

County Buildings  
Wellington Square  
AYR KA7 1DR  
Telephone No. 01292 612724

5 February 2025

**To:- Councillors Grant (Chair), Bell, Brennan-Whitefield, Kilbride, Pollock, Scott and Townson.**

Dear Councillor

**SOUTH AYRSHIRE LICENSING BOARD**

You are requested to participate in the meeting of the above Board to be held on **Thursday 13 February 2025 at 10.00 a.m.** for the purpose of considering the undernoted business.

This meeting will be held on a hybrid basis in County Hall for Elected Members with a remote option, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

**Please note that a briefing meeting will take place for all Board Members at 9.15 a.m., online and in the Prestwick Committee Room.**

Yours sincerely

**CATRIONA CAVES**  
Clerk to the Licensing Board

**B U S I N E S S**

1. Declarations of Interest.
2. Date of Next Board Meeting – 13 March 2025 at 10:00 a.m.
3. Minutes of previous meeting of Thursday 16 January 2025.  
(copy herewith).

4. Report by Licensing Standards Officer.
5. Personal Licences Revoked – Submit report by the Clerk to the Board (copy herewith). Page 5
6. Transfers Granted under Delegated Powers – Submit report by Clerk to the Licensing Board (copy herewith). Page 6
7. **Licensing (Scotland) Act 2005**
  - (a) Application for Variation (copy herewith). Pages 7 to 14
  - (b) Applications for Extended Hours (copy herewith). Pages 15 to 18
8. Any Other Business.

For more information on any of the items on this agenda, please telephone Kayley Hancox, Committee Services, at 01292 612724 at Wellington Square, Ayr or e-mail:

[committee.services@south-ayrshire.gov.uk](mailto:committee.services@south-ayrshire.gov.uk)

[www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

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**SOUTH AYRSHIRE LICENSING BOARD.**

Minutes of a hybrid webcast meeting held on 16 January 2025 at 10.00 a.m.

Present: Councillors William Grant (Chair), Kenneth Bell, Laura Brennan-Whitefield, Martin Kilbride and Duncan Townson.

Apologies: Councillors Bob Pollock and Gavin Scott.

Attending: K. Briggs, Service Lead – Legal and Licensing and Depute Clerk to the Board; L. McChristie, Co-ordinator – Licensing and Depute Clerk to the Board; C. Andrew, Licensing Standards Officer; K. Hancox, Committee Services Officer and E. Moore, Committee Services Assistant.

**Opening Remarks**

The Chair welcomed everyone to the meeting, outlined the procedures for conducting this meeting and advised that it would be broadcast live.

**1. Declarations of Interest**

There were no declarations of interest by Members of the Board in terms of the Councillors' Code of Conduct.

**2. Date of Next Board Meeting**

The Chair advised that the next Board meeting would be held on Thursday 13 February 2025 at 10.00 a.m.

**3. Minutes of Previous Meeting**

The [Minutes](#) of the Meeting of South Ayrshire Licensing Board of 5 December 2024 (issued) were submitted.

**Decided:** to approve the Minutes of the previous meeting.

**4. Update by Licensing Standards Officer (LSO)**

The Licensing Standards Officer advised

- (1) that January was traditionally a quiet month for the licensed trade as most people recovered from a busy festive period and that it was usual practice for the Trade to reflect on what should have been one of the busiest times of year for hospitality and plan for the coming months;

- (2) that she would like to thank members of the Trade who had taken time to talk to her in detail about their experience over the past few months and shared concerns and plans for the future. She had been able to gain information from a variety of operators throughout South Ayrshire and whilst the experiences of each had varied, there was a universal opinion that customers were very cautious to spend money and were very much aware of costs so had not been as keen to eat out or stay out as long as they may have previously. The off sales were still consistently busy and it was reported that minimum pricing had not reduced alcohol sales, but that customers may be less likely to purchase additional food items to make up for the price difference;
- (3) that the impact of price increases in business rates and electricity had been felt by the on sale trade, but the largest and most significant challenge was staffing. Following the recent budget, many premises had decided to reduce trading days and/or staff working hours. Operators had expressed concerns that raising their prices to accommodate the rise in National Insurance would simply price them out of the market and encourage the public to buy off sales and stay at home. Members would be aware of statistics presented at past Board meetings by representatives of the NHS and associated health teams which had indicated that off sales were predominantly the concern in relation to harmful drinking as regulated consumption of alcohol in an on sales venue would slow down and reduce the amount consumed, particularly when there were other social activities, company and food. By reducing the affordability of attending an on sales venue, many people were deciding to drink at home and the social aspect of hospitality was also lost;
- (4) that the licensed trade was facing a further cost increase next month from suppliers who would be increasing their prices to accommodate the rise in National Insurance in relation to their staff. This meant that those who supplied the on trade would be increasing their costs and that as a result of this a handful of operators had decided not to continue and the premises had been either put up for sale, leased or returned to the landlord;
- (5) that there were several premises who had already approached licensing for information and guidance in relation to making applications to vary their licence to permit new activities or introduce additional trading space (including outdoor space) to allow sustainability of the business and that she was working with operators to ensure that future applications were in line with the Board's policy, the licensing objectives and met the requirements of the premises and expected to see these applications at Board meetings in the future;
- (6) that staffing remained an issue in licensed premises with employers reporting difficulties in recruiting and retaining staff and with many experienced staff having left the industry in the past few years. Members would be aware that it was a requirement that all staff who worked in licensed premises were trained in line with the Licensing (Scotland) Act. However, in order to ensure the licensing objectives were upheld and the premises were run safely and effectively, it was important that staff were also trained in conflict management and remained vigilant regarding the behaviour of patrons whilst they were in the premises and exiting from them;
- (7) that a few premises had been highlighted by patrons suggesting that further staff training may be required. For this reason, she would be carrying out visits to premises in the next few months to ensure staff training was being carried out and that staff were aware of the internal policies and procedures, particularly in relation to proof of age checks, refusing service and recognising and preventing inappropriate behaviour; and
- (8) that she would report back to future meetings any premises who were not willing to address any shortfalls in staff training requirements.

Members of the Board reiterated the importance of training within licensed premises and noted that a report back would be appreciated.

The Board

**Decided:** to note the update from the LSO.

**5. Licensing Standards Officer Request for Delegated Powers re Occasional Licences**

There was submitted a [request](#) (issued) by the Licensing Standards Officer for Delegated Powers for Occasional Licences for named regular applicants until 31 December 2025 and confirmed that any concerns in relation to any of the licensing objectives or the Board's policy would continue to be referred to the Board for decision.

The Board

**Decided:** to grant delegated powers to the Clerk and Depute Clerks to the Licensing Board to grant applications as described in the report by the Licensing Standards Officer.

**6. Applications for Transfers Granted Under Delegated Powers**

There was submitted a [report](#) (issued) of 3 January 2025 by the Clerk to the Licensing Board advising of the following determination of an application for the Transfer of a Licence between the last Board meeting and this Board:-

- (1) Turnberry Holiday Park, Kirkoswald Road, Turnberry – transferred to Turnberry Holiday Park (Scotland) Ltd on 19 December 2024.

The Board

**Decided:** to note the transfer granted under delegated powers.

**7. Licensing (Scotland) Act 2005**

**(a) Application for Variation of Premises Licence**

The Board considered the following application:

**Applicant**

(1) Santokh Singh

**Premises**

Toll Mini Market  
157-159 Ayr Road  
Prestwick

	Existing Licensed Hours		Proposed Licensing Hours	
	On Sales	Off Sales	On Sales	Off Sales
Monday	N/A	11:00 – 22:00	N/A	10:00 – 22:00
Tuesday	N/A	11:00 – 22:00	N/A	10:00 – 22:00
Wednesday	N/A	11:00 – 22:00	N/A	10:00 – 22:00
Thursday	N/A	11:00 – 22:00	N/A	10:00 – 22:00
Friday	N/A	10:00 – 22:00	N/A	10:00 – 22:00
Saturday	N/A	10:00 – 22:00	N/A	10:00 – 22:00
Sunday	N/A	12:30 – 22:00	N/A	10:00 – 22:00

Change off sales alcohol display area to 14.65m2.  
Background music will be played during all trading hours Monday – Sunday.

Having heard from the Co-ordinator – Licensing and Depute Clerk to the Board and the applicant's representative, the Board

**Decided:** to grant the above application.

(b) **Application for Extended Hours**

The Board considered the following applications:-

**Applicant**

M.E.T. Corporate Ltd

**Premises**

Mulligans  
7-9 Arthur Street  
Ayr

Superbowl 2025 - 09/02/25 – 01.30 a.m. to 03.30 a.m.

Having heard from the Licensing Standards Officer and the applicant's representative, the Board

**Decided:** to grant the application on the basis that it was a special event catered for on the premises, and not an event of local or national significance.

(c) **Premises Licences Ceasing to Exist**

The Board noted that the following licence now ceased to exist as the licence had been surrendered.

Fourways, 1 Annbank Road, Mossblown

**Decided:** to note the Premises Licence ceasing to exist.

8. **Closing Remarks**

The Chair thanked officers and the Board for their hard work and concluded the meeting.

The meeting ended at 10.30 a.m.

## SOUTH AYRSHIRE COUNCIL

### REPORT BY THE CLERK TO THE LICENSING BOARD OF 13 FEBRUARY 2025

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**Subject:   Revocation of Personal Licences**

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**1.    Purpose**

To advise members on the revocations of personal licences.

**2.    Recommendation**

To note the terms of the report

**3.    Background**

The Licensing (Scotland) Act 2005 introduced personal licences. It is a condition of the personal licence that (a) the applicant undertakes refresher training within five years of the date of issue of the licence and (b) no later than 3 months after the expiry of five years from the date of issue produces evidence of the training to the Board. Failure to complete either part of the process means that the Board must revoke the personal licence. (Licensing (Scotland) Act 2005 section 87(3))

**4.    Current Position**

Since the last report to the Board, a further 165 personal licences have been revoked under delegated powers. All licence holders affected have been advised by post to their last known address of the revocation of their licences. Revoked licence holders can still take refresher training and then reapply for another personal licence although there is a cost of £50 for the new application. (There is no fee payable if the refresher training is completed and intimated to the Board on time.)

**Author and Person to Contact.**

Laura McChristie, Depute Clerk, County Buildings,  
Wellington Square, Ayr, KA7 1DR  
Tel. (01292) 612475

**Date.**    30<sup>th</sup> January 2025



**REPORT BY CLERK TO THE LICENSING BOARD  
TO LICENSING BOARD OF 13 FEBRUARY 2025**

**SUBJECT: APPLICATIONS FOR TRANSFER GRANTED BETWEEN 16 JANUARY 2025 AND 13 FEBRUARY 2025**

**1. Purpose.**

To advise Board Members of the determination of applications for Transfer of licences for the period between the last Board meeting and the present one.

**2. Recommendations.**

The Board are requested to note the report.

**3. Background.**

Applications for transfer are now dealt with under delegated powers except if any of the parties or connected persons have a relevant offence.

**4. Considerations.**

**(1) 102 Dalmellington Road, Ayr**

The above premises licence was transferred to Rajkumar Balasubramanayam on 10<sup>th</sup> January 2025.

**5. Resource Implications.**

None

**6. Results of Public Consultation.**

None

**Background Papers.** Nil

**Author and Person to Contact.**

Laura McChristie, Depute Clerk, County Buildings, Wellington Square, Ayr, KA7 1DR  
Tel. (01292) 612475

**Date.** 30<sup>th</sup> January 2025

### Application for Variation of Premises Licence

1.	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">RAD Limited</div> <div style="width: 50%;">Brig O Doon Hotel Alloway Ayr</div> </div>
	<p>Increase in Capacity  Add gaming and indoor/outdoor sports  Amendment to children and young person statements  Extension to lower ground pre-function area and balcony  Reconfiguration of bedrooms first floor  Addition to new restaurant and balcony plus new accommodation</p>
	<p>Environmental Health</p> <ol style="list-style-type: none"> <li>1. The operation of this facility must not result in the existing noise background levels for the surrounding area being increased when measured at the nearest noise sensitive building. In order to prevent the likelihood of a noise nuisance.</li> <li>2. No form of amplified sound or noise systems must be present in the outside decked area which is proposed to be an “outside entertainment space”. Use of this area should be restricted to no later than 10.00 pm. The use of the area must not increase the ambient background noise level in the neighbourhood. In order to prevent the likelihood of a noise nuisance</li> </ol>

RAD Ltd – Brig O'Doon Hotel

Application for Variation

Information from LSO

The premises licence for the Brig O Doon Hotel in Alloway was transferred to RAD Ltd in September 2022 and since then the company has undertaken a program of refurbishment and upgrading works. Most recently this has involved building on additional parts to this iconic premises and increasing the capacity and facilities available to guests.

Over the past few months I have been working with the operators In order to ensure the premises licence reflects the current trading practises and the licensed areas and layout plans are in line with the information held in connection with the liquor licence and any proposed changes are in line with the Boards policy and the licensing objectives.

Members will be aware that the premises are currently closed to allow completion of the second phase of building works which have allowed the creation of additional accommodation for guests and a new restaurant area. This specific addition will ensure the future sustainability of the premises by increasing the number of letting bedrooms available to guests and therefore supporting the venues main use as a wedding and function destination.

In order to support this aim, a pre-function area and balcony space has been created on the lower/garden floor with the purpose of providing an area for guests whilst the main function room is cleared following the meal and being set up for the evening entertainment. Whilst the creation of these additional spaces does increase the capacity of the venue, it is not the intention of the premises licence holder to cater to increased numbers whilst a wedding or event is on, it is simply to allow staff the opportunity to 'move and manage' guests during the turnaround of the room.

The renovation of the premises has also included a re-configuration of the existing accommodation space on the first floor which allows the number of available bedrooms to be increased from 5 to 6.

The Board has always encouraged applicants to work with the LSO during the application process and in this case Members will be pleased to note that this has meant I have been able to answer questions from the Community Council and the local community, whom I trust are now re-assured that the application reflects the Boards policy.

In addition to the main structural and physical changes, the variation application also seeks to 'update' the operating plan by including gaming and sports in case there are any future themed activities or events at the premises and updating the children and young person's statement to include wording which is more appropriate for the current operation of the premises. This also ensures compliance with the Boards policy statement and considers the licensing objective; Protecting Children and Young People from harm.

In summary, the application for variation of premises licence is the result of a significant investment that has been made to the structure and renovation of the premises and consideration of the future sustainability of the business. The application has been made with the information and guidance provided by the LSO in relation to the Board's requirements.

Catrina Andrew  
Licensing Standards Officer  
30<sup>th</sup> January 2025



Newly formed balcony/terrace outside the pre-function area



Newly created pre-function area

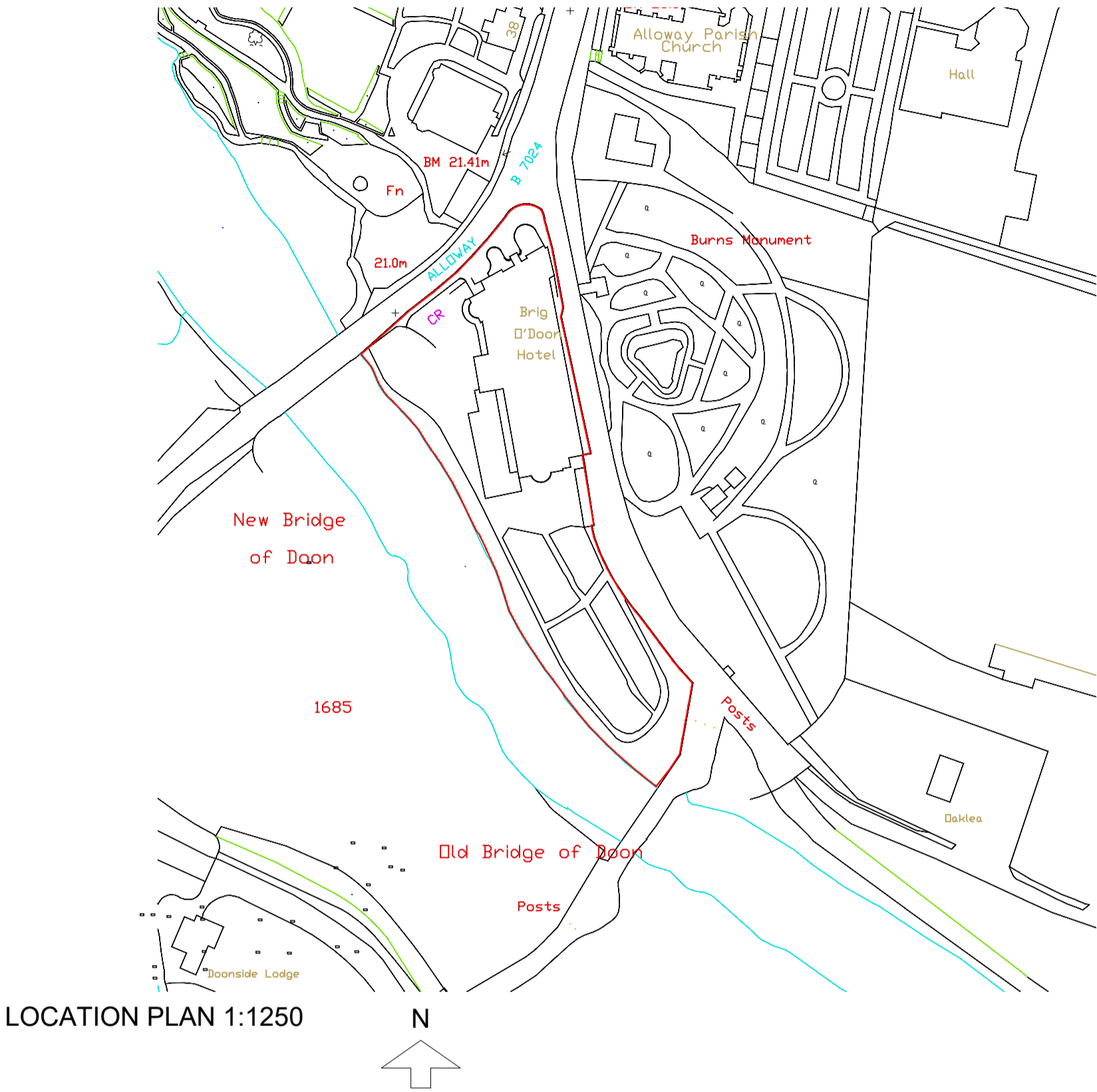
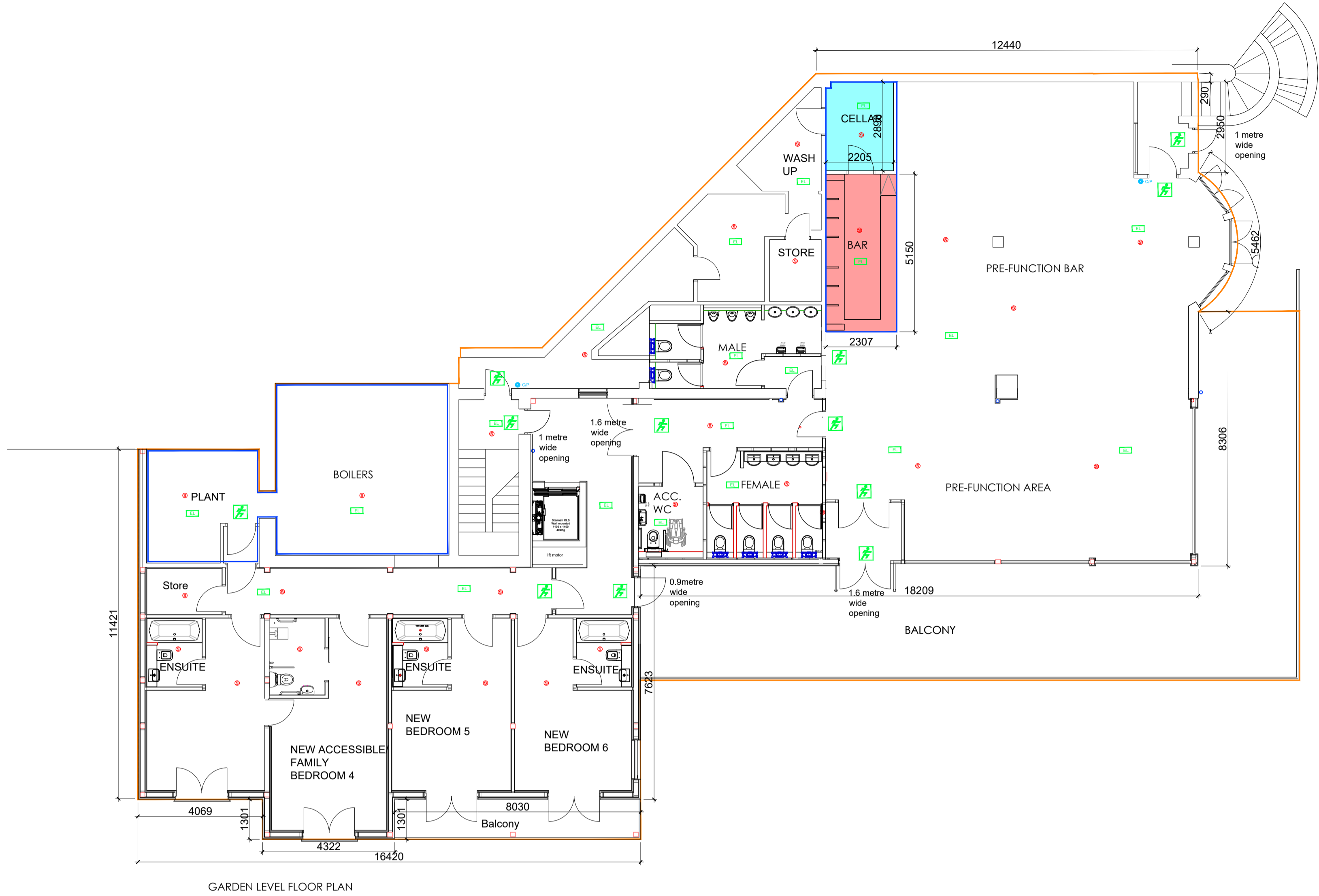


Newly created pre function area



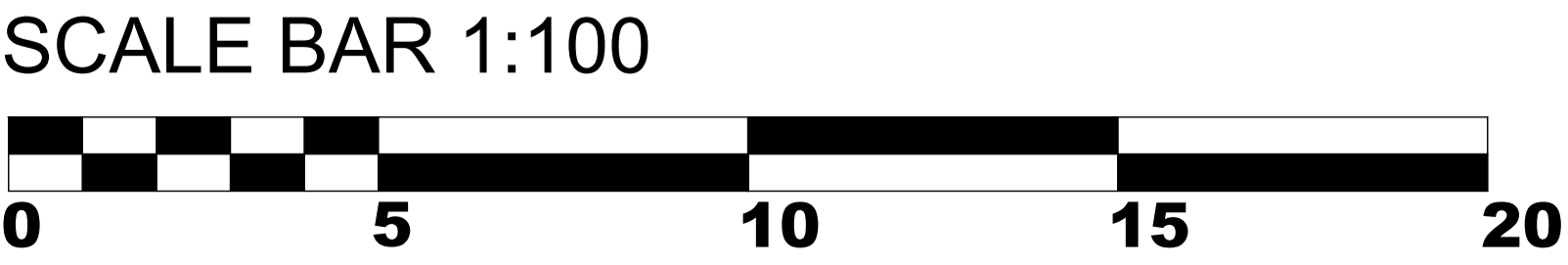
Main function room

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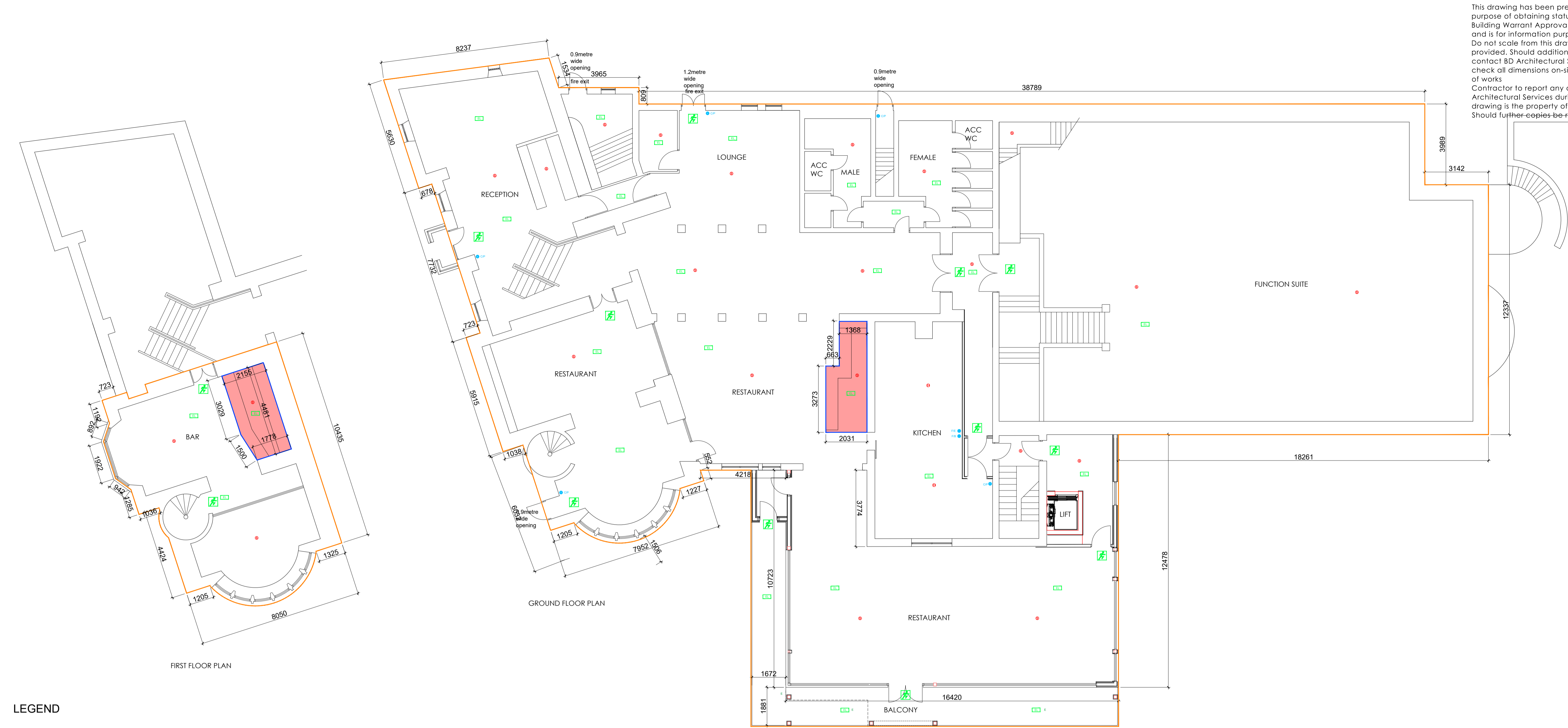
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- Smoke detector/ alarm sounder
- F/B Fire Blanket
- F/E Fire Extinguisher
- C/P Fire Alarm Call Point
- EL Emergency light
- Fire Escape
- Alcohol Display
- Alcohol Storage
- Areas accessible to children and Young Persons
- Parts not accessible to children and Young Persons



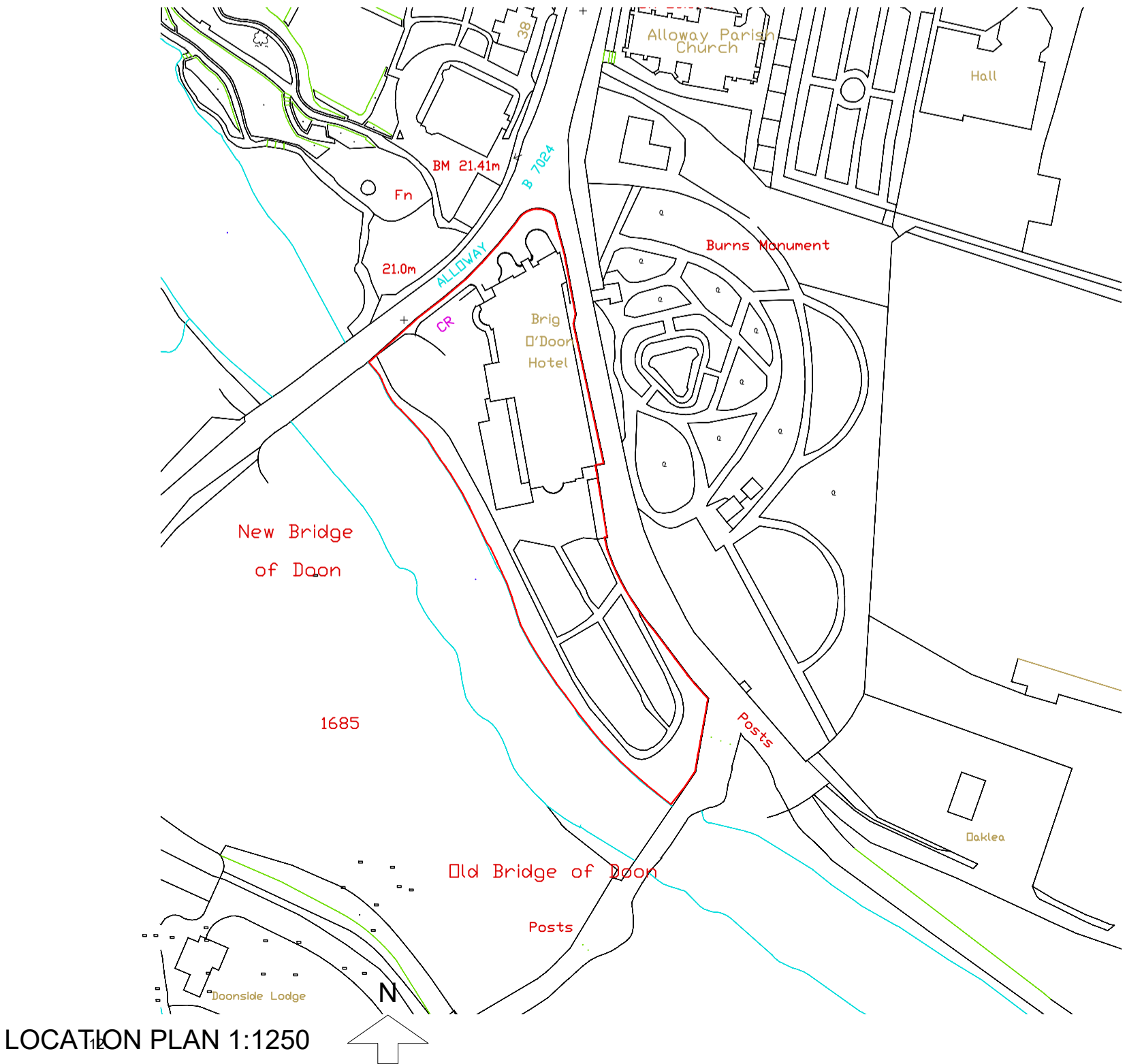
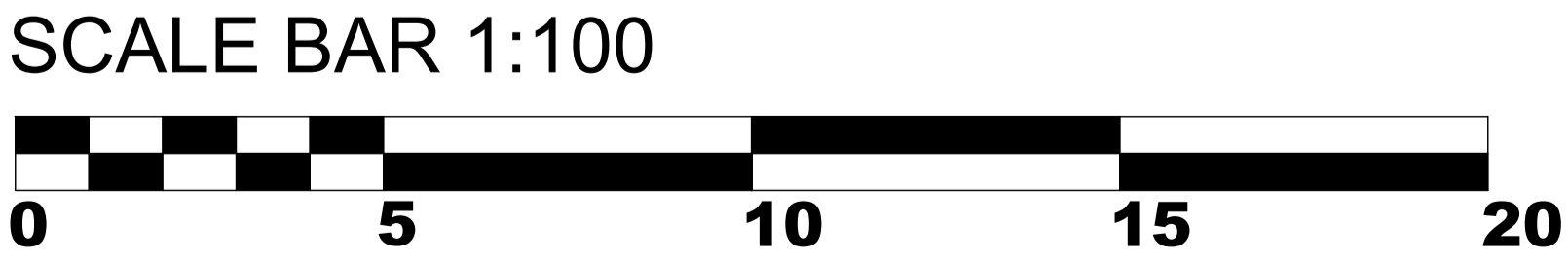
REVISION	NOTES	DATE
PROJECT Brig O'Doon Hotel Alloway RAD Hotel Group		
DRAWING TITLE Garden Level Floor Plan		
STATUS Licensing		
DATE Sep 24	SCALE 1:100	DRAWN BY
DRAWING NUMBER: 2303-LIC-004		REVISION



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- LEGEND
- Heat detector/ alarm sounder
  - Smoke detector/ alarm sounder
  - F/B Fire Blanket
  - F/E Fire Extinguisher
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  - EL Emergency light
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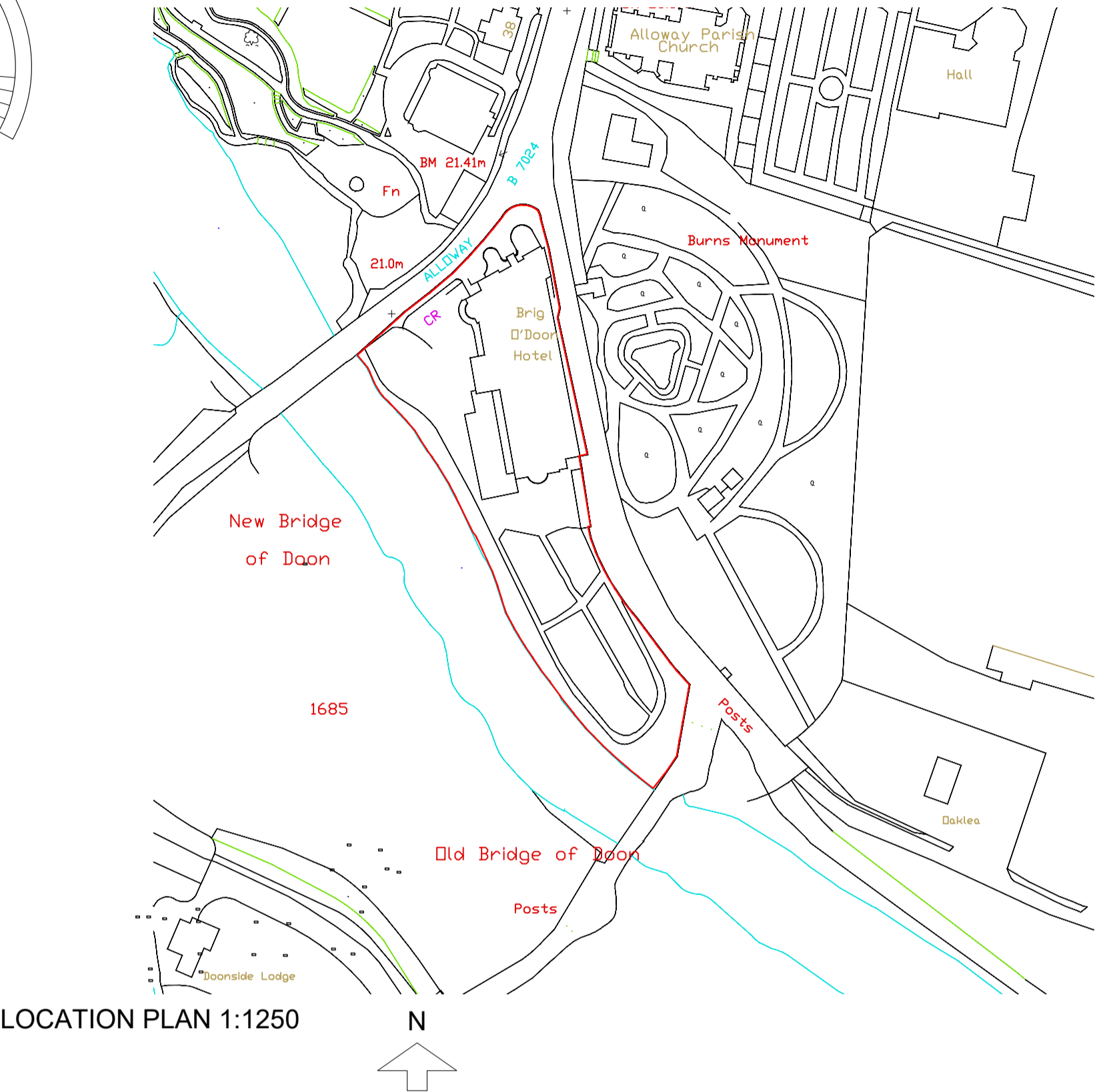
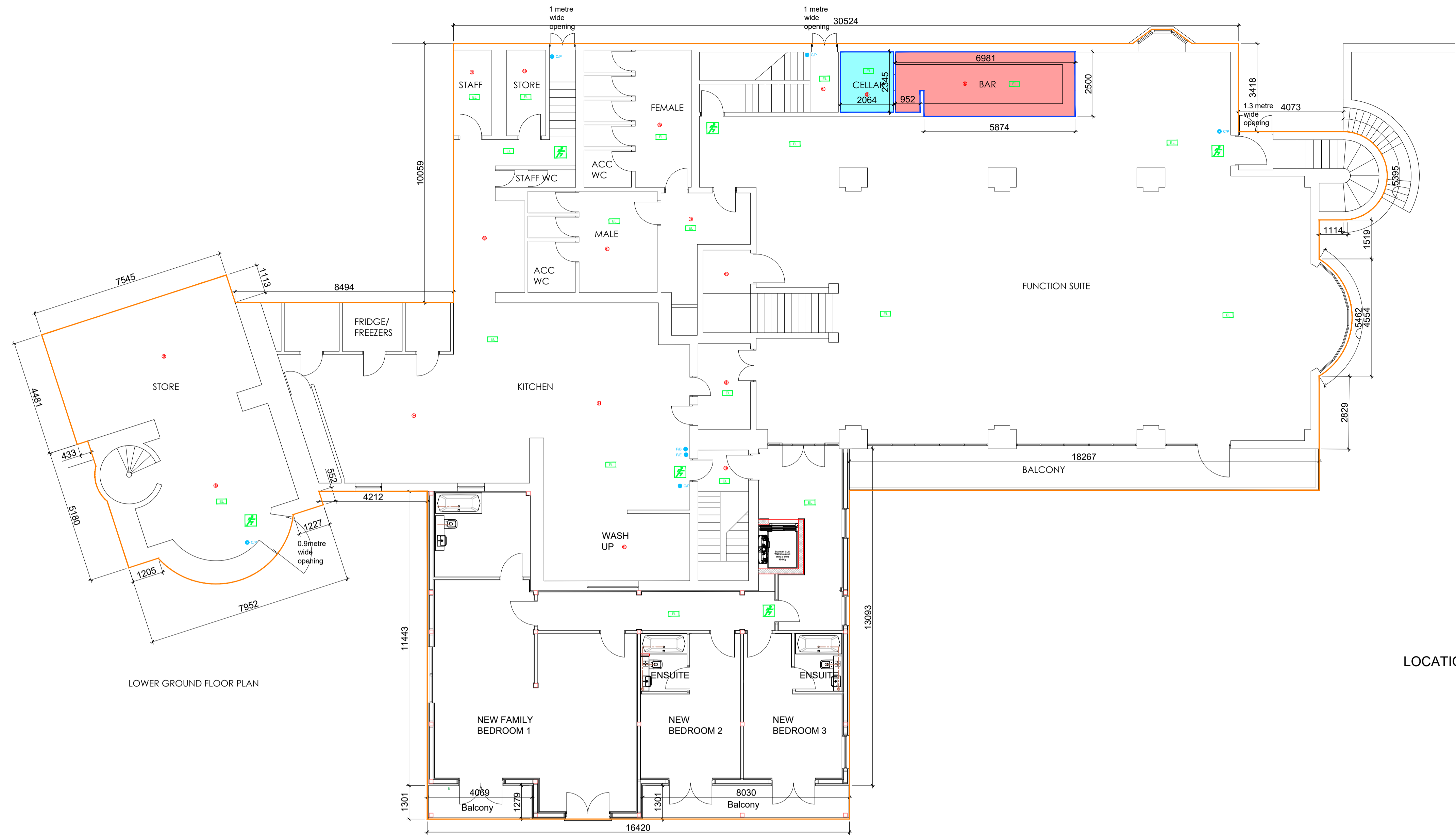


C	Bar to upper dining area added	17.10.24
B	Stage 2 Extension Added	4.9.24
A	Bar to upper dining area omitted	5.3.24

REVISION	NOTES	DATE
PROJECT Brig O'Doon Hotel Alloway		
RAD Hotel Group		
DRAWING TITLE Ground and First Floor Plans		
STATUS Licensing		
DATE Oct 23	SCALE 1:100	DRAWN BY
DRAWING NUMBER: 2303-LIC-001		REVISION C



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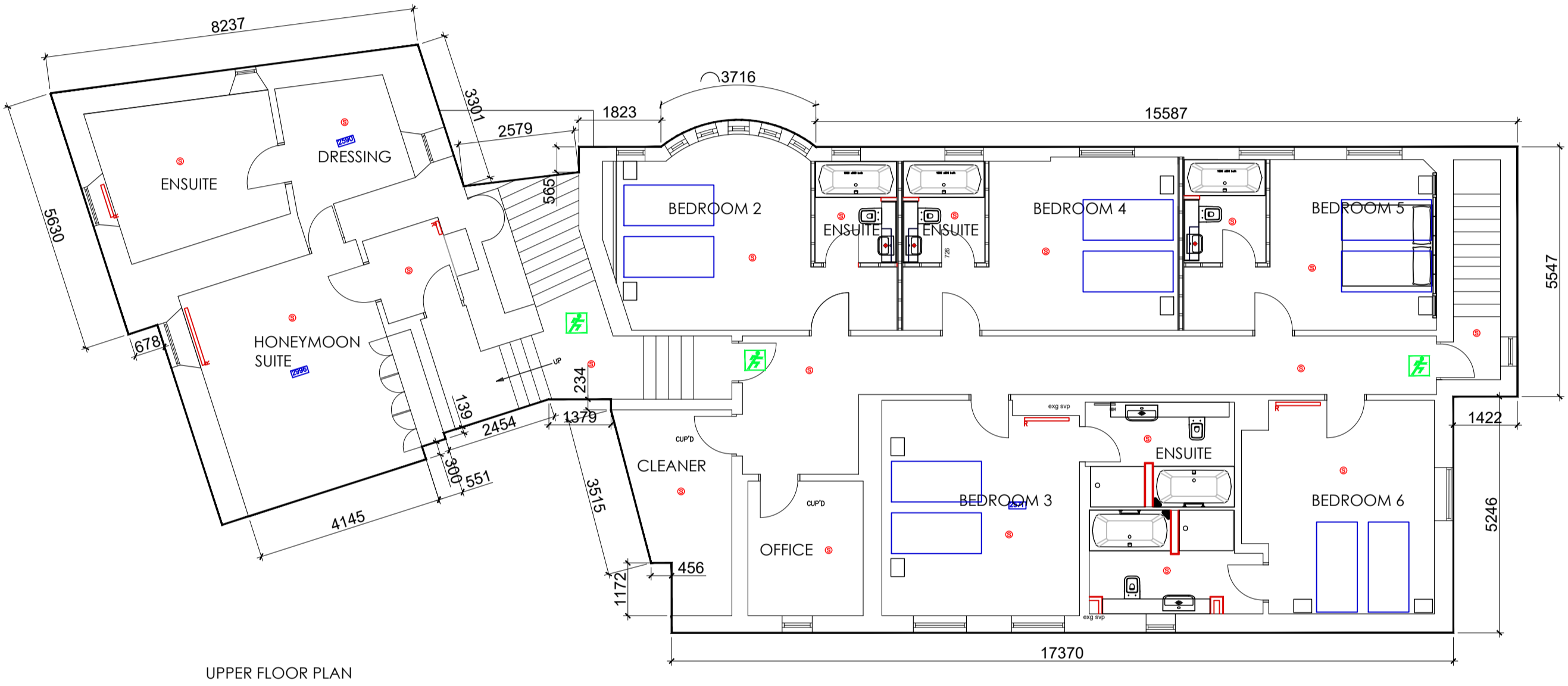


B	Garden level plan omitted, Stage 2 extension added	4.9.24
A	New pre-function extension added	5.3.24
REVISION	NOTES	DATE
PROJECT Brig O'Doon Hotel Alloway RAD Hotel Group		
DRAWING TITLE Lower Ground Floor Plan		
STATUS Licensing		
DATE Oct 23	SCALE 1:100	DRAWN BY
DRAWING NUMBER: 2303-LIC-002		REVISION B



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bdarchitecturalservices@gmail.com  
07767676181

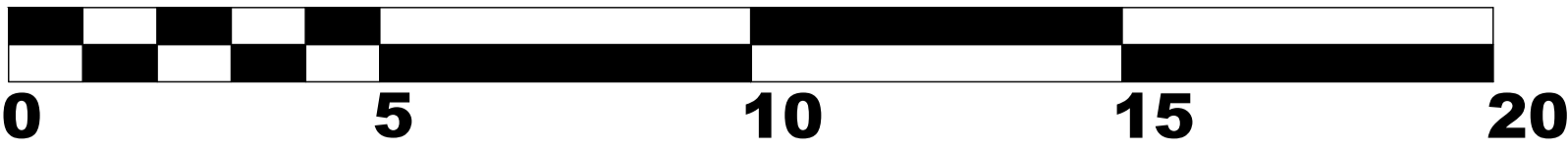
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LEGEND

- Heat detector/ alarm sounder
- Smoke detector/ alarm sounder
- F/B Fire Blanket
- F/E Fire Extinguisher
- C/P Fire Alarm Call Point
- EL Emergency light
- Fire Escape
- Alcohol Display
- Alcohol Storage
- Areas accessible to children and Young Persons
- Parts not accessible to children and Young Persons

SCALE BAR 1:100



REVISION	NOTES	DATE
PROJECT Brig O'Doon Hotel Alloway RAD Hotel Group		
DRAWING TITLE Upper Floor Plan - License Drawing		
STATUS Licensing		
DATE Mar 24	SCALE 1:100	DRAWN BY
DRAWING NUMBER: 2303-LIC-003		REVISION



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### Application for Extended Hours

	<b>Applicant</b>	<b>Premises</b>	<b>Event</b>	<b>Date(s) Requested</b>	<b>Times Requested</b>
1.	Sprig Limited	Printhouse 154 High Street Ayr	Scottish Grand National	11 to 12 April 2025	02.30 – 03.30* *Outwith Board Policy
2.	Sprig Limited	Printhouse 154 High Street Ayr	Rock the Nile	19 April.2025	02.30 – 03.30* *Outwith Board Policy
3.	Sprig Limited	Printhouse 154 High Street Ayr	Easter Sunday	20 April 2025	02.30 – 03.30* *Outwith Board Policy
4.	Sprig Limited	Printhouse 154 High Street Ayr	Pavilion Weekend Festival and Bank Holiday	3 to 4 May 2025	02.30 – 03.30* *Outwith Board Policy
5.	Sprig Limited	Printhouse 154 High Street Ayr	Bank Holiday Sunday	25 May 2025	02.30 – 03.30* *Outwith Board Policy

Sprig Ltd – Printhouse, Nile Court, Ayr  
Extended Hours Applications  
20<sup>th</sup> April 2025 – Easter Sunday  
11<sup>th</sup> & 12<sup>th</sup> April 2025 – Scottish Grand National Festival  
25<sup>th</sup> May 2025 – Spring Bank Holiday

Report by Licensing Standards Officer

I refer to the Extended Hours application submitted for the above premises which is situated in Nile Court in Ayr.

The applications request a terminal hour of 3.30am which equates to an additional trading hour and each refers to 'an event of local or national significance'. The 'events' in question are all annual dates on the calendar which have always been recognised by the Board and for which these and other premises have enjoyed an additional trading hour.

These particular premises are established as a late night opening venue and unlike the other premises who have the ability to open late, these premises operate regularly at weekends on a weekly basis. As there is a multi agency joint action group who focus on introducing resources to this geographical part of Ayr on dates when larger numbers are expected in the area, these early applications are welcome as they will help with forward planning, both for the venue and for the partner agencies.

I have no objections to the grant of these Occasional Licences as they all represent events of local or national significance and associated holiday dates in South Ayrshire:

20<sup>th</sup> April 2025 – Easter Sunday  
11<sup>th</sup> & 12<sup>th</sup> April 2025 – Scottish Grand National Festival  
25<sup>th</sup> May 2025 – Spring Bank Holiday

I would ask the Board to consider granting delegated powers to the Depute Clerk to grant further applications to this venue with this operator as the applicant for 'events of local or national significance' that have been previously recognised and who do not receive any negative reports from the LSO or Police Scotland up to 31<sup>st</sup> December 2025. This would prevent this type of application (with the latest terminal hour of 3.30am) having to be considered at a Board meeting if there were no objections. If the Board were in agreement this would not include any 'special events to be catered for on the premises' or any suggested dates of 'local or national significance' that have not previously been granted.

This would be a repeat of the practice adopted by the Board last year, which proved successful but had only been delegated until 31<sup>st</sup> December 2024.

Catrina Andrew  
Licensing Standards Officer  
29<sup>th</sup> January 2025

Sprig Ltd – Printhouse, Nile Court, Ayr  
Extended Hours Application – 19<sup>th</sup> April 2025  
Report by Licensing Standards Officer

I refer to the Extended Hours application submitted for the above premises which is situated in Nile Court in Ayr which is a mixed residential and commercial area.

The application requests a terminal hour of 3.30am on Saturday 19<sup>th</sup> April 2025 and refers to 'a special event to be catered for on the premises' with the reason given as 'Rock the Nile'.

These premises have developed the 'Rock the Nile' event over the past years and it has been very well attended raising money for charity. I have been contacted by the applicant in advance of this application to ensure all questions have been answered and I am also aware that the applicant has been in discussion with the local Police Inspector.

Considering the above I am satisfied that there is a unique and significant event taking place on the premises and one which the Board has previously supported as a reason for extension of trading hours.

This application requests hours beyond 2.30am and therefore under the Board's current policy it is unable to be granted under delegated powers and must be decided at a Board meeting.

I can confirm that these premises do apply for and are regularly granted additional trading hours until 3.30am throughout the year.

Catrina Andrew  
Licensing Standards Officer  
29th January 2025

Sprig Ltd – Printhouse, Nile Court, Ayr  
Extended Hours Application – 3rd & 4th May 2025  
Report by Licensing Standards Officer

I refer to the Extended Hours application submitted for the above premises which is situated in Nile Court in Ayr.

The application requests a terminal hour of 3.30am on Saturday 3<sup>rd</sup> and Sunday 4<sup>th</sup> May 2025 and refers to 'an event of local or national significance' with the reason given as 'Ayr Pavilion Festival Weekend'.

Members will be aware of the two-day music festival that debuted on Ayr Low Green on 29<sup>th</sup> & 30<sup>th</sup> April 2023 and the larger follow up event in 2024 which proved to be a very busy and successful event for the area and for which a number of local venues enjoyed additional trading hours.

This event is again in the planning stages and will obtain an Occasional Licence to allow it to go ahead with an even larger anticipated crowd in May this year.

I am aware that the operator of Printhouse has links with the Pavilion Festival organiser and the headlining DJ played at the venue early in his career. The past two years this venue successfully operated additional trading hours during the weekend for those who wished to continue to celebrate following the terminal hour of the festival and hosted some of the performers from the event itself.

These premises have managed to maintain a regular weekly clientele and operate in a 'nightclub-style' manner and thus the application to extend the hours for a relevant local event is likely to be anticipated by patrons.

Having spoken direct to the operator and considering a similar application was granted to these premises the past two years with no reported issues, I have no objections to the extended hours as requested.

Catrina Andrew  
Licensing Standards Officer  
29th January 2025