

**ANGUS LICENSING BOARD – 12 AUGUST 2021**

**PREMISES LICENCES – REQUEST TO VARY UNDER THE LICENSING (S) ACT 2005**

**REPORT BY CLERK TO THE BOARD**

**ABSTRACT**

The purpose of this Report is to present twelve applications to vary premises licences under section 29 of the Licensing (Scotland) Act 2005 which require to be determined by the Board.

**1. RECOMMENDATION**

It is recommended that the Board consider and determine each application to vary a premises licence as detailed in **Appendix 1**, in terms of one of the following options: -

- (i) to grant the application, subject to Statutory Conditions and any other variation to the conditions to which the licence is subject that the Board may wish to impose;
- (ii) to defer the application to the next Licensing Board; or
- (iii) to refuse the application on one or more of the grounds referred to in Paragraph 4.4.

**2. BACKGROUND**

The Board has received twelve applications to vary premises licences under section 29 of the Licensing (Scotland) Act 2005 (“the Act”) which require to be determined by the Board because the matters are not subject to delegation and can only be discharged by the Licensing Board.

**3. FINANCIAL IMPLICATIONS**

There are no financial implications arising from this Report.

**4. LEGAL**

4.1 The Act provides that a variation, in relation to a Premises Licence, means any variation of: -

- (a) any of the conditions to which the licence is subject (other than the Statutory Conditions);
- (b) any of the information contained in the operating plan contained in the licence;
- (c) the layout plan contained in the licence; or
- (d) any other information contained or referred to in the licence,

and includes an addition, deletion or other modification

4.2. If the variation sought is a minor variation, then the variation must be granted and powers have been delegated to the Clerk to approve these minor variation applications. Minor variations are: -

- (a) any variation of the layout plan, if the variation does not result in any inconsistency with the operating plan;

- (b) where, under the operating plan contained in the licence, children or young persons are allowed entry to the premises, any variation reflecting any restriction or proposed restriction of the terms on which they are allowed entry to the premises;
- (c) any variation of the information contained in the licence relating to the premises manager (including a variation so as to substitute a new premises manager), and
- (d) any other variation of such description as may be prescribed.

4.3. Section 30 of the Act provides that if the variation(s) being sought are not minor, the Board must hold a hearing to determine the application.

The Board must, in considering and determining the application, consider whether any of the grounds for refusal apply and: -

- (a) if none of them apply, the Board must grant the application; or
- (b) if any of them apply, the Board must refuse the application.

4.4. The grounds for refusal are: -

- (a) that the application must be refused under Section 32(2) of the Act (the Board had previously refused an application to vary a premises licence within the preceding one year), Section 64(2) of the Act (alcohol would be sold for a continuous period of 24 hours from the premises, unless there are exceptional circumstances which justify allowing the sale of alcohol on the premises during such a period), or Section 65(3) of the Act (if alcohol is to be sold for off sales purposes before 10am or after 10pm, or both);
- (b) that the Licensing Board considers that the granting of the application would be inconsistent with one or more of the licensing objectives,
- (c) that, having regard to:
  - (i) the nature of the activities carried on or proposed to be carried on in the subject premises;
  - (ii) the location, character and condition of the premises; and
  - (iii) the persons likely to frequent the premises,
 the Board considers that the premises are unsuitable for use for the sale of alcohol in accordance with the proposed variation,
- (d) that, the Board considers that, if the application were to be granted, there would, as a result, be overprovision of licensed premises, or licensed premises of the same or similar description as the subject premises (taking into account of the variation), in the locality.

4.5 Where the Licensing Board grants the application, the Board may make a variation of the conditions to which the licence is subject.

4.6 Where the Licensing Board refuses the application, the Board must specify the ground for refusal and if the ground relates to a licensing objective, the Board must specify the objective or objectives in question.



(a) The licensing objectives are: -

- (i) preventing crime and disorder
- (ii) securing public safety
- (iii) preventing public nuisance
- (iv) protecting and improving public health; and
- (v) protecting children and young persons from harm

**REPORT AUTHOR:** Nannette Page, Team Leader

**E-MAIL:** [LAWlicensing@angus.gov.uk](mailto:LAWlicensing@angus.gov.uk)

**APPENDIX 1 TO REPORT LB32/21  
ANGUS LICENSING BOARD – 12 AUGUST 2021**

**(a) LICENCE NO. 416, LUNAN HOUSE, INVERKEILOR, ARBROATH, DD11 5ST**

**Name of Applicant –** Scott Bremner

**Type of Licence:** On and Off Sales

**Description of Variation**

**1. Core times**

Current on sales hours	Monday to Sunday	11.00 – 24.00
Amend on sales to	Sunday to Thursday	11.00-24.00
	Friday to Saturday	11.00-01.00

**The Board are asked to note the hours requested are within Board Policy.**

**2. Layout**

To include new bar area, service area, additional toilet facilities and extended licensed outdoor area.

**3. Operating Plan –**

The applicant has agreed to have the following conditions attached to the licence in respect of the outdoor area:

- 1. Patrons shall not be permitted to use the external drinking areas beyond 21.00.*
- 2. No music shall be provided in the external drinking areas.*
- 3. No music of amplified sound should be provided anywhere within the licensed premises with the intention of being heard within the external drinking areas.*

**4. Capacity**

Increase in capacity from 60 persons to 285 persons

**5. Licence**

Amend name of premises from Lunan House to Lunan House Hotel



**FIRE LEGEND**

- Fire Extinguisher - Foam
- Fire Extinguisher - CO2
- Fire Extinguisher- Wet Chemical
- Fire Alarm Call Points
- Audible Warning Devices
- Emergency Lighting points
- Illuminated Exit Boxes
- Fire Resisting Doors
- Self Closing Devices
- Doors Fitted with Push Bars
- Vision Panel
- Smoke Detector
- Heat Detector
- Direction of escape
- Clear Opening Width at Doorway in cm

**SYMBOL LEGEND**

- License Boundary
- On-Sales - Areas to which children and young persons have access (none of which is exclusively for their use)
- Internal Size of Principal Rooms**  
Approx. dim. at widest point x Approx. dim. at longest point
- PUBLIC TOILET PROVISION
- Toilets for customers & visitors  
Male - 1 WC, 2WHB, 3 Urinals  
Female - 4 WC, 4 WHB  
Disabled - 1 WC, 1 WHB  
Staff - 1 WC, 1 WHB



Scale 1:200

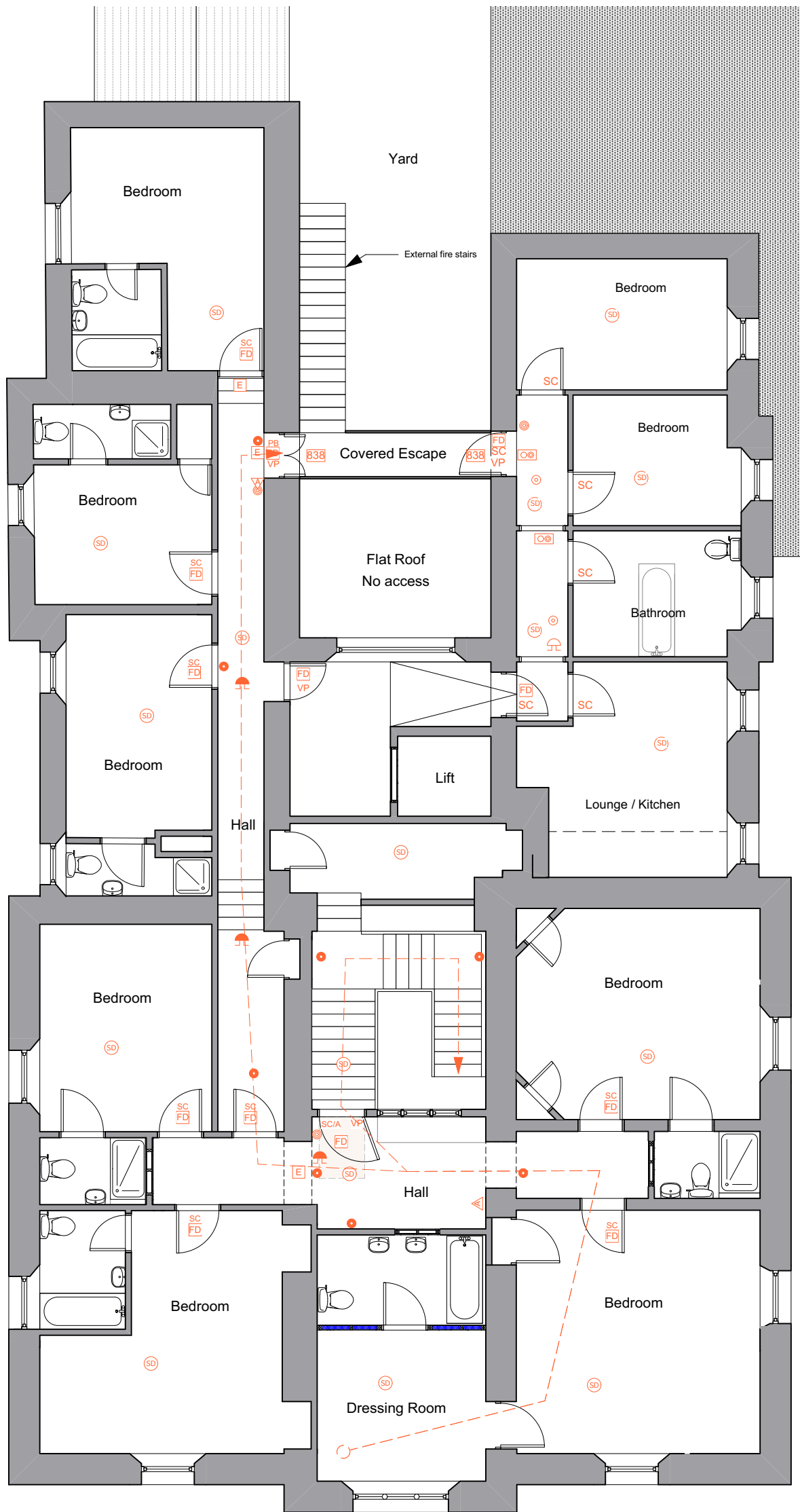
**PROPOSED GROUND FLOOR PLAN**

Rev	Date	Changes
















**kerry smith architects**  
 Studio Four 4 John Street Montrose Angus DD10 8LY Tel: 01674 660516 info@kerrysmitharchitects.co.uk

<b>Project:</b> Conversion of Care Home to Create Hotel / Hostel	<b>Address:</b> Lunan House Inverkeilor	<b>Client:</b> Hew Blair Imrie	<b>Drawing Title:</b> Ground Floor Plan	<b>Job No. / Stage / Dwg. No</b>  <b>229/L/02</b>
<b>Scale:</b> 1:200 @A3	<b>Date:</b> Apr. 2021	<b>Drawn by:</b> J.B.	<b>Checked by:</b> K.S.	<b>Revision:</b>

This drawing is the copyright of kerry smith architects. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect. Do not scale off these drawings



### FIRE LEGEND

-  Fire Extinguisher - Foam
-  Fire Extinguisher - CO2
-  Fire Extinguisher - Wet Chemical
-  Fire Alarm Call Points
-  Audible Warning Devices
-  Emergency Lighting points
-  Illuminated Exit Boxes
-  Fire Resisting Doors
-  Self Closing Devices
-  Doors Fitted with Push Bars
-  Vision Panel
-  Smoke Detector
-  Heat Detector
-  Direction of escape
-  Clear Opening Width at Doorway in cm

No Licenced areas at first floor



Scale 1:100

Rev	Date	Changes

<b>kerry smith architects</b>				
Studio Four 4 John Street Montrose Angus DD10 8LY Tel: 01674 660516 info@kerrysmitharchitects.co.uk				
<b>Project:</b> Conversion of Care Home to Create Hotel / Hostel	<b>Address:</b> Lunan House Inverkeilor	<b>Client:</b> Hew Blair Imrie	<b>Drawing Title:</b> First Floor Plan	<b>Job No. / Stage / Dwg. No</b>  <b>229/L/03</b>
<b>Scale:</b> 1:100 @A3	<b>Date:</b> Apr. 2021	<b>Drawn by:</b> J.B.	<b>Checked by:</b> K.S.	<b>Revision:</b>
This drawing is the copyright of kerry smith architects. This drawing is to be read in conjunction with the consultant's drawings, any discrepancies must be referred to the architect. Do not scale off these drawings				

**APPENDIX 1 TO REPORT LB 32/21  
ANGUS LICENSING BOARD – 12 AUGUST 2021**

**(b) LICENCE NO. 273, SUNNY'S BAR & KITCHEN, 2 Mattocks Road, Wellbank, Dundee, DD5 3PJ**

**Name of Applicant – M S Catering Dundee Limited, 2 Mattocks Road, Wellbank, Dundee**

**Type of Licence:** On Sales

**Description of Variation**

**1. Core Times**

**Amend On Sales to:-**

Monday	11.00 to 23.00
Tuesday – Thursday	11.00 to 23.30
Friday	11.00 to 24.00
Saturday	11.00 to 01.00
Sunday	11.00 to 23.00

**Add Off-Sales**

Monday to Sunday	10.00 to 22.00
------------------	----------------

**The Board are asked to note the hours requested are within Board Policy.**

**2. Capacity**

Reduce On Sales capacity from 341 to 221 persons  
Add Off sales capacity of 16.88m<sup>2</sup>

**3. Layout**

Altering existing Function Hall to retail unit (Spar) with opening hours

Monday to Sunday 06.30 to 22.00

There will be no sale of alcohol prior to 10:00

**4. Licence**

Change name of premises from Sunny's Bar & Kitchen to Tour & Taste

**Building Standards Comment: -**





Building Warrant reference 15/00112/NDOM6 was approved and works carried out for Alterations to Restaurant and Public Bar. The application expired on 31<sup>st</sup> March 2018 with no Completion submitted. An inspection by our Officers and Scottish Fire & Rescue was carried out on the 12 June 2019 and the applicant was made aware of everything required to regularise the situation at that time including the requirement for urgent works to fire exit doors. To date we have received no further contact regarding these works and believed the business had ceased trading. These works affect the area involved in this application and therefore the Applicant should complete the requirements stated to them in 2019.

In addition to the above it appears no Building Warrant has been applied for the conversion of the function room into a shop. From the plans received a Building Warrant (and subsequent Completion Certificate Acceptance) may be required for these works. It should also be noted that where works are carried out without a building warrant where one is required under the Building (Scotland) Act 2003 this constitutes an offence. Again, if the Applicant liaises with Kris Ferrier in relation to this he can advise accordingly if additional information is supplied.

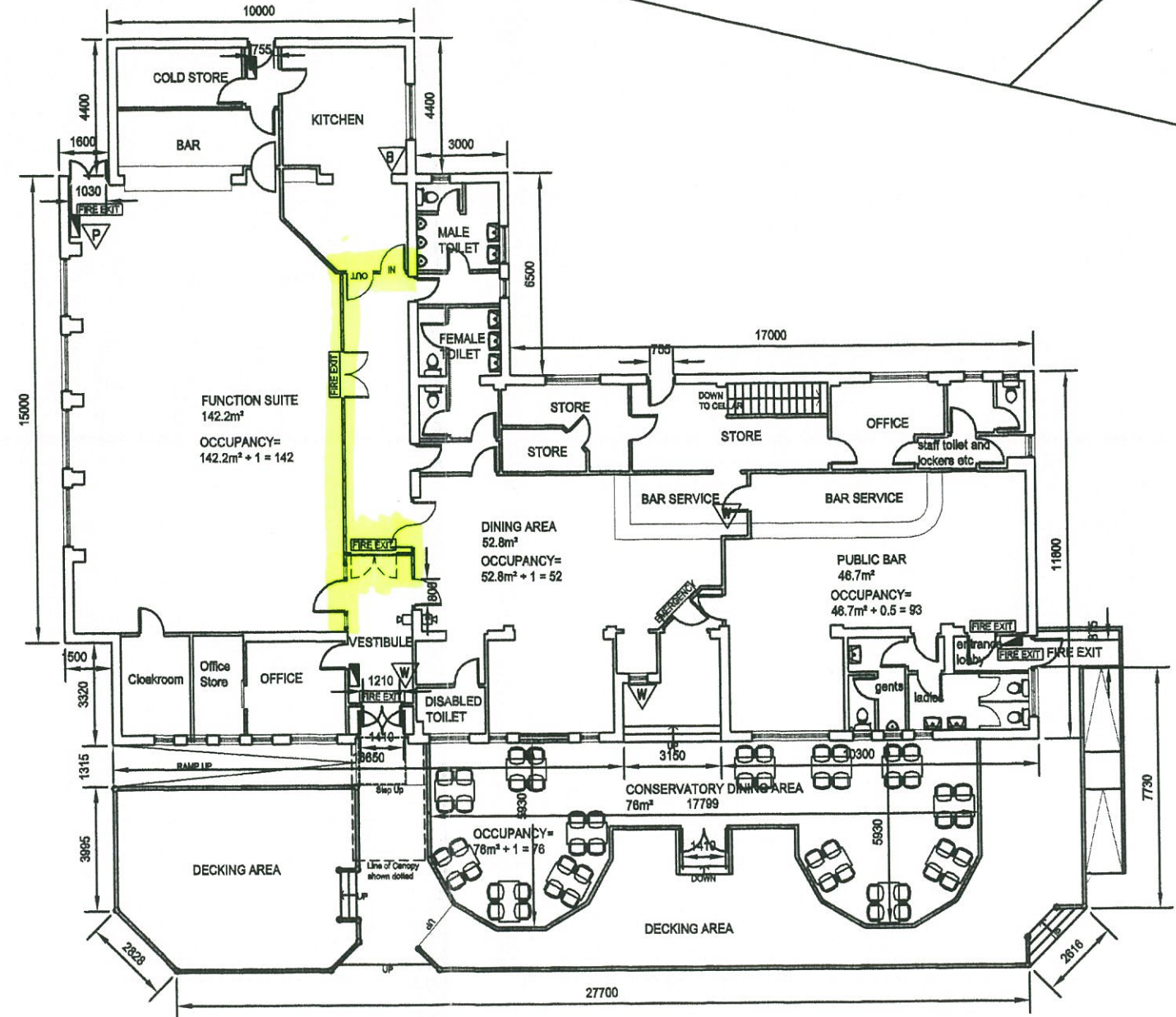
Update as at 4 August 2021 : Applicant has since spoken to Kris Ferrier and they were emailed details of what was required. Mariam Hyatt has since advised that "Spar were sending in their own architect" and the Board would be advised of the outcome.



ABOUT 2m  
WIND CORRIDOR.

- LEGEND**
-  9 litre WATER FIRE EXTINGUISHER
  -  FIRE BLANKET
  -  4kg POWDER EXTINGUISHER
  -  FIRE/ALARM SOUNDER
  -  BREAK GLASS UNIT
  -  ILLUMINATED FIRE EXIT SIGN
  -  EMERGENCY LIGHT WITH BATTERY BACKUP
  -  ACCESS AREAS FOR CHILDREN AND YOUNG PERSONS
  -  RESTAURANT SEATING

PRIVATE ACCESS ROAD

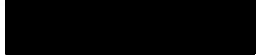


THE WELLBANK INN  
LICENSING  
DRAWING.

MAY 2015

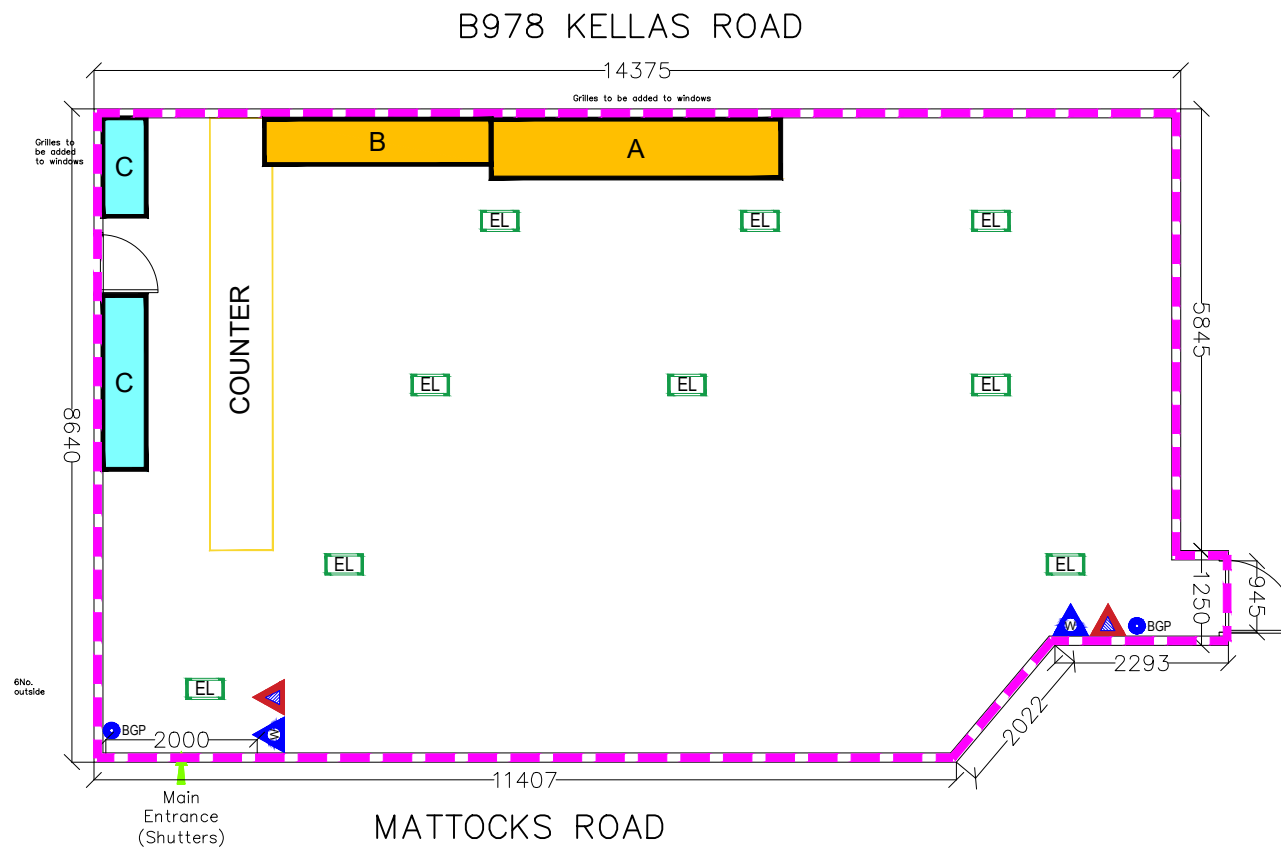
MATTOCKS ROAD

This plan was granted on 26 June 2015  
by Angus Licensing Board in respect of a  
variation of premises licence at Wellbank  
Inn, 2 Mattocks Road, Wellbank, DD5 3PJ.



Clerk

SPAR Wellbank			
DISPLAY SHELVING			
Shelf	Width Metres	Height Metres	Display Capacity Sqm
A	3.75	1.60	6.00
B	3.00	2.00	6.00
Subtotal - m <sup>2</sup>			12.00
DISPLAY SHELVING BEHIND COUNTER			
Shelf	Width Metres	Height Metres	Display Capacity Sqm
C	3.75	1.30	4.88
Subtotal - m <sup>2</sup>			4.88
TOTAL DISPLAY CAPACITY - m <sup>2</sup>			16.88



WELLBANK  
LICENSING LAYOUT 1:100

THE CONTENTS OF THIS PROPOSAL, INCLUDING ALL IDEAS, DRAWINGS, ARTWORK, GRAPHICS & LAYOUTS ARE THE PROPERTY OF CJ LANG PROPERTY DEPARTMENT. ALL INFORMATION AND OTHER INTELLECTUAL PROPERTY RIGHTS FORMING ANY PART OF THIS PROPOSAL SHOULD NOT BE USED BY ANY PERSON, INCLUDING THE CLIENT, WITHOUT THE PRIOR WRITTEN CONSENT OF CJ LANG & SON LTD SCOTLAND.

THE CONTRACTOR TO CHECK DIMENSIONS AND NOTIFY ANY DISCREPANCIES OR ERRORS IMMEDIATELY TO CJ LANG & SON LTD SCOTLAND.

**NOTES**

\* THIS PLAN IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE LICENSING (SCOTLAND) ACT 2005 AND IN PARTICULAR THE PREMISES LICENSE (SCOTLAND) REGULATIONS 2007, S12007/452.

ANY ADDITIONAL INFORMATION PROVIDED ON THESE PLANS OUTWITH THAT WHICH IS REQUIRED IN RESPECT OF THE LEGISLATION AND REGULATIONS REFERRED TO IS FOR INFORMATION ONLY AND SHOULD NOT BE TAKEN TO FORM PART OF THE LAYOUT PLAN FOR ANY OTHER PURPOSE.

CHILDREN AND YOUNG PERSONS HAVE ACCESS TO ALL PUBLIC PARTS OF THESE PREMISES.

ALL ACTIVITIES DETAILED AT QUESTION 5 OF THE OPERATING PLAN PERTAINING TO THESE PREMISES WILL TAKE PLACE IN THE PUBLIC AREAS OF THE PREMISES, WITH THE EXCEPTION OF RECORDED MUSIC (SPAR RADIO) WHICH WILL BE PLAYED AND AUDIBLE THROUGHOUT THE SHOP PREMISES.

**LEGEND**

- EMERGENCY LIGHTING POINTS
- AUTOMATIC FIRE ALARM SMOKE
- FIRE EXTINGUISHER - DRY FOAM
- FIRE EXTINGUISHER - CARBON DIOXIDE
- FIRE EXTINGUISHER - WATER
- FIRE ALARM AUDIBLE WARNING
- FIRE ALARM CALL POINT
- ALCOHOL WITH PUBLIC ACCESS
- ALCOHOL WITH NON PUBLIC ACCESS
- EXTENT OF LICENSED AREA

Project:  
SPAR WELLBANK  
13 Kellas Road,  
Wellbank, Dundee  
DD5 3PE

Title:  
LICENSING (SCOTLAND) ACT 2005  
LAYOUT PLAN

Drawing No:  
IND 3500

Scale: 1:100@A3	Date: 16.02.21	Area:	Store No:
--------------------	-------------------	-------	-----------

Drawn by: LW	Checked by: TB	Rev: -
-----------------	-------------------	-----------



Head Office  
78 Longtown Road  
Dundee  
DD4 8JU  
Phone : 01382 512 000  
Fax : 01382 508 222



**(c) LICENCE NO. 317, 7SINS, 2 HUME STREET, MONTROSE, DD10 8JD**

**Name of Applicant** – Jacqueline Jobe

**Type of Licence:** On and Off Sales

**Description of Variation**

**1. Core times**

amend On Sales to -

Monday to Wednesday	10.00 to 24.00
Thursday to Saturday	10.00 to 02.00
Sunday	10.00 to 01.00

Amend Off Sales to -

Monday to Sunday	12.00 to 22.00
------------------	----------------

**The Board are asked to note the hours requested are outwith Board Policy.**

**The applicant has advised within his written submission that the 10:00 start time is requested to allow them to serve cocktail brunches. If the Board aren't minded to grant the hours requested, the applicant is willing to consider a reduced request as per written submissions.**

**2. Operating Plan**

Add Theatre and films within core hours  
Remove Sports Indoor/Outdoor

**3. Seasonal Variations**

Add Christmas Eve, Christmas Day, Boxing Day, Hogmanay and New Year's Day

**4. Children's Conditions**

Terms -	Amend to lower level and only if having a meal with family.
Times -	Change to until 22.00 or whilst dining.

**The Board are asked to note that the applicant has advised within his written submission that he is willing to amend the termination time to 21:00 in respect of children and young person access if the Board are unwilling to grant a 22:00 finish. A 22:00 finish would be inconsistent with the local Children's Conditions and members would have to disapply certain conditions if minded to grant this request.**

**5. Licence**

Change name of premises from 7Sins to Rug Bug Benny's

**Police reply**

No police objections in relation to this application provided suitable stewarding plan is in place, and all Government and Public Health Guidelines are strictly adhered to.

### **Three Objections Received**

Copies of the objections received from Paul Bertolotto, Alexandra Costa and Ian Hutchison are attached.

**First name:** Paul & Gemma

**Last name:** Bertolotto

**Email:** [REDACTED]

**Phone number(s):** [REDACTED]

**Address:** Use another address

**Collection address is different from myGov address or UPRN not valid.:**

Postcode	Service Address
[REDACTED]	[REDACTED]

**Do you wish to make an objection or representation?:**objection

**Which type of licence does your objection/representation relate to?:**premises licence

**Name of premises:** 7 Sins

**Address of premises:** 2 Hume Street

Montrose

DD10 8JD

**What are your grounds for objection? Select as many as apply.:**licensing objectives, activities/premises/customers, overprovision

**Which licensing objective(s) does your objection relate to? Select as many as apply.:**  
preventing crime and disorder, securing public safety, preventing a public nuisance, protecting and improving public health, protecting children and young persons from harm

**Details of objection on the grounds of licensing objective(s):**Objection relates to preventing crime and disorder, securing public safety, preventing a public nuisance, protecting and improving public health, protecting children and young persons from harm

**Details of objection on the grounds of activities/premises/customers:**Grounds for Objection:

- Tenants on 1st floor can't hear the TV over the music (Objection 1, Licencing objective 3 - Preventing public nuisance;
- Protecting and improving public health; and
- Protecting children from harm.

- Patrons leaving the establishment & vomiting on our doorstep - (Objection 1, Licencing objective 1):

This includes measures to tackle antisocial behaviour, and the programme of work set out in the Plan for Action on Alcohol Abuse, which seeks to tackle under age drinking, binge drinking, and the wider problems associated with alcohol misuse.

- - patrons sheltering in our doorway to smoke cigarettes and marijuana (Objection Licencing objective 1,2 and 3):

1. The Act complements the wider policies of the Scottish Executive. This includes measures to tackle antisocial behaviour, and the programme of work set out in the Plan for Action on Alcohol

Abuse, which seeks to tackle under age drinking, binge drinking, and the wider problems associated with alcohol misuse.

2. Act establishes a national policy framework to provide an appropriate level of consistency across Scotland on the implementation of licensing policy. Within that national framework, Licensing Boards will have flexibility to take local decisions in light of their own area's particular circumstances.

3. The Act sets out 5 high level "licensing objectives." These represent the principles on which the new licensing system is based, and provide Licensing Boards with a solid foundation on which to build their own local policies. These objectives are not ranked in order of importance. Each has equal weighting and all must be paramount considerations when Licensing Boards are carrying out their responsibilities. These 5 objectives are:

- Preventing crime and disorder;
- Securing public safety;
- Preventing public nuisance;
- Protecting and improving public health; and
- Protecting children from harm.

- Anti social behaviour on the street (Objection Licencing objective 1, 2 and 3):

- listed building with residential tenants directly above the establishment who continue to suffer from lack of sleep and anti-social behaviour. The new proposal will seek to extend this impact on their health and well-being as oppose to limit it – Can we please request that the hours be further revised to suitably limit the existing opening hours to respect residential tenants? (Objection Licencing objective 1, 2 and 3)

- Existing issues with taxi drivers loitering & smoking in residential doorway, this will further increase with this extended licence. Can the Board please consider moving the taxi rank to an area that does not impact so significantly on residential/council tax paying tenants? (Objection Licencing objective 1, 2 and 3)

- Montrose is already more than well provided for in regard to late night establishments (Objection 3).

- The well-being of tenants will be further jeopardised due to lack of sleep and worrying bad anti-social behaviour (noise, sickness in street, vandalism of the front door and surrounding areas). (Objection Licencing objective 1, 2 and 3)

**Details of objection on the grounds of overprovision: Grounds for Objection:**

- Tenants on 1st floor can't hear the TV over the music (Objection 1, Licencing objective 3 - Preventing public nuisance;
- Protecting and improving public health; and
- Protecting children from harm.

- Patrons leaving the establishment & vomiting on our doorstep - (Objection 1, Licencing objective 1):

This includes measures to tackle antisocial behaviour, and the programme of work set out in the Plan for Action on Alcohol Abuse, which seeks to tackle under age drinking, binge drinking, and the

wider problems associated with alcohol misuse.

- - patrons sheltering in our doorway to smoke cigarettes and marijuana (Objection Licencing objective 1,2 and 3):

1. The Act complements the wider policies of the Scottish Executive. This includes measures to tackle antisocial behaviour, and the programme of work set out in the Plan for Action on Alcohol Abuse, which seeks to tackle under age drinking, binge drinking, and the wider problems associated with alcohol misuse.

2. Act establishes a national policy framework to provide an appropriate level of consistency across Scotland on the implementation of licensing policy. Within that national framework, Licensing Boards will have flexibility to take local decisions in light of their own area's particular circumstances.

3. The Act sets out 5 high level "licensing objectives." These represent the principles on which the new licensing system is based, and provide Licensing Boards with a solid foundation on which to build their own local policies. These objectives are not ranked in order of importance. Each has equal weighting and all must be paramount considerations when Licensing Boards are carrying out their responsibilities. These 5 objectives are:

- Preventing crime and disorder;
- Securing public safety;
- Preventing public nuisance;
- Protecting and improving public health; and
- Protecting children from harm.

- Anti social behaviour on the street (Objection Licencing objective 1, 2 and 3):

- listed building with residential tenants directly above the establishment who continue to suffer from lack of sleep and anti-social behaviour. The new proposal will seek to extend this impact on their health and well-being as oppose to limit it – Can we please request that the hours be further revised to suitably limit the existing opening hours to respect residential tenants? (Objection Licencing objective 1, 2 and 3)

- Existing issues with taxi drivers loitering & smoking in residential doorway, this will further increase with this extended licence. Can the Board please consider moving the taxi rank to an area that does not impact so significantly on residential/council tax paying tenants? (Objection Licencing objective 1, 2 and 3)

- Montrose is already more than well provided for in regard to late night establishments (Objection 3).

- The well-being of tenants will be further jeopardised due to lack of sleep and worrying bad anti-social behaviour (noise, sickness in street, vandalism of the front door and surrounding areas). (Objection Licencing objective 1, 2 and 3)

**From:** [REDACTED]  
**To:** [LAWLicensing](#)  
**Subject:** Objection to the extension to the licence at 2 Hume St, Montrose  
**Date:** 08 July 2021 11:45:58

---

Dear Law Licencing,

Further to the proposed extension to the licence at the property known as Rug Bug Bennie's (formally known as 7 Sins) at 2 Hume Street, Montrose, I write to set out our official objection to the proposal.

As requested please see below the reasoning for the objection which is referenced directly to your licencing objection framework (ref Angus website).

Yours sincerely,

Alexandra Costa

[REDACTED]

Grounds for Objection:

- Tenants on 1st floor can't hear the TV over the music (Objection 1, Licencing objective 3 - Preventing public nuisance);
- Protecting and improving public health;
- Protecting children from harm.

- Patrons leaving the establishment & vomiting on our doorstep - (Objection 1, Licencing objective 1):

This includes measures to tackle antisocial behaviour, and the programme of work set out in the Plan for Action on Alcohol Abuse, which seeks to tackle under age drinking, binge drinking, and the wider problems associated with alcohol misuse.

- Patrons sheltering in our doorway to smoke cigarettes and marijuana (Objection Licencing objective 1,2 and 3):

1. The Act complements the wider policies of the Scottish Executive. This includes measures to tackle antisocial behaviour, and the programme of work set out in the Plan for Action on Alcohol Abuse, which seeks to tackle under age drinking, binge drinking, and the wider problems associated with alcohol misuse.

2. Act establishes a national policy framework to provide an appropriate level of consistency across Scotland on the implementation of licensing policy. Within that national framework, Licensing Boards will have flexibility to take local decisions in light of their own area's particular circumstances.

3. The Act sets out 5 high level "licensing objectives." These represent the principles on which the new licensing system is based, and provide Licensing Boards with a solid foundation on which to build their own local policies. These objectives are not ranked in order of importance. Each has equal weighting and all must be paramount considerations when Licensing Boards are carrying out their responsibilities. These 5 objectives are:

- Preventing crime and disorder;
- Securing public safety;
- Preventing public nuisance;
- Protecting and improving public health; and

- Protecting children from harm.

- Anti social behaviour on the street (Objection Licencing objective 1, 2 and 3):

- listed building with residential tenants directly above the establishment who continue to suffer from lack of sleep and anti-social behaviour. The new proposal will seek to extend this impact on their health and well-being as oppose to limit it – Can we please request that the hours be further revised to suitably limit the existing opening hours to respect residential tenants? (Objection Licencing objective 1, 2 and 3)

- Existing issues with taxi drivers loitering & smoking in residential doorway, this will further increase with this extended licence. Can the Board please consider moving the taxi rank to an area that does not impact so significantly on residential/council tax paying tenants? (Objection Licencing objective 1, 2 and 3)

- Montrose is already more than well provided for in regard to late night establishments (Objection 3).

- The well-being of tenants will be further jeopardised due to lack of sleep and worrying bad anti-social behaviour (noise, sickness in street, vandalism of the front door and surrounding areas). (Objection Licencing objective 1, 2 and 3)

IAN HUTCHISON  
[REDACTED]

20th July 2021

TEL:- [REDACTED]

REF:- OBJECTION TO 7 SINS (AS WAS)  
LICENCE EXTENSION.

DEAR SIR/MADAM

MY INPUT TO THIS OBJECTION IS BY THIS LETTER ONLY, WHICH SHOULD BE CLEAR ENOUGH.

TO EXTEND THIS ABOVE LICENCE WOULD BE IDIOTIC. IT IS ALREADY OPEN TOO LATE FOR THE AREA. REDUCTION WOULD MAKE MORE SENSE GIVEN THE DRINK & DRUGS PROBLEM IN THE AREA, THE BEHAVIOUR FROM THE PUB CUSTOMERS LATER AT NIGHT IS UNBEARABLE AND I HAD A PUB! FIGHTING, SCREAMING, BREAKING BINS, BOTTLES, GLASSES, BEING SICK IN FLAT DOORWAYS IS NOT UNUSUAL, ALL WEEK, THAT'S NOT JUST FRI/SAT NIGHT. THE FACT THAT NO POLICE EVER SEEM TO BE INTERESTED AND NEVER SEEN TO CHECK ON PUBS DOESN'T HELP. THERE IS A CAMERA ACROSS THE ROAD FROM PUB, BUT SUPPOSE IT'S ONLY AN ORNAMENT, PEOPLE IN FLATS ARE REALLY FED-UP WITH THE CARRY ON AND ITS SAD IT HAS TO GO TO THIS AS ANTI-SOCIAL BEHAVIOUR USED TO BE DEALT WITH BY POLICE —



12


AND RESIDENTS SHOULDN'T HAVE TO  
COMPLAIN/OBJECT TO THE POINT OF  
LEAVING THEIR FLAT AND GOING ELSEWHERE

PLEASE CONSIDER WHY WOULD ANYONE WANT  
TO EXTEND DRINKING HOURS TO MAKE  
MATTERS EVEN WORSE, TO WHOSE BENEFIT?  
THE PUBLICAN, ONLY, AND EVERYONE  
ELSE SUFFERS, WE NEED LESS HOURS  
FOR DRUNKS NOT MORE.

I MUST ADD, I AND OTHERS DO NOT GO  
OUT AT NIGHT AS ITS NOT THE FIRST TIME  
I'VE HAD TO PUT UP WITH ABUSE FROM KIDS  
ETC IN THE PUB, (I SHOULD SAY OUTSIDE  
THE PUB) BLOCKING PEOPLES PATH ETC.

HOPE YOU LOOK AT THIS WITH COMMON SENSE  
AND ASK YOURSELVES - WOULD I WANT TO  
LIVE THERE?

Yours Sincerely



P.S. IF NEEDED BE YOU MAY PHONE ME ON  
NUMBER SUPPLIED.

THANK YOU.

## Rug Bug Bennys – Application For Major Variation

Dear sir/ madam

I'm writing in regards to our application for a major variation at 7 sins / Rug Bug Bennys

I would like to start by thanking the licensing department at Angus council for the help with the application after a number of errors and lost applications at the councils end. It's been a long process to even get the application to the board, the help we have received from the current staff at licensing has been above and beyond, especially during these difficult months. Secondly, I would like to thank the board for taking the time to consider the application and look over our reasoning and explanations for all the points raised. I understand the demand for applications and the back log of other issues must be vast, so I do appreciate the time on this.

Before we get into the issues raised, I would like to make it as clear as possible that we are far from unreasonable. We have made as many changes as possible in the major variation due to the cost. This was not us trying to get more than we are entitled to by any means. It was merely maximising the use of an application to cover all eventualities for the future. We will accept and respect all decisions on each part of the application.

We are a reasonably large team for a venue of our size. We run with a team lead by my mother, Jackie, who is the premises manager and licence holder and oversees all licensable activities. Myself, Scott, I run the day to day of the business and head chef, my front of house manager Jaye who runs the bar and drinks side of the business. And a team of 21 staff. Jackie has been a licensee in Angus for over 20 years and successfully ran 4 venues in Angus during this time. Myself, I have been a licensee since the age of 18 and ran 3 venues across Angus in this time as well as others both here and abroad. And Jaye has been a general manager at a number of large hotel groups for a number of years holding licenses in various regions across the UK. During this time none of us have had any issue with the board on anything regarding licensing or running of any of our premises. I must also add that during this time I ran Montrose's only 2am licensed venue for three years. During those three years we worked extremely closely with council and police to make sure we ran everything property, legally, without issue and most importantly safely.

A little about the venue:

During the first Lockdown we made the decision to close 7 sins and open as Rug Bug Bennys which is a 1920s themed show bar and restaurant. We specialise in locally sourced food, local wines and spirits and most importantly for us, cocktails.

We made the decision to close 7sins and move away from the party bar it had become due to the increased risk and trouble that comes with that style venue. Although 7sins was extremely efficient in the way it was run, it had strayed from what we had originally wanted.

We decided we no longer wanted the hassle of DJs, karaoke, dance floors and fighting for the 18-21 trade, instead we decided to target the 30+ trade who enjoy cabaret style entertainment, seated table service 100% of the time, nice food and classically prepared drinks. We removed our dance floor and replaced with new seating areas. We removed our loud PA system and DJ booth and replaced with a subtle sound system designed for both cabaret and speaking entertainment like cabaret and comedy. We doubled up on all our sound proofing. Renewed all doors to double glazing. And fully redecorated and refitted the entire bar area. We are as far away as possible from the party

style bar that we used to be and also the other venues in town. We aimed to be different in every way and I truly believe we are.

During our refurb we installed a state of the art camera and alarm system to monitor the premises which has also been invaluable to the police on dealing with a large number of incidents in the taxi rank and neighbouring buildings. Our fire system is well above the recommended level for our premises. We have a company that monitors and looks after our health and safety etc. We have our own team of licensed door stewards. And on top of all this all our staff have health and safety, fire and first aid training to ensure our premises are safe at all times..

Our application:

We made a number of changes in our variation application and I try my best to explain each of them and why we applied for it.

1. Change of name. We had sent an application in last year for this however it wasn't processed so we made this change whilst doing our variation.
2. Children's access. This point was brought up recently by a member of the licensing team and as I mentioned to them, I am by no means set on the 10pm finish for children. The idea behind this part of the application was due to our family friendly entertainment. We have a number of cabaret and dinner shows aimed at families which will run til 9pm. We had hoped to get a 10pm children's access time so families could finish their meal, get photos with the acts etc (when allowed) without being rushed out. I understand that 10pm is well outside the licensing policy and if 9pm is more in keeping and preferred by the board I am more than happy to remove the 10pm application and ask for a 9pm. We are extremely strict on our children's policy. We stick to all measures put in place by the board previously with regards to access and seating etc. We run a separate kids menu and kid friendly mocktails. We have TVs installed in our booths with headsets for kids to watch programs, we have colouring and puzzle menus and we have lots of board games etc for kids whilst doing with us. Our team are very vigilant in promoting child safety and well-being at all times and I would not have applied for an extension to children's access hours had I thought we would be unable to deal with it properly and safely.
3. Early opening. We applied for a 10am Opening for serving alcohol. Again this is by no means an issue as it is extremely out with board policy and I am more than willing to work with the board to get a solution that helps us and is more in keeping with the policies. My reasoning behind the 10am licensing was solely for our breakfast buffet. At the moment we are only running this on a Sunday but hopeful to offer it more days of the week when we are in a better place financially. Like most, we have taking a huge hit financially and we are merely trying to survive. This was just another offering to be a little bit different. We had hoped to do a form of cocktail brunch on a Sunday. As I said before I would be happy with anything I offered by the board on this matter. Ideally a 10am opening for food only and 11am for alcohol would work perfectly for us and hopefully be more inkeeping with policy than 10am for alcohol also. But as I said I would take anything offered by the board on this matter.
4. 2am closing. We applied for a 2am closing 4 nights a week. The reasoning behind the 4 nights first of all was because that's what I traded with at busbys during my time there without any issue and because we are planning entertainment all 4 nights. We intend to have comedy and other spoken arts on a Thursday. Friday Saturday, cabaret. Sunday bingo, quiz, comedy and other spoken arts. Every night we will ensure to finish entertainment 1 hour before closing. If granted 2am we will ensure to finish entertainment by 1am and the last hour be used for casual drinking etc. I would be willing to stay at 1am Thursday and 1am Sunday instead of 2am and for 2am Friday Saturday to stay more in-line with the boards

policies. Unlike other venues in town we have not been fortunate enough to benefit from outdoor space. We have no facilities for that. We are trying to survive, we are trying to level the playing fields with other venues and the extra hour would help us hugely with this.

Covid:

We are well aware that all hospitality venues have been hit massively by the COVID-19 lockdowns, however as I mentioned briefly above, some venues have gained outdoor space from this. Recently we have seen restaurants granted a huge marquee which they class as an outdoor space yet advertise it as another venue completely, high street pubs get beer gardens on the high st, venues which have been penalised for numerous breaches of the law not only given their licence back but granted beer gardens, and other venues in Angus granted 2am licenses with no plans for entertainment etc. We are not saying by any means that we are getting treated any different to other venues but merely showing how some venues have gained from the lockdowns and used the guidelines to their advantage.

Since reopening we have abided by EVERY guideline. We have stuck to every rule, we have put extra staff in place, we have spent hundreds if not thousands on PPE and cleaning products to make sure we stay in line with all guidelines at all times. Without dropping names we are one of very very few, if any, venues in Montrose that has done this. To be honest we have suffered massively financially for this as customers tend to just leave and go elsewhere because we are "too strict" etc.

We have worked closely with environmental health, police and licensing to stay on top of all guidelines and recommendations at all times.

Lockdown for us was a little different than most. Over all lockdowns we have done a huge amount of charity work. From meals for key workers, free food for families, free school meals, shopping bags and more recently our free ice cream for kids during the summer holidays. Over the last 18 months we have donated over 28000 free meals to kids in need around Angus and 7000 meals for key workers and carers. We don't do our charity work to get anything in return, however, I hope it shows how much we care about other people around us. Before I move into the objection letters I hoped to show how much we do care about our community and despite the objectors efforts to diminish our reputation we do care massively about our neighbours and community as a whole.

Objections:

After reading all the objection letters, I find them somewhat insulting more than anything. However I do feel I have answers most of the points already but I'll work my way through them.

Before I start on the letters I would like to touch a little on our neighbours and our relationship with them.

Prior to submitting an application, I personally knocked on all the doors of the neighbours above and around and spoke to them about any issues they had concerning the application, I changed the application a number of times around their recommendations, and I removed a number of other parts I had initially thought on applying for. Of the 19 flats surrounding or above the premises only 2 of them failed to discuss and both of which sent in letters. One of the objectors lives on the high street, well away from our premises, the other above the premises (3 floors up). The high street objector, to be honest, I could never please. I tried to solve his issues however he feels that every issue on the high street at 12am – 3am is a result of our premises. Even after continuously trying to explain to him that we weren't even open on 4 of the occasions he complained about, and the other

2 were results of customers leaving other venues as proven by cctv footage. The objector from directly above had some valid complaints and I tried to explain to her that we aren't the same venue as before, we aren't the same operators as the majority of her previous complaints and even the complaints about 7sins we resolved in our change to Bennys.

The last of our objectors is the landlord of the flats above. I really need to highlight part of the history here. Firstly, he had only had the property a few months prior to Covid hitting so he really has no idea on how we operate and cant comment on anything prior to then. Secondly, he sent an email to every one of his tennants asking them to copy the txt from his objection and forward it to yourselves. I think the fact that 1 out of 19 done this shows that we are far from the people he is making us out to be. Last but not least, and most hurtful and annoying out of them all, we sat and discussed the application face to face. We talked through the application whilst discussing another matter, we shook on it and then went back on his entire word with his objection.

The other matter we were discussing was the huge amount of damage to our premises caused by a burst pipe on his top floor flat. I came in on the Tuesday to find the pipe had burst on the Sunday night and we had flooded. We had over 11000 litres of water pumped from the premises, and over 6k of damage. Mr Bertolotto had approached me to discuss the damage and asked me if he could just repair the damage and for me not to make an insurance claim. At the same time I asked if we could discuss the application which he agreed. I agreed with him that I would not do entertainment at all Monday to Wednesday, and on the other nights I would finish entertainment one hour before licensing hours, whatever they may be. In return he agreed that he was happy with my application and as far as I was concerend I covered all his concerns in his objection. We agreed on both matters, which I thought was beneficial to both parties. As you can tell from the objection he didn't stick to that, nor did he pay for the work. After I had it repaired he refused to cover the cost and by that time it was to late for the insurance claim. The first I knew of his objection this was when I got the letters last week.

This is no way a personal vendetta on my behalf, I just wanted to assure the board that I have done everything possible to work with my neighbours on all the matters they objected about.

As I mentioned above, neither of the properties are particularly close to the premises. There is 6 flats between one and the other is on the hidgh streer. The 6 flats between us, and directly above the property, have not objected in any way which is very odd if we are as loud or antisocial as they make out.

With regards to the actual objections I feel I have covered most of the items.

The accusations of underagers, the drinking in the street, the drugs etc are just ridiculous. I hope police Scotland have or will have our support with that. We work extremely closely with them on a day to day basis and have an excellent working relationship with the officers on the street.

We work tirelessly to make sure we do our bit and more to combat antisocial behaviour in the area and town in general.

They made a comment about being ample late night venues in town. There is one. One venue open til 2am which is a nightclub. We are as far from a nightclub as we possibly could be. We hope to offer diversity to the older generations that don't want to club or dance. We are offering a sophisticated, controlled and managed environment to sit, relax and enjoy cabaret style entertainemt. No dancing or standing. So the claim that there is alread enough or "to many" late night venues i feel is invalid in this instance as we are not in the same league.

I'm not even going to comment on the "they should have their hours reduced" comments, again it's unjustified and ridiculous.

Noise is the one issue that I understand the objection for, and it's the one thing we have worked tirelessly to resolve since starting the refurb. As I mentioned further up my letter, we done a lot of work to combat noise pollution. New double glazing, new doors, new sound proofing and new sound system. On top of all this we worked closely with environmental health 2 years ago on noise pollution and noise level testing. We take noise level readings every half hour when entertainemt is on inside and outside the premises to make sure we are sticking to our limits and recommended levels. Again, there is no other venue that works this hard to keep our staff and customers safe and our neighbours undisturbed.

Prior to the change from 7sins, we did have a number of complaints about noise but we tackled them quickly and efficiently and we brought in the meters etc. It was also proven that 100% of the noise complaints after 12:45 were from the taxi rank. Many people think that the noise from the taxi rank which is located directly outside our door is from our patrons. We made all cctv footage available to environmental health to prove our case on this and it was not taken further. I can't emphasise enough that we are no longer that style of venue, we have no dance floor, and we are a seated low level cabaret and show bar.

Whilst on the subject of taxi rank, I feel it important to state how our 2am could reduce the noise greatly from people waiting in the taxi rank for a taxi, if open til 2 they would be able to wait inside until a car was available. Recently we have been keeping our door stewards on an hour later to manage the queues and disruption on the taxi rank which has been hugely beneficial to the surrounding areas. I'm sure you will be aware of the recent break-in at the shop next door which was stopped by myself and my stewards. This wouldn't have happened had we not kept our stewards on later to manage the taxi rank. Again, we don't do this for reward, more as a service to our surrounding neighbours and businesses and also the police to help prevent the continued fighting outside when all venues empty at the same time.

Lastly on the subject, they accuse us of letting patrons leave with glass bottles etc, which is impossible. We decant every bottle we serve into a glass. We empty our glass bins every morning, not at night and noone gets to leave with glasses. We are 100% table service, and our average glass cost is over £15 each, our staff manage the return of the glassware meticulously. We also moved bin company recently to make sure all our bins are lockable to avoid any issue with glass bottles at any time. I am extremely confident both police Scotland and environmental health will vouch for us on the matters, and will show we work extremely hard with both parties to mainitin a safe and responsible premises.

In summary, we hope to have covered most issues raised by both licensing and the objections. During the application and the months leading up to the submission we done extensive research and reached out to all neighbours, business and services to ensure thie application was sustainable and manageable. In submitting the application we are satisfied that the extension of hours is safe and poses no risk to staff, customers, neighbours or emergency services. In fact, we are confident it could be beneficial in reducing noise polution and disruption in the surrounding area.

Once again, thank you all for the time and consideration on the matter.

Regards

Scott Learmonth & Jackie Jobe

**APPENDIX 1 TO REPORT LB32/21  
ANGUS LICENSING BOARD – 12 AUGUST 2021**

**(d) LICENCE NO. 171, LIDL, GRAVESEND, ARBROATH, DD11 1HT**

**Name of Applicant – Lidl Great Britain Limited, 19 Worple Road, London SW19 4JS**

**Type of Licence: Off Sales**

**Description of Variation**

**1. Layout**

Increase in alcohol display capacity

From	Non seasonal	48.88m <sup>2</sup>
	Seasonal	7.12m <sup>2</sup>

To	Non seasonal	64.36m <sup>2</sup>
	Seasonal	9.54m <sup>2</sup>

Total increase in capacity		17.9m <sup>2</sup>
----------------------------	--	--------------------







**APPENDIX 1 TO REPORT LB32/21  
ANGUS LICENSING BOARD – 12 AUGUST 2021**

**(e) LICENCE NO. 170, LIDL, COMMERCE STREET, BRECHIN, DD9 7BD**

**Name of Applicant – Lidl Great Britain Limited, 19 Worple Road, London SW19 4JS**

**Type of Licence: Off Sales**

**Description of Variation**

**1. Layout**

Increase in alcohol display capacity

From	Non seasonal	47.70m2
	Seasonal	9.54m2

To	Non seasonal	62.02m2
	Seasonal	9.54m2

Total increase in capacity		14.32m2
----------------------------	--	---------

1002 Brechin – Lidl GB Ltd.	Size: 5 Aisle 1063 sqm	Inner Length: 52.90m
Inner Width: 20.10m	Ceiling Height: 3.30m	Updated: 14_05_21

<b>Mackie Ramsay Taylor</b> <b>Chartered Architects</b> 47 Victoria Street, Aberdeen, AB10 1QA Telephone (01224) 639295 Fax (01224) 637956 e-mail : mail@mrtarchitects.com	Scale: 1:1000 @ A3 Date: JUNE 08 Drawn by: JT Project No: 1858	Project: 1002 Client: LIDL UK GmbH Address: COMMERCE STREET, BRECHIN Title: <b>SITE LOCATION PLAN</b> <b>EXISTING FOODSTORE</b> <b>AND ASSOCIATED CAR PARKING ETC</b>

**CHILDREN AND YOUNG PERSONS ARE ENTITLED TO ACCESS ALL PUBLIC AREAS OF THE PREMISES**

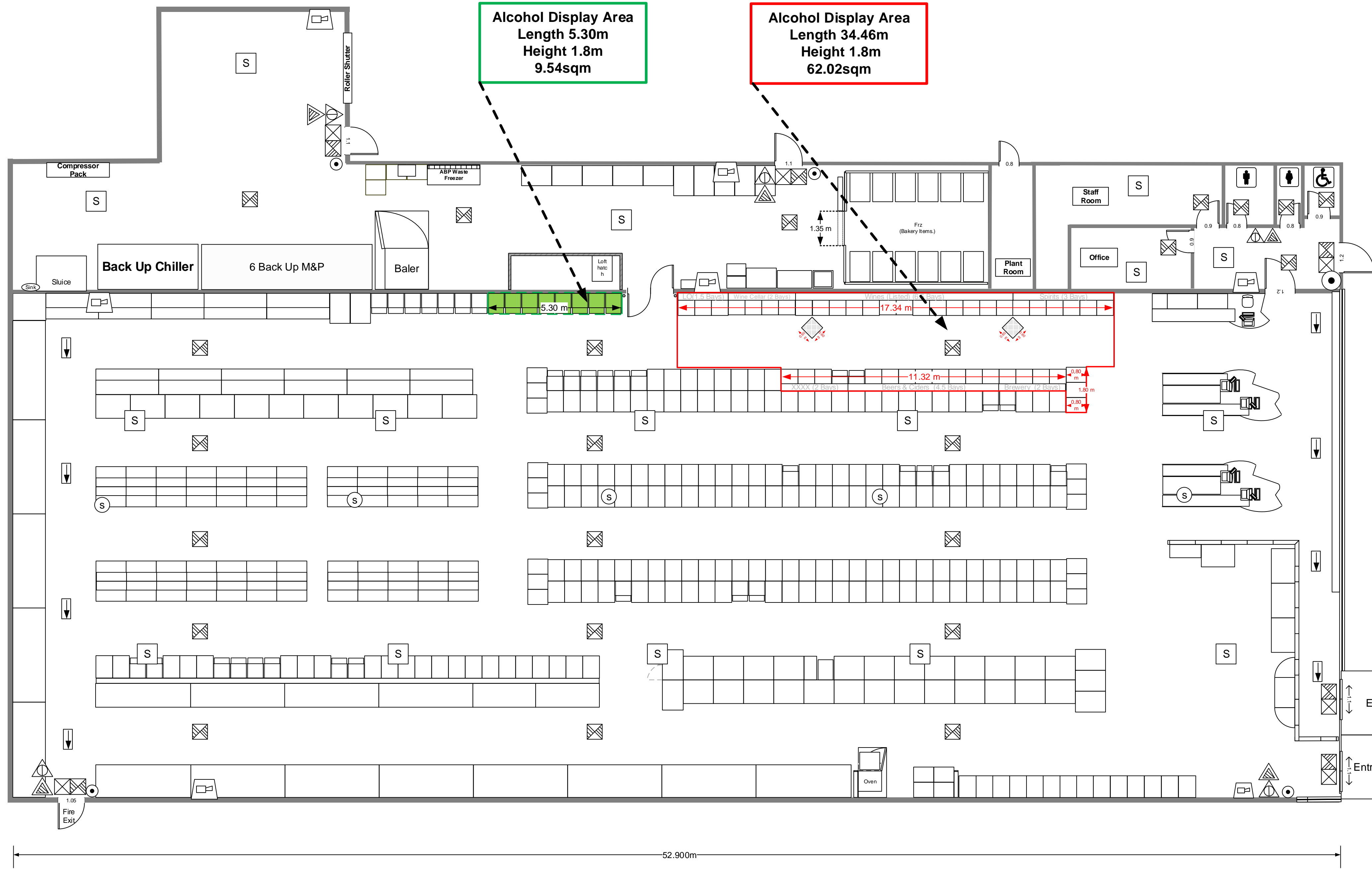
**MAJOR VARIATION MAY 2021**

**1<sup>st</sup> Dec – 2<sup>nd</sup> Jan ONLY**

**ALL YEAR ROUND**

**Alcohol Display Area**  
 Length 5.30m  
 Height 1.8m  
 9.54sqm

**Alcohol Display Area**  
 Length 34.46m  
 Height 1.8m  
 62.02sqm



**FIRE SYMBOLS**

Scale 1:100

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
|  | Portable Water Extinguisher           |  | Emergency Light                          |
|  | Portable Foam Extinguisher            |  | Emergency Exit Illuminated Sign          |
|  | Portable CO <sub>2</sub> Extinguisher |  | Call Point                               |
|  | Portable Dry Powder Extinguisher      |  | Warning Device Visual                    |
|  | Fire Blanket                          |  | Fire Exit Directional Signage            |
|  | Smoke Detector                        |  | Smoke Detector in ceiling void           |
|  | Heat Detector                         |  | Fire Control Panel                       |
|  | Warning Device Bell                   |  |  |
|  | Warning Device Sounder                |  |  |
|  |                                       |  | All Fire Exits Have A Push Bar & Signage |
|  |                                       |  | Sprinkler (water)                        |

**APPENDIX 1 TO REPORT LB32/21  
ANGUS LICENSING BOARD – 12 AUGUST 2021**

**(f) LICENCE NO. 17, LIDL, QUEENSWELL ROAD, FORFAR, DD8 3JA**

**Name of Applicant – Lidl Great Britain Limited, 19 Worple Road, London SW19 4JS**

**Type of Licence: Off Sales**

**Description of Variation**

**1. Layout**

Increase in alcohol display capacity

From	Non seasonal	46.51m <sup>2</sup>
	Seasonal	9.54m <sup>2</sup>

To	Non seasonal	52.41m <sup>2</sup>
	Seasonal	9.54m <sup>2</sup>

Total increase in capacity	5.9m <sup>2</sup>
----------------------------	-------------------

CHILDREN AND YOUNG PERSONS ARE ENTITLED TO ACCESS ALL PUBLIC AREAS OF THE PREMISES

MAJOR VARIATION MAY 2021

ALL YEAR ROUND

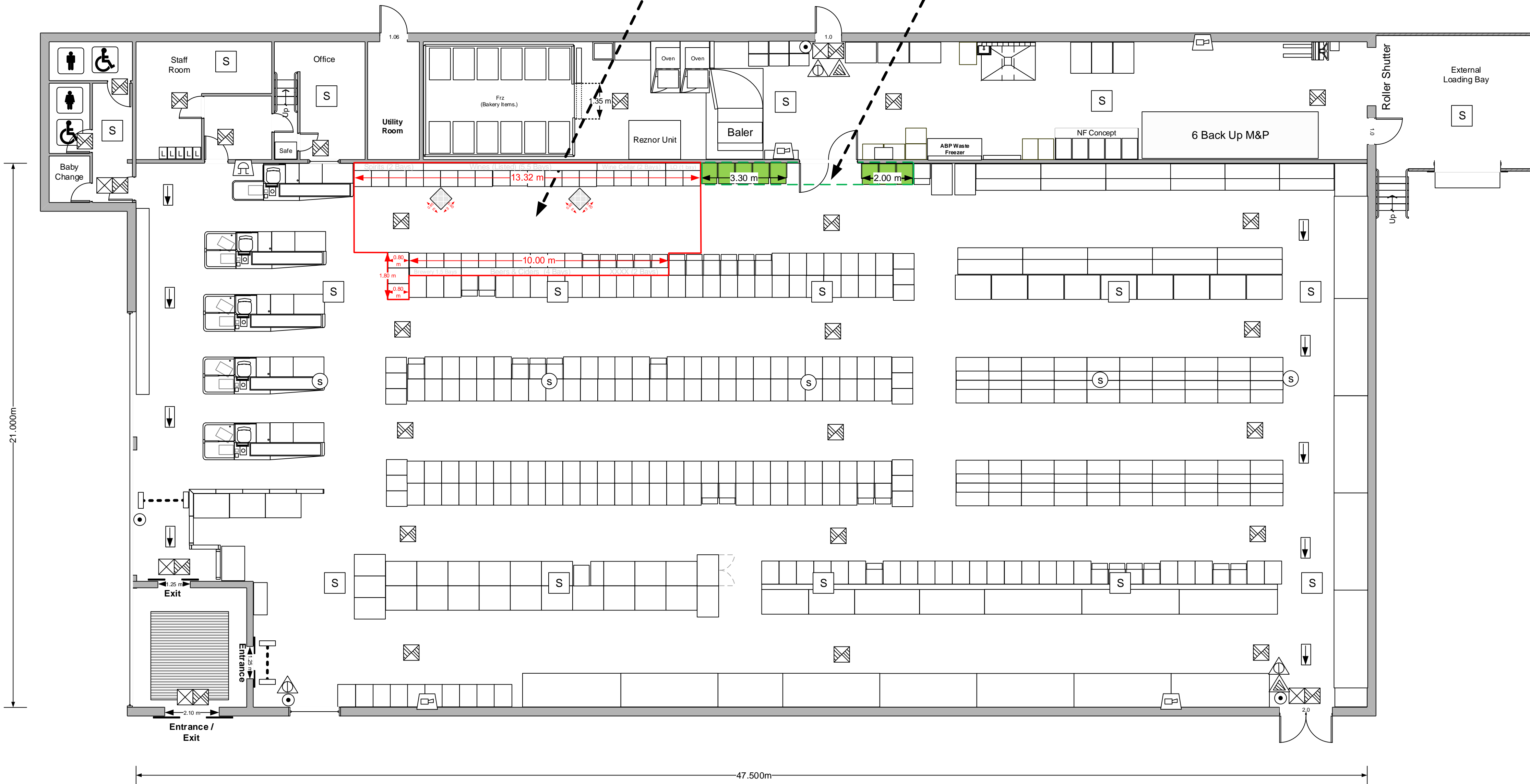
1<sup>st</sup> Dec – 2<sup>nd</sup> Jan ONLY

Alcohol Display Area Length 29.12m Height 1.8m 52.41sqm

Alcohol Display Area Length 5.30m Height 1.8m 9.54sqm

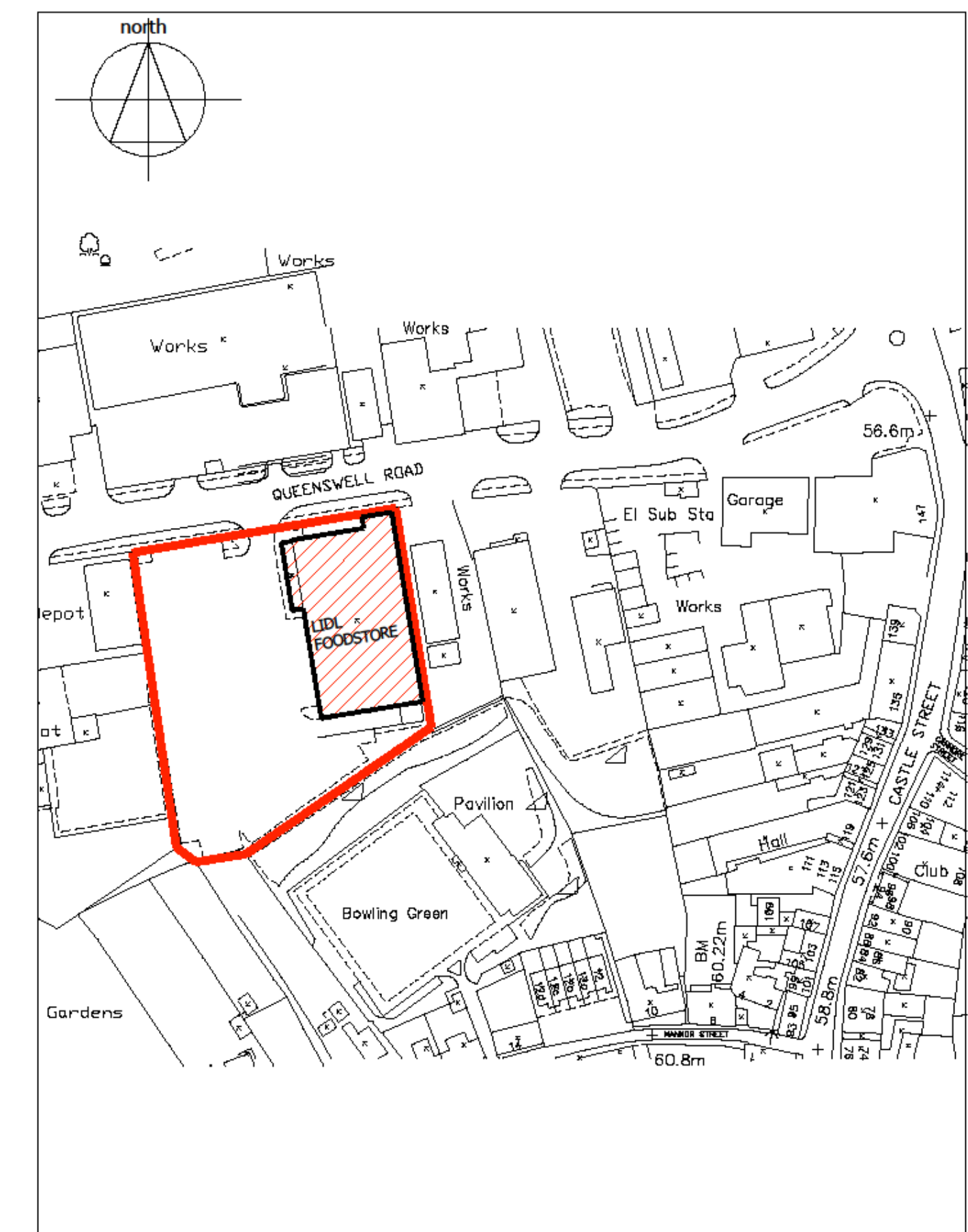
FIRE SYMBOLS Scale 1:100

- Portable Water Extinguisher
  - Portable Foam Extinguisher
  - Portable CO2 Extinguisher
  - Portable Dry Powder Extinguisher
  - Fire Blanket
  - Smoke Detector
  - Heat Detector
  - Warning Device Bell
  - Warning Device Sounder
  - Emergency Light
  - Emergency Exit Illuminated Sign
  - Call Point
  - Warning Device Visual
  - Fire Exit Directional Signage
  - Smoke Detector in ceiling void
  - Fire Control Panel
  - Sprinkler (water)
- All Fire Exits Have A Push Bar & Signage



**Mackie Ramsay Taylor Chartered Architects**  
 47 Victoria Street, Aberdeen, AB10 1QA  
 Telephone (01224) 639295 Fax (01224) 637956  
 e-mail : mail@mrtarchitects.com

Scale: 1:1000  
 Date: Feb 08  
 Project: 0419 LIDL UK GmbH  
 Location: Queenswell Road, Forfar  
 Drawing No: part 1440  
 Drawing Title: SITE LAYOUT PLAN  
 Drawing No: L(90)06



**(g) LICENCE NO. 337, ARBROATH FOOTBALL CLUB, GAYFIELD PARK, DUNDEE ROAD, ARBROATH, DD11 1QB**

**Name of Applicant** – Arbroath Football Club Limited, Gayfield Park, Arbroath, DD11 1QB

**Type of Licence:** On Sales

**Description of Variation**

**1. Layout**

To extend the main function suite on the first floor of the main Grandstand known as the Caird Suite to 116 persons.

To extend the kitchen on the first floor of the main Grandstand.

To incorporate a disabled toilet facility on the first floor of the main Grandstand adjacent to the Caird Suite.

To extend the main hospitality lounge, known as the Caird Suite, on the first floor of the main Grandstand, to extend the adjacent kitchen facility and to incorporate a disabled toilet.

**2. Capacity**

Overall capacity increased to 216 persons

**Comments received from Building Standards**

With regards the large function suite at first floor (Function Suite 1 on the layout plan) a Building warrant ref 21/00430/NDOM was applied to extend this suite on the 15<sup>th</sup> May 2021 and a first report letter was sent to the Agent detailing areas that either do not comply with the regulations or where more information is required. The Building Warrant is therefore not approved at this time. Once the building warrant is approved and works completed on site a Completion Certificate should be submitted and subsequently accepted by Building Standards before Function Suite 1 is occupied.

With regards to Function Suite 2 and 3 Building Standards has no comments to make and the occupancy capacities applied for are acceptable.

Email has since been received from Anne McKeown stating “Further to our recent exchange of emails, please see below a response received from Mike Millar of Building Standards in Lee Thom’s absence from the office.

You will note that everything does appear to be on track and in particular that the Building Warrant has been approved allowing works to progress notwithstanding the fact that the paperwork has not yet been issued due to a backlog in processing. I will ensure that the Club or rather their agent will notify Building Standards just as soon as the works are complete but if you require anything further of me meantime, please do not hesitate to get in touch.

**APPENDIX 1 TO REPORT LB32/21  
ANGUS LICENSING BOARD – 12 AUGUST 2021**

**(h) LICENCE NO. 313, BAR 1320, 1 WEST PORT, ARBROATH, DD11 1RF**

**Name of Applicant –** Shahzad Din

**Type of Licence –** On and Off Sales

**Description of Variation**

**1. Core times**

amend to	Monday to Thursday	11.00 to 24.00
	Friday and Saturday	11.00 to 02.00
	Sunday	11.00 to 24.00

**The Board are asked to note the hours requested are outwith Board Policy.**

**POLICE OBJECTION RECEIVED –** copy letter attached

**APPENDIX 1 TO REPORT LB32/21  
ANGUS LICENSING BOARD – 12 AUGUST 2021**

**(i) LICENCE NO. 76, GIDDY GOOSE, 69 EAST HIGH STREET, FORFAR, DD8 2EP**

**Name of Applicant –** Susan Williamson

**Type of Licence:** On and Off Sales

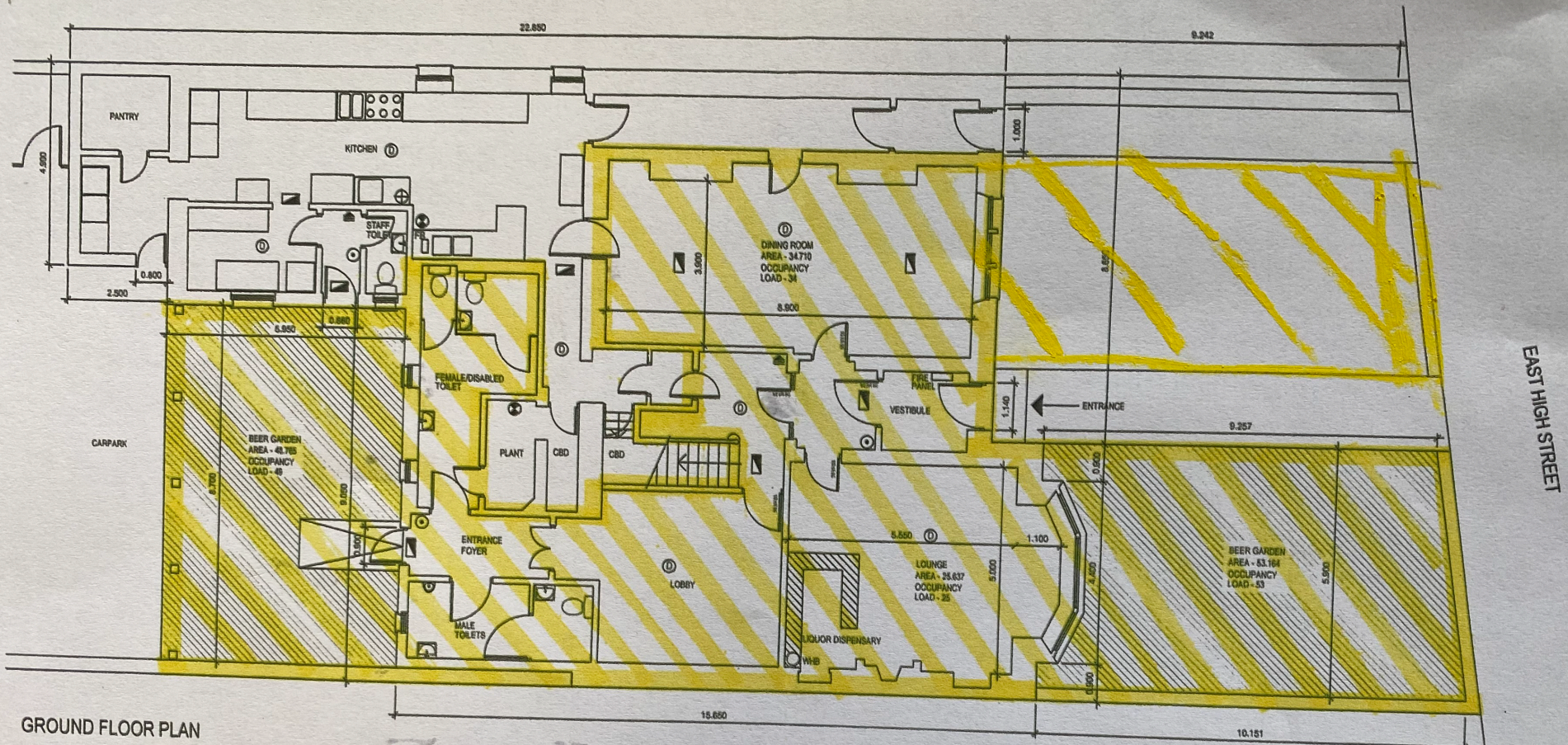
**Description of Variation**

**1. Layout**

Adding external eating and drinking area lying to the right-hand side facing the front of the premises.

**No objections or representations have been received in relation to this application. The applicant's agent has submitted a written submission for Members to have regard to when considering this item.**





GROUND FLOOR PLAN

**GIDDY GOOSE  
FORFAR**



AREA TO WHICH CHILDREN  
AND YOUNG PERSONS  
ALLOWED ACCESS

- Legend
- Emergency Light
  - Break Glass
  - Sounder
  - Smoke/Heat Detector
  - Fire Blanket
  - Big Powder Ext.
  - 6 litre Spray Foam Ext.
  - CO2 Ext.
  - Water Extinguisher
  - 1/2 HR SC
  - 1/2 Hour Fire Resisting Self Closing Door

[Redacted]

Description  
Ground Floor & Location Plan

The William Cowie Partnership  
ARCHITECTS & TOWN PLANNING CONSULTANTS

6 & 7 TALKING LANE  
ASCHEWORTH, ABERDEEN  
Tel No. 01224 282211  
Fax No. 01224 282278

Drawn By	Checked By	Date	Scale
SH	MACAN	11/09	1:100

Project No.	Drawing No.	Issue
08/1926	100	B

Issue	No.	Date	Revision	By

This plan was granted on 4 February 2009 by Angus Licensing Board in respect of a premises licence at Chapelbank, 69 East High Street, Forfar.

[Redacted]



5 objectives and covid risk assessments for Giddy Goose Forfar

### Preventing Crime and Disorder

Risk High/Medium/Low	Action	Inform/Remind/Update	Date
<b>Low</b> <b>Service of alcohol to persons under age</b>	Staff properly trained and reminded on regular basis Challenge 25 in place	Staff advised	Reminder
<b>Low</b> <b>Violence</b>	Premises to which outside area is adjacent are run as a family friendly, food led hotel  Staff trained to monitor guests; to refuse alcohol if concerned about level of alcohol taken by customers Incident and refusal books available on premises	Staff advised	Reminder

### Preventing Public Nuisance

Risk High/Medium/Low	Action	Inform/Remind/Update	Date
<b>Low</b> <b>Noise in neighbouring properties</b>	Premises situated in busy main street, no late night noise generating activity. Staff have access to taxi numbers to assist in efficient dispersal of patrons. Well monitored pavement cafe facility.	Staff advised	Reminder

### Securing Public Safety

Risk High/Medium/Low	Action	Inform/Remind/Update	Date
<b>Low Violence</b>	Premises are family friendly, food led hotel ;Staff trained to monitor guests; to refuse alcohol if concerned about level of alcohol taken by customers Incident and refusal books available on premises	staff advised	Reminder
<b>Low Dispersal problems</b>	Staff instructed to call taxis to assist patrons get home safely	staff advised	Reminder

### Protecting Children and Young Persons from Harm

Risk High/Medium/Low	Action	Inform/Remind/Update	Date
<b>Low Service of alcohol to persons under age</b>	All staff trained re challenge 25 All persons under age of 18 accompanied by an adult	staff advised	Reminder

### Protecting and Improving Public Health

Risk High/Medium/Low	Action	Inform/Remind/Update	Date
<b>Low alcohol harm</b>	Patrons monitored by staff to prevent over indulgence Family friendly food led premises Under 18s accompanied by adults Good range soft drinks and non alcoholic beverages	staff advised	Reminder

## Detailed Covid Risk Assessment

Job Hazard Exposure / Detailed Hazard	Possible Harm and Effects	Control Measures	Recommended Controls / Information	S	L	R
<b>Person to person contact during COVID-19 pandemic staff, visitors &amp; contractors</b>	Becoming infected with COVID-19 and further spread the infection	<p>All staff to have return to work interview and training on safety including importance of social distancing in the workplace</p> <p>Introduce cleaning regime for touch points for staff &amp; visitor records to be kept</p> <p>Social distancing markers on floor for visitors</p> <p>Perspex screens at servery inside</p> <p>Hand sanitizing stations at main entrance and throughout outside area</p> <p>Card payments only permitted for time being</p> <p>Guidance posters will be on display:</p> <ul style="list-style-type: none"> <li>- All staff to wash hands for 20 seconds upon arrival at work and regularly throughout shift</li> <li>- Staff to avoid touching face and to be instructed of importance of catching sneezes/ coughs etc.</li> </ul> <p>Public areas have signage to encourage strict hygiene</p> <p>After a shift staff must wash uniform at 60°C</p> <p>If using public transport:</p> <ul style="list-style-type: none"> <li>- Staff must not travel to work in uniform. They must change on work premises</li> </ul>	<p>Ensure staff have signed a fit for work document</p> <p>Ensure the health &amp; safety of staff &amp; visitors by:</p> <ul style="list-style-type: none"> <li>- Ensuring all areas have regular robust cleans adhering to a cleaning schedule</li> <li>- Social distancing measures are in place for both staff &amp; visitors</li> <li>- Hand sanitiser available to staff &amp; visitors</li> <li>- Minimising visitors at the entrance at any one time (queuing outside if possible)</li> <li>- Booking system may be used to minimise over crowding and customers congregating at entrance area.</li> </ul> <p>Staff training to be carried out regularly emphasizing the security measures in place and covering staff responsibilities.</p>	1	3	3

<b>Public usage and cleaning of public areas</b>	Becoming infected with COVID-19 and further spread the infection	<p>Stringent cleaning procedures for staff to follow</p> <p>Staff to receive full training on new safety and cleaning procedures, done on an online platform which is easier to monitor.</p> <p>Staff to wear appropriate PPE, disposable gloves (changed every two hours unless ripped or damaged), disposable face masks changed every two hours unless wet or damaged.</p> <p>Social distancing signage throughout external area</p> <p>Public areas to receive deep clean each morning,</p> <p>Cleaning checklists to used and visible to guests for public areas</p>	<p>Ensure cleaners have signed fit for work documents</p> <p>Ensure clear signage explaining social distancing requirements to visitors</p> <p>Ensure staff are briefed and trained on the importance of social distancing duties</p> <p>Introduce a training programme with all the staff &amp; cleaners to ensure knowledge and skills of cleaning requirements using on online platform for easier monitoring</p>	3	3	9
<b>Public usage and cleaning of public toilets</b>	Becoming infected with COVID-19 and further spread the infection	<p>Regular cleaning of toilets after each use by member of staff</p> <p>Staff fully trained in cleaning procedures and use of appropriate PPE using an online training platform.</p> <p>Cleaning in progress signage to be used</p> <p>Toilets to receive deep clean every morning</p> <p>Staff to wipe door handles and other surfaces on regular basis after each use.</p> <p>Sanitation station to be set up and staffed outside toilets to ensure patrons sanitise hands on way in and out of toilets</p> <p>Clear signal / signage to ensure only one person at a time can access any one toilet room</p> <p>Staff to monitor number of patrons accessing toilets to ensure social distancing</p>	<p>Suspend the use of air dryers in all toilets replace with paper towels and a lidded bin for these to be disposed in emptied every hour.</p> <p>Ensure a robust cleaning schedule is in place for the public toilets</p> <p>Use a cleaning checklist and leave in the public toilets for transparency</p> <p>Provide a training programme with all the staff &amp; cleaners to ensure knowledge and standards of cleaning requirements using an online platform to allow for easier tracking.</p> <p>Have cleaning in progress signage</p>	3	3	9
<b>Deliveries</b>	Becoming infected with COVID-19 and further spread the infection	All delivery companies to be asked to ensure their staff wear PPE when appropriate and deliveries made to dedicated area	Check with all your external delivery companies what their updated social distancing procedures are and how does that affect your business Less deliveries/ different time of deliveries	2	2	4

<b>Serving food to tables</b>	<p>Becoming infected with COVID-19 and further spread the infection</p> <p>Not meeting customer expectations</p>	<p>All staff to wear face masks and wash hands frequently</p> <p>Staff to wear disposable gloves</p> <p>Remove extra tables to allow for social distancing</p>	<p>Customers arriving:</p> <ul style="list-style-type: none"> <li>- Tables will not be set</li> <li>- Wrapped cutlery will be put down on tables after customers have ordered</li> <li>- Salt, pepper, vinegar to be put down sanitised</li> <li>- Other condiments/ sachets to only be put on tables when required to eliminate customers touching other sachets</li> </ul> <p>After customers leave –</p> <ul style="list-style-type: none"> <li>- Disposable glassware to be disposed by customers in bins stationed around external area.</li> <li>- Condiments removed and cleaned/sanitized and put in a staff only area and only placed on tables when requested.</li> </ul>	3	3	9
<b>Serving drinks</b>	<p>Becoming infected with COVID-19 and further spread the infection</p> <p>Not meeting customer expectations</p>	<p>All staff to wear face masks and to wash hands frequently</p> <p>Table service only. No service at servery</p> <p>Strict hygiene guidance will be followed when clearing tables</p> <p>Plastic/ disposable glasses to be used to reduce risk of infection.</p>	<p>Ice bucket/fruit on back gantry to visitors cannot sneeze/cough over</p>	3	3	9
<b>Payments</b>	<p>Becoming infected with COVID-19 and further spread the infection</p>	<p>Contactless/card payments only initially</p> <p>If chip &amp; pin is used, staff to sanitise card machine</p> <p>Bill taken to tables on plate to limit traffic at bar for payment</p>	<p>All payments to be taken at table.</p>	3	3	9
<b>Tables</b>	<p>Becoming infected with COVID-19 and further spread the infection</p>	<p>Excess tables to be removed to adhere to social distancing</p> <p>High chairs &amp; trays to be disinfected after every use</p> <p>Blue paper rolls to be used to clean and then be disposed of rather than re-usable cloths</p>		3	3	9
<b>Registering for shift</b>	<p>Becoming infected with COVID-19 and further spread the infection</p>	<p>If staff have a fever or shows any symptoms they should not come in for their shift</p> <p>Use own pen to sign in then wash their hands for 20secs</p>		3	3	9

## **Vulnerability policy for Giddy Goose Forfar**

**A vulnerable person may be a person, who for any of a variety of reasons is unable to look after themselves from or exploitation and that risk of coming to harm, either physically or emotionally is increased as a result of:**

- Intoxication**
- Substance Misuse**
- Illness or medical condition**
- Mental Health Issues**
- Disability**
- Age**
- Gender – risk of sexual exploitation**

### **Duty of Care & Reducing Risk Factors**

#### ***Prevention***

- All staff are aware that they have a Duty of Care to patrons and to others they may observe on the premises**
- All staff have been made aware of their responsibility when dealing with a person who is / may be vulnerable.**
- All staff are instructed to be vigilant and observe customers for any signs of vulnerability.**
- All staff understand what could make a person vulnerable.**
- All staff to be aware of potential predatory behaviour.**

#### ***Actions To Be Taken If Risk of Vulnerability***

- **All staff are aware of when to refer to a manager/ and security.**
- **All staff are aware they should try to identify if the person is with anybody.**
- **Try to identify the cause of the symptoms, i.e. drink or drugs.**
- **Assess Age of patron if applicable.**
- **Be patient, listen & believe a complainant of harassment.**
- **Phone police / or ambulance if required for assistance**
  
- **Record details of person in Incident Log.**

**The venue safe haven for vulnerable customers:**

- **beside the bar counter [phone is located there]**

<b>MAJOR VARIATION PREMISES LICENCE WRITTEN SUBMISSION FOR LICENSING BOARDS</b>	
<b>INTRODUCTION</b>	<p>My clients the R4 Group Ltd lease the premises the Giddy Goose from the owner and premises licence holder Susan Williamson who has authorised me to make this application on behalf of her tenants the R4 Group Ltd - Lauren and Calum Runciman. My clients took over running the Giddy Goose in Forfar last autumn, since then they have transformed the premises from a basic rather old fashioned hotel with a bar previously described as “a large detached building with gardens to the front and a car park to the rear and have created a popular modern family friendly premises with a strong food offering - my clients are experienced operators operators running 2 other licensed premises in Dundee with no issues arising</p> <p>This application is made to regularise the position in respect of the seating area currently benefiting from occasional licence which external seating area is situated to the right hand side facing the front of premises The Giddy Goose Forfar</p>
<b>Applicant/s</b>	Susan Jane Williamson [REDACTED]
<b>Premises Licence Number</b>	AN/76
<b>Premises manager</b>	SEAN MCKAY
<b>Personal Licence Number</b>	AC/5359
<b>Premises</b>	GIDDY GOOSE, 69 East High Street FORFAR <b>DD8 2EP</b>
<b>Premises description on sales/off sales / both</b>	<p><b>New premises description</b></p> <p>A family friendly food led hotel in the centre of Forfar with external seating and drinking areas to front and rear and carpark to the rear</p>
<b>Capacity</b>	The capacity of the area to be included within the premises licence is 18



<b>MAJOR VARIATION PREMISES LICENCE WRITTEN SUBMISSION FOR LICENSING BOARDS</b>	
<b>Operating plan</b>	<p>There is no request to change to the operating plan, the licence conditions or any other part of the premises licence</p> <p>The premises operators are happy to accept all Angus Licensing board's usual conditions in respect of this application - please note however this is not an application for a pavement cafe consent and that the existing external areas can be operated until midnight Sunday to Thursday and 0100 Friday/Saturday and Saturday/Sunday there are no restrictions on the existing premises licence as to the use of the external areas - please note the premises are situated on a busy main street and are surrounded by a church and commercial buildings and that there have been no issues with noise or disturbance during the period of their current use</p>
Challenge 25	Challenge 25 will take place throughout the premises as and when required and staff are trained and reminded to ensure this is carried out
Refusal of sales in premises to persons who appear to be drunk	All staff are trained and reminded to ensure this is carried out without conflict
Recording of refusals and incidents in premises	All staff are trained and reminded to ensure this is carried out without conflict
Layout plan	Revised layout plan submitted showing area to be licensed
Disabled access	Available for ambulant and non ambulant disabled
Occasional licences yes/no	Premises extensions been used under occasional licences with no issues arising
<b>5 Objectives</b>	A 5 objective statement and vulnerability policy are annexed to the email sending in this submission
<b>Objections and Representations</b>	I believe that no objections and no adverse representations have been made to this application

MAJOR VARIATION PREMISES LICENCE WRITTEN SUBMISSION FOR LICENSING BOARDS	
<b>Reasons for Refusal</b>	I believe there are no reasons for refusal
(a) that the subject premises are excluded premises, (b) that the application must be refused under section 25(2), 64(2) or 65(3),	Not relevant
(ba) that the Licensing Board consider, having regard to the licensing objectives, that the applicant is not a fit and proper person to be the holder of a premises licence,	

MAJOR VARIATION PREMISES LICENCE WRITTEN SUBMISSION FOR LICENSING BOARDS					
<p>(c) that the Licensing Board considers that the granting of the application would [ otherwise ] <sup>2</sup> be inconsistent with one or more of the licensing objectives,</p>					
<p>(i) the nature of the activities proposed to be carried on in the subject premises, (ii) the location, character and condition of the premises, and (iii) the persons likely to frequent the premises, the Board considers that the premises are unsuitable for use for the sale of alcohol,</p>					
Overprovision	Not relevant				
Criminality	None				

MAJOR VARIATION PREMISES LICENCE WRITTEN SUBMISSION FOR LICENSING BOARDS	
<b>Conditions of grant</b>	The premises operators are happy to accept all Angus Licensing board’s usual conditions in respect of this application - please note this is not a pavement cafe consent and that the remainder of the external area can be operated until midnight daily it would not make sense to curb the use of this area when the other side of the access pathway its open till midnight Sunday to Thursday and 0100 Friday/Saturday and Saturday/Sunday there are no restrictions on the existing premises licence as to the use of the external area - please note the premises are situated on a busy main street and are surrounded bu a church and commercial buildings

**MAJOR VARIATION PREMISES LICENCE WRITTEN SUBMISSION FOR LICENSING BOARDS**

A Licensing Board may not impose a condition under subsection (6) which —

- (a) is inconsistent with any condition—
  - (i) to which the premises licence is subject by virtue of subsection (1), or
  - (ii) prescribed under subsection (5),
- (b) would have the effect of making any such condition more onerous or more restrictive,
- or
- (c) relates to a matter (such as planning, building control or food hygiene) which is regulated under another enactment.

**MAJOR VARIATION PREMISES LICENCE WRITTEN SUBMISSION FOR LICENSING BOARDS**

(8) The conditions which may be—  
 (a) added under subsection (2)(a),  
 (b) prescribed under subsection (5), or  
 (c) imposed under subsection (6),  
 include, in particular, conditions of the kind described in subsection (9).  
 (9) Those are conditions requiring anything to be done, or prohibiting or restricting the doing of anything, in connection with—  
 (a) the sale of alcohol on the premises in respect of which a premises licence has effect, or  
 (b) any other activity carried on in such premises.

**MAJOR VARIATION PREMISES LICENCE WRITTEN SUBMISSION FOR LICENSING BOARDS**

**Motion**

I hope this written submission covers all aspects of the application to the satisfaction of Licensing Board and I move the grant of the major variation of premises licence  
Should the application not be granted please send me a statement of reasons thanks in advance

AGENT: Janet Hood

E: [REDACTED] **PLEASE RESPOND TO ME BY EMAIL**

A: [REDACTED]

M: [REDACTED]

[REDACTED]

**APPENDIX 1 TO REPORT LB32/21  
ANGUS LICENSING BOARD – 12 AUGUST 2021**

**(j) LICENCE NO. 414, CHILLIES OF CARNOUSTIE, THE PAVILION, LINKS PARADE, CARNOUSTIE, DD7 7JB**

**Name of Applicant – Vertex Carnoustie Limited, Flat C, Douglas Court, North George Street, Dundee, DD3 7AL**

**Type of Licence:** On and Off Sales

**Description of Variation**

**1. Operating Plan**

Add outdoor drinking within core hours

Incorporate 4 picnic benches seating 4 people each to the South West terrace and 4 tables seating 2 people each to the North East terrace as marked on plan to be served with food and alcohol during existing core licensing hours.

**2. Outdoor Area**

The applicant has agreed to have the following conditions imposed in respect of the outdoor area:

1. Patrons shall not be permitted to use the external drinking areas beyond 21.00.
2. No music shall be provided in the external drinking areas.
3. No music of amplified sound should be provided anywhere within the licensed premises with the intention of being heard within the external drinking areas.

**3. Children's Conditions**

**Terms** – amend to “children aged 13-15 and young persons will be permitted access to the premises unaccompanied by an adult until 19.00 for the purposes of consuming a meal or snack or to access takeaway food/meals/soft drinks/sweets/ice creams etc”. Children will not be permitted in the direct vicinity of the bar area and it will be primarily to access takeaway food including ice creams.

**Times** - amend to “unaccompanied children aged 13 to 15 years old and young persons until 19.00”

**Board members are asked to note that this request is inconsistent with the Local Children's Conditions and if minded to grant the request, certain conditions require to be disappplied by the Board.**

**4. Capacity**

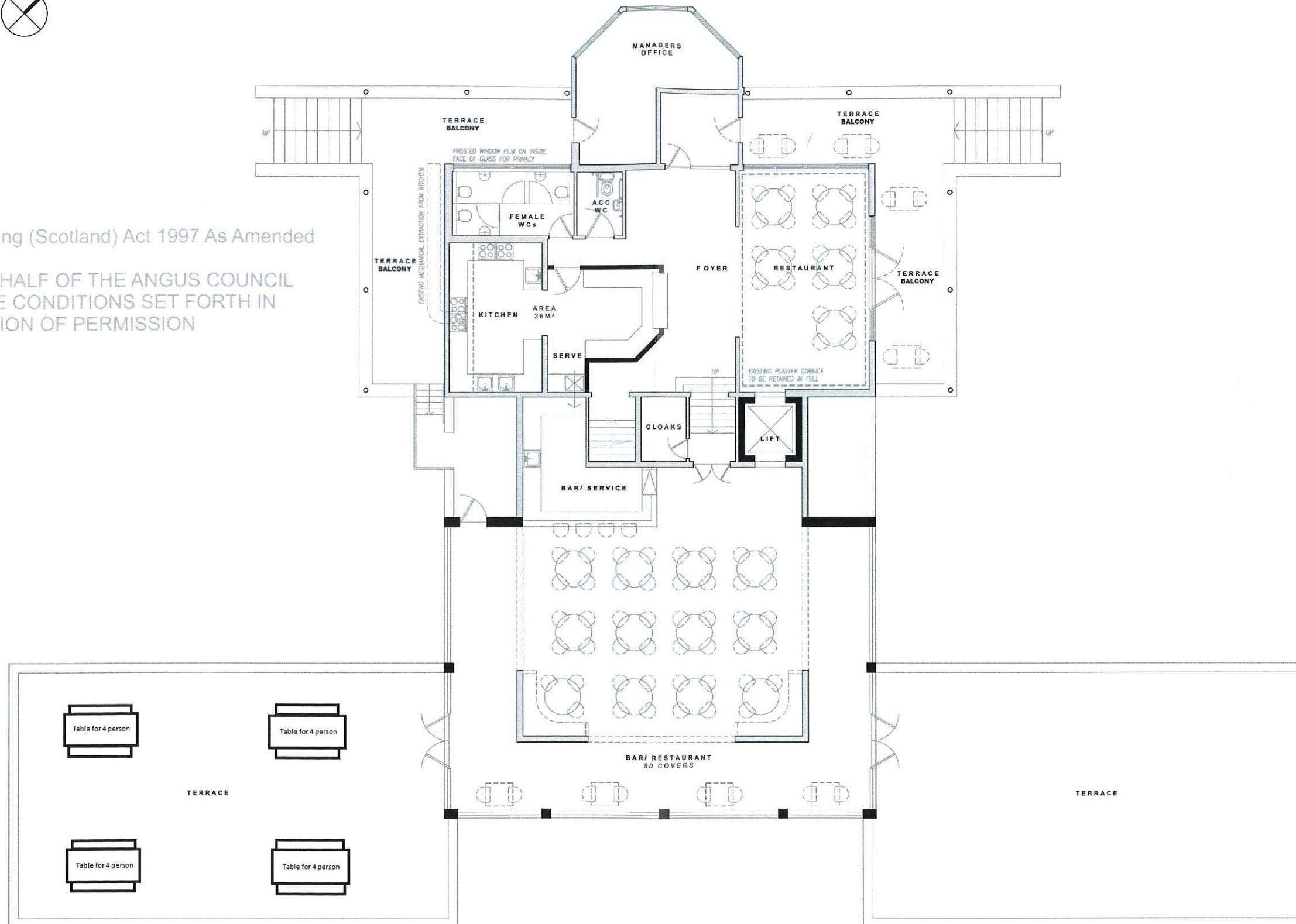
Increase On Sales capacity to 117 persons.





Town & Country Planning (Scotland) Act 1997 As Amended

APPROVED ON BEHALF OF THE ANGUS COUNCIL  
SUBJECT TO THE CONDITIONS SET FORTH IN  
INTIMATION OF PERMISSION



GROUND FLOOR PLAN  
SCALE 1:100



PLANNING & LISTED BUILDING CONSENT

F	2017.05.09	CLIENT REVISIONS	SR
E	2017.04.25	INFORMATION ADDED	SR
D	2017.03.27	CLIENT REVISIONS	GB
C	2017.03.14	CLIENT REVISIONS	GB
B	2017.03.06	CLIENT REVISIONS	SR
A	2017.02.27	CLIENT REVISIONS	GB

Job Title: ALTERATIONS TO CARNOUSTIE PAVILION, LINKS PARADE, CARNOUSTIE, ANGUS, DD7 7JE	Dwg No: 1030.100.07	Rev: F	<p>Peter Inglis Architects Proposed &amp; Ltd 21 Quaker Crescent Glenelg, DD7 1SR Telephone 01382 562067</p>
Drawing Title: PROPOSED GROUND FLOOR PLAN	Date: FEBRUARY 2017	Drawn: GB	
Scale: 1:100 @ A2			

**(k) LICENCE NO. 406, GREY HARLINGS HOTEL, 5 TRAILL DRIVE, EAST LINKS, MONTROSE, DD10 8SW**

**Name of Applicant** – Framework Property Development Limited, 5 Traill Drive, East Links, Montrose, DD10 8SW

**Type of Licence:** On Sales

**Description of Variation**

**1. Core times –**

Amend to	Monday to Thursday	11.00 to 23.00
	Friday to Sunday	11.00 to 24.00

**The Board are asked to note the hours requested are within Board Policy.**

**2. Layout**

Extend area currently licensed as gazebo to include the decked area it sits on

Extend outdoor licensed seating area to include benches on grass within a portion of the grassy area

**3. Outdoor Area**

The applicant has agreed to have the following conditions imposed in respect of the outdoor area:

2. Patrons shall not be permitted to use the external drinking areas beyond 21.00.
3. No music shall be provided in the external drinking areas.
4. No music of amplified sound should be provided anywhere within the licensed premises with the intention of being heard within the external drinking areas.

**4. Children's Conditions**

**Terms**

Currently state - "non-resident children will be permitted in the restaurant, lounge, inner and outer halls and the guest house grounds"

Amend terms to now be "accompanied by a responsible adult"

**Times**

Currently state – "non-resident children and young persons will be allowed entry to the guest house between 07.00 and 21.00"

Addition to above – and hotel grounds 07.00 to 21.00

And – Local children's conditions to apply in accordance with activity/service provided on the premises.

**5. Capacity –**

Increase from 30 persons to 150 persons

### **Comments Received from Building Standards**

If looking for 150, then the original licence was 30 due to limited toilet provision, looking at the plans there appears to be only 3 unisex wcs and 1 staff wc.

If EH require the staff wc that would only be 3 wcs allow for a 50/50 split of male female the maximum numbers for a restaurant would be 30.

If we classify as more public house with restaurant facilities this can increase to 50, if EH do not need a separate staff toilet (4 toilets available) this would increase again to 75 persons.

If applicant wants 150 persons, they will need to provide 1 male wc, 2 urinals and 5 female wcs

Building Standards also requires: -

- Details of exits from external area
- Details of lighting in external drinking areas
- confirmation or proof of 6' fence around (where?)

Building Standards also requested it be pointed out to the applicant that lighting is required to facilitate escape in an emergency

**Environment Health** - replied "they do not require separate staff and customer toilets. We require toilets for staff however these can be shared toilets with customers."

### **Objection Received**

Copy of objections received on behalf of Dr Kevin Prudhoe and Dr Tracy Prudhoe by Brodies, Solicitors.



OUR REF JVB/ADB/PRU10  
YOUR REF LA 18/45TC

The Clerk  
Angus Licensing Board  
Angus House  
Orchardbank Business Park  
Forfar  
Angus  
DD8 1AN



BY EMAIL smeatond@angus.gov.uk

23 July 2021

Dear Sir

**LICENSING (SCOTLAND) ACT 2005 ("the Act")  
GREY HARLINGS GUESTHOUSE ("the Premises")  
PREMISES LICENCE NUMBER 406 ("the Premises Licence")  
APPLICATION FOR VARIATION OF PREMISES LICENCE ("the Application")**

On behalf of and as instructed by our clients, Dr Kevin Prudhoe and Dr Tracy Prudhoe residing at [REDACTED], we hereby give notice of objection in terms of Section 22(1) as applied by Section 29(4) of the Act to the Application.

We note that the Application seeks to:

- 1 Extend the area currently licensed as a gazebo to include the adjoining decked area and extend the outdoor licensed seating area to include benches within a portion of the grassed area;
- 2 change on sales hours from 22:00 Monday to Thursday to 23:00 Monday to Thursday;
- 3 allow Children and Young Persons access to the additional external area; and
- 4 increase the occupancy capacity of the Premises from 30 persons including staff, guests and residents to 150 persons.

We note that there are conditions attached to the Premises Licence:-

- Outdoor drinking is permitted within the patio area to the east of the Premises, the courtyard and gazebo. These areas are shown outlined and hatched black on the plan attached to this letter (Appendix IV);

Brodies LLP is a limited liability partnership, registered in Scotland (SO300334), registered office: 15 Atholl Crescent, Edinburgh, EH3 8HA. We are regulated by the Law Society of Scotland and authorised and regulated by the Solicitors Regulation Authority (650996). 'Brodies' is a registered trade mark. To understand how we process personal information, see [brodies.com/privacy-notice](http://brodies.com/privacy-notice).

**Edinburgh Office:**  
**Brodies LLP**  
15 Atholl Crescent  
Edinburgh EH3 8HA  
Scotland UK

Tel: +44 (0)131 228 3777  
Fax: +44 (0)131 228 3878  
DX ED10, EDINBURGH-1

56083335v2

- alcohol consumption in any other outdoor area of the Premises is prohibited;
- patrons shall not be permitted to use the external drinking areas beyond 21.00. No music shall be provided in the external drinking areas; and
- no music or amplified sound should be provided anywhere within the Premises with the intention of being heard within the external drinking areas.

The grounds of objection are:-

In terms of Section 30(5)(c) of the Act, having regard to the nature of the activities carried on or proposed to be carried on in the Premises, the location, character and condition of the Premises and the persons likely to frequent the Premises, for the reasons given below the Premises are unsuitable for use for the sale of alcohol in accordance with the proposed variation and in terms of Section 30(5)(b) of the Act the grant of the Application would be inconsistent with the following licensing objectives:-

### **Preventing Crime and Disorder/Preventing Public Nuisance**

Our clients have resided at Little Harlings since December 2013, their property is located immediately adjacent to the Premises. In that time they have been increasingly disturbed by activities carried on at the Premises including noise, light pollution and anti-social behaviour.

In the past, **outdoor** functions have taken place and our clients have had cause to complain to the Premises' operators due to noise from customers, including audible swearing, live music being performed and disturbance from lights erected in the external area. Despite our clients speaking with the operators on occasions when they have been disturbed, the nuisance has continued. In July 2020 our clients made a complaint to the Licensing Board with regard to the serving of alcohol in unlicensed areas of the Premises and the installation of a speaker and television in the external area, contrary to the conditions attached to the Premises Licence.

These are not the actings of a responsible operator complying with the terms of their Premises Licence. Our clients' enjoyment of their property and its related amenity are being materially prejudiced and interfered with by the operation of the Premises. Our clients apprehend, particularly given the prior history of disturbance from the Premises and the operator's attitude, that the situation will be exacerbated if the extent of the external area and the occupancy capacity (which it is intended to increase *fivefold*) are increased in terms of the Application.

### **Securing Public Safety**

The proposed increase in occupancy capacity will result in more pedestrians accessing the blind corner of a busy single-track road with no footway or street lighting. The parking of vehicles is already an issue and any increase in traffic volumes will create a safety risk to pedestrians, particularly if large numbers of patrons are leaving the Premises at the same time at the end of a function or event.



We would also draw the Licensing Board's attention to the planning status of the Premises in order that matters can be raised with the planning authority if considered appropriate.

The Application appears to contravene the terms of planning consent (17/00676/FULL) dated 21 December 2017 in respect of the Premises which states:

*"A scheme which shall ensure that the grassed area located between the building and neighbouring property to the north known as Little Harlings shall not be used in association with or by any persons attending any function or event at the premises. The scheme shall include provision of a boundary enclosure or similar barrier that will prevent access to that area during any function or event. The approved boundary enclosure or barrier shall be formed before the use commences. The grassed area shall be used for no purpose other than garden ground for permanent residents of the building."*

There is no complete boundary enclosure or barrier to prevent the prohibited grass area being used. There is an incomplete fence, with a paper "no entry" notice next to the obvious access point, that does not prevent Children (which the Application seeks now to permit) or patrons taking access - refer to Appendix I.

The said planning consent imposes certain conditions, namely:

*"A noise management plan. This shall include measures to restrict the hours of use of outdoor areas associated with the business. Thereafter, the use hereby approved shall be operated only in accordance with the approved noise management plan;*

*All amplified sound associated with the approved use shall be inaudible within any adjacent residential properties."*

The grassed area referred to in the planning consent, which is to be used for no purpose other than garden ground for permanent residents, forms part of the area which the operators are now seeking to licence as shown in the amended layout plan accompanying the Application. There is no planning consent for a beer garden and certainly not for the capacity now being proposed.

The proposed eating/drinking areas are also outwith the café/restaurant areas that were granted planning permission - refer to attached plan at Appendix II. As part of the planning application, the operators stated that the maximum seating capacity inside was 50 persons, we would query how and where the extra 100 persons will be accommodated. There does not appear to be any proposals to increase the sanitary provision to support the increase in capacity. This is a 9 bedroom hotel and does not warrant the extensive increase to the external area that is proposed.

The planning condition of 20 car parking spaces was based on a much smaller development, where the restaurant utilised indoor areas only - refer to Appendix 3. Much larger areas are now being proposed and with an increase in numbers to 150 persons, an already congested area will become even more so, which, as stated above, will increase the safety risk to pedestrians.

In terms of the current Premises Licence the permitted external drinking areas are the patio area to the east of the Premises, the courtyard and gazebo. This again is contrary to the current planning permission, which

states these areas are for guests of the Premises only. Appendix II shows the area for restaurant/café use that was subject to the planning condition. The Application proposes staff, guests and residents accessing these areas and the much larger grassy areas to the west of Grey Harlings.

If the Application is granted, in addition to the current Premises Licence conditions we would request the following conditions:

The area between the Premises and Little Harlings' boundary wall, including the grassed area adjacent to the Premises' rear wall as well as the patio area to the rear, should be used only by permanent residents of the Premises.

This grassed area should be permanently and completely blocked by a structure such as a solid fence, to prevent guests including Children inadvertently accessing this area.

No indoor or outdoor functions allowed to keep the noise to a tolerable level.

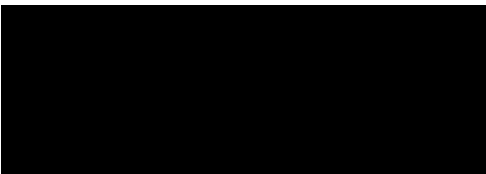
Guest numbers to be capped at 50 persons, in line with the planning permission application.

Limit additional tables to 3 with a maximum of 6 persons at each table, only using the area near the car park in accordance with planning permission application of 50 persons and to limit noise.

On sales to end at 10 pm Monday to Thursday as per current Premises Licence, again to control noise.

In summary, the proposal is too intensive for the size of the plot and too close to our clients' family home to prevent increased noise and disturbance which will further materially affect enjoyment of their property. We request that the Licensing Board give due consideration to our clients' objections and refuse or, at least, condition any grant of the Application.

Yours faithfully

A large black rectangular redaction box covering the signature area.

On behalf of Brodies LLP



## Appendix I

Image of current beer garden from our client's boundary wall. This clearly shows the incomplete enclosure/barrier and proximity of beer garden to our client's residence.





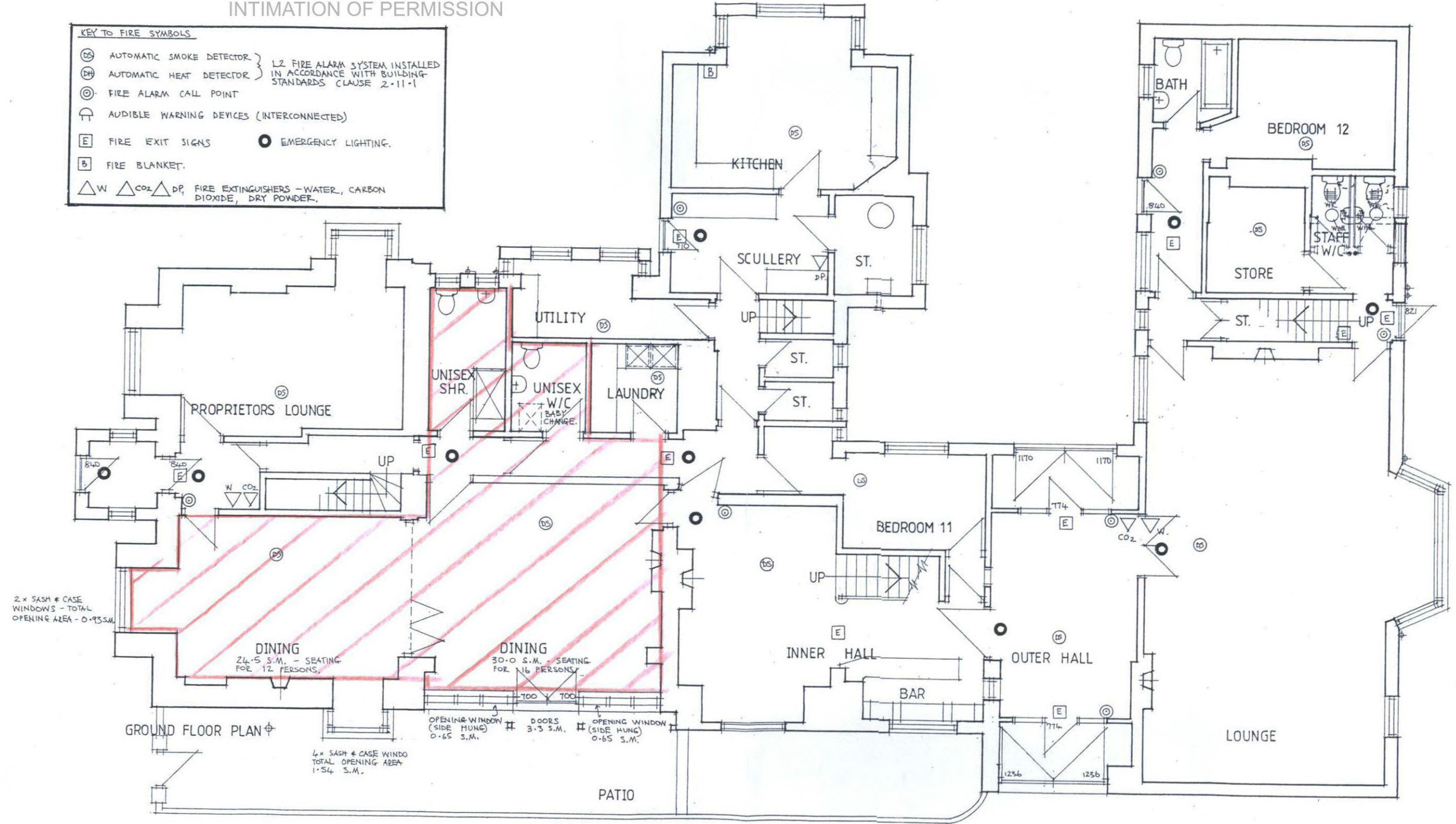
Town & Country Planning (Scotland) Act 1997 As Amended

APPROVED ON BEHALF OF THE ANGUS COUNCIL  
SUBJECT TO THE CONDITIONS SET FORTH IN  
INTIMATION OF PERMISSION

Appendix II

**KEY TO FIRE SYMBOLS**

- (DS) AUTOMATIC SMOKE DETECTOR
- (DH) AUTOMATIC HEAT DETECTOR
- (C) FIRE ALARM CALL POINT
- (A) AUDIBLE WARNING DEVICES (INTERCONNECTED)
- (E) FIRE EXIT SIGNS
- (B) FIRE BLANKET
- (W) (CO2) (DP) FIRE EXTINGUISHERS - WATER, CARBON DIOXIDE, DRY POWDER.
- (L) L2 FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH BUILDING STANDARDS CLAUSE 2.11.1
- (EL) EMERGENCY LIGHTING.



AREAS UTILISED FOR CAFE & RESTAURANT.



# Memorandum

Place Directorate – Technical & Property Services  
Roads & Transport Business Unit

TO: SERVICE MANAGER, PLANNING

FROM: INTERIM SERVICE MANAGER, ROADS

YOUR REF:

OUR REF: JDH/AG/ TD1.3

DATE: 25 SEPTEMBER 2017

SUBJECT: **PLANNING APPLICATION REF. NO. 17/00676/FULL – PROPOSED CHANGE OF USE OF GUEST HOUSE TO HOTEL, RESTAURANT & OCCASIONAL FUNCTION VENUE AT GREY HARLINGS GUEST HOUSE TRAILL DRIVE, MONTROSE FOR GREY HARLINGS GUEST HOUSE**

---

I refer to the above planning application which is similar to a previous application, Ref. No. 15/01143/FULL.

The site is located on the north side of Traill Drive, Montrose adjacent to Montrose Links golf course. Access to the car parking area is from Traill Drive and an additional pedestrian access leads onto the adjacent private road between the building and the golf course.

The National Roads Development Guide, adopted by the Council as its road standards, is relative to the consideration of the application and the following comments take due cognisance of that document.

## **Parking**

In accordance with the Council's car parking standards the following rates are applicable:

<u>Development</u>	<u>Parking Provision</u>
Hotels	1 space per 2.5 beds
Restaurants	1 space per 5 square metres

The submitted drawing showing the ground floor plan as existing shows two available areas for the restaurant with a combined floor space of 55 square metres. This equates to a requirement for 11 car parking spaces.



The submitted drawing showing the first floor as existing indicates shows that the proprietor uses three of the hotel bedrooms for family use. The Council's standards for residential development require the provision of 2 car parking spaces for houses with 3 bedrooms.

The total number of bedrooms for the hotel on both plans is 12 no. However, with the reduction of bedrooms for the proprietor that leaves the total number of bedrooms for the hotel at 9 no. In accordance with the above standard for hotels, a minimum of 4 no. additional car parking spaces should be provided.

In addition to the above, car parking for disabled users is required at 3 no spaces. The overall car parking requirements are listed in the table below:

<u>Area</u>	<u>Parking Spaces</u>
Dining	11
Hotel	4
Disabled	3
Residence	2
Total	20

To date, no details have been provided which adequately explain how the occasional function aspect of the application will be operated and how that will affect the parking requirements. In order to fully assess the application against the Council's parking standards I would require to know whether or not the function activities will take place within the restaurant area alone or extend to other areas on the premises. And, if the function activities are limited to, or extend to areas other than the restaurant, will the restaurant remain open to outside customers at the same?

### **Road Safety**

I note that there have been a number of objections to this application with respect to road safety on the private road between the building and the golf course. In this respect the Grey Harlings' Mission Statement states that:

"All suppliers delivering to the premises have been and will continue to be instructed to enter through the car park and not to use the side street as a drop off point".

On that basis there is no reason to suppose that the impact of traffic generated by the development will cause a degree of detriment to the safe use of the minor side road to a significant level or at least to a level which would merit refusal of the application on road safety grounds.




I have considered the application in terms of the traffic likely to be generated by it, and its impact on the public road network. As a result, I do not object to the principle of the application but would ask that further information be provided to explain the rationale of operations during function events, as discussed in the parking section above.

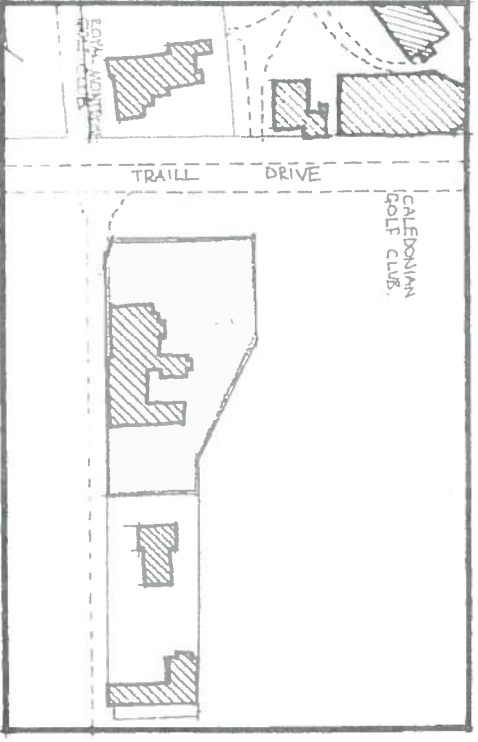
I trust the above comments are of assistance but should you have any queries, please contact Adrian Gwynne on extension 3393.

*p.p.*

Reproduced by permission of Ordnance Survey on behalf of HMSO.  
 (c) Crown copyright and database rights 2017.  
 All rights reserved. 100023404

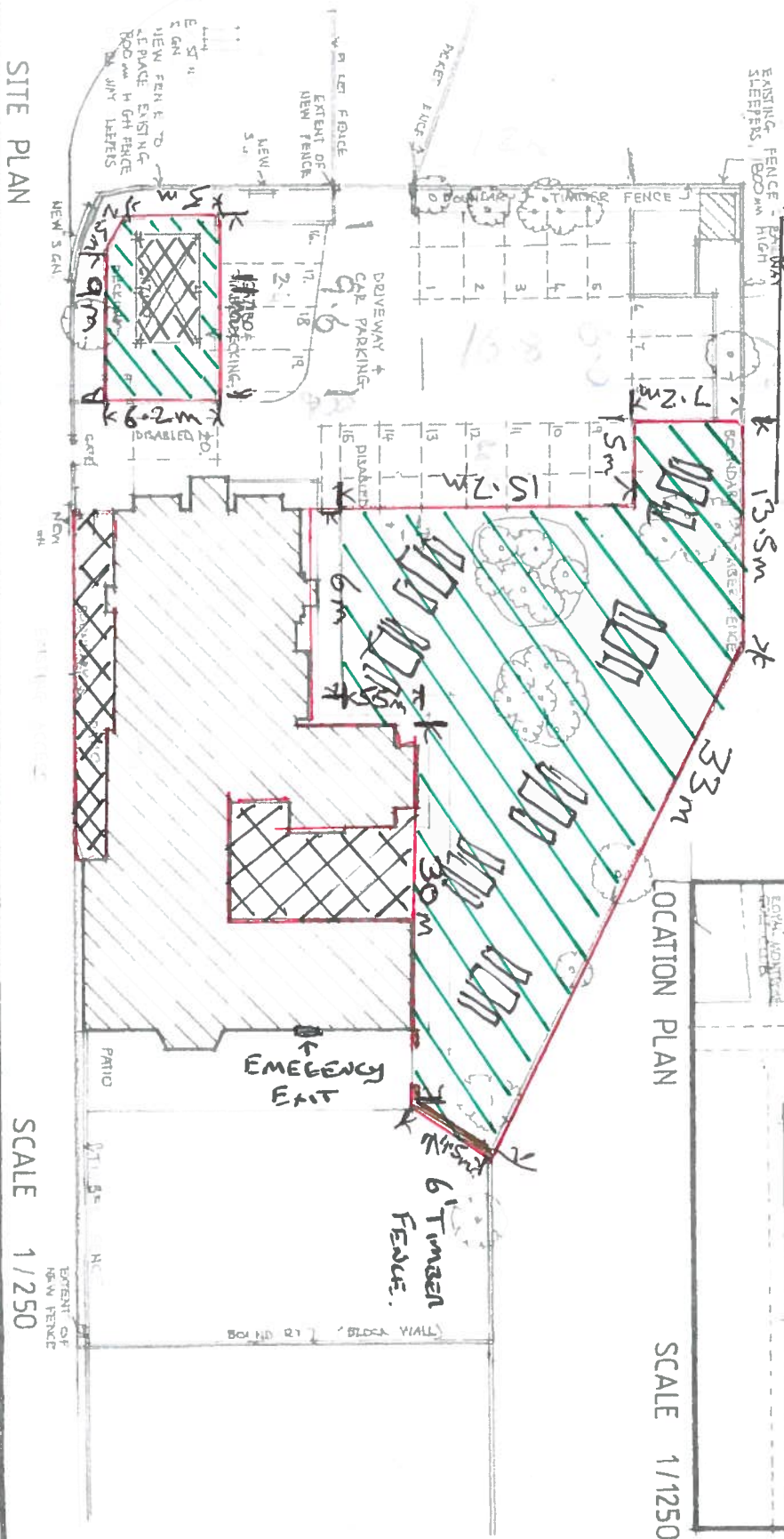
**Boundaries Licensing Area**

-  OUT DOOR DRINKING AREA
-  PROPOSED DRINKING AREA
-  TABLE LAYOUT



LOCATION PLAN

SCALE 1/1250



SITE PLAN

SCALE 1/1250

EXTENT OF NEW FENCE



Tel: [REDACTED]

Email: [REDACTED]

28<sup>th</sup> July 2021

Dear Sir/Madam,

**Re: Objection to Variation – Prudhoe**

Please find our written comments enclosed in response to an objection received from Dr Kevin and Dr Tracy Prudhoe with regards to our non-minor variation of premise licence application. Given the depth of our replies to recent, previous objections during a period of Occasional Licensing applications, we have kept our replies concise and relevant to this variation application process, but will not hesitate to provide further information to the Board as required.

We can confirm, that as per our application, we are seeking to:

1. Extend the area currently licensed as “the gazebo” to include the decked area which it sits on, and extend the existing outdoor licensed seating area to include additional benches on a portion of the grassed area within the grounds of Grey Harlings
2. Amend on sales hours to end at 23:00 Monday – Thursday, in place of the 22:00 which are currently in place
3. Allow children and young persons access to the additional external licensed areas mentioned above should this be granted
4. Increase the capacity of the premises from 30 persons to 150 persons

We acknowledge the current conditions applied to our premise licence as follows:

- A. Current outdoor licensed areas include the patio area outside the restaurant, the courtyard and the gazebo
- B. Alcohol consumption out with these areas is prohibited
- C. Outdoor licensed areas cannot be used beyond 21:00 in line with local licensing restrictions
- D. No music or amplified sound should be provided in the outdoor licensed areas or from within the premises where it could be heard in the outdoor areas

Our Comments:

**1. General**

- a. First and foremost, we would like to make it clear that our intention is not to dramatically change the current operational activities at Grey Harlings. We are simply seeking to officially expand the existing usable space available to us within the limitations of the relevant protocols. Nor do we seek to deliberately, directly or indirectly cause any undue stress, concern or disruption to any of our surrounding residential or commercial neighbours. We have been open and transparent throughout this entire process.
- b. We are working tirelessly to ensure the survival of our business after over a year of closures and uncertainty as a result of the COVID-19 pandemic. It is extremely unnerving that two members of the local community are seeking to undermine a local business in its period of recovery, while we work to secure additional revenue.
- c. We are actively working with the Licensing Team, who are satisfied with our responsible operations to date.
- d. We feel our planning of this proposal has been thorough, including the production of risk assessments (including noise management and protocol to control movement of persons on site), other mitigations, staff training, additional guidance signage and other preparatory work to ensure the extended area can operate responsibly – as it has done recently, under Occasional Licensing, with no incidents of any nature occurring. Documents such as our risk assessment, have been provided to the Licensing Team previously.
- e. The capacity increase from 30 persons to 150 persons has only been requested in line with existing information provided to us, with regards to our premises capacity based on existing facilities, in the form of Food Hygiene Approval (Section 50 Certificate) which was issued in 2017. We applying to

officially extend our capacity to permanently incorporate the extra area we have operated under Occasional Licensing recently.

- f. The practical operational aspects of our variation application have very little difference (\*with two exceptions) to the way in which we have been operating under Occasional Licensing since April 2021, as part of the temporary measures put in place to assist hospitality businesses during the gradual easing of COVID-19 restrictions. Given that the Licensing Team and Board have approved such applications, this confirms that we are complying with what is required of us.
  - i. \*The exceptions are; the official capacity increase and 1 hour later end time for on sales. Our reasons for increasing capacity officially are given above in point (e). The request for a change of on sales end time to 23:00 from 22:00 Monday - Thursday is to bring our service hours in line with what we can offer Friday – Sunday indoors only. No changes have been requested to the end time of 21:00 for use of our outdoor space.

## 2. Previous Instances

- a. Comments alluding to repeated anti-social issues and non-compliance are exaggerated. Aside from two instances which we go on to detail here, there have been no other recent instances to report. We acknowledge that we have worked previously with the Licensing Standards Officer and wider team with regards to a situation which occurred a number of years ago, prior to the issue of our full premise license. Since then, there have been no further similar instances.
- b. We also acknowledge a one-off incident which occurred in the grounds of the hotel in July 2020 shortly after our post-lockdown re-opening, which was quickly rectified at the time. We carried out further staff training and added more guidance signage in addition to existing literature, relating to the licensed vs unlicensed outdoor areas, to ensure the risk of a repeat incident was greatly reduced. We would like to clarify that this incident was not related to public nuisance in terms of noise, light pollution or anti-social behaviour and was related to a human error whereby an alcoholic drink was served to a table out with the licensed area. This genuine error had no temporary or lasting impact on Dr & Dr Prudhoe or their family.
- c. It is extremely unfair to allude to a continuous problem of nuisance from our premises, when this is clearly not the case. We have actively worked with the Licensing Standards Officer, wider Licensing team and Police Scotland to ensure our compliance. All parties have been satisfied with our operations and that we are operating responsibly.

## 3. Television/Speaker

- a. We acknowledge the comment regarding a television and a speaker being installed in the gazebo area. The speaker was temporarily fitted during lockdown, when the hotel was closed and only occupied by myself and my family – the only permanent residents on site. This was removed as part of our re-opening to the public. The television was installed for a short period and showed an informational video on our own COVID-19 protocols, with no sound. Evidence of the informational video can be provided if required. The television was shortly removed after this, with the addition of permanent signage being installed in its place.

## 4. Pedestrians

- a. We appreciate the sentiment behind concerns surrounding an official capacity increase, but we'd like to offer our reassurances that we are not seeking to hold large scale events or functions as referenced in the objection. Instead, we are simply looking to increase our official capacity in line with existing Section 50 Certificate information available to us, and the addition of 6 benches in our grassed area as granted while operating under Occasional Licenses.
- b. We do not foresee an increase in pedestrians using the single-track road to the east of the building, as all guests/visitors enter the premises via the main reception entrance from the courtyard or via the restaurant entrance door at the porch, in the car park.

## 5. Car Parking

- a. We are not inclined to enter in-depth discussion surrounding the comments related to our car park, as this is not within the parameters of our current application, but relevant to the Planning department. However, we have no issue discussing this as required with the Licensing Team and can easily be evaluated with a site visit to us.
- b. It is unfair to say we are non-compliant with Planning requirements with regards to this aspect. The car park has already been extended as part of previous Planning commitments. As such the information provided in Appendix III by Dr & Dr Prudhoe's representative confirms the Planning department's view of road safety in relation to our then-2017 application, with respect to our car park which will also have taken our Section 50 Certificate information into account - "...*there is no reason to suppose that the impact of traffic generated by the development will cause a degree of detriment*

*to the safe use of the minor side road to a significant level or to at least a level which would merit refusal of the application on road safety grounds".*

- c. To provide further context to this point, the majority of the guests who are using the outdoor areas are either guests residing at the hotel, and as such there are sufficient spaces in our car park to facilitate this, or they are visitors arriving on foot via the main entrance points mentioned previously due to their intention to consume alcohol.

## **6. Fence/Grass Area**

- a. We'd like to clarify that as per the highlighted area provided on our layout plan, we are not seeking to use the grassed area adjacent to Dr & Dr Prudhoe's boundary wall nor the patio area to the rear of Grey Harlings. We have included a further copy of this layout plan within Appendix (A) of our response which shows clearly where the Prudhoe property is in relation to the area we have requested and the grassed area which is deemed to be for permanent residents use.
- b. We have erected a solid timber fence, where the term "solid" relates to the style of fencing used. For example, it is not post and wire fencing. The fence does have one opening on to the rear patio area where it is in proximity to a fire exit from the main building. For safety reasons in an emergency situation, we do not wish to obstruct the path of exit from the building.
- c. Our staff members actively work throughout the indoor and outdoor areas and part of their responsibility is to ensure guests remain in the permitted areas at all times. It is made clear to guests upon arrival that the area beyond is not for their access and that all drinks/visitors must remain at their allocated tables (within the licensed area). There is also signage in place as supplied in our occasional licence applications, to reinforce messaging for the avoidance of doubt.
- d. There have been no instances of any unauthorised access to the rear patio area or grassed area adjacent to the boundary.
- e. We have liaised with the Licensing Team previously, during our period of Occasional Licensing to provide photographic evidence of the fence construction and have had no issues. In Appendix (B) we have supplied photographs relating to the fence construction, signage and the proximity to the fire exit.

## **7. Proximity**

- a. Appendix | supplied by Dr & Dr Prudhoe's representative is a false representation of the proximity of their boundary wall to our aforementioned fence, and as such the grassed area where we seek to permanently site our additional 6 x benches. We have supplied in Appendix (C) our own photographs (with privacies protected) which show an accurate picture of the distancing involved.
- b. The distance from the boundary of the Prudhoe's property to the closest table in the image is a distance of approximately 25 metres. This provides context to the location of the outdoor area.
- c. We have previously raised concerns relating to the collection of said photograph supplied in Appendix | and other similar, as they appear to have been taken from within our own grounds and not from the objector's own property where they advise they are being affected. This is based on the angles and content of photograph(s) provided which we do not believe would be possible if they were taken from the objector's property. Regardless of this, the image provided by them is inaccurate and again is an exaggeration of their claims.

To conclude our response to this objection, we have demonstrated up-to-now and indeed that in future, we have and will operate responsibly across our premises. We have openly and transparently worked with the Licensing Team for a number of years, seeking advice where required to ensure we are compliant at all times. The objection from Dr & Dr Prudhoe based on the future possibility of potential public nuisance, disturbance or risk of non-compliance with the regulatory responsibilities we are bound by, simply does not stand. Their continuous effort to undermine our business activities, particularly at a time of recovery for our business and wider industry is deeply disappointing. We have provided reassurances and addressed concerns on more than one occasion recently and are saddened that our responses have not alleviated any concerns.

As mentioned previously, we actively welcome a visit from the Licensing Standards Officer or relevant bodies if required to witness and review the protocols we have in place to ensure the safe and responsible operation of our premises. At present, we are awaiting confirmation of a visit date from the newly appointed LSO to provide a support visit to us as a result of the repeated objections. In the interim period, please don't hesitate to get in touch with me to discuss further.

Yours faithfully,



Keith Watson, Director







APPENDIX (B)



ABOVE: Left – from the boundary towards the outdoor seating showing the fence in between. Right – Signage on fence.

BELOW: Left – Fire exit internal. Right – Proximity of fence to fire exit. (Please note benches pictured were moved during erection of fence and are for proprietor use [not forming part of our applied area]).





APPENDIX (C)



ABOVE: Perspective showing farthest bench, looking back towards boundary (approx. marked with arrow).  
BELOW: Perspective showing first bench, looking back towards boundary with fence in between (approx. 25m from bench to the boundary wall beyond the fence).



**(L) LICENCE NO. 231, BROWN HORSE HOTEL, 62 MARKET STREET, BRECHIN, DD9 6BD**

**Name of Applicant** – Southesk Developments, 46/48 Clerk Street, Brechin, DD9 6AY

**Type of Licence:** On and Off Sales

**Description of Variation**

**1. Core times**

**On Sales**

Amend to Monday to Thursday	11.00 to 23.00
Friday and Saturday	11.00 to 01.00
Sunday	12.00 to 23.00

**Off Sales**

Amend to Monday to Saturday	11.00 to 22.00
Sunday	12.00 to 22.00

**The Board are asked to note the hours requested are within Board Policy.**

**2. Operating Plan**

Add beer garden to 1/3 of car park as per layout plan

Add at any other activities – possible charity/fundraising activities, quiz, disco, annual Music Festival

Remove accommodation

The applicant has agreed to the following conditions being included in the licence in respect of the outdoor area:

- 1. Patrons shall not be permitted to use the external drinking areas beyond 21.00.*
- 2. No music shall be provided in the external drinking areas.*
- 3. No music of amplified sound should be provided anywhere within the licensed premises with the intention of being heard within the external drinking areas.*

**3. Children's Conditions**

**Times** – amend from 12.00 to 14.30 and 17.00 to 20.30 for meals only

**Ages** - amend to read "infant to 17 years old"

**parts of premises** – now to read restaurant, toilets and car park/beer garden

**Terms** – amend to accompanied by a responsible adult for food only; and

add outside for charity/fund raising matters - parental supervision needed.

**4. Capacity**

Increase from 205 persons to 220 persons

← CURRIK ST →

EXIT  
ENTRANCE

← CAR PARK 21M TOTAL →

DRINK STORES - 10 B2A500

↑  
CAR PARK  
32M  
TOTAL  
↓

↑  
WALKWAY  
↓

STORE  
&  
BACK  
KITCHEN

PROPOSED BEER GARDEN

← 15m →

12m

KITCHEN

TOWERS

GATE

ENTRANCE  
RESTAURANT

← Brown Horse Hotel →

MARKET ST. ← MARKET ST