

APPLICATION FOR VARIATION (MAJOR)

LEPHINCORRACH DISTILLERY, TORRISDALE ESTATE, CARRADALE, PA28 6QT

LSO

The applicant wishes to vary the licence as follows:-

- 1) The addition of a small cafe to be housed in the former offices of the original building.
- 2) The operation of a new gin school to be housed in a new build extension.
- 3) To add an additional area of external seating.
- 4) Change of layout plan to incorporate the above changes.
- 5) To amend the seasonal variation.
- 6) To add restaurant facilities, receptions, gin school and gin making classes as activities.
- 7) To amend the children and young persons conditions.

The applicant has liaised with the LSO and this application is a natural extension of the business offering. There are no concerns.

The following is for information:

Premises Licence – Description of Premises

Current description –

“The property currently comprises a disused farm building. Planning consent is in place for the conversion of the building into a small batch gin distillery. Tours will be offered on a 'by appointment' basis and alcohol, as a 'taster' will be included as part of the tour. Tours will comprise of up to ten persons at a time, and all visitors will be accompanied. Sales of bottles of gin will be undertaken from the premises, and also online.”

As the premises has grown from this original description the Board may wish the premises licence updated to –

“The premises comprises a small batch gin distillery; café; extension housing a gin school, (for gin blending classes including cocktail making and gin sampling); tasting room with shop; and outdoor drinking area. Tours will be offered on a 'by appointment' basis and alcohol, as a 'taster', will be included as part of the tour. Tours will comprise of up to ten persons at a time, and all visitors will be accompanied. Sales of bottles of gin will be undertaken from the premises, and also online.”

Operating Plan – Seasonal Variation

The applicant has updated the seasonal variation from –

“The distillery will be open to small tour parties. This is likely to be more popular during the summer months. During the tour, visitors offered a 'taster'. Online sales throughout the year.”

To

“The upgraded premises, including café and gin school, will rely on a strong tourist presence in the area. Therefore it is likely that summer months may have larger operating hours than winter. Online sales will continue within core times throughout the year.”

This updated seasonal variation does not fit into Board policy –

'The Management reserve the right to open the business one hour later than the commencement of licensed core hours or close one hour earlier than termination of core hours on any day of the week during winter months i.e. 1st October to 31st March.'

However, taking into account the seasonal aspect of the business offering and the remote location of the premises, the Board may wish to look favourably on this update.

Operating Plan – Any Other activities (Outdoor Drinking)

The applicant has advised that there will be a curfew on the use of the outdoor drinking area of 9:00pm for persons aged 18 years and over and 8:00pm for children and young persons. This fits with Board policy. This should be included in box at Question 5(f).

Operating Plan – Children and Young Persons Access

After discussion the applicant and LSO have agreed on the following proposed wording –

Terms

Children and young persons will only be allowed access while in the company of an adult aged 18 years or over. Access to the Gin School will be for over 18s only. A member of staff will be present at all times.

Ages

Children of all ages (birth to 17 years) and young persons (16 & 17 years of age)

Times

Children and young persons will be allowed access during core licensing hours. Access to the outdoor drinking area will cease at 8:00pm.

Parts

All public parts of the premises.

Operating Plan - Capacity

Current capacity –

On sales total – 40 persons.

Capacity breakdown: Tours - 10 persons; Tasting Room and garden area - 30 persons.

Proposed capacity

Café – internally & externally – 40

Gin School – 10

Tasting Room - 6

An increase of 16 persons

EHO

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