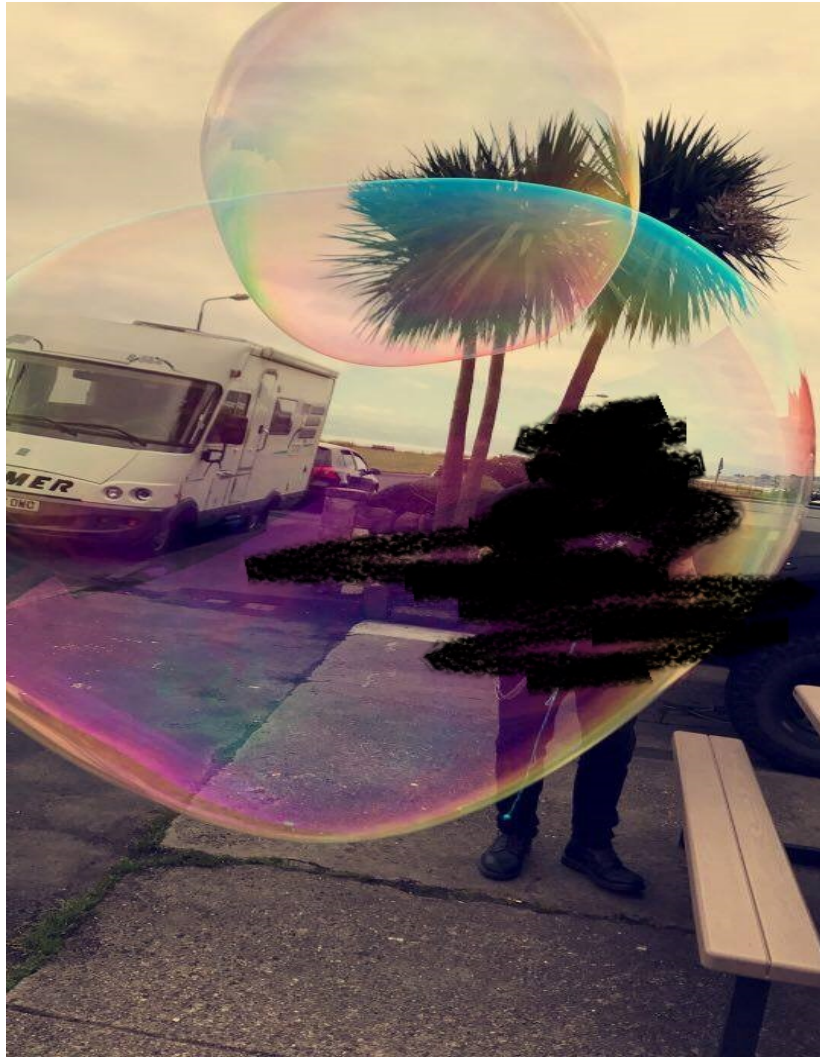


**Shari's car parked between our lot and their driveway**



**Shari's car parked with three other vehicles owned by the McLachlans**





**Fiona Campbell: constant presence of her motorhome**

**Exhibit 6: Neighbours complaints about McLachlan vehicles**

16/00525/PP SG '0'

William and Margaret Milton  
2 Wyndham Court Ardbeg Isle of Bute PA20 0NE  
Telephone [REDACTED]  
Email: [REDACTED]



Argyll and Bute Planning and Building Standards Dept.,  
Milton House,  
Milton Avenue,  
Dunoon  
PA23 7DU

Dear Sir or Madam,

PLANNING REFERENCE: 16/00525/PP

**Erection of Garage and associated works at the rear of Flat 1, 22 Marine Place,  
Rothesay, Isle of Bute**

I write in connection with the above planning application. I have examined the plans and I know the site well, as I live in Wyndham Court the road which the owner will use to access and leave this proposed garage. I wish to object strongly to the erection of this garage in this location.

1. The applicant already has a double garage at his disposal on this site yet chooses not to use it for whatever reason and parks his vehicles on the street in a very narrow part of Wyndham Court. He appears to have reassigned the flat numbers and/or the ownership of the existing garage to obscure the availability to him of this existing double garage but in practice he uses this double garage as his own and parks and leaves all kinds of vehicles across its entrance for several days at a time.
2. The applicant states in his Planning Application that there is no street parking permitted in the immediate area. This is patently untrue and in fact there is street parking immediately outside his property in Marine Place and in the very nearby Wyndham Road.
3. The size of this building in every aspect far exceeds anything that could normally be termed "a domestic garage". It is in fact only marginally smaller than the two and three bedroomed bungalows in the adjacent Wyndham Court. It is to all intents and purposes the size of a small commercial building and totally inappropriate to its surrounding. Furthermore at nearly 6 metres high it will dominate and aesthetically overpower the narrow entrance to Wyndham Court and the neighbouring and noteworthy dwelling Marine Cottage simply because it never formed part of the careful and sympathetic planning the Council undertook in the vetting and approval of plans for the construction of Wyndham Court.

**Exhibit 6: Continued**

Mr and Mrs A Fowler

7 Wyndham Court, Ardbeg, Isle of Bute, PA20 0NE.

TEL. [REDACTED]

E-mail [REDACTED]



Argyll and Bute Planning and Building Standards Dept,

Milton house,

Milton Avenue

Dunoon PA23 7DU

**Planning Reference: 16/00525/PP**

Dear Planning Officer.

I strongly object to the above planning application on the following grounds.

1. With a Length of 14.480m, Width of 6.00m, Height of 5.771m this a huge size for a "two vehicle domestic garage" within a conversation area boundary
2. The roof apex height will spoil the skyline alinement, between the existing flat roofed garages and Marine Cottage. This will make the approach into Wyndham Court, more obtrusive. Local power supply lines cross directly above the proposed development and given the height of the apex roof, may infringe the Safety Clearance Distances, set down by the Regulatory Authority.
3. The existing boundary wall, within the conservation area of Marine place will have to be demolished. This wall is a pleasant feature as you enter Wyndham Court.
4. While the site address is Marine Place, the vehicle access in and out of the proposed "Garage", will be from Wyndham Court. Past history of the applicant, and his practice of obstructing, and parking of commercial vehicles, makes the application for this massive building questionable. Wyndham Court is a small development of nine bungalows, all roofs aligned, a Mono Blocked road with a small turning area with NO THRU ROAD and not suitable for continuous HGV usage.
5. The applicant and owner of 22 Marine Place, is also the owner of the Flat Roofed Garage, at the bottom of the garden. For the purposes of this planning application the

Exhibit 6: Continued

16/00525/PP '0' SG

Elizabeth W. Campbell  
1 Wyndham Court Ardbeg Isle of Bute PA20 0NE  
Telephone [REDACTED]



Argyll and Bute Planning and Building Standards Dept.,  
Milton House,  
Milton Avenue,  
Dunoon  
PA23 7DU

Dear Sir or Madam,

PLANNING REFERENCE: 16/00525/PP

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Rothesay, Isle of Bute

I write in connection with the above planning application. I have examined the plans and I know the site well, as I live in Wyndham Court the road which the owner will use to access and leave this proposed garage. I wish to object strongly to the erection of this garage in this location.

1. The applicant already has a double garage at his disposal on this site yet chooses not to use it for whatever reason and parks his vehicles on the street in a very narrow part of Wyndham Court. He appears to have reassigned the flat numbers and/or the ownership of the existing garage to obscure the availability to him of this existing double garage but in practice he uses this double garage as his own and parks and leaves all kinds of vehicles across its entrance for several days at a time.
2. The applicant states in his Planning Application that there is no street parking permitted in the immediate area. This is patently untrue and in fact there is street parking immediately outside his property in Marine Place and in the very nearby Wyndham Road.
3. The size of this building in every aspect far exceeds anything that could normally be termed "a domestic garage". It is in fact only marginally smaller than the two and three bedroomed bungalows in the adjacent Wyndham Court. It is to all intents and purposes the size of a small commercial building and totally inappropriate to its surrounding. Furthermore at nearly 6 metres high it will dominate and aesthetically overpower the narrow entrance to Wyndham Court and the neighbouring and noteworthy dwelling Marine Cottage simply because it never formed part of the careful and sympathetic planning the Council undertook in the vetting and approval of plans for the construction of Wyndham Court.
4. Local supply power lines cross the garden of 22 Marine Place directly over the proposed site of this building and given the substantial height of this construction will pass over very close to the apex of the roof. Whether this clearance will meet the "Statutory Guidelines on Safety Clearance Distances" set down by the Regulatory Authority is I would contend questionable to say the least.

Exhibit 6: Continued

Obj SG

**McCabe, Charles**

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**From:** Sky Email <[REDACTED]>  
**Sent:** 14 March 2016 15:31  
**To:** bandc, planning  
**Subject:** Planning objection



Planning ref. 16/00525/PP  
Flat 1, 22 Marine Place, Rothesay.

Dear Sir,

I object on the following points:

1. Applicant is owner of both flats at 22 Marine Place, he resides in ground floor flat and family member in upstairs flat, and house already has a double garage, never used for parking, but as a Workshop.
2. Object to demolition of boundary wall built at same period as houses in Marine Place, and is a feature on road.
3. Height of proposed structure greatly exceeds existing roofline of owner's existing garage and that of Marine Cottage, in fact more in line of a two storey house or business workshop than a single storey garage.
4. Would increase traffic in a quiet residential street, not impacting at all on applicant, whose house is on Marine Place. Emergency services could have difficulty gaining access should parking at proposed garage increase.
5. Height of proposed structure could interfere with power lines which cross the garden of No 22.
7. Applicant states he requires off street parking. He can open his front garden for access to cars as his neighbours have already done in Marine Place.

Please confirm receipt of this email.

Yours faithfully,  
Robert Carson  
37 Wyndham Road  
Rothesay, PA20 0NR

**Exhibit 7: Parking Cones**



**Cones now hidden from street view – yet ready to deploy.**

**Exhibit 8: Fiona Campbell (backyard) and Jim McLachlan (front yard)**



**Exhibit 8: Continued**





**Exhibit 8: Jim McLachlan's front yard:**



Please see EMAIL TO/FROM STEVE GOVE, ARGYLL and BUTE COUNCIL, concerning FIONA CAMPELL's PROPERTY at end of document.

**Exhibit 9: Our Front view EXCLUDING Fiona's van sitting next door (area for picnic tables/removable fencing)**



**EMAIL TO/FROM STEVE GOVE, ARGYLL and BUTE COUNCIL, concerning FIONA CAMPBELL's PROPERTY and Construction**

RE: 23 Marine Place - 22 Marine Place, Ardbeg, Isle of Bute - Dangerous/unapproved structure [OFFICIAL]<sup>4</sup>

Yahoo/Council

- **Gove, Steven** <Steven.Gove@argyll-bute.gov.uk>
- 

To: 'The Bute Piper'

8 Feb at 14:51

**Classification: OFFICIAL**

Dear Mr and Mrs Jamieson,

Thank you for your e-mail and attachments of earlier today in respect of the above.

I am grateful to you for setting down the issues relating to the erection of this outbuilding which does not appear to have the benefit of Planning Permission. I can advise that I shall be registering the information that you have sent me as an enforcement investigation and I shall keep you updated as the investigation progresses. However, should you wish to discuss this matter at any time, please do not hesitate to contact me either by e-mail or by using the telephone number below.

Yours sincerely,

**Steven Gove**

Planning Officer (Bute and Cowal)

Development Management

Planning, Housing & Regulatory Services

Argyll and Bute Council

t: 01369 708603

e: [steven.gove@argyll-bute.gov.uk](mailto:steven.gove@argyll-bute.gov.uk)

<http://www.argyll-bute.gov.uk>

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*Argyll and Bute - Realising our potential together*

**From:** The Bute Piper [mailto:thebutepiper@yahoo.co.uk]  
**Sent:** 08 February 2018 12:56  
**To:** Gove, Steven; The Bute Piper  
**Subject:** 23 Marine Place - 22 Marine Place, Ardbeg, Isle of Bute - Dangerous/unapproved structure

Hello Mr Gove,

As relayed to you via telephonic communications, our neighbour has constructed what we believe is a dangerous, non-sanctioned and flawed structure which serves as a garage for forklifts, tractors and other commercial industrial purposes.

Our neighbours, Fiona Campbell and Alexander McLachlan, began construction of this structure some time in late November (est.), and whilst we do not know this structure's completion date, we have noticed that the execution of the build for this structure has led to hazardous conditions for our children and damage to our own property. Although we ourselves have no expertise regarding the construction of such facilities, it appears that this build has also led to fatigue (stress fractures and bowing) for the stone communal fence that separates our two properties. Further observation by Council staff should confirm our observations. Between the structure itself, and the communal fencing, Alexander McLachlan and his associates filled the gap between his structure, and the communal fence, with concrete, which ultimately led to the stress fracturing, bowing and degradation of the communal fence. In simple terms, the stone fence is crumbling, and sizable chunks of the fence are falling into our yard from a height that could cause serious injury to our 3 and 6 year children.

It also appears there is a commercial business operating from this yard, as forklifts, trailers, tractors, chainsaws, the cutting of logs, burning of materials, large commercial trucks present from time to time, numerous glass windows (along with broken glass), etc are activities or assets that populate this property.

On a final note, Alexander McLachlan and Fiona Campbell have worked diligently to establish themselves as a family not to be tampered with. It is no exaggeration that Mr McLachlan has employed several tactics of intimidation to other neighbours in this community to maintain their silence - both he and his wife fancy themselves as "hard". As former military serving in both Afghanistan and Iraq, I myself have no concerns with hyper-

inflated behaviour with chest-pounding civilians, although I cannot say the same for our neighbours, my wife, and her concerns for our children's safety.

We have never, at any point, filed a complaint with any council in the United Kingdom as we are tolerant and patient people - our absence of any recorded complaint will demonstrate this. We have always been very diplomatic and respectful to any and all our neighbours. Unfortunately, the situation has reached a point where our neighbour's building practices, and their disrespect for the law and surrounding community, has led this necessary communication.

Please see attached photos (as one shall note, some photos were taken previous to the construction of the garage in late November 2017, the remainder of the photos display the completed structure, the industrial estate they have established, and the damage this has caused to our property and communal fence. One photo might also indicate that Mr McLachlan's caravan will NOT fit into the structure he and his associates have assembled, though this was part of the initial request he made previously, to the council. One will note that the structure he completed is neither in the area originally stated in previous planning permission, nor does it resemble the structure he proposed to assemble at that time.

We do look forward to your response and many thanks for our initial conversation Mr Gove.

Best Wishes,

Rima and Brian Jamieson

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## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Islay Frigate Hotel, Harbour Street, Tarbert, PA29 6UD**APPLICANT:** Marion Atkinson, 30 Kingsway, Tarbert, PA29 6UP**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Hotel with lounge bar, public bar, restaurant/function room and letting bedrooms and beer garden.

	EXISTING 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	12.30 o 22.00

**DETAILS OF VARIATIONS SOUGHT:-**

The applicant wishes to vary the licence as follows:-

To amend the children and young person's conditions. Currently, children and young persons are not allowed in the public bar. The applicant wishes to change this so that they are permitted in this area until 8.00pm.

**CURRENT CHILDRENS & YOUNG PERSONS CONDITIONS:**

TERMS - Resident children and young persons - no restrictions; admitted at all times. Non-resident children and young persons will be admitted to the hotel and beer garden at all times, in company of

an adult only and may have a meal in the restaurant or lounge bar and may attend functions and other events during core licensed hours.

AGES - Young persons - Ages 16 and 17 years. Children - Ages 15 years and under.

TIMES - Entry allowed at all times.

PARTS - Children and young persons allowed entry to all parts of premises, except public bar.

**PROPOSED CHILDRENS & YOUNG PERSONS CONDITIONS;**

TERMS - Resident children and young persons - no restrictions; admitted at all times. Non-resident children and young persons will be admitted to the hotel and beer garden at all times, in company of an adult only and may have a meal in the restaurant or lounge bar and may attend functions and other events during core licensed hours. Children and young persons will be admitted in the public bar until 8.00pm.

AGES - Young persons;- Ages 16 and 17 years. Children:- Ages 15 years and under.

TIMES - Entry allowed at all times except for the public bar where they are allowed until 8.00pm.

PARTS - Children and young persons allowed entry to all parts of premises.

**LSO:** There are no LSO concerns with this application. The premises is a Hotel comprising lounge bar, public bar, restaurant/function room and letting bedrooms, and beer garden.

The applicant proposes changes to children and young persons access and access times to include the bar public bar until 8:00pm. Photographs of the public bar have been submitted to assist the Board. The public bar houses a pool table and gaming machine. The Board's policy in respect of these states:

*"The Board will not normally grant a premises licence or occasional licence where children and young persons could have unsupervised access to pool tables, darts boards or gaming machines. The parts of the premises to which children and young persons are allowed entry will require to have a suitable character and atmosphere. Premises or parts of premises which are very small and enclosed are unlikely to be able to provide an appropriate environment. In addition, premises which have very few facilities are unlikely to comply with the Board's requirements."*

The applicant has been made aware of the policy.

Operating Plan

Question 6 – Children and Young Person Access – Licensing Standards advocates a standard form of wording to cover children and young person access to on-sales premises as this is the wording that will appear in the operating plan and the statutory access notice. Any standard form should take cognisance of the nature of the operating plan and the wording submitted by the applicant. The following wording, based on the submission by the applicant, is for consideration:

*Terms*

*Children of all ages and young persons allowed access at all times including resident children while in the company of a responsible person aged 18 years or over for the purpose of taking a meal, snack or refreshments.. Access to public bar between 11:00am and 8:00pm only.*



*Ages*

*Children of all ages [birth to 15 years]  
Young persons [16 & 17 years]*

*Times*

*Access to Hotel facilities at all times. Access to outdoor drinking area at all times until 8:00pm.  
Access to public bar between 11:00am and 8:00pm only.*

*Parts*

*All public parts of the premises.*

**EHO**

No comments

**POLICE COMMENTS:** None

**OBJECTIONS/REPRESENTATIONS:** None.

**POINTS FOR CONSIDERATION:-**

- 1) The LSO has included photos of the bar area. Copies of these are attached.

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**Public Bar - Islay Frigate Hotel, Tarbert [01]**



**Public Bar - Islay Frigate Hotel, Tarbert [02]**



**Public Bar - Islay Frigate Hotel, Tarbert [03]**



**Public Bar - Islay Frigate Hotel, Tarbert [04]**



## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** The Oyster Bar, Ellenabeich, Easdale, PA34 4RQ**APPLICANT:** Lyden Singleton, Taigh na Ros Bhain, Clachan Seil, by Oban, PA34 4TL**AGENT:** n/a**DESCRIPTION OF PREMISES:**

Single storey mid terrace cottage style premises comprising bar and restaurant with outside seating area providing bar lunches and suppers adjacent to the sea in the village of Ellenabeich, which is the focal point for social life in the village and surrounding area as the nearest other licensed premises on the mainland are some five miles away.

	EXISTING CORE HOURS	
	ON SALES	OFF SALES
Monday	11.00 to 23.00	10.00 to 22.00
Tuesday	11.00 to 23.00	10.00 to 22.00
Wednesday	11.00 to 23.00	10.00 to 22.00
Thursday	11.00 to 23.00	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 23.00	10.00 to 22.00

**DETAILS OF VARIATIONS SOUGHT:-**

The applicants wish to vary the licence as follows:-

- 1) To add gaming and televised sport as activities.
- 2) To be able to open the premises at 9.00am although no alcohol will be sold until commencement of core hours at 11.00am.
- 3) To amend the children and young persons conditions.

- 4) To increase the capacity of the premises from 45 to 90.
- 5) Addition of an outdoor area in the village square.
- 6) Change to the layout plan to incorporate the outdoor area.

**CURRENT ACTIVITIES:** Restaurant facilities; bar meals; receptions including weddings, funerals etc; club or other group meetings; recorded music; live performances; indoor/outdoor sports and outdoor drinking facilities.

**CURRENT CHILDRENS & YOUNG PERSONS CONDITIONS:**

TERMS - Children and young persons will be permitted on the premises when accompanied by an adult and taking a meal

AGES - Children under 16 years and young persons 16-17 years unaccompanied to purchase soft drinks or crisps etc. which are not for consumption on the premises.

TIMES - 11.00am to 8.00am all days of the week if accompanied by an adult for consumption of hot drinks or soft drinks.

PARTS - Lounge and restaurant area and on New Year's Night young persons aged 16-17 will be permitted on the premises as long as they are accompanied by an adult until 1.00am

**PROPOSED CHILDRENS & YOUNG PERSONS CONDITIONS;**

TERMS - Children and young persons will be permitted on the premises when accompanied by an adult and taking a meal. Children and young persons will be permitted to stay for the duration of a pre-booked function.

AGES - Children under 16 years and young persons 16-17 years unaccompanied to purchase soft drinks or crisps etc. which are not for consumption on the premises.

TIMES - 9.00am to 8.00pm all days of the week if accompanied by an adult for consumption of hot drinks or soft drinks. 9.00am to 10.00pm all days of the week if accompanied by an adult when having a meal. In the event of a pre-booked function, children and young persons are permitted to stay for the duration of the function.

PARTS - Lounge and restaurant area and on New Year's Night young persons aged 16-17 will be permitted on the premises as long as they are accompanied by an adult until 1.00am.

**LSO:** There are no LSO concerns with this application. The premises is a Single storey mid terrace cottage style premises comprising bar and restaurant with outside seating area providing bar lunches and suppers adjacent to the sea in the village of Ellenabeich, which is the focal point for social life in the village and surrounding area as the nearest other licensed premises on the mainland are some five miles away.

Operating Plan

The applicant is proposing the following amendments to the operating plan:

Question 5(c) – Yes to Gaming and Televised Sport during core licensing hours.

The box explaining activities outwith core hours should be updated;

*Where you have answered YES in respect of any entry in column 4 above, please provide further details below.*

The premises will be open from 9:00am for the sale of teas, coffees, snacks, breakfast rolls, and non-



alcohol refreshments

Question 6 – Children and Young Person Access – Licensing Standards advocates a standard form of wording to cover children and young person access to on-sales premises as this is the wording that will appear in the operating plan and the statutory access notice. Any standard form should take cognisance of the nature of the operating plan and the wording submitted by the applicant. The following wording, based on the submission by the applicant, is for consideration:

Terms

*Children of all ages and young persons allowed access to the premises and outdoor drinking area while in the company of a responsible person aged 18 years or over for the purpose of taking a meal, refreshments or snacks, and unaccompanied to purchase soft drinks, and crisps, etc., which are not for consumption on the premises. Access also allowed for the duration of a pre-booked function.*

Ages

*Children of all ages [birth to 15 years]  
Young persons [16 & 17 years]*

Times

*9:00am to 8:00pm for consumption of hot or cold refreshments.  
9:00am to 8:00pm for access to outdoor drinking area.  
9:00am to 10:00pm for consumption of meal.*

Parts

*All public parts of the premises including outdoor drinking area.*

Question 7 – Capacity

Amend to 90 (which will include the outdoor seating area in the Square).

Layout Plan – Outdoor Drinking

The applicant has obtained the necessary approval from Roads to use the public square in front of the premises as an outdoor drinking area. The applicant has followed the Council's Café Culture Policy in this respect.

The applicant has been advised to submit an updated layout plan depicting the proposed outdoor drinking area, as the plan submitted did not meet the requirements of the 2005 Act. After taking advice from the LSO the applicant has agreed to submit a plan in keeping with the regulations.

The LSO has submitted photographs depicting the proposed outdoor drinking area.

**EHO**

No comments

**POLICE COMMENTS:** Police Scotland have submitted a representation letter dated 9th February 2018 . A copy of this letter is attached.

**OBJECTIONS/REPRESENTATIONS:** None.

**POINTS FOR CONSIDERATION:-**

- 1) The LSO has included photos of area to be used for outdoor drinking and copies of these are attached. The applicant is also arranging to submit new plans.
- 2) External area proposed is the public square (Harbour Square) with 6 tables and 24 chairs.
  - Need to be delineated
  - Require to cross a road (not the main road) to access the square.
- 3) Consider letter of representation from the Chief Constable.
- 4) Gaming and televised sport to be added as activities.
- 5) Bring forward the opening time of the premises from 10.30am to 9.00am.
- 6) Increase in capacity from 45 to 90.
- 7) Amendment to terms for children and young persons:-
  - Extend terminal hour from 8.00pm to 10.00pm for consumption of a meal
  - 9.00am (previously 11.00am) to 8.00pm if accompanied by an adult for consumption of hot or cold drink.
  - Children and young persons permitted to stay for the duration of a pre-booked function.

9 February 2018

Our Ref: L/LIC/AS

Your Ref:

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



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

Tel: 01389 822033

Dear Sir

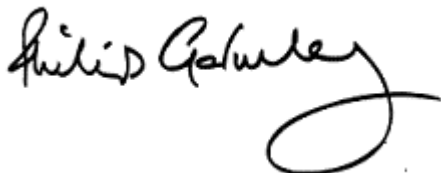
**LICENSING (SCOTLAND) ACT 2005: SECTION 29  
APPLICATION FOR VARIATION OF A PREMISES LICENCE  
APPLICANT: LYDEN SINGLETON  
PREMISES: THE OYSTER BAR, ELLENABEICH, EASDALE**

I have to inform you that the Chief Constable wishes to make the following representation in relation to the above application.

In relation to the proposed external area within the village square, the Chief Constable would request that some form of delineation be provided by the applicant to ensure that their seating area is clearly defined. This will assist members of the public by making it clear what areas and seating belong to the premises and what areas have unrestricted access. It will also ensure that staff can monitor any alcohol taken to the area appropriately and that the area would meet the requirements of Item 9, Appendix B of the Council's Pavement Café licences Standard Conditions.

Further, the Chief Constable has concerns regarding customers accessing the village square from the premises. There is an area outside of the premises to the front which is used as a road (not part of the main road) and would also appear to be used for parking. Customers would have to cross this area to get to the square so it would be suggested that any alcohol being taken to the external area in the square, would be delivered by staff.

Yours faithfully



Philip Gormley QPM  
Chief Constable

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**Proposed Outdoor Drink Area, The Oyster Bar, Ellenabeich, Easdale [01]**



**Proposed Outdoor Drink Area, The Oyster Bar, Ellenabeich, Easdale [02]**



**Proposed Outdoor Drink Area, The Oyster Bar, Ellenabeich, Easdale [03]**



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PROPOSED SEATING AREA IN HARBOUR SQUARE

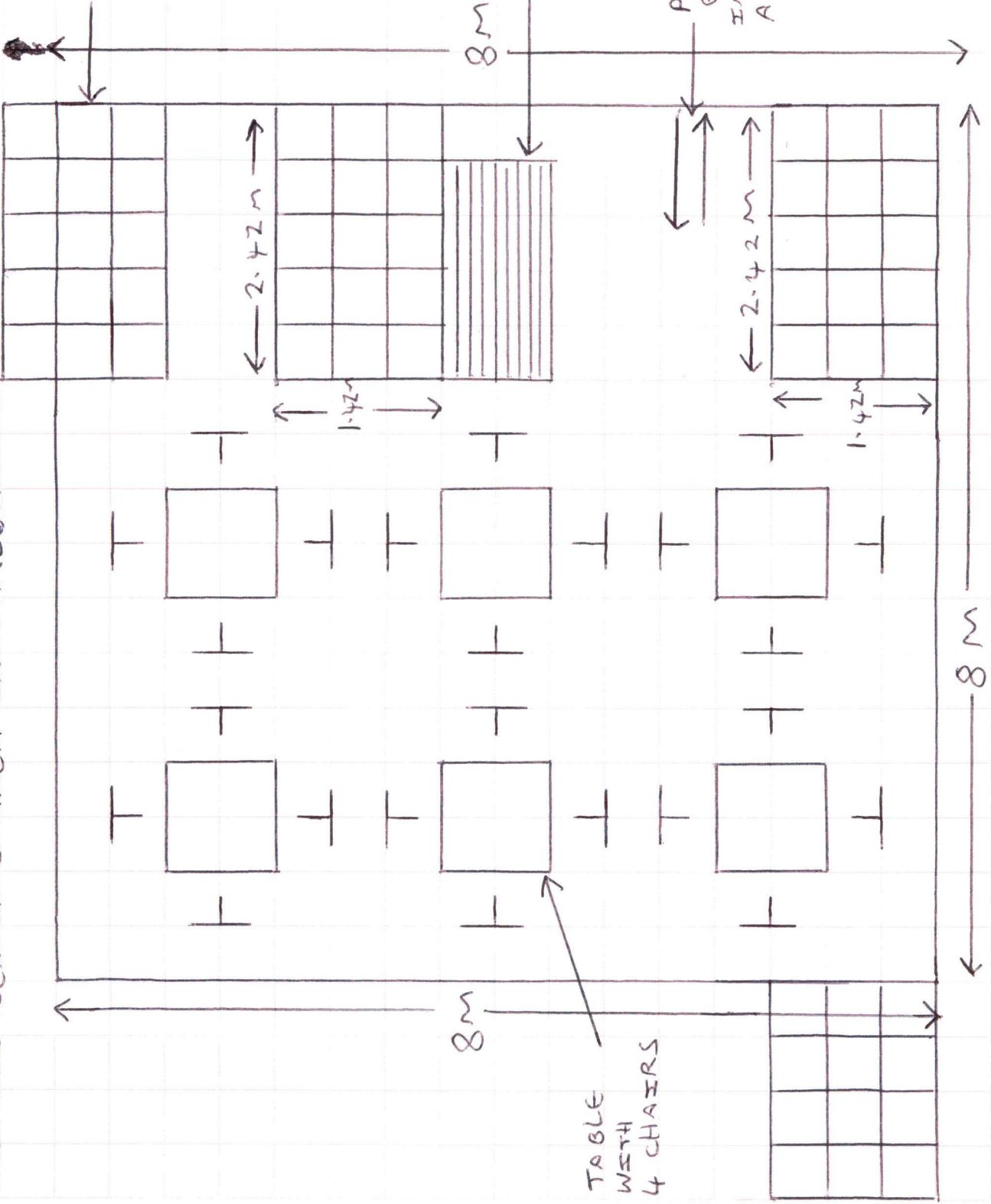
CONCRETE PLANTERS IN SQUARE

SCALE 2:1

PROPOSED CHAIR/TABLE STACKING AREA

PROPOSED ENTRY/EXIT INTO SEATING AREA

TABLE WITH 4 CHAIRS



NM741174

NM743174



NM741172



Ordnance Survey

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NM743172

## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** The Oystercatcher, Otter Ferry, Tighnabruaich, PA21 2DH**APPLICANT:** Toast (Scot) Ltd., 3 Croft Park, Perth, PH2 0DX**AGENT:** n/a**DESCRIPTION OF PREMISES:**

The premises are a pub restaurant located in a rural area providing food and drink.

	EXISTING CORE HOURS	
	ON SALES	OFF SALES
Monday	11.00 to 23.00	11.00 to 22.00
Tuesday	11.00 to 23.00	11.00 to 22.00
Wednesday	11.00 to 23.00	11.00 to 22.00
Thursday	11.00 to 23.00	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	12.30 to 23.00	12.30 to 22.00

**DETAILS OF VARIATIONS SOUGHT:-**

The applicant wishes to vary the licence as follows:-

- 1) To add dancing as an activity
- 2) To amend the childrens and young persons conditions.

**CURRENT ACTIVITIES:** Restaurant facilities; bar meals; receptions including weddings, funerals etc; club or other group meetings; recorded music; live performances and outdoor drinking facilities.

**CURRENT CHILDRENS & YOUNG PERSONS CONDITIONS:**

TERMS - Children will only be permitted when dining and accompanied by an adult.

AGES - Children under the age of 18 will only be permitted when accompanied by an adult and children under 16 years old will only be permitted when dining.

TIMES - Children will only be permitted until 8.00pm

PARTS - Children will be permitted access to all areas except the bar area.

**PROPOSED CHILDRENS & YOUNG PERSONS CONDITIONS;**

TERMS - Children will only be permitted when dining and accompanied by an adult.

AGES - Children under the age of 18 will only be permitted when accompanied by an adult and children under 16 years old will only be permitted when dining.

TIMES - Children will only be permitted until 10.00pm

PARTS - Children will be permitted access to all areas except the bar area.

**LSO:** The applicant has reviewed her Operating Plan and has decided on the following changes to allow her business to develop in line with current style and demand.

## Question 5

Add Dance, the applicant is seeking permission to add dancing to her Operating Plan to compliment activities already granted, such as live music and weddings etc.

## Question 6

The applicant made contact with the Licensing Standards Officer and explained that her business is being severely restricted by the current restraints on children and young person's access to the premises. Currently children and young persons are permitted access only to dine and must leave by 8pm. The premises are in a very isolated area and are visited from land and water. The facilities are the nearest social area to holidaymakers in nearby cottages or caravan etc.

The following form of words, to adjust the terms, times and parts will suit the nature of this particular business, the Board is asked to consider the proposed change.

***Terms;***

Children and Young Person's will be permitted when accompanied by a responsible adult over the age of 18 years

***Ages;***

Children 0-15

Young Persons 16 & 17

***Times;***

Children and young persons will be permitted access

Until 8pm or

Until 10pm if present for dining and

For the duration of a pre booked function or event.

**Parts;**

Children and young persons will be permitted access to all public areas, with the exception of the immediate vicinity of the bar counter

**EHO;** the Environmental Health Officer is working with the applicant in relation to the formulation, approval and implementation of an appropriate Noise Management Plan.

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** None.

**POINTS FOR CONSIDERATION:-**

- 1) Add dance facilities as an activity.
- 2) Extend terminal hour for children and young persons from 8.00pm to 10.00pm.

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## Argyll and Bute Licensing Board

28th February 2018

**VARIATION OF A PREMISES LICENCE****NAME OF PREMISES:** Oban Inn, Stafford Street, Oban, PA34 5NJ**APPLICANT:** Spirit Pub Company Limited, Sunrise House, Ninth Avenue, Burton on Trent, Staffordshire, DE14 3JZ**AGENT:** MacArthur Legal, Boswell House, Argyll Square, Oban, PA34 4BD**DESCRIPTION OF PREMISES:**

The premises are located in the centre of Oban with ground floor and first floor bars.

	EXISTING 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 to incorporate a larger outside drinking area.

**LSO:** There are no LSO concerns with this application.

The premises was granted outdoor drinking at the Board meeting on 1<sup>st</sup> September 2016 for a satellite area to the front of the premises. This satellite area is hatched green in the layout plan

submitted with this application. The applicant wishes to include the hatched red area and boundary wall as additions to outdoor drinking.

Photographs showing the proposed area have been submitted for assistance.

**EHO**

The proposed extension to the licensed area has been considered by the Environmental Health Officer and wishes the following comments to be brought to the attention of the Board.

1. The applicant has stated that management controls are insufficient to control patrons and keep them confined to the licensed area.
2. It is proposed to extend the licensed area to allow patrons to sit on a low wall adjacent to the trunk road.
3. Taking into account comment number 1 above it would seem reasonable to expect that management controls will fail to stop patrons from turning around and sitting on the low wall facing the passing trunk road traffic rather than facing the licenced area.
4. That being the case it is suggested that some form of barrier be provided that will encourage patrons to remain within the licensed area. This can be a fixed or temporary barrier although the former may require consents from other Council services or external agencies.

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** None

**POINTS FOR CONSIDERATION:-**

- 1) This application was continued from the November 2017 Licensing Board Meeting to allow time for a site visit to take place.



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of Schedule 7A of the Local Government(Scotland) Act 1973

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**UNPAID ANNUAL FEES 2017****Oban, Lorn & the Isles**

142 George Street, Oban - £280. LSO emailed licence holders 06/02/18. No payment to date.

Craignure Inn, Craignure, Isle of Mull - £220. LSO emailed licence holder 06/02/2018. No payment to date.

Crystal Palace, 130 George Street, Oban - £280 - The current licence holder, Sahadath Hossain has been in touch and said he would contact the premises and tell them they needed to pay the annual fee. No payment to date.

Cuan Mor, 60 George Street, Oban - £280. LSO emailed DPM on 06/02/18. No payment to date.

**Mid Argyll, Kintyre & Islay**

Taj Mahal Restaurant, 14-16 Hall Street, Campbeltown - £220 - The current licence holder, Sahadath Hossain has been in touch and said he would contact the premises and tell them they needed to pay the annual fee. No payment to date.

The Yot Spot, Pier Square, Ardrishaig - £220. I have heard through local knowledge that this premises has closed but nothing to confirm this. Email sent to licence holder on 12/02/18 but bounced back as undeliverable. No payment to date.

**Cowal & Bute**

Hunters Quay Hotel, 247 Marine Parade, Dunoon - £220. Still operating as far as we are aware. Previous licence holder and DPM left the premises September 2017 and no transfer has yet been applied for. LSO sent email 07/02/18. No payment to date.

The Top Shop, 139 Alexander Street, Dunoon - £220. Letters returned by Post Office marked "Addressee Gone Away". LSO advised that he believed licence holder had died and the son closed the shop. No contact details.

**Helensburgh & Lomond**

Akash, 45a Sinclair Street, Helensburgh - £280. Currently closed after fire some months ago, no sign of re-opening. No further contact details.

Clynder Stores, Victoria Buildings, Shore Road, Clynder - £220 - Letters returned by Post Office marked "Addressee Gone Away". Last owner, Jim Ellis made contact with LSO. He has leased/sold the premises and asked new licence holder to deal with this. New licence holder yet to make contact.

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
AR1515	David James Rawle Claymore Hotel Shore Road Arrochar G83 7BB	22/08/2012	22/08/2022	22/08/2017	18/04/2017	Training reminder printed 18/04/2017	Current					
2 AR1518	Allyson French Flat 6 7 Bruce Street Dumbarton G82 1HX	29/08/2012	29/08/2022	29/08/2017	18/04/2017	Training reminder printed 18/04/2017	Current					
3 AR1519	Amranda Scott 20 Rosneath Castle Caravan Park Rosneath G84 0QS	03/10/2012	03/10/2022	03/10/2017	19/06/2017	Training reminder printed 19/06/2017	Current					
AR1526	Ishbel Campbell Auchenlulich Farm Arden Alexandria G83 8RF	29/08/2012	29/08/2022	29/08/2017	18/04/2017	Training reminder printed 18/04/2017	Current		AR766	Auchenlulich Farm Shop	Current	Current
5 AR1534	Nicholas Connolly Cama Dunollie Road Oban PA34 5PJ	22/08/2012	22/08/2022	22/08/2017	18/04/2017	Training reminder printed 18/04/2017	Current					
6 AR1536	Melanie Tonks Blairnaich Tarbet G83 7DN	13/09/2012	13/09/2022	13/09/2017	18/05/2017	Training reminder printed 18/05/2017	Current					
7 AR1538	Agnes Semple Purdie 10 Murray Place Luss G83 8FG	20/09/2012	20/09/2022	20/09/2017	18/05/2017	Training reminder printed 18/05/2017	Current					
8 AR1542	Ty Williamson Driftwood Lunga Bay by Craobh Haven Lochgilphead PA31 8UU	20/09/2012	20/09/2022	20/09/2017	18/05/2017	Training reminder printed 18/05/2017	Current					

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
9	AR1544 Angus Isaac Richard Francis c/o McMaster Tigh na Creag Pulpit Rock Oban PA34 4LZ	26/09/2012	26/09/2022	26/09/2017	18/05/2017	Training reminder printed 18/05/2017	Current					
10	AR1547 Linda Anne Howden Claran Cottage Clachan Argyll PA29 6XL	04/10/2012	04/10/2022	04/10/2017	19/06/2017	Training reminder printed 19/06/2017	Current					
11	AR1549 Joanne Marie Baird 36F Meadowburn Place Campbelltown PA28 6ST	09/10/2012	09/10/2022	09/10/2017	19/06/2017	Training reminder printed 19/06/2017	Current					
12	AR1551 Heather Williamson 2 Meadows Crescent Lochgilphead PA31 8AG	12/10/2012	12/10/2022	12/10/2017	19/06/2017	Training reminder printed 19/06/2017	Current					
13	AR1552 Mark Christopher McPhillips Kimberley House Dalriach Road Oban PA34 5EQ	12/10/2012	12/10/2022	12/10/2017	19/06/2017	Training reminder printed 19/06/2017	Current					
14	AR1553 Colin Liddell McCartney 4 Old Coach Road East Kilbride Glasgow G74 4DP	12/10/2012	12/10/2022	12/10/2017	19/06/2017	Training reminder printed 19/06/2017	Current					
15	AR1554 Darrell John Douglas Coe 6 Ghanan Isle of Gigha Argyll PA41 7AE	12/10/2012	12/10/2022	12/10/2017	19/06/2017	Training reminder printed 19/06/2017	Current					
16	AR1555 Roxanna MacCulloch 1 Pulpit Rock Oban Argyll PA34 4LZ	07/11/2012	07/11/2022	07/11/2017	18/07/2017	Training reminder printed 18/07/2017	Current					
17	AR1557 Douglas Wright 5 Strongarh Tobermory Isle of Mull PA75 6RB	05/11/2012	05/11/2022	05/11/2017	18/07/2017	Training reminder printed 18/07/2017	Current					
18	AR1558 Stanislaw August Rajas 34 Soroba Road Oban Argyll PA34 4HY	05/11/2012	05/11/2022	05/11/2017	18/07/2017	Training reminder printed 18/07/2017	Current					



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
19	AR1559 Simon Alastair Smith The George Hotel Main Street East Inveraray PA32 8TT	07/11/2012	07/11/2022	07/11/2017	18/07/2017	Training reminder printed 18/07/2017	Current					
20	AR1560 Leanne Muldowney 19 Reibel Land Inveraray PA32 8UA	07/11/2012	07/11/2022	07/11/2017	18/07/2017	Training reminder printed 18/07/2017	Current					
21	AR1561 Matthew Tierney 8 Main Street West Inveraray PA32 8TU	07/11/2012	07/11/2022	07/11/2017	18/07/2017	Training reminder printed 18/07/2017	Current					
22	AR1569 Gerrard Mitchell Plarminigan 3 Drimsynie Estate Lochgilthead Atgyl PA24 8AD	23/11/2012	23/11/2022	23/11/2017	18/07/2017	Training reminder printed 18/07/2017	Current					

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