

Argyll and Bute Licensing Board

26th June 2018

APPLICATION FOR GRANT OF A PREMISES LICENCE

NAME OF PREMISES: 'Carradales', Carradale, PA28 6QG

APPLICANT: Stephen Reed & Maurice Whelan, Address as above.

AGENT: N/A

DESCRIPTION OF PREMISES:

'Carradales' is a traditionally built Victorian detached house, originally built as a Church of Scotland Manse in 1880. Completely refurbished, 'Carradales' offers 4 luxury ensuite guest bedrooms, dining room and lounge.

There is a large hallway, cloakroom, porch, kitchen and utility area. The owners will live on site at all times in a further private bedroom. The house is set in a rural location with views of open countryside. There is private parking on site for 7 cars and a large garden.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
Monday	12.00 to 22.00	12.00 to 22.00
Tuesday	12.00 to 22.00	12.00 to 22.00
Wednesday	12.00 to 22.00	12.00 to 22.00
Thursday	12.00 to 22.00	12.00 to 22.00
Friday	12.00 to 23.00	12.00 to 23.00
Saturday	12.00 to 22.30	12.00 to 22.30
Sunday	12.00 to 21.00	12.00 to 21.00

SEASONAL VARIATIONS: The management reserves the right to close the premises for two weeks during the winter period, 1st October to 31st March, for essential maintenance and refurbishment.

ACTIVITIES:- Restaurant facilities; Receptions including weddings, birthday parties etc; Club or other group meetings; Recorded music; Live performances; Films; Gaming; Televised sport; Outdoor drinking facilities; Takeaway meals (without alcohol).

CHILDREN AND YOUNG PERSONS CONDITIONS:

TERMS - No children or young persons will be allowed entry.

CAPACITY OF PREMISES: On sales - 20 persons

LSO COMMENTS: Carradales is a Bed & Breakfast primarily catering for booked guests but also providing restaurant facilities to non-guests where numbers allow. There will be no access to children and young persons. The applicant has liaised with the LSO during the application process and there are no LSO concerns with this application.

Layout Plan

The premises layout plan meets the requirements of the Premises Licence (Scotland) Regulations 2007 in that it depicts the site location, the premises, and the licensed area (indoors and out) boldly in red.

Operating Plan

Questions 2 & 3 – On & Off Sales

The premises will provide on and off sales of alcohol. Off sales will be available on a restricted basis to those taking a meal to allow the removal from the premises of any unfinished alcohol from the meal. Off sales may also be available as part of packed lunches/picnics if requested.

Question 4 – Seasonal Variation

The applicant wishes a seasonal variation in the following terms:

“The management reserves the right to close the premises for two weeks during the winter period, 1st October to 31st March, for essential maintenance and refurbishment.”

The applicant has been advised of the Board’s policy statement:

‘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.’

Argyll and Bute Licensing Board Statement of licensing policy 2013-2016: Section 8 – “Licensing Hours”

Question 5 – Activities Outwith Core Licensing Hours

The applicant has provided detailed information in relation to those activities which will be provided outwith core licensed hours, this includes breakfasts where bucks fizz and whisky may be available. The Board may wish to consider its policy on licensing hours for on sales premises when deciding on the grant of this aspect:

ITEM 4(a)

“Whilst each application will be considered on its merits, the following sets out the Board’s policy on licensing hours. Applications for hours at times outwith the Board’s policy will require to demonstrate that the additional requested hours are appropriate in the circumstances.

For applications relating to premises licences including extensions of hours, the licensed hours for the sale of alcohol for consumption on the premises shall generally be no earlier than 11:00am. Applicants need to demonstrate a clear operational need for opening prior to 11.00am.”

Question 5(f) – Any Other Activities

The applicant has provided the following additional activities by way of explaining the extent of the licensed area; the provision and restrictions of off sales; and the outdoor drinking statement:

“Licensed area includes guest rooms; lounge; dining room and outside garden all of which are included within the red boundary depicted on the layout plan.

Off sales of alcohol may be provided on the following restricted basis only:

When included in prepared packed lunches/picnics; and

For the removal of a partly consumed bottle of wine after a meal giving customers more control over their consumption. This would cover wine purchased with a meal only.

The terminal hour for the outdoor drinking area will be 10:00pm”.

Question 6 – Children & Young Persons Terms of Access

Children and young persons will not be allowed on the premises.

Question 7 – Capacity

The capacity will be 20.

EHO

No comments received

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION: