

Argyll and Bute Licensing Board

8th September 2020

APPLICATION FOR GRANT OF A PROVISIONAL PREMISES LICENCE

NAME OF PREMISES: No. 26 by the Sea, Corran Esplanade, Oban, PA34 5AQ

APPLICANT: Paul Sloan, 1 Railway Pier, Oban, PA34 4LW

AGENT: MacArthur Legal, Boswell House, Argyll Square, Oban, PA34 4BD

DESCRIPTION OF PREMISES:

Boutique hotel situated on Corran Esplanade, Oban with outside drinking areas. The premises do not include a bar; drinks will be served or made available to customers in the public areas to be paid for by "honesty box". The rooms will contain minibars.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
Monday	11.00 to 01.00	n/a
Tuesday	11.00 to 01.00	n/a
Wednesday	11.00 to 01.00	n/a
Thursday	11.00 to 01.00	n/a
Friday	11.00 to 01.00	n/a
Saturday	11.00 to 01.00	n/a
Sunday	11.00 to 01.00	n/a

ACTIVITIES:- Accommodation; Conference facilities; Restaurant; Bar meals; Celebrations; Funerals; Club meetings; Music; Live performances; Indoor/Outdoor Sports; Televised sports; Outdoor drinking.

SEASONAL VARIATION:- None

CAPACITY OF PREMISES:- On sales – 18

CHILDREN & YOUNG PERSON'S CONDITIONS:- There are to be no children or young persons permitted on the premises

LSO COMMENTS: The premises are an existing property currently undergoing a complete refurbishment into a Boutique Hotel with outdoor drinking areas. There will be no bar, drinks will be served or made available in the public areas to be paid by honesty box, and rooms will have minibars.

Access to the premises is by booking only. There will be no “walk-in” customers.

Operating Plan

Question 1

On-sales only.

Question 2

On-sales hours will be 11:00am to 1:00am daily.

Question 5: Activities

Accommodation; conference facilities; restaurant facilities; bar meals; receptions; clubs or other group meetings; recorded music; live performance; indoor/outdoor sports; televised sport; and outdoor drinking.

Those activities which are within and outwith core hours - accommodation; receptions; clubs or other group meetings; recorded music; and televised sport.

Question 5(f): Other Activities

Minibars in guest bedrooms.

Curfew hour for outdoor drinking will be 10:00pm.

Question 6: Children and Young Persons Access

There will be no access to the premises for those aged under 18 years.

Question 7: Capacity

The capacity will be 18 persons.

The LSO visited the premises on 13th August and confirmed the outdoor drinking areas will be the terraced area to the front and a decked garden area to the rear.

Layout Plan

The layout plan submitted shows the extent of the licensed area bounded in red. This includes the guest bedrooms because of the availability of minibars in these rooms.

EHO

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

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: There have been seven public objections, as follows:-

- (1) Iain & Lindsay Mackechnie, MacKays Guest House, Corran Esplanade, Oban, PA34 5AQ – Email dated 11/08/20.
- (2) Mark Roberts, Barriemore B & B, Corran Esplanade, Oban, PA34 5AQ – Email dated 12/08/20.
- (3) Jan Roberts, Ben Doran, Corran Esplanade, Oban, PA34 5AQ – Email dated 12/08/20.
- (4) James Strachan, Glenburnie House, Esplanade, Oban – Letter received 13/08/20.
- (5) Carol Harris, Alltavona House, Corran Esplanade, Oban, PA34 5AQ – Email dated 19/08/20.
- (6) Iona MacKechnie, MacKays Guest House, Corran Esplanade, Oban, PA34 5AQ – Letter received from Stevenson Kennedy, Solicitors, Oban by email dated 24/08/20.
- (7) William Russell, Corriemar House, Corran Esplanade, Oban, PA34 5AQ – Letter received by email dated 24/08/20.

POINTS FOR CONSIDERATION:-

- (1) Awaiting receipt of the section 50 Planning Certificate.
- (2) The applicant has provided a number of photographs of the interior of the premises (enclosed).
- (3) There is to be no bar on the premises. The agent has advised that there will be two wooden cabinets located in the reception area, one containing alcohol and the other glasses. See attached e-mail dated 2nd September together with two photographs.
- (4) The agent has confirmed that there will be no hot tubs.
- (5) There will be no outdoor sports. The indoor sports are limited to the provision of a gym which will be available for use by residents.
- (6) Any music/live performances will be limited to acoustic e.g. someone playing a guitar
- (7) Consider the terms of the seven objections.