

Argyll and Bute Licensing Board

11th September 2018

APPLICATION FOR GRANT OF A PREMISES LICENCE

NAME OF PREMISES: Ritz Lounge Bar, 76-78 High Street, Rothesay, PA20 9BB

APPLICANT: Daniel MacKinnon, 6 Clifford Place, Flat 1/1, Glasgow, G51 1NS

AGENT: N/A

DESCRIPTION OF PREMISES:

Lounge bar with function suite and decking area (to front of building). With an internal commercial kitchen. With a music recording facility room.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
Monday	Closed	N/A
Tuesday	Closed	N/A
Wednesday	Closed	N/A
Thursday	Closed	N/A
Friday	11.00 to 01.00	N/A
Saturday	11.00 to 01.00	N/A
Sunday	12.30 to 01.00	N/A

ACTIVITIES:- Restaurant facilities; Bar meals; Receptions including weddings, birthday parties etc; Club or other group meetings; Recorded music; Live performances; Dance facilities; Televised sport; Outdoor drinking facilities;

OTHER ACTIVITIES:- The main purpose of this venue is to provide safe family oriented premises which will serve the community as a function suite and social point. The venue has a recessed outside decking area which will be used for food and drink based exhibitions. These events will be spread over the course of a weekend and the decking area will allow patrons to taste/sample wares of various food and drink on offer from around the Isle of Bute and other islands. This will include beer tastings of various craft beers. Meat and cheese products from all islands of Scotland. Also, wedding parties will use the decking area as a pre meal gathering area. Patrons will not be allowed

to have drinks in this decking area after 10pm. Adequate signage will be on display informing patrons of the times of decking area drinks policy.

CHILDREN AND YOUNG PERSONS CONDITIONS:

TERMS - Accompanied children and young persons only permitted until 10pm. This applies to functions, restaurant diner, and family orientated theme days.

AGES - Children 0-15 years. Young persons 16-17 years.

TIMES - 11am until 10pm Friday and Saturday. 12.30pm until 10pm Sunday.

PARTS OF PREMISES - The lounge bar and diner. The function suite. The decking area outside.

CAPACITY OF PREMISES: On sales - Lounge bar 100 persons. Function suite 300 persons.

LSO COMMENTS: This is an application for a new Premises Licence for a large property on Bute which was formally licenced and utilised as a dance/night club venue. The new owner has spent time to refurbish and has enlisted the early assistance of Licensing Standards, Environmental Health and Building control to seek advice going forward.

The applicant describes the premises as a lounge bar with a function suite and a decking area (to front of building). It also has a commercial kitchen and a music recording, facility room."

Operating Plan

Question 1: on sales only

Question 2: Friday and Saturday; 11am till 01:00
Sunday; 12:30 till 01:00

Question 5

The applicant seeks permission for the following activities:

Restaurant, bar meals, weddings etc., club meetings, recorded music, live performance, dance facilities, televised sport and outside drinking on the front decking area.

The applicant has added further information, which if granted would require to be added to section 5f (additional activity) for example requesting to use the outside area for food and drink based exhibitions. These types of exhibitions/sales may also require further licence in the form of a Market Operator.

Outside area;

Local conditions;

The Board may wish to impose the following local conditions

In line with Board Policy, In any outside area, whether or not applicants propose to provide outside seating, tables and other facilities (covered or otherwise), regard should be had to the need to ensure that the use of such areas will not cause disturbance or nuisance to the occupiers of premises in the vicinity. If no significant issues are identified, the default terminal hour for outside areas will be 10 p.m. but for children and young persons will be 8 p.m.

No use of glass, unless toughened, in outside areas.

Question 6: Children and Young Persons Access

Terms should now read:

Children and Young Persons are permitted access when accompanied by a person aged 18 years or over.

Ages should now read;

Children 0-15 years (there are baby changing facilities within the accessible toilet.)

Young Persons 16 and 17 years

Times

11:00am till 10:00pm Friday and Saturday

12:30pm till 10:00pm Sunday

Parts

All public areas with the exception of the immediate vicinity of the bar counter.

Question 7: Capacity

Lounge bar 100, Function suite 300

EHO

The EHO has been consulted and has worked with the applicant in relation to food safety, and section 50 certification. The EHO is aware of a history of noise complaints at these premises in the past and has been in contact with the immediate neighbours. I am informed that a noise management plan is being developed toward implementation.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: There have been two objection letters from members of the public, namely:-

Mr & Mrs McNeil, Ritz Flat, 78A High Street, Rothesay, Isle of Bute, PA20 9BB - by email dated 13/08/2018.

John Miller, 74 High Street, Flat 1/2, Rothesay, Isle of Bute, PA20 9BB - letter dated 08/08/2018.

Copies of these letters are attached.

POINTS FOR CONSIDERATION:

- (1) Terminal hour for external area.
- (2) Nature of live performances.
- (3) Consider two objections.