

LSO REPORT

BRAMBLES BISTRO LTD. ON AND OFF SALES, MAIN STREET WEST, INVERARAY PA32 8TH

LSO; an application to vary the current layout plan to include attached accommodation and to update the operating plan. The applicant has supplied an explanation in a paper apart.

Description of premises.

Current; Brambles is a sixty seat bistro located in Inveraray, Main Street, a rural location on the west coast of Scotland.

Brambles serves breakfast, lunch, cakes and coffee to locals and tourists from 08.30 to 17.00. It is evident there is a demand for alcoholic beverages. Brambles have previously had occasional licences for private functions. Brambles also has a guest house above the bistro.

Proposed; Brambles is a bistro/restaurant with garden suite accommodation on the ground floor and four bedrooms on the first and second floors of the premises.

It is located in Inveraray, Main Street – a rural location on the west coast of Scotland.

The bistro/restaurant serves breakfast, lunch, cakes and coffee to locals and tourists from 07:30 to 17:00. The bistro/restaurant open in the evening for pre booked functions and to meet seasonal demand.

Operating Plan

Question 2, on sales hours

Current; Monday to Saturday, 11:00 till 22:00. Sunday 11:00 till 17:00

Proposed; 11:00 till 24:00 seven days.

Question 3 off sales, no change, 11:00 till 22:00 seven days

Question 4 Seasonal Variation.

Current; from 29th august to 2nd June, the core hours will be from 11.00 to 17.00 Monday to Sunday.

The management reserve the right to open the premises one hour later than commencement of core hours or close one hour earlier than termination of core hours on any day of the week. For private functions, Brambles may stay open until 23.59.

Proposed; the part of the premises comprising the bistro/restaurant regularly operates for sale of alcohol from 11:00 until 17:00. That part of the premises will be permitted to open until 24:00 for pre booked private functions and where there is seasonal demand.

The accommodation is not subject to this seasonal variation.

The Applicant is seeking core hours till 24:00 with the opportunity to close at 17:00 year round, unless pre booked for an evening event or seasonal demand.

Board policy suggests a seasonal variation is more likely to be granted specifically for the period

1 October to 31 March.

For guidance, the Board is likely to consider the following variation acceptable:

'The Management reserve the right to open the business one hour later than the commencement of licensed core hours or close one hour earlier than termination of core hours on any day of the week

During winter months i.e. 1st October to 31st March.'

The applicant's agent will address the Board in this regard.

Section 5 activities,

Accommodation

Current No

Proposed Yes. Both within and out with core hours

Section 5(f) additional activities

Current; Brambles is open from 08.30, providing breakfast, non-alcoholic drinks, cakes.

Brambles occasionally have private functions, after the bistro is closed. In the past, we have obtained an occasional licence. The private functions may last until 23.59.

The off-sales hours are only to be used to allow customers to take away unfinished bottles of wine.

Proposed; the bistro/restaurant opens from 07:30, providing breakfast, non-alcoholic drinks, teas coffee and cakes.

On sale of alcohol to the garden suite and the rooms shall be for the delivery of wine, champagne and other alcohol to guests as part of, or in addition to, an accommodation package

Question 6 Children and Young Persons.

Terms

Current; children and young persons must be accompanied by an adult aged over 18 years.

Proposed; Children and young person's entering the bistro/restaurant must be accompanied by an adult 18 years or over. There is no restriction on Children and young person's occupying the rooms.

Times

Current; children and young persons will be permitted on the premises from 7.30am until 10.00pm unless they are there for a function when they can remain for the duration of the function.

Proposed; children and young persons will be permitted in the bistro/restaurant from 7.30am until 10.00pm unless they are there for a function when they can remain for the duration of the function.

There is no restriction on children and young person's occupying the rooms.

Parts

Current; full area of Brambles bistro. Brambles is a seated bistro. There is no area for anyone to stand and drink.

Proposed; full area of Brambles bistro. Brambles is a seated bistro. There is no area for anyone to stand and drink. Children and Young Persons will be permitted access to the bistro/restaurant and the rooms.

Question 7 Capacity.

Current; 60

Proposed; 72 persons. (To include the accommodation.)

Layout Plan; the layout plan has been updated to reflect the addition of the accommodation.

EHO Is aware and has no comment.

