

Argyll and Bute Licensing Board

15th May 2020

APPLICATION FOR GRANT OF A PREMISES LICENCE

NAME OF PREMISES: Whitetail Tea Room & Shop, The Steadings, Tiroran, Isle of Mull, PA69 6ES

APPLICANT: Whitetail Spirits Limited, Address as above.

AGENT: n/a

DESCRIPTION OF PREMISES:

The shop is a window and retail outlet for our Island Gin known as Whitetail. It sits next to our micro distillery where we produce gin and related products in small batches.

The shop has proved to be successful as a small tourist destination selling alcohol on and off sales. Also selling tea and coffee and provisions for tourists and self-catering outlets as well as island crafts.

The shop sits in a converted barn which is part of the Tiroran Steadings complex with indoor seating and with provision for outdoor seating in the Steadings Courtyard.

The shop is predominantly seasonal catering for the tourist market although we wish the licence to be all year as we make occasional sales in the quiet months and open for Christmas.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
Monday	11.00 to 20.00	11.00 to 20.00
Tuesday	11.00 to 20.00	11.00 to 20.00
Wednesday	11.00 to 20.00	11.00 to 20.00
Thursday	11.00 to 20.00	11.00 to 20.00
Friday	11.00 to 20.00	11.00 to 20.00
Saturday	11.00 to 20.00	11.00 to 20.00
Sunday	11.00 to 20.00	11.00 to 20.00

ACTIVITIES:- Outdoor drinking facilities; .

SEASONAL VARIATION:- The island tends to slow down after the Mull Rally (mid October). We have historically shut our business at the end of October. The tearoom and distillery will still welcome guests until mid November. This is when the sale of on-sales stops as the tearoom is shut. However, off sales will continue as the odd tourist or local will seek to purchase gin from our shop. We will open the shop for the sale of gin only on an off sale basis on request. Over the Christmas period we open the tearoom on the occasional day to cater for the seasonal demand for our gin and we also revert back to on sales over these occasional days.

The tearoom and shop will open for business normally as per the operating plan from 15th March.

It would be safe to assume that the sale of alcohol on and off sale basis would continue although affected by seasonal demand. However, the on sale of alcohol would be subject to seasonal variations as this is dependent on the tearoom being open.

It would be difficult to predict the actual opening times over the quiet months which would trigger on sales and it may be prudent for us not to restrict our licence but to notify that the demand will be reduced as seasonal demand dictates but continue to operate under the operating plan on the assumption that we are open all the time.

CHILDREN & YOUNG PERSON CONDITIONS:-

TERMS - Children and young persons will be allowed access to the Tearoom, Shop and Outdoor Drinking Area when accompanied by an adult aged 18 years or over.

AGES – Children of all ages [birth to 15 years]. Young persons [16 & 17 years]

TIMES - Children and young persons allowed entry during all opening hours.

PARTS - Children and young persons will be allowed access to all public areas of the premises.

CAPACITY OF PREMISES:-50 persons

LSO COMMENTS: The applicant has provided the following description of the premises –

“Whitetail Tearoom and licensed shop presently operates under licence AR/176, as part of Tiroran House Hotel. In 2017 a major variation was granted to incorporate the Tearoom and Shop under the above licence. Whitetail Spirits Limited now wish to operate the Shop under its own premises licence. The Shop is a window and retail outlet for our Island Gin known as Whitetail, it sits next to our micro-distillery where we produce gin and related products in small batches. The Shop has proved to be successful as a small tourist destination selling alcohol on and off sales. Also selling tea and coffee and provisions for tourist and self-catering outlets as well as island crafts. The Shop sits in a converted barn, which is part of the Tiroran Steadings complex with indoor seating and with provision for outdoor seating in the Steadings Courtyard. The shop is predominantly seasonal catering for the tourist market although we wish the licence to be all year as we make occasional sales in the quiet months and open for Christmas.”

Tiroran House Hotel and the Whitetail Tearoom & Shop lie in a very remote location in the South West of the island of Mull.

The layout plan meets statutory requirements

Operating Plan

Question 1

The premises will operate on and off sales hours.

Question 2 – On Sales Hours

On sales hours will be 11:00 to 20:00 daily.

Question 3 - Off Sales Hours

Off sales will be 11:00 to 20:00 daily

Question 4 – Seasonal Variation

The proposed Seasonal Variation is contrary to Board policy but seeks a flexible approach due to the remote location of the premises. Given this remoteness the Board may wish to look favourably on what is proposed.

Question 5 – Activities

The applicant has recorded NO to all activities with the exception Outdoor Drinking. Although the premises will not be providing restaurant or bar meals facilities, there is an intention to provide teas and coffees, etc. for consumption on and off the premises. It is recommended that Box 5(f) be completed in this respect.

Question 5(f) – Any Other Activities

Consider recording – *“Teas, coffees, soft drinks and light snacks for consumption on, and take-away from, the premises”*.

Outdoor Drinking

The on sales aspect is to allow the purchase and consumption of alcohol in the tearoom and the outdoor drinking area. The shop will provide off sales only.

The terminal hour for on sales of alcohol is 20:00, earlier than the Board’s policy of 22:00 for persons aged 18 years and equal to the Board’s policy for children and young persons.

Question 6 – Children & Young Person access

The proposed access wording has been discussed with the applicant and it is now requested the following wording be substituted to be more in keeping with Board policy -

Terms

Children and young persons will be allowed access to the Tearoom, Shop and Outdoor Drinking Area when accompanied by an adult aged 18 years or over.

Ages

Children of all ages [birth to 15 years]

Young persons [16 & 17 years]

Times

Children and young persons allowed entry during all opening hours

ITEM 4(d)

Parts

Children and young persons will be allowed access to all public areas of the premises.

Question 7 – Capacity

On Sales: 50 persons

Off Sales: The alcohol display is inaccessible to the public being located behind the serving counter. The display capacity is 3m². The total retail area of the shop is 330.4m². Therefore the area given over for the display of alcohol is 0.9% of the total retail area, well within Board policy of 10% maximum.

EHO

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

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-