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The Argyll and Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT

24th August 2020

Dear Sirs,

OBJECTION
ARGYLL & BUTE LICENSING BOARD
LICENSING (SCOTLAND) ACT 2005
PREMISES – NO. 26 BY THE SEA, CORRAN ESPLANADE, OBAN, PA34 5AQ
TYPE – ON SALES

We act on behalf of Iona MacKechnie, the owner of MacKay's Guest House, Corran Esplanade, Oban, PA34 5AQ. We attach herewith a copy of a map. One will see from the map that all of the properties along the Esplanade have been marked with their current uses. Mrs MacKechnie wishes to object to the application for the following reasons.

- 1) Over provision – There are several hotels and licensed guest houses along the Esplanade. There is no need to have yet another licensed premises. There is nothing unique about this business venture and as such it is of a similar description of other subject premises in the locality; thus, should the licence be granted then we would submit that this would cause an overprovision in the area.
- 2) Antisocial behaviour – the licensed hours sought are excessive. The hours sought from 11.00 until 01.00 Monday to Sunday will undoubtedly lead to drunk and disorderly conduct. There is a large extension to the rear of the property and an area outside for drinking. This extension is very close to neighbouring properties. One will see from the map that there is a mixture of both private residential and business premises near to the proposed venue. Music, combined with alcohol consumption will undoubtedly lead to excessive noise and disorderly conduct; This will have a detrimental effect on the amenity of the area. In addition to this there is no pavement on that side of the road which is a danger not only to residents and patrons but, for all other road users. The premises is also a semi detached property.
- 3) Noise pollution- the outdoor facility combined, with residents and patrons using the smoking area or indeed the outdoor drinking facility will lead to an increased level of

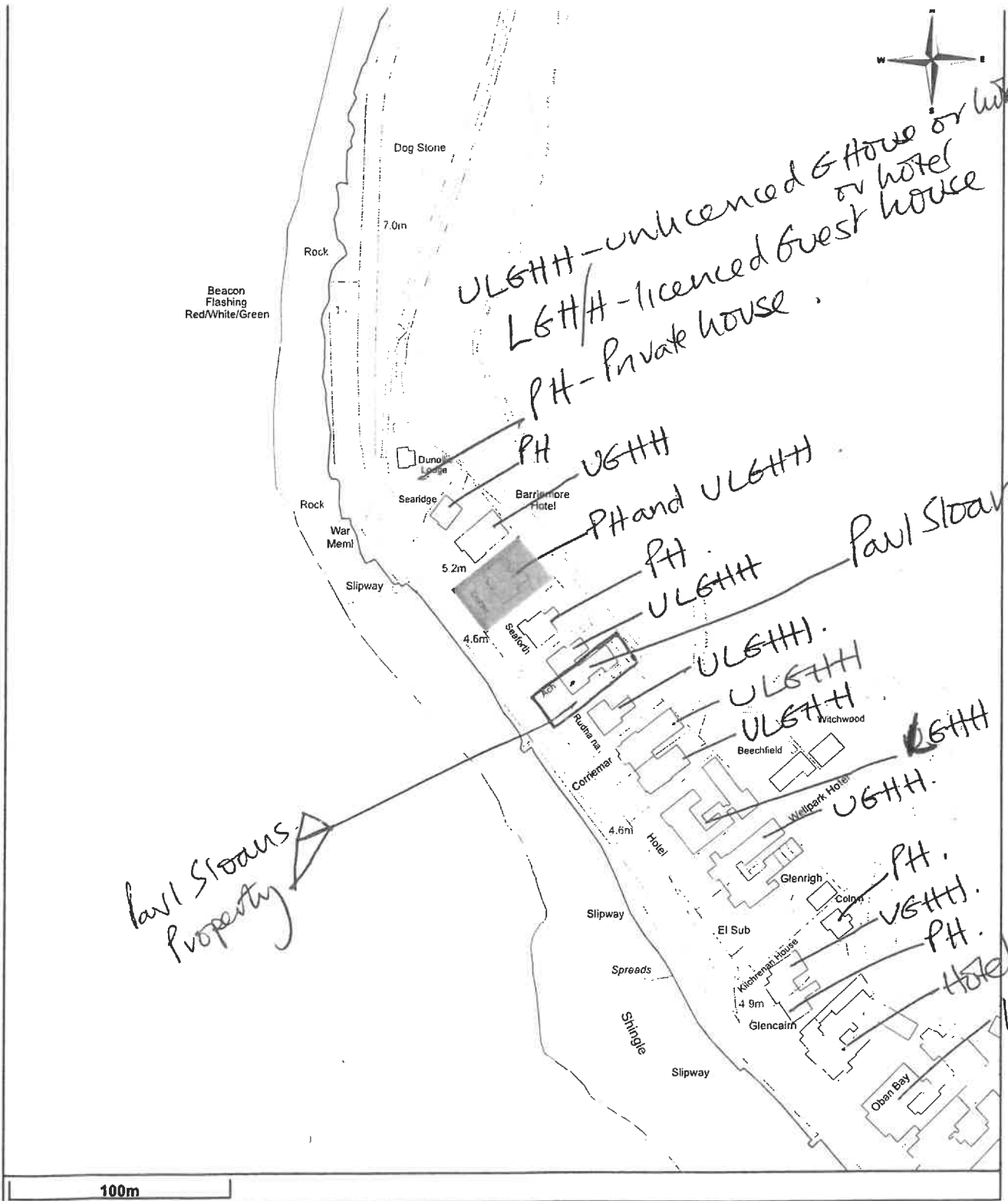
noise which will undoubtedly have a detrimental effect on the amenity of the area and to the people who occupy the other properties in the area.

- 4) Parking and access – there is little to no space for parking cars at the premises, other than on the road. There is limited parking on the road which is metered and the increase of vehicles during functions will likely lead to people abandoning cars (see photos attached). This is clearly dangerous and will increase the risk of accidents. This will also lead to the blocking of access to other properties and potentially block access for emergency vehicles.
- 5) Furthermore, it is submitted that a grant of this licence would be inconsistent with the licensing objectives of the Board

Yours faithfully,



Stevenson Kennedy Solicitors



ULGHH - unlicensed G House or hotel
 LGHH - licenced G House or hotel
 PH - Private house

PH
 UGHH
 PH and ULGHH
 PH
 ULGHH

Paul Sloan

Paul Sloans Property

ULGHH
 ULGHH
 ULGHH

GHH

UGHH

PH

UGHH

PH

Hotel-lic

LGHH

100m