

Argyll and Bute Licensing Board

8th September 2022

VARIATION OF A PREMISES LICENCE

NAME OF PREMISES: Stratheck Caravan Holiday Park, Loch Eck, Dunoon, PA23 8SG

APPLICANT: Cove Communities Venture 2 Argyle OpCo Limited, Drimsynie Estate Office,
Lochgoilhead, PA24 8AD

AGENT: Poppleston Allan, 37 Stoney Street, The Lace Market, Nottingham, NG1 1LS

DESCRIPTION OF PREMISES:

The park is a traditional holiday caravan park located within rural surroundings on the banks of the River Echaig close to Loch Eck within Argyll Forest Park. It extends to 27.58 acres licensed at present for 150 pitches. The public/lounge bar is a detached log cabin and internally provides an open-plan public lounge/bar with toilet and support accommodation.

	EXISTING LICENSED HOURS	
	ON SALES	OFF SALES
Monday	11.00 to 23.00	N/A
Tuesday	11.00 to 23.00	N/A
Wednesday	11.00 to 23.00	N/A
Thursday	11.00 to 23.00	N/A
Friday	11.00 to 23.00	N/A
Saturday	11.00 to 23.00	N/A
Sunday	12.00 to 23.00	N/A

DETAILS OF VARIATIONS SOUGHT:-

The licence holders wish to vary the licence as follows:-

- 1) To amend the seasonal variation.

2) To add accommodation as an activity on the licence

CURRENT ACTIVITIES: Recorded music; Live music; Dance facilities; Films; Indoor/Outdoor sports; Televised sport and outdoor drinking.

CURRENT SEASONAL VARIATION: The premises will be closed from the end of October until Easter with the exception of up to 5 days at New Year. On New Years Eve we will stay open until 1.00am. Hours to vary depending on demand. Opening hours displayed with "We reserve the right to close early if quiet".

PROPOSED SEASONAL VARIATION: The premises will be open from 1st January to 31st December each year. On New Years Eve the premises will be open until 1.00am the following morning. Hours to vary depending on demand. Opening hours displayed with "We reserve the right to close early if quiet".

LSO COMMENTS: The caravan park is under new ownership. The current Operating Plan has been reviewed and a variation to make changes to suit the business model going forward has been submitted for consideration.

Operating Plan

Question 4 Seasonal Variation

Current; The premises will be closed from the end of October until Easter with the exception of up to 5 days at new year. On New Year's Eve we will stay open until 1.00am.

Hours to vary depending on demand. Opening hours displayed with "we reserve the right to close early if quiet".

Proposed; the premises will be open from 1st January to 31st December each year. On New Year's Eve the premises will be open until 0100 the following morning.

Hours to vary depending on demand. Opening hours displayed with "We reserve the right to close early if quiet"

Question 5; add accommodation (caravans/lodges)

No other changes requested.

EHO

Is aware and comments that the current caravan licence permits them to be open weekends only, during the months of February and November. I have emailed the applicants agent who intimates she will make enquiries on that aspect with the client.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-

(1)The amendment of the seasonal variation to allow all year round opening

(2)The addition of accommodation as an activity