

LSO REPORT

KILLEAN FARMHOUSES & COTTAGES, INVERARAY, PA32 8XT (REPORT BY ERIC DEARIE)

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

The applicant proposes an "Honesty Box" arrangement where a locked cabinet containing red wine, spirits, beer, ales, glasses, napkins, snacks, etc., and a fridge containing white wine, lager, mixers, etc., will be positioned at the bar in the Dining Room which is located within the red bounded licensed area. B&B guests only will be given a key to the cabinet and fridge at check-in allowing access during their stay. B&B guests will complete a "tally sheet" at each purchase. Cottage guests will not be given keys but may drink within the licensed area, paying at time of consumption. Children and young persons will not have access to the cabinet or fridge. Honesty Box arrangements are being used in other licensed premises in the area without problem.

Layout Plan

The layout plan meets the requirements of [The Premises Licence \(Scotland\) Regulations 2007](#)

Operating Plan

Question 1 – alcohol will be on sales only

Question 2 – on sales hours will be 1500-midnight (Mon-Sun)

Question 3 – N/A

Question 4 – Seasonal Variation –

Proposed – *"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 Licencing Board We may open for Hogmanay Celebrations annually on 31st December until midnight and into the morning of 1st January until 1.00am"*

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"*

Question 5(a) – accommodation; conference and restaurant only

Question 5(b) – receptions and clubs

Question 5(c) – recorded music; live performances; dance; theatre; films indoor/outdoor sports and televised sports

Question 5(d) – outdoor drinking only –

Outwith core hours statement – *"We provide accommodation 24/7 for B&B and cottage guests."*

Question 5(f)

Current statement *"There is a dog exercise paddock in the grounds operated on a booking system Self-Catering Accommodation provided in the grounds."*

Outdoor Drinking

The applicant is proposing outdoor drinking for guests on the terrace area bounded red. Board policy is that the terminal hour for outdoor drinking will be 2200 for persons aged 18 years and over and 2000 hours for children and young persons. The premises lie in a secluded area with no near neighbours and the applicant was hoping to dispense with the policy terminal

hours. The Board may be minded to consider this. If not, a statement similar to “*the terminal hour for outdoor drinking will be 2200 for persons aged 18 years and over and 2000 hours for children and young persons*” should be included in Box 5(f).

Question 6 – Children & Young Persons Access. After discussion with the LSO the applicant has agreed upon the following wording –

Terms

Children of all ages and young persons are allowed access when accompanied by a person aged 18 years or over while using the Bed and Breakfast facilities or having a meal or attending a function.

Ages

Children – birth to 15 years

Young persons – 16 & 17 years

Times

Children and young persons are welcome at all times

**If the Board imposes the outdoor curfew, a statement similar to “the terminal hour for outdoor drinking will be 2000 hours for children and young persons”*

Parts

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

Question 7 – Capacity – the total capacity is 133 persons

Question 8 – Premises Manager – in respect of personal licence details, include Date of Issue as 7th March 2023 and Reference Number as AR/3501

EHO

Environmental Health aware of this application.