

## Argyll and Bute Licensing Board

23<sup>rd</sup> April 2019**VARIATION OF A PREMISES LICENCE**

**NAME OF PREMISES:** Corran House Hotel t/a Markie Dans, 1 Victoria Crescent, Corran Esplanade, Oban, PA34 5PN

**APPLICANT:** Lindsay MacMillan, Address as above

**AGENT:** N/A

**DESCRIPTION OF PREMISES:**

The premises comprise two Victorian terraced houses. The accommodation in the hotel is operated primarily as hostel type accommodation. There are 20 letting bedrooms, 2 of which are occupied by staff members. There is a self-catering kitchen available for use by the residents of the hotel. In the basement of the hotel is the pub known as Markie Dans.

	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 02.00	11.00 to 22.00
Saturday	11.00 to 02.00	11.00 to 22.00
Sunday	11.00 to 01.00	12.30 to 22.00

**DETAILS OF VARIATIONS SOUGHT:-**

The applicants wish to vary the licence as follows:-

To increase licensed area to include new patio area at the front of what was formally known as Ayres Guest House (No.3 Victoria Crescent - now renamed Corran House) as well as residents kitchen in the ground floor front room of No. 3.

**LSO:- Background**

The applicant owns and runs the premises known as Markie Dans, 1 Victoria Crescent, Corran Esplanade, Oban. The applicant has purchased the former Ayres Guest house, next to Markie Dans and renamed it Corran House. This property now forms part of premises known as Corran House (Trading As) Markie Dans, 1 Victoria Crescent, Corran Esplanade, Oban.

**Outdoor Drinking**

There is currently an outdoor drinking area to the front of Markie Dans. This variation application seeks to licence the outdoor patio area in front of the new Corran House as an outdoor drinking area, and the area inside those premises designated the Dining/Lounge/Kitchen. The LSO has no concerns with the proposed internal licensed area at Corran House. The outdoor area will be used by residents of Corran House and may also be used in the future to cater for any overspill from the current outdoor area in front of Markie Dans.

**Public Drinking Bylaws**

The intention is that alcohol will be supplied from Markie Dans to the outdoor drinking area of Corran House. At present there is no connecting route (within the licensed area) between the two outdoor drinking areas. This will have the effect of any drinks, in open containers, taken from Markie Dans outdoor area to Corran House outdoor area will have to be carried over the Oban Town Centre Public Drinking Bylaws area, which means that any person found with an open container containing alcohol commits an offence. The applicant has been made aware of this and she is considering making a walkway between both properties within the licensed area. The Board may wish to ensure this is in place as a condition of grant of this application.

**Possible Noise Pollution**

There are two other properties on Victoria Terrace, not connected to the application, which will be affected by the additional outdoor area. The applicant has been advised of the need to manage this aspect to control patron noise to reduce noise pollution to neighbouring properties.

**Operating Plan**

**Question 5(d) – Outdoor Drinking**

This question is currently marked yes for use within and outwith core hours and this will include the proposed outdoor area.

**Question 5 – Activities taking place outwith core hours**

A 10:00pm curfew is recorded here for outdoor drinking. It is recommended that this statement be deleted and moved to 5(f) below.

**Question 5(f) – Additional Activities**

Outdoor drinking is not mentioned. The following is recommended to be included and should cover both outdoor areas -

*“The terminal hour for outdoor drinking will be 10:00pm for adults 18 years and over and 8:00pm for children and young persons”.*

Question 6 – Children and Young Persons Access

It is recommended that the following be included under “Times”:

*“The terminal hour for access to the outdoor drinking area will be 8:00pm.”*

**EHO**

Environmental Health has been made aware of this application and no comments have been received.

**POLICE COMMENTS:** No Police objections

**OBJECTIONS/REPRESENTATIONS:** NONE

**POINTS FOR CONSIDERATION:-**

- (1) Requirement for a walkway between the two licensed areas.
- (2) Terminal hour for the external area.