

Argyll and Bute Licensing Board

25th April 2023

APPLICATION FOR GRANT OF A PREMISES LICENCE

NAME OF PREMISES: Killean Farmhouse & Cottages, Inveraray, PA32 8XT

APPLICANT: As above

AGENT: N/A

DESCRIPTION OF PREMISES:

Killean Farm House is a 5 bedroom B & B with 7 x self-catering cottages set on 10 acres of land. It is located 4 miles south of Inveraray.

	LICENSED HOURS APPLIED FOR	
	ON SALES	OFF SALES
Monday	15.00 to 24.00	N/A
Tuesday	15.00 to 24.00	N/A
Wednesday	15.00 to 24.00	N/A
Thursday	15.00 to 24.00	N/A
Friday	15.00 to 24.00	N/A
Saturday	15.00 to 24.00	N/A
Sunday	15.00 to 24.00	N/A

ACTIVITIES:- Accommodation; Conference facilities; Restaurant facilities; Receptions; Club or other group meetings; Recorded music; Live performances; Dance facilities; Theatre; Films; Indoor/outdoor sports; Televised sport; Outdoor drinking facilities.

SEASONAL VARIATION:- We may operate restricted hours at times when there is insufficient demand or during scheduled maintenance periods.

We may take advantage of any extended hours permitted by Argyll & Bute Licensing Board.

We may open for Hogmanay Celebrations annually on 31st December until midnight and into the morning of 1st January until 1.00am.

CHILDREN AND YOUNG PERSONS CONDITIONS:-

TERMS – Children must be accompanied by a responsible adult at all times. Young persons will be allowed entry.

AGES – Children aged 0-15 years. Young persons aged 16 & 17 years.

TIMES – Children and young persons are welcome at all times.

PARTS – Children and young persons will be allowed access to all public areas of our B & B.

CAPACITY OF PREMISES: - On sales – 133 persons

LSO COMMENTS: Please see attached Report.

POLICE COMMENTS: No Police objections

OBJECTIONS/REPRESENTATIONS: None

POINTS FOR CONSIDERATION:-

(1)Section 50 planning certificate is awaited

(2)Nature of live performances- the applicant has advised that this will be non-amplified folk music very occasionally or maybe a piper for a small wedding

(3)The capacity figure of 133 persons has been queried with the applicant as it seemed quite high in view of the relatively small scale of the premises. The applicant has clarified that the B&B and the 7 cottages have a maximum capacity of 46 persons for the rooms and beds. The architect had included the capacity for the other areas- sitting room, conservatory and terrace.

(4)Terminal hour required for the external area?