

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

11 August 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 21 August 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 – Wednesday 17 September 2025 at 10:00 a.m.
3. Minutes of previous meetings of - Pages 4 to 19
3(a) 24 April 2025;

3(b) 12 June 2025; and

3(c) 15 July 2025 (Special)

(copies herewith).

4. Review of Premises Licences currently suspended – Report by Licensing Standards Officer (copy herewith) Pages 20 to 27
5. Personal Licences Revoked – Submit report by the Clerk to the Board (copy herewith) (Members Only). Page 28
6. Transfers granted under delegated powers – Report by Clerk to the Licensing Board (copy herewith) Page 29
7. **Licensing (Scotland) Act 2005**
 - (a) Application for Variation (copy herewith). Pages 30 to 76
 - (b) Application for Occasional Licence (copy herewith) Pages 77 to 96
 - (c) Application for Extended hours (copy herewith) Pages 97 to 103
8. Gambling Act 2005
 - (a) Application for Variation (copy herewith) Pages 104 to 107
9. Any Other Business

<p>For more information on any of the items on this agenda, please telephone June Chapman, Committee Services, at 01292 272015 at Wellington Square, Ayr or e-mail: committee.services@south-ayrshire.gov.uk www.south-ayrshire.gov.uk</p>

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SOUTH AYRSHIRE LICENSING BOARD.

Minutes of a hybrid webcast meeting held on 24 April 2025 at 10.00 a.m.

Present: Councillors William Grant (Chair), Laura Brennan-Whitefield, Bob Pollock and Duncan Townson

Present
Remotely: Councillor Kenneth Bell

Apologies: Councillors Martin Kilbride 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; I. McColl, Police Inspector - Police Scotland; J. Chapman, 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

Councillor Brennan-Whitefield declared an interest in items 7c & 7d.

2. Date of Next Board Meeting

The Chair advised that the next Board meeting would be held on Thursday 22 May 2025 at 10.00 a.m.

3. Minutes of Previous Meeting

The **Minutes** of the Meeting of South Ayrshire Licensing Board of 13 March 2025 ([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 since the last Board meeting, Ayr Racecourse had successfully hosted the Scottish Grand National festival. This event benefitted from the permissions granted under the premises licences for the Racecourse and the Western House Hotel and additionally from Occasional Licences to cover the additional alcohol sales areas both permanent and temporary.

(2) that there was a considerable amount of pre-event planning and consultation which involved a number of agencies and departments for large events. Part of this was the liquor licence, which came under the responsibility of Ross Donald. Over the past few years Ross and his team had

made changes to practices and procedures at the bars to improve customer experience but also to satisfy compliance with the licensing objectives and to consider comments and requests from the LSO. The positive results of these improvements was evident at the Grand National meeting on Saturday 12th April due to the very effective and efficient running of the large bar in the tented village. The well organised queuing system was efficiently stewarded by SIA badged staff who ensured that there was a continual flow of people to the bar area which was well staffed and laid out in such a way that meant orders and payments could easily be taken by staff at the front (who had time to assess patrons and record ID checks) whilst additional staff poured and delivered drinks to the bar. In general, challenges associated with agency staff continued to be addressed on the day, she commended Ross Donald and his team for their speed and willingness to act when any potential issues were highlighted to them.

- (3) that the next month would be busy in terms of liquor licensed events in South Ayrshire with the Pavilion Music Festival in Ayr and the Folk Festival in Girvan to name a few. Not only would these events benefit from an Occasional Licence for the main event but there were also applications from local licence holders to extend their operating hours to take advantage of the extra demand in the area.
- (4) that there were currently applications pending for the transfer of premises licences in South Ayrshire following the sale or lease of buildings, some of which have remained closed for some time. This was very positive and will bring further investment and in turn choice for customers.

The Board

Decided: to note the update from the LSO.

5. **Revocation of Personal Licences**

There was submitted a [report](#) (issued – Members only) of 5 March 2025 by the Clerk to the Licensing Board advising of the revocation of twelve Personal Licences.

The Board

Decided: to note the revocation of twelve Personal Licences since the last Board meeting.

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

There was submitted a [report](#) (issued) of 10 April 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
The above premises licence was transferred to Turnberry Holiday Park (Scotland) Ltd on 12th March 2025.
- (2) The Tee Room. Dalmilling Golf Clubhouse, Westwood Avenue, Ayr.
The above premises licence was transferred to South Ayrshire Council on 14th March 2025.

The Board

Decided: to note the transfer granted under delegated powers.

It was agreed to vary the order of business under Standing Order No. 13.3, and consider items 7c&d at the end of the meeting for the reason of Councillor Brennan-Whitefield declaring an interest in these two items

7. Licensing (Scotland) Act 2005

(a) Application for Variation of Premises Licence

The Board considered the following application:

<u>Applicant</u>	<u>Premises</u>
(1) Troon Portland Bowling Club	Troon Portland Bowling Club Shore Road Troon

Change to seasonal variations 1st December to 2nd January.

Update other activities to include Gaming (for small prize bingo, race nights etc)

Include the ability to provide activities outside core hours.

Include statement regarding opening prior to core hours and other activities on premises.

Update children and young person's statement.

Outdoor seating areas to the rear of the clubhouse and the perimeter of the Bowling Green to be used for outdoor drinking.

Having heard from the Depute Clerk and a representative from Troon Portland Bowling Club,

The Board

Decided: to grant the above application.

7 (b) Application for Personal Licence – Daniel James Allan

There was submitted a letter from Police Scotland (issued to Members only) dated 28 February 2025 advising the Board of convictions accrued by Daniel James Allan.

The Board then heard from the Depute Clerk to the Licensing Board, Police Scotland and from the Applicant and, following questions, adjourned for consideration of this matter.

Upon reconvening, the Board

Decided: Continued consideration of the application

7 (e) **Premises Licence Ceasing to Exist**

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

(1) **Greenhead Hotel, 45 Main Street, Dailly**

Decided: to note the Premises Licence ceasing to exist.

8. **Gambling Act 2005**

(a) **Application for Unlicensed Family Entertainment Gaming Machine Permit**

Applicant

Curtis Briggs

Premises

Ayr Pavillion
Pavillion Road
Ayr

Having heard from the Depute Clerk to the Board and from the applicant's representative, the Board

Decided: to grant the above application for a permit.

Councillor Brennan-Whitefield left the meeting at this point due to a declaration of interest.

7 (c) **Personal Licence Review Under Section 84A of the Licensing (Scotland) Act 2005 – Imran Nasim**

There was submitted a letter from Police Scotland (issued to Members only) dated 17 March 2025 requesting a review of the licence held by Mr Imran Nasim on the grounds Mr Nasim has acted in a manner which is inconsistent with the licensing objectives and a report (issued to Members only) by the Clerk to the Licensing Board dated 10 April 2025 outlining the options open to the Board on considering this review request.

The Board then heard from the Depute Clerk to the Licensing Board and Police Scotland in relation to the reasons for requesting this Review. Thereafter they heard from a representative for the licence holder and, following questions, adjourned for consideration of this matter.

Upon reconvening, the Board

Decided: Grounds of Review are not established; no further action is required.

(d) **Premises Licence Review Under Section 36 (Request by Police Scotland) Symington Stores, 53 Brewlands Drive, Symington**

There was submitted a letter from Police Scotland (issued to Members only) dated 17 March 2025 requesting a review of the Premises Licence of the above premises in terms of the grounds set out at Section 36 (3) (za): that, having regard to the licensing objectives, the licence holder is not a fit and proper person to be the holder of a premises licence, a report (issued to Members only) by the Licensing Standards Officer dated 4 April 2025 and a report (issued to Members only) by the Clerk dated 10th April 2025 outlining the options open to the Board on considering this review request.

The Board then heard from the Depute Clerk to the Licensing Board and Police Scotland in relation to the reasons for requesting this Review. Thereafter they heard from the Licensing Standards Officer and a representative for the licence holder and, following questions, adjourned for consideration of this matter.

Upon reconvening, the Board

Decided: Grounds of Review are not established; no further action is required.

9. **Closing Remarks**

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

The meeting ended at 13:05

SOUTH AYRSHIRE LICENSING BOARD.

Minutes of a hybrid webcast meeting held on 12 June 2025 at 10.00 a.m.

Present: Councillors William Grant (Chair), Laura Brennan-Whitefield, Martin Kilbride and Bob Pollock

Present
Remotely: Councillors Kenneth Bell and Duncan Townson

Apologies: Councillor 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; B. Seditas, Co-ordinator - Trading Standards and Environmental Health; I. McColl, Police Inspector - Police Scotland; J. Chapman, Committee Services Officer and E. Moore, Committee Services Assistant.

Also
Attending: S. Howie - Ayrshire Roads Alliance

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 21 August 2025 at 10.00 a.m.

3. Minutes of Previous Meeting

The **Minutes** of the Meeting of South Ayrshire Licensing Board of 22 May 2025 (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 most of the applications before the Board are a result of discussions in respect of the Boards policy. She continued to encourage Licence Holders to contact her in advance of making applications as information and guidance can be provided to guide Licence Holders

towards the Board's policies and assist them in the application process. That will then ensure that the applications that go before the Board contain the appropriate information and meet the Board's policy requirements.

The Board

Decided: to note the update from the LSO.

5. Revocation of Personal Licences

There was submitted a [report](#) (issued – Members only) of 29 May 2025 by the Clerk to the Licensing Board advising of the revocation of eleven Personal Licences.

The Board

Decided: to note the revocation of nineteen Personal Licences since the last Board meeting.

6. Licensing (Scotland) Act 2005

(a) Application for Variation of Premises Licence

The Board considered the following applications:

Applicant

(1) Bourne Leisure Limited

Premises

Bonga Wonga Show Bar
Craig Tara
Heads of Ayr
Dunure Road
Ayr

	<u>Existing Licensed Hours</u>		<u>Proposed Licensing Hours</u>	
	On Sales	Off Sales	On Sales	Off Sales
Monday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Tuesday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Wednesday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Thursday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Friday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Saturday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Sunday	12:30 – 02:00	12:30 – 22:00	12:00 – 02:00	10:00 – 22:00

To amend the hours for the sale of alcohol on the premises on Sundays only to 12.00 – 02.00 the following morning.

To amend the hours for the sale of alcohol off the premises Monday to Sunday to 10.00 – 22.00.

To amend question 4 of the operating plan regarding seasonal variations to state “No”.

Having heard from the applicant's representative,

The Board

Decided: to grant the above application.

Applicant

Premises

(2) Bourne Leisure Limited

Live Lounge
Craig Tara
Heads of Ayr
Dunure Road
Ayr

	<u>Existing Licensed Hours</u>		<u>Proposed Licensing Hours</u>	
	On Sales	Off Sales	On Sales	Off Sales
Monday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Tuesday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Wednesday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Thursday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Friday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Saturday	12:00 – 02:00	12:00 – 22:00	12:00 – 02:00	10:00 – 22:00
Sunday	12:30 – 02:00	12:30 – 22:00	12:00 – 02:00	10:00 – 22:00

To amend the hours for the sale of alcohol on the premises on Sundays only to 12.00 – 02.00 the following morning.

To amend the hours for the sale of alcohol off the premises Monday to Sunday to 10.00 – 22.00.

To amend question 4 of the operating plan regarding seasonal variations to state “No”.

Having heard from the applicant’s representative,

The Board

Decided: to grant the above application.

Applicant

Premises

(3) Bourne Leisure Limited

The Lighthouse Bar
Craig Tara
Heads of Ayr
Dunure Road
Ayr

To amend question 4 of the operating plan regarding seasonal variations to state “No”.

Amend premises description to read - The Lighthouse Bar is an activity/recreational/social area for the use of customers staying at the holiday park.

Amend layout plan to show extended original bar to accommodate a further till point, full range of beer taps, spirits and fridges

Having heard from the applicant’s representative,

The Board

Decided: to grant the above application.

Applicant

Premises

(4) Bourne Leisure Limited

Brigs of Ayr
Craig Tara
Heads of Ayr
Dunure Road
Ayr

To amend question 4 of the operating plan regarding seasonal variations to state “No”.

Amend Layout Plan to show additional outdoor bar.

Amend description to read – “Restaurant/Bar with outside decking area. There are two further outside seating areas, one being a container fitted as a bar and the other named “Bunker Bar” both to serve those customers using the outside seating areas.

Having heard from the applicant’s representative,

The Board

Decided: to grant the above application.

Applicant

Premises

(5) Buzzworks Hospitality Ltd

The Fox
18 West Portland Street
Troon

Changes to Operating Plan

Requesting approval of outdoor drinking facilities, comprising two tables and four chairs situated in a designated area adjacent to the front entrance to the premises.

Changes to Layout Plan

Inclusion in the Layout Plan of an external drinking area comprising two tables and four chairs on the pavement of West Portland Street immediately adjacent to the front entrance of the premises.

Having heard from the applicant’s representative, Licensing Standards Officer, Ayrshire Roads Alliance, Police Scotland and following questions from Members,

The Board

Decided: refused to grant the above application.

Applicant

Premises

(6) Buzzworks Hospitality Ltd

The Buf
36 Main Street
Prestwick

	<u>Existing Licensed Hours</u>		<u>Proposed Licensing Hours</u>	
	On Sales	Off Sales	On Sales	Off Sales
Monday	10:00 – 00:30	10:00 – 22:00	10:00 – 00:30	10:00 – 22:00
Tuesday	10:00 – 00:30	10:00 – 22:00	10:00 – 00:30	10:00 – 22:00
Wednesday	10:00 – 00:30	10:00 – 22:00	10:00 – 00:30	10:00 – 22:00
Thursday	12:00 – 02:30	12:00 – 22:00	10:00 – 00:30	10:00 – 22:00
Friday	12:00 – 02:30	12:00 – 22:00	12:00 – 02:30	10:00 – 22:00
Saturday	12:00 – 02:30	12:00 – 22:00	12:00 – 02:30	10:00 – 22:00
Sunday	12:00 – 02:30	12:00 – 22:00	10:00 – 00:30	10:00 – 22:00

Amend On consumption hours from 12.00 to 02.30 on Thursday and Sunday to 10.00 until 00.30.

Amend the start time for off-sales hours on Thursday and Sunday from 12.00 to 10.00.

Apply terminal hour of 3.30am on 24th and 25th and 31st December and 1st January regardless of what day of the week they fall in each year.

Amend operating plan to include indoor/outdoor sport during core licensed hours.

Premises may be open from 9am for tea/coffee, breakfasts and morning meetings and facilities will be available from that time.

Amend operating plan to include markets, pool table, music and television in the outdoor drinking area including live music between 3.00pm and 8.00pm.

Allow young persons (age 16 and 17 years) to be permitted as employees with regard to service of food until 10pm.

Having heard from the applicant's representative, Licensing Standards Officer, Co-ordinator - Trading Standards and Environmental Health and following questions from Members,

The Board

Decided: to grant the above application with conditions: -

1. Any beer garden must be closed for the consumption of alcohol after 10pm.
2. The licence holder must comply at all times with the noise management plan contained in the report by KSG Acoustics as submitted to South Ayrshire Licensing Board and considered by the Board on 12th June 2025.
3. Prior to commencement of operations, a level setting shall be carried out in association with Environmental health, to ensure a correlation of on -site levels with off-site levels, to ensure amplified sound complies with Noise Rating curve 30 in the nearest Noise sensitive dwellings, and this level shall be set using an RMS limiter to ensure these levels cannot be exceeded. Sound management hardware and software shall be incorporated to facilitate real time monitoring for compliance with the set level
4. The design will incorporate a single in-house PA design including the use of a distributed sound speaker system with highly directional loudspeakers aimed

towards the target audience, if sub speakers are used, they should be in a cardioid position, or other effective technology shall be implemented to improve cancellation of low frequencies in targeted off-site locations, no subs shall be permitted on the stage area.

5. Acoustic live acts should be restricted to musicians who's instruments can be played and subsequently controlled through the in-house PA system, unless Environmental Health are consulted and agree to the variation
6. All external areas must be fenced off to prevent access to the public
7. Background music may be played in the outside drinking area until 10pm through the agreed sound system
8. When the television is in use in the outside drinking area the volume must only be played through the identified speakers
9. Pool cues must be kept behind the bar and collected and returned by customers
10. DJ, Live instrumentalists and acoustic singers may only perform in the outside drinking area from 3pm until 8pm

(6b) Application for Occasional Licence

The Board considered the following application: -

Applicant

Ayr United Football Club

Date Requested: 19 July 2025

Date Requested: 22 July 2025

Premises

Concourse Area Within Ayr United Football Stadium

Time Requested: On Sale 12:00 – 16:30

Time Requested: On Sale 17:00 – 21:00

Having heard from the Applicant, Licensing Standards Officer, Police Scotland and following questions from Members. at 12:00 the Board paused the meeting for discussions to be undertaken in private.

After reconvening at 12:28, The Board

Decided:

Granted delegated powers to the Depute Clerk to grant the applications on the condition the Building Standards Service confirm in writing to the Board there is no Breach of the Premises Safety Certificate by the use of the area for a bar, with the following conditions to be applied to the licence:

- (a) The area is restricted to 60 persons.
- (b) The bar should be available for the whole period applied for and only 4 pre ordered drinks should be served per person over this time period
- (c) The area is restricted to those aged 18 years and over.
- (d) All alcohol is to be decanted and not served in glassware or bottles; however, cans are permitted.

- (e) A refusals record should be kept at the bar areas and token sales booth/s as proof of diligence.
- (f) Training records should be available for all bar staff and each staff member should wear a badge to identify themselves to the police or LSO.
- (g) Drinking water should be available free of charge at identifiable areas.

8. **Closing Remarks**

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

The meeting ended at 12:32.

DRAFT

SOUTH AYRSHIRE LICENSING BOARD (SPECIAL)

Minutes of a hybrid webcast special meeting held on 15 July 2025 at 10.00 a.m.

Present: Councillors Bob Pollock (Chair), Laura Brennan-Whitefield, Martin Kilbride and Duncan Townson.

Apologies: Councillors Kenneth Bell, William Grant 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; H. Talbot, Co-ordinator (Building Standards); S. McInnes, Principal Engineer (Building Standards); J. McClure, Committee Services Lead Officer and E. Moore, Committee Services Assistant.

In Attendance Remotely: S. McGowan, TLT Solicitors; G. Mathie, Chief Executive, Ayr United Football Club; and R. Provan, Safety Manager, Ayr United Football Club.

1. Opening Remarks

L. McChristie, Depute Clerk to the Licensing Board welcomed everyone to the meeting and outlined the procedures for conducting this meeting and advised that this meeting would be broadcast live.

2. Declarations of Interest

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

3. Appointment of Chair

In the absence of the Chair, the Depute Clerk to the Board invited nominations for the appointment of Chair of this Board meeting.

Decided: unanimously, that Councillor Pollock be appointed Chair of this meeting of the Licensing Board.

Councillor Pollock then took the Chair.

4. Licensing (Scotland) Act, 2005

Application for Occasional Licence

Reference was made to the Minutes of 12 June 2025 (page 6) when it had been decided to grant delegated authority to the Depute Clerk to grant both applications on the condition the Building Standards Service confirm in writing to the Board there was no Breach of the Premises Safety Certificate by the use of the area for a bar and to impose various conditions on the licences:

Applicant

Ayr United Football Club

Date Requested: 19 July 2025

Date Requested: 22 July 2025

Premises

Concourse Area Within Ayr United Football Stadium

Time Requested: On Sale 12:00 – 16:30

Time Requested: On Sale 17:00 – 21:00

The Depute Clerk to the Board advised that, following determination of these applications on 12 June 2025, the Board had decided to grant delegated authority to the Depute Clerk to grant the applications subject to conditions once confirmation had been received from the Building Standards Service that the use of the area in question as a bar did not breach the current safety certificate for the stadium; that a response had been received from Building Standards on 10 July 2025 outlining that the current safety certificate would be breached by the use of the area as a bar, however due to the mitigations being put in place by the applicant, Building Standards did not offer any objections to the applications; that this position, however, did not meet the requirement to grant the licences under the current delegation and had therefore been referred back to the Board for determination of the applications in light of the Building Standards response.

The Co-ordinator (Building Standards) updated the Board by advising that, following the Board meeting of 12 June 2025, a consultation request had been made to Building Standards in relation to the two occasional licence applications for Somerset Park for 19 and 22 July 2025; that Somerset Park was a designated sports ground and required a general safety certificate with the current safety certificate having been issued on 1 July 2025 and being in place until 30 June 2026; that, having reviewed the information submitted as part of the application, the proposals for the temporary hospitality area within the main stand of the stadium would be in breach of the current safety certificate; that, whilst neither the main stand nor the overall stadium capacity numbers would be exceeded, tickets for the proposed hospitality area would be available for all home fans to purchase meaning there would be migration of fans between the north stand and the Somerset Road stand towards the hospitality area within the main stand at the half time interval; that Building Standards had carried out an inspection on 9 July 2025 and met with representatives of Ayr United Football Club who had outlined the mitigations to be put in place; that he had asked the Club to provide calculations to demonstrate the proposed capacity numbers for the proposed hospitality area and reduced disabled area in accordance with the guidance set out in the current version of the Green Guide and that these had been submitted and were now included in the updated Event Management Plan; and that, having considered all of the mitigations put in place and that this was a temporary arrangement for two matches as part of a trial being managed by the SFA, Building Standards had no formal objection to the proposals, however noted that the Club must commit to managing the associated risks using the Event Management Plan and applying a risk based approach to any challenges.

S. McGowan, representative for Ayr United Football Club thanked the Co-ordinator (Building Standards) and his staff for engaging with the Club and working with them on this matter; and advised that mitigations had been agreed with Building Standards; that the updated Event Management Plan had been lodged with the Depute Clerk to the Board and that it would be a condition of the licence that the Event Management Plan be adhered to; that the Green Guide referred to deviations for one-off events where an approach could be agreed whereby the normal match day Risk Assessment could be modified for one-off events; and that it was pleasing to note that the Co-ordinator (Building Standards) offered no objection to the application.

R. Provan, Safety Officer advised that the overriding principles of the Club were safety and security which he had responsibility for, on match day and outwith; that he had been involved in this proposal from the outset when the trials had been announced and had worked in conjunction with S. McGowan, G. Mathie and Council Officers to produce an approach for a safe and secure environment; that he was comfortable that the proposals could be introduced on match days with no concerns; and that all advice from Building Standards had been accepted and acted upon.

The Chair then outlined that all documentation had been received from Ayr United Football Club and had been issued to Board Members for consideration; confirmed with the Co-ordinator (Building Standards) that he had received the Updated Management Plan and was satisfied with this; and following a question from him on the views of other Licensing Boards who had received similar applications, the Licensing Standards Officer (LSO) advised that no applications in other Board areas had requested the use of the hospitality area during half time or the use of disability access areas.

Questions were then raised by Board Members in relation to the deviation process within the Green Guide; if removing that part of the application for hospitality at half time would change the LSO's views on this application; would the applicant agree that this was a disability access area and not the concourse; and the temporary fencing which was required when alcohol was being consumed; and these questions were responded to by the Depute Clerk to the Board, the Co-ordinator (Building Standards); the LSO and S. McGowan.

Comments were made by Members at their disappointment that Ayr United Football Club had been selling tickets prior to Building Standards carrying out their inspection; and that applicants should be respectful of the Board and the decisions it made; and S. McGowan advised that a full and sincere written apology had been submitted to the Board from Ayr United Football Club for the oversights; that it was a matter of regret that the Club had used language which was not accurate in advertisements; and that lessons had been learned in this regard and the Club wished to continue to respect the wishes of the Board and work in partnership with the Board and officers.

Adjournment

The time being 10.40 a.m., the Board adjourned to allow Ayr United Football Club's representative to liaise with his clients; and for the Board to seek a legal view on the temporary fencing required when alcohol was being consumed.

Resumption of Meeting

The Board resumed at 11.05 a.m.

The Chair advised that Legal Services had confirmed that the fencing must remain in place two hours prior to the match commencing and one hour following the match; that the main concern of the Board was the migration of fans at half time to the hospitality area and the Co-ordinator (Building Standards) confirmed how this would operate; and the Chair asked the representative for the applicant if he had received instruction from his clients on how to progress; and he advised that the half time part of the application was a critical element of what the Club was wanting to achieve; that the Club was satisfied that they could carry this out safely in terms of access and egress of the hospitality area with the processes they had put in place and with the experience of the staff; that the Board's approval of these applications on 12 June 2025 had included half time; that the other hospitality areas within Somerset Park were open at half time so this application was to give uniformity; and that these tickets were for adults only and were not marketed towards family groups, therefore addressing the Board's concerns of a parent attending the hospitality area leaving their child in the stands. The Chair then clarified that the Board had approved the licences at the Board meeting on 12 June 2025 on condition that there was no breach of the safety certificate and it was clear that the safety certificate was being breached, hence the reason this matter was being considered at this meeting.

G. Mathie further advised that the Club had been pleased to be involved in the initial trial from the SPFL; that liaison had been taking place for months on this matter to provide a positive offering for supporters to be delivered in a safe way; that the concourse bases were the preferred site for other Clubs, however, as Somerset Park was an older stadium, an alternative area required to be identified; that there was additional provision for disabled supporters within the new north stand and these fans could also attend the proposed hospitality; that the dates chosen were due to these matches having lower than normal attendance, to trial the hospitality; that the Club's other hospitality areas served a wider selection of alcohol and were heavily regulated; that the half-time element of the application was the critical part of the application and should this element not be granted by the Board, the Club would proceed to withdraw the application; and also apologising on behalf of the Club and advising that lessons had been learned.

The Chair then noted the apology and advised that he was pleased to note the Club's positive working relationship with Council Officers; outlined that the Club had been put in an unfortunate position by the SFA in terms of Ayr United's application being different from other clubs and that, in his view, the trial should be carried out on a similar basis across all participating Clubs; and that the Board was supportive of the trials and would like to see them being successful, however, it had concerns regarding the half-time drink and the deviation from the Safety Certificate which other Clubs did not have.

Councillor Duncan Townson, seconded by Councillor Laura Brennan-Whitefield, moved that the application be granted subject to removal of the half-time drink element.

Following this Motion, G. Mathie advised that Ayr United Football Club wished to withdraw the application and re-submit an application at a future date; and the Chair advised that the Board would be happy to re-consider an application in future as it was keen to see a successful trial.

The meeting ended at 11.25 a.m.

**LSO Report to South Ayrshire Licensing Board
Review of Premises Licences Currently Suspended
August 2025**

As Members will be aware the annual fee for a premises licence is due by 1st October each year. Any non- payment is followed up by letters and a visit from the LSO and in the case of any premises who are not actively trading at the time or who are unwilling to pay, the Board may then suspend the premises licence, allowing the Depute Clerks the power to remove the suspension upon payment of the overdue fees.

With regard to any premises which changes the use of the building and operates without the benefit of a functioning liquor licence, the premises licence may be considered as 'ceasing to exist'.

Further, if the premises licence annual fee remains unpaid for more than two years, in accordance with the South Ayrshire Policy Statement, the Board may hold a review to consider revoking the premises licence unless the licence holder can show good reason why the licence should not be revoked.

With the above in mind the Board are asked to revoke the following 8 premises licences, who are not currently trading and do not appear to be in the process of any sale, upgrading works or renovations that would suggest they will return to use as a licensed premises in the near future.

- 1- Manor Park Hotel, 48 Kilmarnock Road, Monkton**
Premises Licence Holder – Fiona Piper
(Suspended at Licensing Board in August 2021)

These premises previously operated as a hotel-type venue offering accommodation, bar facilities, meals and functions. The buildings have now been knocked down and the site is cleared. As there is no 'premises' in existence I would suggest to the Board that the premises licence has 'ceased to exist'.



The hotel building has been knocked down and the area is currently an unused site.

2- Kings Arms Hotel, 1 Stinchar Road, Barr
Premises Licence Holder – Kenneth Lorimer
(Suspended at Licensing Board in August 2021)

These premises most recently operated as a village pub-type venue offering bar facilities, entertainment nights and occasional functions. The premises has been closed for commercial purposes for a number of years and does not appear to be actively marketed for sale as a business. I am advised there are no plans for it to re-open as a licensed premises in the near future. The annual fee was last paid in 2019. I would suggest that the premises licence should be revoked as it has been suspended for 4 years and there are 6 years of unpaid fees.



The premises are no longer trading as a business.

3- The Village Store, Kennedy Drive, Dunure
Premises Licence Holder – Babar Hussain
(Suspended at Licensing Board in January 2018)

These premises previously operated as a village store with off sales. The premises has been closed for commercial purposes for a number of years and is now converted into housing. The annual fee was last paid in 2016. I would suggest that the premises licence has 'ceased to exist'.



The premises are now a residential property.

4- The Waterfront Bar and Restaurant, 4 South Harbour Street, Ayr
Premises Licence Holder – The Bald Eagle Golf Company Ltd
(Suspended at Licensing Board in March 2023)

These premises most recently operated as a restaurant venue offering bar facilities, entertainment nights and occasional functions. The premises has been closed for these purposes for a few years and was sold by the company who holds the licence at that time. The licence was not transferred to the new owners and the company that holds the licence may no longer exist and could therefore no longer apply for a transfer. The building has now been split into 3 separate units not operating as licensed premises. The annual fee was last paid in 2021. I would suggest that the premises licence has 'ceased to exist' in terms of its use and also due to being sold and not transferred.



The premises has now been split into 3 separate units. One is currently a Hair and Beauty unit and another is a food takeaway with the third unit currently vacant

5- L and M's, 1a Bath Place, Ayr
Premises Licence Holder – Linda McCulloch
(Suspended at Licensing Board in January 2019)

These premises have been closed for a number of years but previously offered bar facilities. Local press reports suggest the premises are to become a community café and there are ongoing renovation works taking place. The annual fee was last paid in 2017. I would suggest that the premises licence should be revoked as it has been suspended for 6 years and there are 8 years of unpaid fees.



The premises have not traded for a number of years and are currently undergoing renovations.

6- Geordie's Byre, 103 Main Street, Ayr
Premises Licence Holder – Edward James Carden
(Suspended at Licensing Board in November 2019)

These premises have been closed for a number of years but previously offered bar facilities. In previous years the premises were actively marketed, however the premises is not currently displaying any sales boards and there is no sign of any current renovation works being carried out. The annual fee was last paid in 2018. I would suggest that the premises licence should be revoked as it has been suspended for 6 years and there are 7 years of unpaid fees.



The premises have not traded for over 6 years.

7- Douneburn Stores, 29 Kirkpatrick Street, Girvan
Premises Licence Holder – Erika Mitchell
(Suspended at Licensing Board in November 2015)

These premises previously operated as a small convenience store with off sales. The premises had been closed for commercial purposes for a number of years and the annual fee was last paid in 2014. On my most recent visit in July 2025 I noted that the premises is now branded as a takeaway. It was not open at the time of my visit, however there is an active and current social media page for the business and it was clear that it is no longer a convenience store. I would suggest that the premises licence should be revoked as it has been suspended for 10 years and there are 11 years of unpaid fees and it has 'ceased to be used as a licensed premises' as its most recent use is that of a take away



The premises is now branded as a take away

8- Harbour Bar, 46 North Harbour Street, Ayr
Premises Licence Holder – Bruce Taverns Ltd
(Suspended at Licensing Board in November 2019)

These premises have been closed for a number of years but previously offered bar facilities. There is no evidence of the premises currently being marketed for sale or lease and there is no evidence of any current renovation works. The annual fee was last paid in 2018. I would suggest that the premises licence should be revoked as it has been suspended for 6 years and there are 7 years of unpaid fees.



The premises have not traded for a number of years and do not appear to be currently marketed for sale.

SOUTH AYRSHIRE COUNCIL

**REPORT BY THE CLERK
TO THE LICENSING BOARD
OF 21 August 2025**

Subject: Revocation of Personal Licences

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 14 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. 7th August 2025

**REPORT BY CLERK TO THE LICENSING BOARD
TO LICENSING BOARD OF 21 AUGUST 2025**

**SUBJECT: APPLICATIONS FOR TRANSFER GRANTED BETWEEN AND 12 JUNE 2025 and
21 AUGUST 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) Buckleys, 59 Main Street, Prestwick

The above premises licence was transferred to Clocktower Leisure Ltd on 5th June 2025.

(2) Black Bull Hotel, 2B Montgomery Street, Tarbolton

The above premises licence was transferred to Rajbir Singh on 6th June 2025.

(3) Anchorage Hotel, 149 Templehill, Troon

The above premises licence was transferred to Salt and Sky Limited on 1st July 2025.

(4) Souters, 47 Main Road, Kirkoswald

The above premises licence was transferred to Southern Ayr Limited on 1st July 2025.

(5) Budds Bar, 6-7 Union Arcade, Ayr

The above premises licence was transferred to AM2 SCO Limited on 10th July 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. 7th August 2025

Application for Variation of Premises Licence

1.	Daedalus Properties Limited	Golf-X Ayr (formerly Arthur Street Kitchen) 11-13 Arthur Street Ayr		
		Existing Licensed Hours		Proposed Licensing Hours
		On Sales	Off Sales	On Sales Off Sales
	Monday	11:00 to 00:30	11:00 to 22:00	10:00 to 00:30 10:00 to 22:00
	Tuesday	11:00 to 00:30	11:00 to 22:00	10:00 to 00:30 10:00 to 22:00
	Wednesday	11:00 to 01:30	11:00 to 22:00	11:00 to 01:30 11:00 to 22:00
	Thursday	11:30 to 02:00	11:30 to 22:00	11:30 to 02:00 11:30 to 22:00
	Friday	11:30 to 02:00	11:30 to 22:00	11:30 to 02:00 11:30 to 22:00
	Saturday	11:30 to 02:00	11:30 to 22:00	11:30 to 02:00 11:30 to 22:00
	Sunday	11:00 to 00:00	12:00 to 22:00	10:00 to 00:30 10:00 to 22:00
Change to core hours as above. Change to the activities provided on the premises and when they are able to be provided – inclusion of indoor sports. Change to the activities provided in the external area / beer garden of the premises. Allow young persons on the premises without adult supervision and for the purpose of work. Variation to the Layout Plan to take account of changes to the internal layout for the inclusion of indoor sports and change to the external area / beer garden layout and curtilage. Change to the name of the premises from Arthur Street Kitchen to Golf-X Ayr.				
Licensing Standards Officer Report				

2.	Whitbread Group PLC	Monkton Lodge Kilmarnock Road Monkton		
		Existing Licensed Hours		Proposed Licensing Hours
		On Sales	Off Sales	On Sales Off Sales
	Monday	11:00 to 00:30	10:00 to 22:00	10:00 to 00:30 10:00 to 22:00
	Tuesday	11:00 to 00:30	10:00 to 22:00	10:00 to 00:30 10:00 to 22:00
	Wednesday	11:00 to 00:30	10:00 to 22:00	10:00 to 00:30 10:00 to 22:00
	Thursday	11:00 to 00:30	10:00 to 22:00	10:00 to 00:30 10:00 to 22:00
	Friday	11:00 to 00:30	10:00 to 22:00	10:00 to 00:30 10:00 to 22:00
	Saturday	11:00 to 00:30	10:00 to 22:00	10:00 to 00:30 10:00 to 22:00
	Sunday	11:00 to 00:30	10:00 to 22:00	10:00 to 00:30 10:00 to 22:00
Remove 'Accommodation' as a permitted activity. Amend Children Statement to read: "Children aged 14 years and under are permitted on the premises for a meal or a snack until 10pm and must be accompanied by an adult. Children aged 15 and young people aged 16 and 17 may attend for a meal or a snack unaccompanied until 10pm. Children and young persons attending a function may attend until the end of the function." "Children and young persons will be permitted in the premises until 10pm except in the event of function where they may attend until the end of the function." "All public parts but will not sit or stand at bar counter." Remove reference to 'Residential Occupancy'.				

3.	Prestwick Bowling Club	Prestwick Bowling Club 6 Midton Road Prestwick		
		Existing Licensed Hours		Proposed Licensing Hours
		On Sales	Off Sales	On Sales Off Sales
Monday		10:00 to 00:00	N/A	09:30 to 00:00 10:00 to 22:00
Tuesday		10:00 to 00:00	N/A	09:30 to 00:00 10:00 to 22:00
Wednesday		10:00 to 00:00	N/A	09:30 to 00:00 10:00 to 22:00
Thursday		10:00 to 00:00	N/A	09:30 to 00:00 10:00 to 22:00
Friday		10:00 to 00:00	N/A	09:30 to 00:00 10:00 to 22:00
Saturday		10:00 to 00:00	N/A	09:30 to 00:00 10:00 to 22:00
Sunday		10:00 to 00:00	N/A	09:30 to 00:00 10:00 to 22:00
<p>Alcohol to be sold both on and off the premises Change core hours to 9.30am to Midnight, every day. Add off sales every day. Change to seasonal variations to remove restrictions and include festive hours. Add conference facilities, restaurant, bar meals, recorded music and televised sports. Add activities out-with core hours from 8am. Add list of other activities which may take place and update children and young persons statement to allow for functions. Definition of the outside drinking area as shown on plan Remove reference to "Members Club" and removal of premises from this category under the Licensing (Scotland) Act 2005. Appointment of a Premises Manager</p>				
2 Public objections				
Licensing Standards Officer Report				

Report for South Ayrshire Licensing Board from L.S.O

Non Minor Variation – GOLF X, AYR

The Premises Licence for the venue at 11-13 Arthur Street in Ayr has been held by Daedalus Properties Ltd since 2017, although it previously traded with a different operator as the tenant. In March 2025, Nicole McLaughlan was nominated as premises manager and the premises subsequently began trading as Golf X.

Internal layout changes and renovations have taken place to remove a previous restaurant seating and dance area to allow for the installation of two Golf Simulators and three dart boards to allow customers to play interactive darts. The introduction of these entertainments has changed the premises from a mainly food led premises to one which could have patrons attend to participate in interactive sports accompanied by drinks and snacks and other patrons in at the same time for a meal. With this in mind the applicant has requested that children and young persons are permitted on the premises for the purposes of a meal or attending a function or to participate in the interactive darts or golf.

During visits to the premises (including one in the company of colleagues from Environmental Health) I have expressed concerns to Scott Hannah (who represents the operators) regarding the golf clubs in particular being left unattended and in a public area where they are easily accessible to all. There is not just one club but a bag for each simulator (which I understand is required to allow the player the ability to make a number of different shots during their game), however I am mindful of the licensing objectives 'Securing Public Safety' and indeed 'Preventing Public Nuisance'. For this reason I did make my concerns known to Mr Hannah and discussed potential concerns regarding the consumption of alcohol affecting judgement and of course ultimately the clubs being used as a weapon during a disagreement where alcohol was a factor. Indeed Mr Hannah was able to give an example of an experience he had where a patron had been shouting a derogatory word regarding a particular religion and had grabbed a golf club and brandished it in a threatening manner. That particular situation was diffused and the offender ejected but it gives an example of the potential mix of challenges faced when the focus of the premises changes at a certain time of day from food led custom to evening entertainment. Additionally, it should be noted that there is seating and tables provided within the area created for the golf simulator and this means that patrons (including children and young people) could be sitting and standing in this area with alcohol whilst individuals are hitting a golf ball against the screen with a club.

For these reasons I would suggest that the Board may wish to seek further information from the applicant and operator regarding their risk assessments in relation to this and what practises have been put in place to consider compliance with the licensing objectives; Securing Public Safety, Preventing Public Nuisance and Protecting Children and Young People from Harm. I would assume that these are likely to include (but not restricted to) consideration of practises such as;

- A numbers limitation to the number of people permitted within the golf simulator area at any time
- Golf Clubs only being out and available when the simulator is being used and suitable sizes provided to suit children
- The Golf simulator having a set terminal hour to prevent any misuse when the focus of the premises changes (e.g. 11pm if this is when the food service ends)

The Board may wish to include conditions in relation to the identified practises.

The application also requests a list of additional activities and entertainments to be held on the premises, whilst this list includes descriptions such as 'live performances' I would remind the applicant and operator that they should ensure that any proposed future activities are adequately covered. There may be some activities which could be seen as contrary to the licensing objectives and particularly when engaging the services of performers it should be noted that this may temporarily reduce the capacity of the premises due to the space required or the number of people involved in the performance.

I am aware that these premises represent a new concept in the area and a new experience for the operators, however I would like to remind all involved that ALL STAFF who work within the premises must be adequately trained and training records kept to show this.

The external drinking area is also the focus of part of the application to vary the licence. Members will be aware that these premises border another who has been granted a number of activities and entertainments within the outside drinking area which has been successfully operated for the past few years. The application for Golf X is for live music, recorded music and television screens and includes a food and drink service outdoors with the ability to provide seasonal markets/stalls.

The request is consistent with what has been granted elsewhere by the Board, however I would request that for consistency purposes the acoustic consultants report and noise management plan and recommendations within are included as conditions of the licence and the applicant is aware of the need for continued compliance with these.

Investment in licensed premises in South Ayrshire is always very encouraging and there is no doubt that these premises bring some new facilities and ideas. This application has been made at the request of the LSO to ensure that the operating plan adequately reflects the premises in both layout and provision and I would advise the operator that the LSO and other officers of the Council such as Environmental Health are available to provide information and guidance, but also to ensure compliance with the legislation, regulations and local policy.

Catrina Andrew

7th August 2025



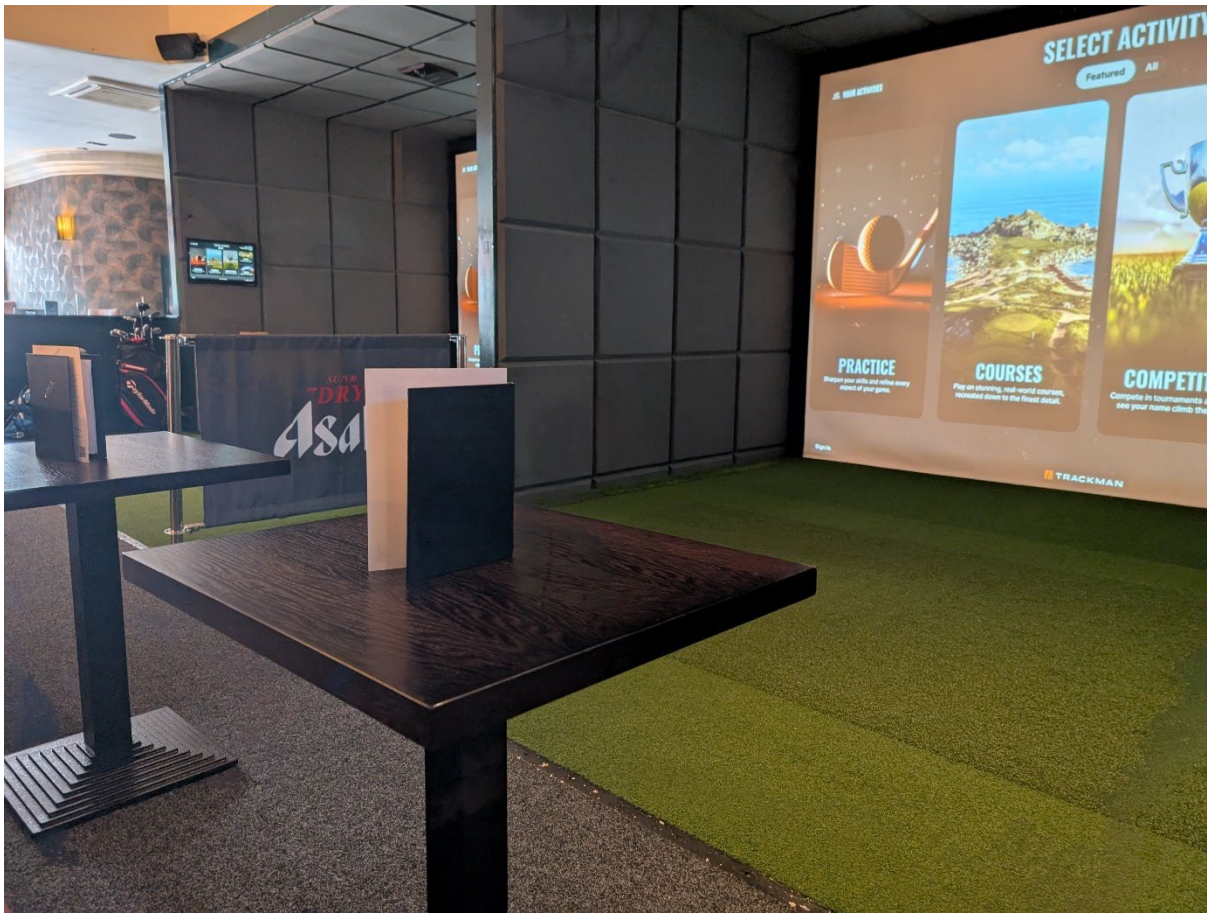
Golf X is located in Arthur Street in Ayr



There are two dining areas in the premises



There are two golf simulators



Golf Clubs and Balls are on display in the premises and accessible to the public



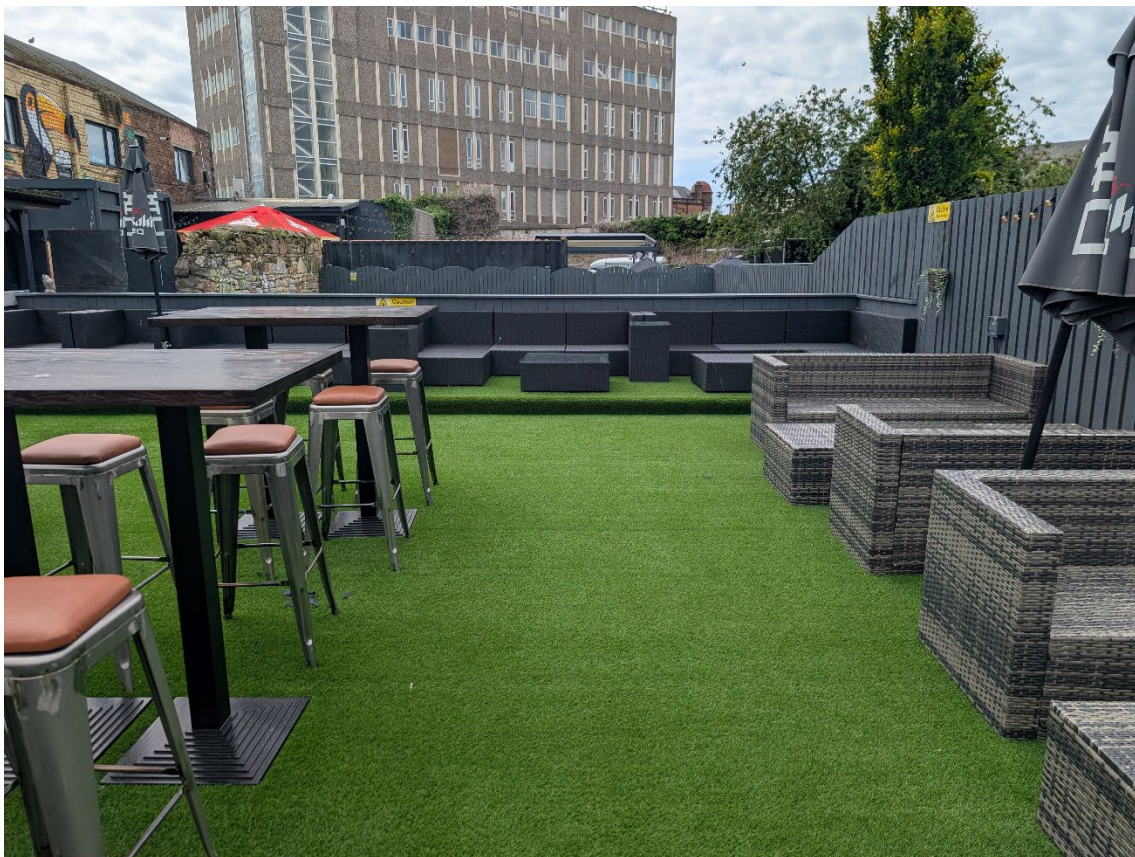
Customers are also able to play interactive darts



There is a mixture of fixed and moveable seating



External drinking area (looking back towards the premises)



Views of the external drinking area



Television in the external area is provided via projector and screen



MEMORANDUM



Tel: (01292) 618222
Email: environmental.health@south-ayrshire.gov.uk
Our Ref: BS/BS25/02502/SECT29
Your Ref:
Date: 5 August 2025

From: Service Lead: Trading Standards & Environmental Health
5-7 River Terrace
AYR
KA8 0BJ

To: Licensing Services
County Buildings
Wellington Square
Ayr
KA7 1DR

SUBJECT: Licensing (Scotland) Act 2005
Premises: Golf-X (AYR). 11 - 13 Arthur Street

I refer to the above Section 29 application for Variation of Premises Licence submitted to this section on **5 August 2025** and can advise as follows.

There are no objections to the issuing of this licence provided the following conditions are attached:

The premises are operated in accordance with acoustic report from MacIntyre Acoustics regarding Golf X 11-13 Arthur Street Ayr dated 1st August 2025. In particular, the following points from the report should be highlighted.

In section 2.2

The proposal is to have no amplified or background music played in the external drinking area after 9.30pm. Any occasional semi-acoustic music performances (which will generally take place in the afternoons) will in all cases cease by 8.30pm. Drinks will not be served in this area from 9.30pm. The area has installed CCTV, will be stewarded throughout, and cleared of customers by 10pm.

In section 5.1

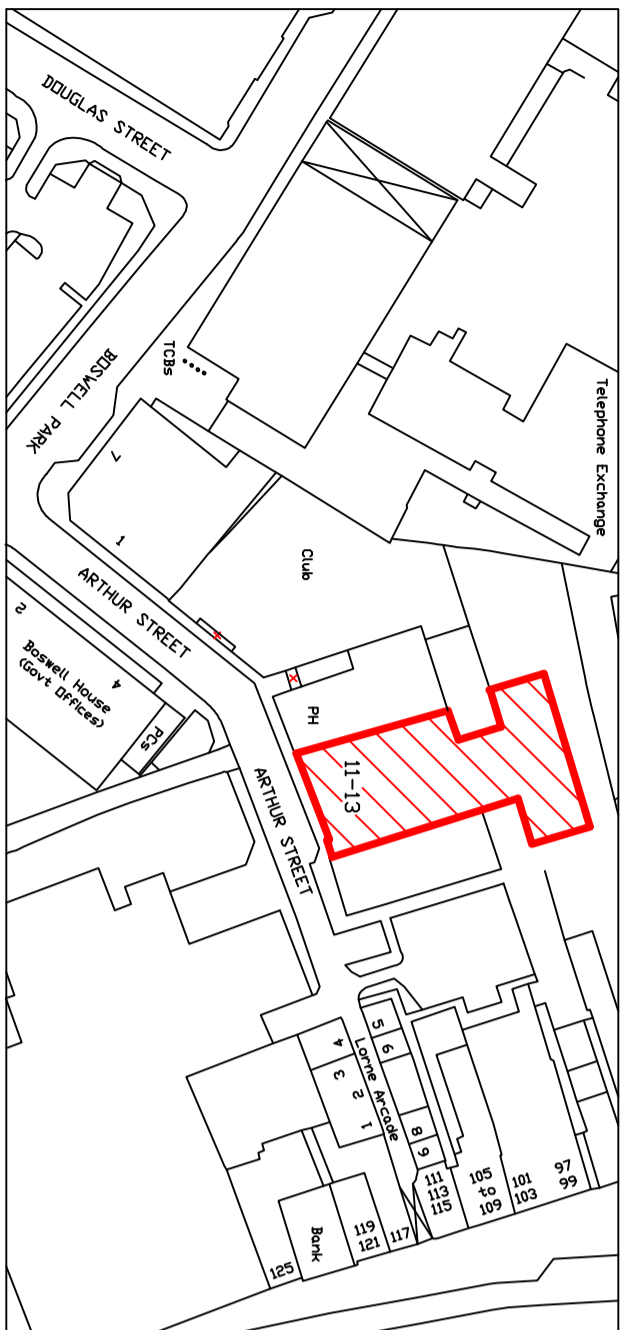
- i) The installed sound system has a simply controlled power capacity and the small 6.5" speakers negate any potential low frequency noise issues – best practice by design. Any future changes to the system should ensure similar controls and low frequency response characteristics are part of the inherent design / purchasing criteria. (Comprises four small 6.5" speakers in the outside area which are IP56 rated)
- ii) To ensure amplified music is not played at louder volumes, music must only be played through the installed system (at volume control setting '5' or below) or via a single small (15W) travel amp.
- iii) Noise from customers using the premises is often the most difficult type of noise to control. However, standard management procedures can be employed to control customers inside and

on leaving their licensed premises i.e. • providing signage on exit doors and at the beer garden area asking customers to be considerate to neighbours and keep the noise down; • provide an outside presence to ensure customers do not become overly loud; and • delegating additional staff to maintain vigilance over the external areas during busy periods.

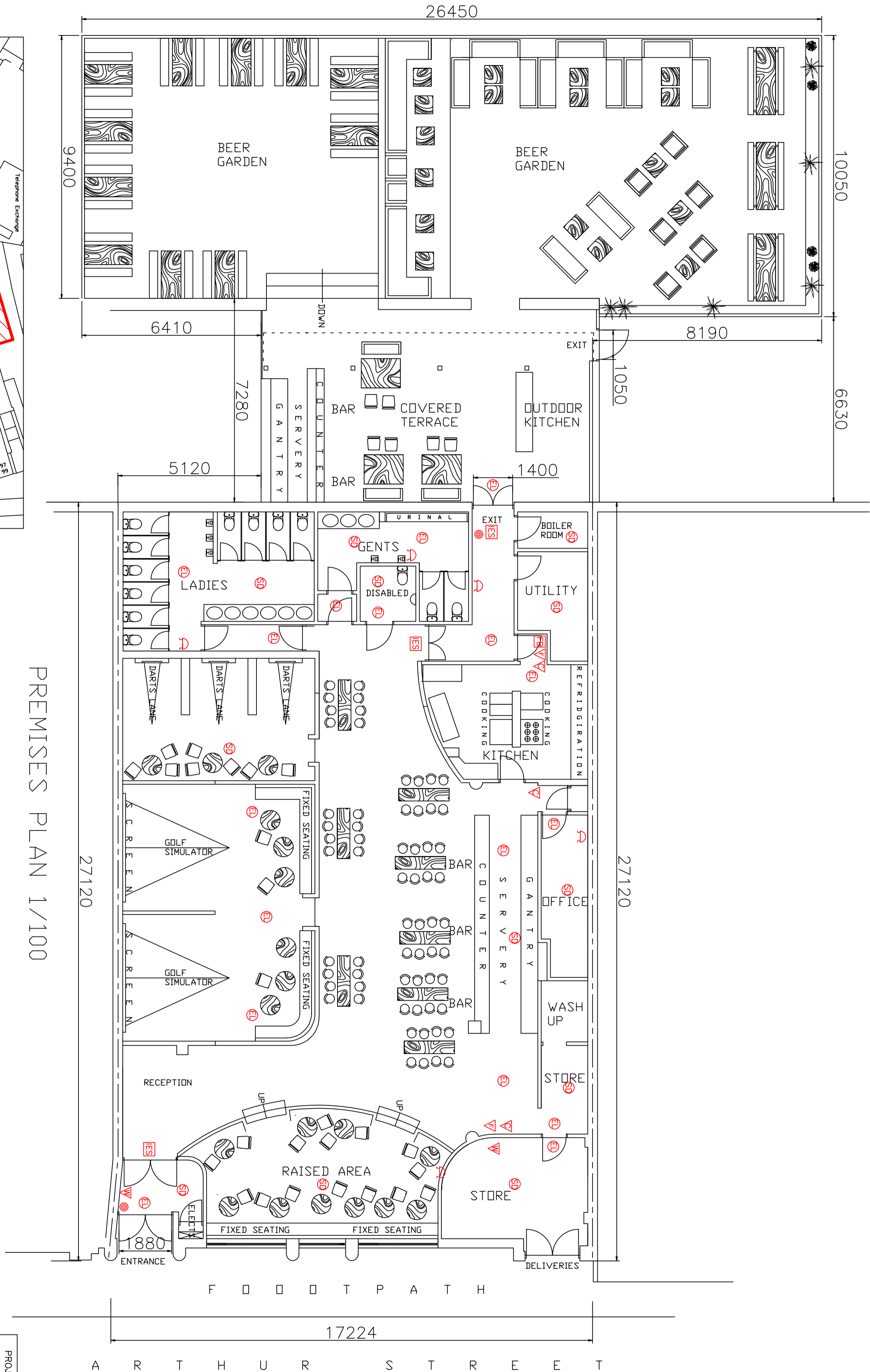
- iv) Time restriction of certain activities: use of the external area is restricted to daytime use only (i.e. vacated by 22:00). Our experience shows that neighbours' tolerance levels drop sharply if noise occurs after a publicised finishing time.
- v) Time restriction of other noise generating activities: emptying of bottles / delivery of supplies should not take place at night (i.e. after 23:00) or before 08:00 due to the proximity of nearby residents.
- vi) Finally, Management should have a procedure in place to deal with any noise issues (including complaints) that may arise. Someone in authority to quickly respond to any public complaints is essential in maintaining good neighbour relations

.....

LOCATION PLAN 1/1250



PREMISES PLAN 1/100



FIRE FIGHTING / PREVENTION KEY

- NF GENERAL FIRE ACTION NOTICE
- NF STAFF FIRE ACTION NOTICE
- NF KEEP LOCKED SHUT NOTICE
- EL EMERGENCY LIGHTING
- SD SMOKE DETECTOR
- HD HEAT DETECTOR
- PE DRY POWDER EXTINGUISHER
- PE FOAM EXTINGUISHER
- WE WATER EXTINGUISHER
- CE CARBON DIOXIDE EXTINGUISHER
- FB FIRE BLANKET
- FC FIRE ALARM CALL POINT
- FS FIRE ALARM SOUNDER
- IES ILLUMINATED EXIT SIGN

PROJECT
GOLF-X
11-13 ARTHUR STREET, AYR.
KAZ 10J

TITLE
PREMISES PLAN

SCALE	FLOOR PLAN
1/100	LOCATION PLAN
1/1250	

DATE	JOB NO.	DRG NO.	REV
MARCH 2025	SH	1	

Drawn by JAMES REID
Passed by J.R.
Issued for

Variation to premises licence for 11-13 Arthur Street, Ayr

I refer to your letter ref KB/KAB and the notice of application dated 6th June for 11-13 Arthur Street, Ayr.

Firstly. Please accept my apologies for the delay in responding. I was out of the country on business when the notice arrived and only returned last week, so have just received the notice.

I would like to lodge a note of observation for the Board to consider when determining this application.

When my company, Ultimate Leisure (Scotland) Ltd, applied to vary the permitted activities in the garden behind Mulligans (formerly part of the licence of Vinyl) to include the showing of sports, hosting markets and the controlled amplification of live and recorded music, we were required to carry out a number of assessments and applications to ensure that we complied with all relevant legislation and avoided causing any nuisance or disturbance to other properties in the area.

Since the variation to that licence was granted, we have operated our premises in accordance with the Noise Impact Assessment which we obtained and provided to the Board, complied with all other regulations of the Council's statutory bodies, and abided by all other conditions associated to the permissions granted.

We have operated successfully and, to our knowledge, without any complaints.

We are keen to ensure that the operation of both premises can successfully run simultaneously and without causing any issues for neighbouring properties.

We would respectfully ask that the Board consider the merits of the application currently before them with the same due diligence as was applied to our application, and in particular, would suggest the requirement for a Noise Impact Assessment to be carried out to avoid nuisance or disturbance to neighbouring properties.

Thank you in advance for consideration of this observation.

Regards

Fraser MacIntyre

GOLF-X, ARTHUR STREET, AYR	Document Reference: Golf-X / Ayr
NOISE REPORT: Golf-X, Arthur Street, Ayr	Issue No: 1.0
	Issue date: 01 August 2025
	Originator: McIntyre Acoustics
	Client: Daedalus Properties Ltd



GOLF-X, ARTHUR STREET, AYR

Noise impact assessment for the playing of amplified music in the outside drinking area to the rear of 'Golf-X' Bar & Restaurant, 11-13 Arthur Street, Ayr KA7 1QJ

Report date: 01 August 2025

Prepared by 

Jim McIntyre
BSc (Hons) Env Health, BSc (Hons) Chem, PG Dip Env Health,
PG Diploma Acoustics, FIOA, Ch.EHO MREHIS

Job No: 00375
Reference: Golf-X, Ayr
Created: August 2025

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Executive Summary

McIntyre Acoustics were commissioned by Mr Robert Honeyman (Agent) on behalf of Daedalus Properties Ltd (the Licence Holder) to provide an assessment of potential noise impact from the playing of low-level amplified music within the outside drinking area to the rear of Golf-X Bar & Restaurant 11-13 Arthur Street, Ayr.

The premises has been licenced since the late 1990's with permission for a beer garden first approved in 2001; the premises has an excellent reputation as a friendly town centre bar and restaurant. The previous noise impact assessment (2019) for the outside drinking area noted that low-level amplified background recorded music, sports events (with audio played through the same premises speaker system), and occasional semi-acoustic live performances (via an independent 15W travel amp) could be undertaken without leading to any adverse impact upon the closest residential receptors on Newmarket Street. Since 2019 there has been no history of noise complaint associated with the playing of amplified music in the external drinking area of 11-13 Arthur Street, Ayr.

Since the previous noise impact assessment in 2019 the premises refurbishment has included an upgraded sound system (multi-channel Garden Area sound level controller via Cloud CX263 mixer and CVA4250 4-channel power amp). This system allows more control of music amplification in all external areas of the premises. Typically, the sound level for low-level background music will operate at standard setting '4' (see Photo 4.3c) – at this level, amplified music is barely audible outside the boundary walls of the closest residential receptors.

McIntyre Acoustics assessed noise impact from each of the following scenarios:

- residual sound levels with no music playing;
- ambient sound levels from recorded music at standard operating volume setting '4', volume '5' setting, and briefly up to maximum red-limit volume setting '8';
- ambient sound levels from acoustic music, through 15W amp; and
- ambient sound levels with TV sports playing through the amplification system.

All scenarios at volume setting '5' and below noted **no noise nuisance** potential from the playing of low-level amplified music at this location (see Section 4).

There are four small (6.5") speakers mounted on the roof support pillars of the semi-enclosed, stewarded, CCTV covered, outside drinking area. Low level background music will play until 9.30pm (at volume level '4' setting, subjectively this is inaudible at the closest residential flats). Occasional semi-acoustic sets will cease at 8.30pm. Outside drinks are served only until 9.30pm so that the area can be cleared by 10pm. There will be no amplified music or occupancy of the outside drinking area at night.

At the standard operating volume '4' setting, the noise impact inside the closest residential receptors (with windows open for ventilation) is $\sim L_{Aeq}$ 31dB during daytime.

At operating volume '5' setting, the noise impact inside the closest residential receptors (with windows open for ventilation) is $\sim L_{Aeq}$ 35dB during daytime.



Summary: Background amplified music has been played at the outside drinking area of 11-13 Arthur Street, Ayr since 2019 with no history of noise complaint. The newly installed sound amplification and speaker system allows for simpler control of sound levels in the external drinking area and at levels below volume setting '5' can be operated without causing a nuisance to neighbouring properties. Most noise nuisance complaints about amplified music from pubs and clubs originate from the transmission of low frequency sound into homes - the small 6.5" speakers installed in the outside drinking area of 11-13 Arthur Street are there to provide low-level background music and are not capable of generating significant levels of bass sound.

- **Section 4 of this report demonstrates that South Ayrshire Council's target noise levels for internal and external areas will be met. There will be no noise nuisance potential from the playing of low-level amplified music through the current sound system and there will be no occupancy of the external beer garden area at night.**

McIntyre Acoustics recommend that a noise management plan incorporating the basic measures to minimise operational (and customer) noise, as described at Section 5.1, should be implemented. This will ensure current and future compliance with the target noise impact levels.



1 Introduction

The premises management are keen to invest and upgrade the customer experience at Golf-X, 11-13 Arthur Street, Ayr by upgrading the low-level background music and modest sports TV watching area of the existing partially enclosed (roofed) outside drinking area at the rear of the premises. The owners are particularly mindful of the necessity to control noise impact as part of this proposal. McIntyre Acoustics were commissioned to provide advice on best practice acoustic design and options to reduce the potential noise impact on nearby residential properties.

Golf-X's opening hours are restricted under licence by South Ayrshire Council Licensing Board. There will be no amplified music played in the external drinking area after 21:30, and no consumption of alcohol or significant occupancy of the external drinking area at night after 22:00.

1.1 Scope

This report identifies the main noise sources and outlines options for acoustic control to reduce noise impact below typical licensing / planning / noise nuisance target levels to the rear of Golf-X, 11-13 Arthur Street, Ayr.

1.2 Competency of author

Jim McIntyre is a Chartered Environmental Consultant and Fellow of the Institute of Acoustics with over 30 years' experience of undertaking and assessing health & safety and environmental noise / vibration reports. Specific areas of expertise include industrial, transportation and planning noise assessments. Jim is also a member of the influential British Standards Institute overseeing the development and publication of British and International noise standards, sits on the Scottish Government's Environmental Noise Directive project steering group and lectures on best practice in noise monitoring techniques at Strathclyde University.

Jim McIntyre carried out the initial site visits and prepared this report.

1.3 The effect of noise on people

The effects of noise can be divided into two broad categories; physiological damage to hearing, and annoyance. However, it is only the annoyance impacts that need to be considered in detail when addressing environmental noise impacts on the wider community. Aspects of annoyance include the immediate effects of activity interference; for example, speech interference, interference with legitimate use of property, and sleep disturbance (which can increase the risk of certain stress related health effects in the long term).

2 Site details

2.1 Description of site

Golf-X Bar & Restaurant is located in the heart of Ayr town centre; whilst the vast majority of neighbouring premises are commercial, there are also a limited number of residential flats in the town centre. All upper floor flats on Newmarket Street are of solid stone / brick construction and double glazed. There are no outside amenity spaces associated with these flats as all ground floors are occupied by commercial premises.

The closest residential properties on Newmarket Street are ~60m distant from the sound sources at the external drinking area. The distance from the partially covered external drinking area to the closest rear facades of the marked residential property is taken from the calculation tool on google maps (see site plan below, and Appendix B).

Due to the proximity of residential receptors; ground and air absorption will have negligible effect on sound propagation. The focus is therefore on minimising noise emissions at source and employing good design and management control measures to ensure noise breakout is minimised and does not become an issue for nearby residents.

Background amplified music has been played at the outside drinking area since 2019 with no history of noise complaint.

Site map showing environs of Arthur Street Kitchen, Ayr:

- Sandgate →
- High Street →
- Closest residential property on Newmarket Street
- Larger open beer garden area
- Partially enclosed outside area - proposed low level background music



The external drinking area to the rear of Golf-X is nominally split into three areas; a larger open area laid to tables and couch seating (see Photo 1b), a 2nd area (earmarked for additional external seating – see Appendix B), and a smaller partially enclosed area (roofed and 3-sided – see Photo 1a) where low-level background music is played. This area has a pull-down white projector type TV screen (see photos below). It is envisaged this ‘screen’ could be used for very occasional high-profile sporting events (Ryder Cup, Scottish Open, Wimbledon, World Cup football). The low-level amplified sound for this (and more general background recorded music) will be provided by four small (6.5”) K-Gear GG6 post mounted speakers. The speakers are IP56 rated for outdoor environments and are volume controlled via a Garden speaker sound controller, Cloud CX263 mixer, and CVA4250 4-channel power amplification unit (see Photos 1a and 1b). Whilst the frequency balance is controlled through the mixer unit, inherently the small 6.5” speakers are not large enough to generate significant levels of low frequency sound.

In addition, the ability to have occasional acoustic music amplified by a small travelling 12-15W amp (or via the installed garden area speakers) is requested.

To cover all possibilities; McIntyre Acoustics assessed sound levels from each of the following scenarios:

- residual sound levels with no music playing;
- ambient sound levels from recorded music at standard setting ‘4’ volume;
- ambient sound levels from recorded music at volume settings ‘5’ to ‘8’;
- ambient sound levels from acoustic music, through 15W amp (no change in principle since 2019); and
- ambient sound levels with TV at standard setting ‘4’ system volume.

Photo 1(a) view of the partially enclosed outside drinking area 25/07/25

Projector

Small 6.5” speaker
(there are 4 x 6.5”
speakers, 2 facing
into semi-enclosed
area and 2 facing
out towards outside
drinking area)

Pull down projector
screen



Photo 1(b) view of the partially enclosed outside drinking area 25/07/25

Small 6.5" speaker

Projector

Small 6.5" speaker

There are 4 x 6.5" speakers, 2 facing into semi-enclosed area and 2 facing out towards the outside drinking area)



Photo 1(c) view of the partially enclosed outside drinking area 25/07/25

Small 6.5" speaker

Small 6.5" speaker



2.2 Operational hours and amplified music

There have been no recorded complaints from operation of the previously installed system, and this new system enables more accurate control of sound emissions in the outside area.

The system will not operate until determination of the licence variation request has been finalised.

The proposal is to have no amplified or background music played in the external drinking area after 9.30pm. Any occasional semi-acoustic music performances (which will generally take place in the afternoons) will in all cases cease by 8.30pm. Drinks will not be served in this area from 9.30pm. The area has installed CCTV, will be stewarded throughout, and cleared of customers by 10pm.

There will be no significant occupancy of the rear external areas at night.



The four small 6.5” speakers in the outside area are IP56 rated (indicating the equipment is suitable for outdoor installations where dust and water are potential hazards). Most noise nuisance complaints about amplified music from pubs and clubs originate from the transmission of low frequency sound into homes - the small 6.5” speakers installed in the outside drinking area of 11-13 Arthur Street are there to provide low-level background music and are not capable of generating significant levels of bass sound.



3 Legislation, guidance and target noise levels

3.1 Legislation and guidance

The Licensing (Scotland) Act 2005
South Ayrshire Licensing Board's Statement of Licensing Policy 2023
Environmental Protection Act 1990 – Part 3: Statutory Nuisance

The above legislation has been referenced to inform the discussion and conclusions below. In addition, the following standards and guidance documents are also of relevance to varying extents:

The World Health Organisation – Guidelines for Community Noise 1999
The World Health Organisation – Environmental Noise Guidelines for the European Region 2018
BS 7445: 2003 Description and Measurement of Environmental Noise
BS 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings
DEFRA Noise from Pubs and Clubs (Phase 2) Final report – May 2006
Scottish Building Standards Technical Handbook for Domestic and Non-Domestic Dwellings

With reference to the above; this report provides a description of best practice measures to minimise noise impact, prevent noise nuisance, and comply with legislative and best practice requirements.

3.2 Typical target noise levels

A raft of standards and guideline values for noise are available; however, ultimately each Local Authority sets its own target noise levels and can vary these according to local circumstances.

The text below outlines some common issues and target values for protecting residents from excessive noise impact. However, all guidance documents must be seen in context of how they were developed and what they are trying to achieve.

The World Health Organisation set a series of community noise guidelines in 1999 (revisited and confirmed in 2018); advising that, during the daytime a guidance level to prevent annoyance is set at $L_{Aeq16hr}$ 55dB for outdoor living areas, $L_{Aeq16hr}$ 35dB for indoor living areas during the day / evening, and L_{Aeq8hr} 30dB for bedrooms at night. It should also be borne in mind that these are only guidance levels and Court decisions have already made clear that noise levels above the WHO guideline values do not mean that a nuisance exists.

Note: WHO levels to protect against annoyance and sleep disturbance relate to average impact over a 16hr daytime period (07:00 - 23:00) or 8hr night time period (23:00 – 07:00).



Some regulatory authorities use NR Curves (which rate noise over an octave frequency spectrum) as a benchmark of acceptability. NR curves are an internal standard and incorporate noise levels over a range of frequencies. Typically, NR 25-30 may be used for bedrooms at night. In practice (provided there is no strong tonal component) an NR Curve roughly equates to the $L_{Aeq} -6dB$ (i.e. $NR\ 25-30 \approx L_{Aeq}\ 31-36dB$). Assuming 15dB attenuation across an open window this equates to an external noise level of $L_{Aeq}\ 46-51dB$.

BS 8233 recommends a reasonable level of amenity to be provided by internal noise levels of $L_{Aeq, 16hr}\ 35-40dB$ within living rooms, and $L_{Aeq, 16hr}\ 35dB$ (daytime) or $L_{Aeq, 8hr}\ 30dB$ (night time) for sleeping in bedrooms. An internal bedroom L_{Aeq} of 30-35dB equates to an external façade level of 45-50dB(A), assuming a transmission loss of 15dB across an open window.

Note: BS 8233 states that levels are based on annual average data and do not have to be achieved in all circumstances. For example, it is normal to exclude occasional events.

BS 4142 relates the sound under consideration to the prevailing background noise level (measured as the L_{A90} of the residual noise) and includes character correction penalties to “rate” the level of noise impact. However, BS 4142 specifically excludes the assessment of entertainment noise and people; it is therefore not an appropriate standard for this type of assessment.

It is recognised that many of the above target noise levels relate to the impact of steady state sound and not music or voices (which have a character that can make them more intrusive). It is sometimes argued that a character correction penalty (similar to that applied in BS 4142) should be applied in these types of situation. However, the scope of most standards are clearly defined; and any amendments to the application of those standards (to fit a particular assessment) would need to be fully justified.

Whilst the subjective differences between the impact of steady state noise and music / voices are noted above; the internal target level for reasonable amenity of 35dB(A) at night bears comparison to that stated in DEFRA’s Noise from Pubs and Clubs (Phase 2) Final report – May 2006. The DEFRA report found that for infrequently occurring entertainment noise after 23.00 hours, the threshold of acceptability was around 34dB $L_{Aeq, 5min}$. The figure of 35dB $L_{Aeq, 5min}$ (proposed for reasonable amenity) may therefore be fairly close to an acceptable level for entertainment noise occurring on weekends only.

We therefore have a range of criteria on which to judge the acceptability of noise impact (L_{Aeq}) ~50-55dB daytime and ~45-46dB at night. However, for the purposes of this discussion, typical target external noise levels (Planning Advice Notes, BS8233, World Health Organisation) for reasonable amenity are taken to be:

- $L_{Aeq, 16h}\ 55dB$ daytime (07:00 – 23:00); and $L_{Aeq, 8h}\ 45dB$ night time (23:00 – 07:00).



3.3 Specific target noise levels

Notwithstanding the foregoing discussion on typical noise protection levels; the correct amenity standard applicable to this proposal is that laid down in Section 7 of South Ayrshire Licensing Board's Statement of Licensing Policy (October 2023):

- *7.2 Entertainment noise is one of the principle causes of complaint regarding licensed premises. Entertainment noise levels should not give rise to nuisance within nearby noise sensitive properties or gardens.*
- *Robust management controls are fundamental to ensure that suitable internal and external noise levels are not exceeded*
- *7.3 The Board does not expect amplified music or television screens in outdoor drinking areas unless this has been specifically agreed by the Board. All applicants seeking outdoor drinking areas will be expected to address noise nuisance in their operating plans. This may include a noise consultant's report."*

The Licence holder will therefore need to clearly establish that their proposed activities will not result in a noise nuisance.

As stated at Section 2.1 - there are no outside amenity areas associated with the nearby residential flats as all ground floor areas are occupied by commercial properties. In addition, Section 2.2 confirms there will be no occupancy of the proposed external drinking area between 23:00 and 07:00; so, the critical noise target level is:

- *$LA_{eq,16hrs}$ 35-40dB (0700-2300) internal noise level
(with no strong 'music' type character)*

Note: "no strong music type character" means that the sound should not be readily distinguishable e.g. the lyrics should not be readily distinguishable or the bass sound not obviously intrusive.

- *$LA_{eq,16hrs}$ 50-55dB (0700-2300) external noise level*

Note: WHO daytime guidance level to prevent serious annoyance is set at $L_{Aeq16hr}$ 55dB for outdoor living areas.



4 Noise impact assessment

4.1 Voices

Whilst the following sections address impact from amplified music, it is recognised that noise from customers (conversations, cheering at televised sport events, applause for acoustic performances) may also have an impact.

If we consider commonly accepted relative noise (sound pressure) levels in the decibel scale, we move systematically from 0db (the perception of hearing) through to ~140dB (the threshold of pain). Of more use is the mid-ground where we find the following:

- 50dB at 1m, typical conversation at home (no raised voices)
- 60dB at 1m, loud conversation, laughter in busy office or restaurant
- 65dB noise level near the carriage way of an urban 30mph road
- 70dB at 1m, typical noise from vacuum cleaner

Newmarket Street

If we assume worst case (constant loud conversation, 60dB at 1m) at the covered rear drinking area then by simple distance attenuation we get at Newmarket Street rear facades:

$$\begin{aligned} \text{SPL}_2 &= \text{SPL}_1 - 20 \log (D_2/D_1) \\ &= 60 - 20 \log (60/1) \\ &= 24\text{db} \end{aligned}$$

Where D_2 equals the distance from covered drinking area to closest part of the rear facade (60m).

This is 26dB below the lowest specified target daytime external noise level (50dB) and already compliant with the target internal noise level (35dB) before any reduction for transmission loss over a façade with open windows.

Assuming the SAC approved sound reduction of 13dB over an open window – we get an internal daytime impact of 11dB (24-13dB). **This is 24dB below the specified target internal noise level.**

Customers cheering at sporting events may be louder than 60dB (a reasonable estimation could be 70-80dB at source); however, even a 20dB increase at source still meets the internal and external target noise levels at 60m. In addition, this increased level from cheering at sports events, or applause for live music, would be during the early to late afternoon, in a town centre, and over a very limited duration (a few minutes at a time).

4.2 Sound level tests

Equipment and calibration

An attended monitoring survey (as per BS 7445) was carried out between the hours 11:05-14:20 on Wednesday 30th July 2025. The time was chosen to represent the most likely period when customers would be using the beer garden according to the manager.

All sound level monitoring equipment was Class 1 (as per IEC 61672-1).

The following equipment was used during the noise monitoring survey:

Table 4.2 Equipment and calibration details

Manufacturer	Item	Serial number	Last Lab Calibration
Bruel & Kjaer	2260 Class1 Sound Level Meter	2466942	18/12/2024
Bruel & Kjaer	4189 microphone	2470280	18/12/2024
Bruel & Kjaer	4231 Sound Level Calibrator	2465610	17/12/2024
Nielsen-Kellerman	Kestrel 1000 Anemometer resolution to 0.1ms ⁻¹ / accurate to ±3%	-	Purchased August 2023
Jessops	Atlantic 325 field tripod	-	-

Both the sound level meter and the field calibrator have been calibrated in accordance with the manufacturer’s recommendations to standards traceable to the National Physical Laboratory. Sound level meters and their associated microphones are calibrated every two years and calibrators are tested and accredited annually.

Field calibration results

In line with best practice guidelines, field calibration results were obtained before and after monitoring sessions as noted below. No drift in calibration was observed:

Table 4.2(a) Field calibration details

Date / Time	Calibration level (at 1000Hz)	Deviation from last field calibration
30 July / 11:05	Pre-monitoring: 94.0 dB	0
30 July / 14:20	Post-monitoring: 94.0 dB	0

Meteorological conditions

Whilst national weather forecast noted a nominal light west-south-west wind; due to the sheltered nature of the area provided by tall town centre buildings on all sides, the monitoring location and propagation path to the receptor point (closest residential window) were largely sheltered from the influence of wind. Never-the-less wind direction and speed were recorded 4 times during the survey period and varied between 0 and 2.2 ms⁻¹, with a WSW wind direction. There was little to no visible movement of vegetation (ivy and shrubs).

The temperature varied between 17-18°C, humidity~80%, 1017mb pressure, ~75% cloud cover, with no rain during the monitoring periods and dry roads.

These weather conditions are acceptable for monitoring.

Monitoring location

Due to access restrictions (we were unable to secure access to Newmarket Street residential properties, attempts were made on 4 separate occasions, day time and evenings, weekdays and weekend); monitoring was carried out at an intermediate position (corner of the Golf-X open beer garden) in direct line between the sound source under investigation and the closest windowed housing façade to the outside drinking area. The location is ~15m from the closest speaker system and marked on Appendix B.

The outdoor microphone (90mm windshield) was located at a height of ~1.5m, beside the rear wooden wall of the premises (façade monitoring position), the mic facing directly towards the sound source see Photo 4.2 below.

Photo 4.2: intermediate monitoring position (15m from speaker system) 30/07/25



4.3 Monitoring results and discussion

The following data may be used to establish the underlying residual and ambient sound levels under the operating scenarios noted at Section 2.1:

1. residual sound levels with no music playing;
2. ambient sound levels from recorded music at standard setting '4' volume;
3. ambient sound levels with TV at standard setting '4' system volume;
4. ambient sound levels from recorded music at volume settings '5', '6', and red-limit setting '8'; and
5. ambient sound levels from acoustic music, through 15W amp (no change in principle since 2019).

Measurements durations were set at 30mins as this was found to be more than sufficient for the readings to become steady and representative of the prevailing noise climate for each scenario. For the installed system – signal inputs and outputs were set to either standard setting '4', or red-limit maximum setting '8'. Similarly, the Peavey amp for the semi-acoustic set was set to max on the small 15W travel amp. Measurements were taken in the absence of any unusual activity (e.g. construction work, or other local influences) and may be considered representative of the underlying noise climate. Table 4.3 below confirms the residual and ambient sound levels.

Table 4.3: Summary of recorded sound levels

Date	Time	L _{Aeq,15mins}	L _{A90,15mins}	Comment
Wed 30 th July 2025	11:11	51.2	44.6	Scenario 1: no amplified music or tv from premises. Sound measurement taken in rear of adjacent car park. Seagull activity and intermittent noise from vehicles using car park and on Arthur Street were predominant sources. L _{Amax} ~75dB from seagulls
Wed 30 th July 2025	11:26	52.1	44.1	Scenario 1: no amplified music or tv from premises. Sound measurement taken in rear of adjacent car park. Seagull activity and intermittent noise from vehicles using car park and on Arthur Street were predominant sources.
Wed 30 th July 2025	11:41	54.6	43.8	Scenario 1: no amplified music or tv from premises. Sound measurement taken in rear of adjacent car park. Seagull activity and intermittent noise from vehicles using car park and on Arthur Street were predominant sources.
Wed 30 th July 2025	11:57	58.1	45.7	Scenario 1: no amplified music or tv from premises. Sound measurement taken in rear of adjacent car park. Seagull activity and intermittent noise from vehicles using car park and on Arthur Street were predominant sources. Helicopter noise was clearly audible for last 5 mins of measurement.
Scenario 1: L _{Aeq,15mins} range 51-58dB, L _{Aeq,1hr} ~53dB				



Date	Time	L _{Aeq,15mins}	L _{A90,15mins}	Comment
Wed 30 th July 2025	12:22	56.4	49.2	Scenario 2: recorded music at standard volume setting '4'. Music and seagull noise predominant in beer garden. At car park monitoring location, the music was just audible at a low level but noise from seagulls was predominant.
Wed 30 th July 2025	12:40	56	49	Scenario 2: recorded music at standard volume setting '4'. Music and seagull noise predominant in beer garden. At car park monitoring location, the music was just audible at a low level but noise from seagulls was predominant.
Scenario 2: L _{Aeq,30mins} ~56dB				
Wed 30 th July 2025	13:45	57.6	51.2	Scenario 3: TV (sky sports F1 Highlights of Belgian Grand Prix) at standard volume setting '4'. TV and seagull noise predominant in beer garden. At car park monitoring location, the TV was audible at a low level, commentary was just audible (though unable to discern what was being said). In car park noise from seagulls was predominant.
Wed 30 th July 2025	14:01	57.1	49	Scenario 3: as above
Scenario 3: L _{Aeq,30mins} ~57dB				
Wed 30 th July 2025	12:58	66 (1 min)		Scenario 4a: recorded music at red-limit volume setting '8'. Music predominant.
Wed 30 th July 2025	13:00	61.6dB (1 min)		Scenario 4b: recorded music at garden volume setting '6'. Music predominant.
Both scenarios measured above 60dB so not pursued as this could result in an impact >35dB at flats.				
Wed 30 th July 2025	13:05	59.5	51.3	Scenario 4c: recorded music at garden volume setting '5'. Music and seagull noise predominant in beer garden. At car park monitoring location, the music was audible at a low level. In car park noise from seagulls was predominant.
Wed 30 th July 2025	13:21	59.6	51.7	Scenario 4c: recorded music at garden volume setting '5'. Music and seagull noise predominant in beer garden. At car park monitoring location, the music was audible at a low level. In car park noise from seagulls was predominant.
Scenario 4c: L _{Aeq,30mins} ~60dB				
17/03/19	13:34- 14:04	64.1 (30 min)	52.0	Scenario 5: acoustic set through 15W Peavey travel amp. L _{Amax} 75.4dB seagulls. Music was audible at the far corner of the adjacent car park (similar to a radio playing) but not dominant. Cars entering carpark masked music.

All values in above table are sound pressure levels, in dB re 2x10⁻⁵ Pa



Newmarket Street Impact

- (a) If we assume worst case from the premises own installed speaker system (Scenario 4c, volume control setting ‘5’, results in 60dB at 15m) then by simple distance attenuation we get at Newmarket Street rear facades:

$$\begin{aligned} \text{SPL}_2 &= \text{SPL}_1 - 20 \log (D_2/D_1) \\ &= 60 - 20 \log (60/15) \\ &= 60 - 12 \\ &= 48\text{dB} \end{aligned}$$

The Garden controller is typically set at standard operating volume ‘4’ (see Photo 4.3b) which is 4dB quieter than setting ‘5’ (so, ~44dB)

Where D₁ equals the distance from covered drinking area to monitoring point (15m); and D₂ equals the distance from covered drinking area to closest part of the rear facade (60m).

Setting ‘5’ is 7dB below the WHO specified target daytime external noise level (55dB) for the onset of serious annoyance. Furthermore, it is 5dB below the existing residual sound level of L_{Aeq} 53dB. Assuming the SAC approved sound reduction of 13dB over an open window – we get an internal daytime impact of 35dB (48-13dB). **This meets the specified target internal noise level for reasonable amenity as specified in BS 8233.**

- (b) If we assume overall worst case of occasional semi-acoustic sets played through an independent travel amp (Scenario 3, 64dB at 15m) then by simple distance attenuation we get at Newmarket Street rear facades:

$$\begin{aligned} \text{SPL}_2 &= \text{SPL}_1 - 20 \log (D_2/D_1) \\ &= 64 - 20 \log (60/15) \\ &= 64 - 12 \\ &= 52\text{db} \end{aligned}$$

Where D₁ equals the distance from covered drinking area to monitoring point (15m); and D₂ equals the distance from covered drinking area to closest part of the rear facade (60m).

This is 3dB below the WHO specified target daytime external noise level (55dB) for the onset of serious annoyance; and 1dB below the existing residual sound level of L_{Aeq} 53dB. Assuming the SAC approved sound reduction of 13dB over an open window – we get an internal daytime impact of 39dB (52-13dB). This meets the BS 8233 internal sound level target for dining rooms and is only marginally (4dB) above the specified target internal noise level for living rooms. However, BS 8233 allows for a 5dB relaxation to target noise levels in busy urban areas (Section 7.7.3.2) – “Woods Practical Guide to Noise Control 1998” also notes that a +5dB relaxation for residential urban properties has been in common use for many years.

Note: the target amenity sound levels of BS 8233 are based on [16hr daytime] average exposure and the standard is clear that they do not have to be achieved in all circumstances. The playing of low level semi-acoustic sets will take place for a few hours on occasional weekend afternoons. If a 4hr set sound level is taken as a L_{Aeq,16hr} measurement (as per BS 8233) it would drop by 6dB (to L_{Aeq,16hr} 33dB) taking it below the target noise level of 35dB to prevent loss of amenity and certainly well below anything that could be considered nuisance (particularly in a town centre location).

Photo 4.3(a): speaker system – Cloud CX263 mixer and CVA4250 4-channel power amp set-up 25/07/25

At standard volume level '4' setting – the amplified music was barely audible at the boundary wall of the closest residential properties (there are no outside amenity spaces associated with the residential flats on Newmarket Street as ground floors are commercial units)



Noise impact was monitored at standard volume level '4' and up to maximum red-limit volume level '8'.

The main system set-up does not change (only the volume controller function is altered by the bar manager. Typically, the Garden volume controller sits at setting '4' to ensure no nuisance conditions can arise.

Photo 4.3(b) and (c): Garden speaker sound controller, setting '4' and '5' outputs 30/07/25



Photo 4.3(d): 15W travelling sound power amp set to max output 17/03/19



Photo 4.3(e): TV system playing through speaker system 30/07/25





5 Further noise control options

The following section details acoustic design and operational considerations to minimise transmission of customer and amplified music noise from the external drinking area to residential properties.

5.1 Control of operational noise

Sound reduction at source should be the first consideration to lessen any perceived specific noise impact – it typically affords both the best acoustic, and most cost effective, solution. The following best practice guidance can be incorporated into a noise management plan for the premises:

- i) The installed sound system has a simply controlled power capacity and the small 6.5” speakers negate any potential low frequency noise issues – best practice by design. Any future changes to the system should ensure similar controls and low frequency response characteristics are part of the inherent design / purchasing criteria.
- ii) To ensure amplified music is not played at louder volumes, music must only be played through the installed system (at volume control setting ‘5’ or below) or via a single small (15W) travel amp.
- iii) Noise from customers using the premises is often the most difficult type of noise to control. However, standard management procedures can be employed to control customers inside and on leaving their licensed premises i.e.
 - providing signage on exit doors and at the beer garden area asking customers to be considerate to neighbours and keep the noise down;
 - provide an outside presence to ensure customers do not become overly loud; and
 - delegating additional staff to maintain vigilance over the external areas during busy periods.
- iv) Time restriction of certain activities: use of the external area is restricted to daytime use only (i.e. vacated by 22:00). Our experience shows that neighbours' tolerance levels drop sharply if noise occurs after a publicised finishing time.
- v) Time restriction of other noise generating activities: emptying of bottles / delivery of supplies should not take place at night (i.e. after 23:00) or before 08:00 due to the proximity of nearby residents.
- vi) Finally, Management should have a procedure in place to deal with any noise issues (including complaints) that may arise. Someone in authority to quickly respond to any public complaints is essential in maintaining good neighbour relations.



6. Recommendations

- i) A noise management plan incorporating the measures to minimise operational (and customer) noise from the premises, specified in Section 5.1, should be implemented.
- ii) In the unlikely event that noise becomes an issue for adjacent neighbours in future; semi-acoustic sets could be required to play through the installed mic lines of the garden speaker system. This is not recommended at present as the maximum impact from standard small (15W) travel amps is unlikely to result in any nuisance impact.

7. Conclusions

The existing distance and barrier attenuation associated with the current roofed drinking area, combined with the controllable maximum power output of the installed sound system, and a standard element of good management control, should ensure there is no significant adverse impact on neighbouring residential properties.

Section 4 of this report demonstrates that South Ayrshire Council's target noise levels for internal and external areas will be met, and no noise nuisance will occur.

8. Uncertainty, context, and caveats

As access to residential premises was not available; estimations based on external readings have been undertaken. This is standard practice but does introduce some uncertainty. Measurement uncertainty is reduced by utilising recognised methods (BS 7445), using appropriate (Class1) kit with recorded calibration histories, and experienced monitoring personnel (see Section 1.2).

Potential noise from patrons using the area has been addressed at Section 4.1. However, there is a level of uncertainty in terms of how loud customers can be if left to their own devices. A reasonable estimation (60-80dB sound source) has been made in good faith, but there is an element of reliance on adequate stewarding to ensure good level of control at all times.

Due to the predicted low sound levels and subjective characterisation of the noise at the nearby housing; the implications of stated uncertainty are not considered to materially affect the low impact conclusions.

The context of the area is that of a vibrant town centre with very few residential premises. People living in town centres do not expect a particularly quiet ambient noise climate. In addition, the speaker system in the partially enclosed beer garden is not capable of generating significant low frequency sound (by design) and it will not operate at night. McIntyre Acoustics are therefore confident that the aforementioned site design and management procedures will ensure compliance with SAC's licensing aims.

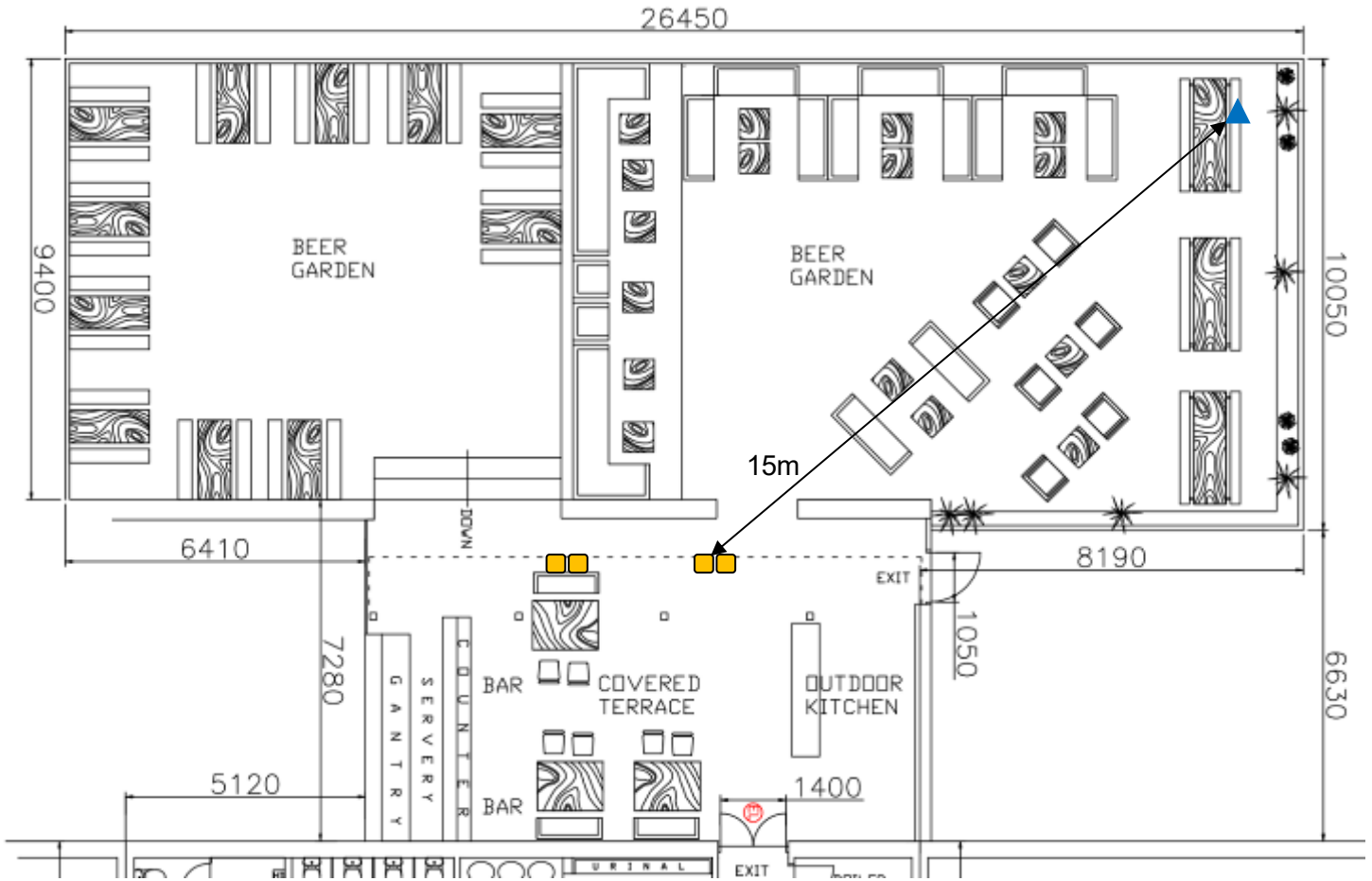
APPENDIX A

ACOUSTIC TERMINOLOGY

Ambient Noise Levels	The total encompassing noise in a given situation at a given time; it is usually composed of noise from many sources, near and far.
A-Weighting.	A frequency weighting devised to attempt to take into account the fact that the human response to sound is not equally sensitive to all frequencies. The A weighting filter in a sound level meter attempts to build in this variability into the indicated noise level reading so that it will correlate, approximately, with the human response.
Background Noise Level ($L_{A,90}$)	Defined in BS 4142, $L_{A,90}$ is the sound pressure level in dB(A) which is exceeded for 90% of the time interval T. During daytime T = 60 mins. During night time T = 5 mins.
Decibel (dB)	The logarithmic ratio of the size of pressure fluctuations caused by a sound relative to the threshold of hearing (2×10^{-5} Pa). The decibel range represents this scale in a more manageable form, for example 0–140 dB.
$L_{Aeq,T}$	The A-weighted continuous noise level over time period T. It is the steady sound level over the period of time under consideration which contains the same amount of energy as the time-varying noise, over the same time period.
$L_{A,max}$	The maximum sound pressure level in dB(A).
Residual Noise	The ambient noise remaining when the specific noise is suppressed, defined in BS 4142.
Specific Noise	The particular component of the ambient noise which is under investigation.
Weighted sound reduction index (R_w)	Single number quantity which characterises the airborne sound insulation properties of a building element over a range of frequencies

APPENDIX B

Site layout plan – outside drinking area



▲ = outside drinking area music level monitoring point (~15m from speaker system)
4 x small (6.5") speakers playing low level background music and TV audio

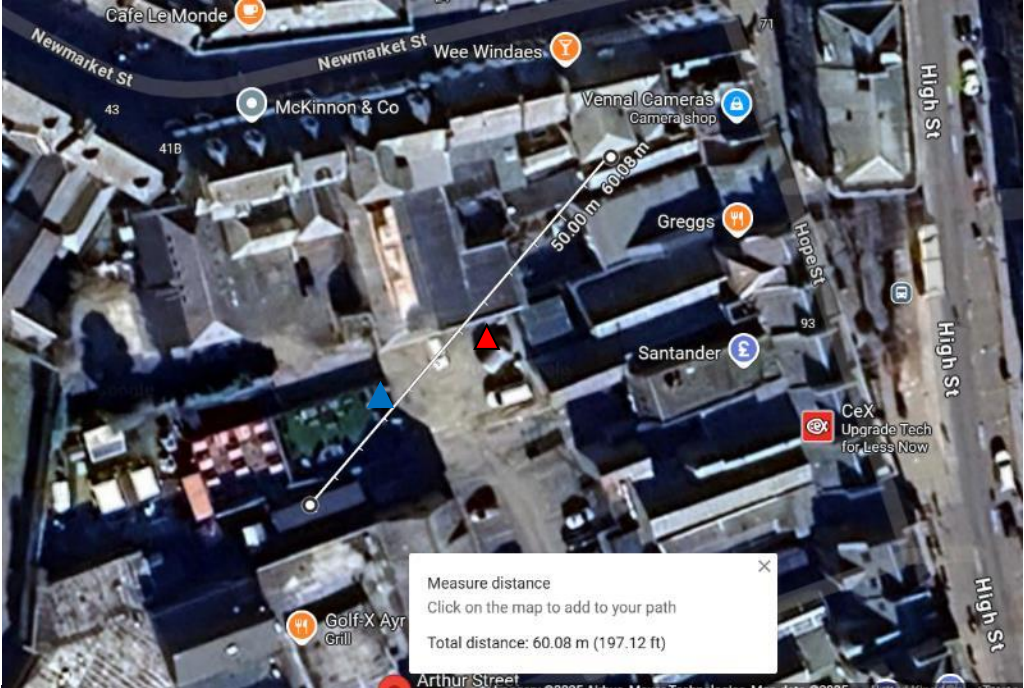
Site Plans

Site plan showing distance between speaker system and residential flats (60m)

▲ = car park subjective assessment point

Amplified music at setting '4' was barely audible in the car park area

▲ = outside drinking area music level monitoring point



Site plan showing distance between speaker system and monitoring point (15m)



Report for South Ayrshire Licensing Board from L.S.O

Non-Minor Variation – PRESTWICK BOWLING CLUB, PRESTWICK

The original Operating Plan for Prestwick Bowling Club was prepared in September 2008 in preparation for the legislation coming into force in 2009 and a further variation application was approved in 2012 to update the permissions following the development of the Licensing (Scotland) Act 2005.

Currently the premises has an active bowling membership and hosts social evenings and functions for both members and guests and private functions as a result of the facilities being hired. Licensing Board Members will be aware that Clubs are able to benefit from a members club licence which allows special provisions compared to a premises licence but also restricts attendance to members and their guests only. Any event out with this requires an Occasional Licence and these are restricted by legislation to 12 a year. For this reason, the committee at Prestwick Bowling club have decided that for future sustainability of the club, who require the ability to cater to functions for non-members to attend, they would like to vary the licence and remove themselves from the category of 'members club' for the purposes of liquor licence only.

This requires the nomination of a premises manager and the club have invested in personal licences for a few of their members in advance.

Having worked with the committee over the past 9 months in preparation of the application, I am aware that the proposed changes to the Operating Plan are mainly for the purpose of updating permissions in line with the current way of operating and it is not the intention to introduce any specific new provisions. The application follows discussion with the LSO regarding the practice on bowling days (from the time visiting teams arrive, the service of breakfast rolls and the attendance of family and friends) to the social aspect of the club (from guests to function hire and the few local themed days a year which may fit in with larger community events such as 'Prestwick on the Prom').

One of the notable differences applied for is the core hours, where the premises have asked for a 9.30am start so that it can be utilised on specific days throughout the year when the bowling competitions commence prior to 10am. Again, this is not proposed to be a regular service time, but instead to provide the choice and flexibility for the future in line with a sporting match or a themed event to suit something similar.

As previously mentioned, the Operating Plan for these premises has remained unchanged for the last 13 years and both the legislation and Board policy have changed during this time. Therefore, I requested that the premises highlighted on the layout plan where outside drinking may take place. The permission has always been in existence; however, this part of the application will clarify that alcohol may also be taken to the benches surrounding the green by those sitting there to watch in addition to tables and chairs which are regularly positioned between the clubhouse and the green.

Having been aware that two objections were lodged representing three people from a concerned family, who had expressed a number of concerns regarding Scotland's relationship with alcohol and the negative impact on communities, I visited the objectors to discuss this. Following our meeting I was able to confirm that Prestwick Bowling Club itself provides the objectors limited challenges in its current way of operating, however it is the 'potential' for future issues that provides the largest concern to this family, who have witnessed scenes of

drunken behaviour and related occurrences in the area. Accordingly, I have provided information regarding reporting concerns and suggested contacts in other departments and organisations who may be able to assist with the wider concerns.

Being aware that an Operating Plan is a generic document that is designed to be completed by all types of licensed premises in Scotland, I am conscious that without any context to its contents, it could suggest a very different type of operation to someone who is not used to reading one and who is not familiar with the local licensing board policy. I therefore hope that my discussions with the objectors have helped to alleviate some of their concerns.

Representatives from Prestwick Bowling Club are aware of the objections and have offered a meeting and discussions through myself and I am aware that they genuinely did not consider any pre-application discussions with the wider community as they simply consider the application to be a 'tidying up' of paperwork rather than a complete change in trading.

In summary, the variation application being considered is, in part, at my request to ensure that the premises is operating in terms of what is contained in the operating plan. Whilst this also includes the removal of the premises from the category of 'members club' for liquor licensing purposes, it is simply a vehicle to allow wider use of the premises for functions and attendance by non-members when required without the need for Occasional Licences. Prestwick Bowling Club will continue to operate as a member's club and hope the amendments will provide future sustainability.

Catrina Andrew

5th August 2025



The entrance to Prestwick bowling club is behind a high wall and secure doorway.



The Clubhouse is a traditional building with seating to the side of the green.



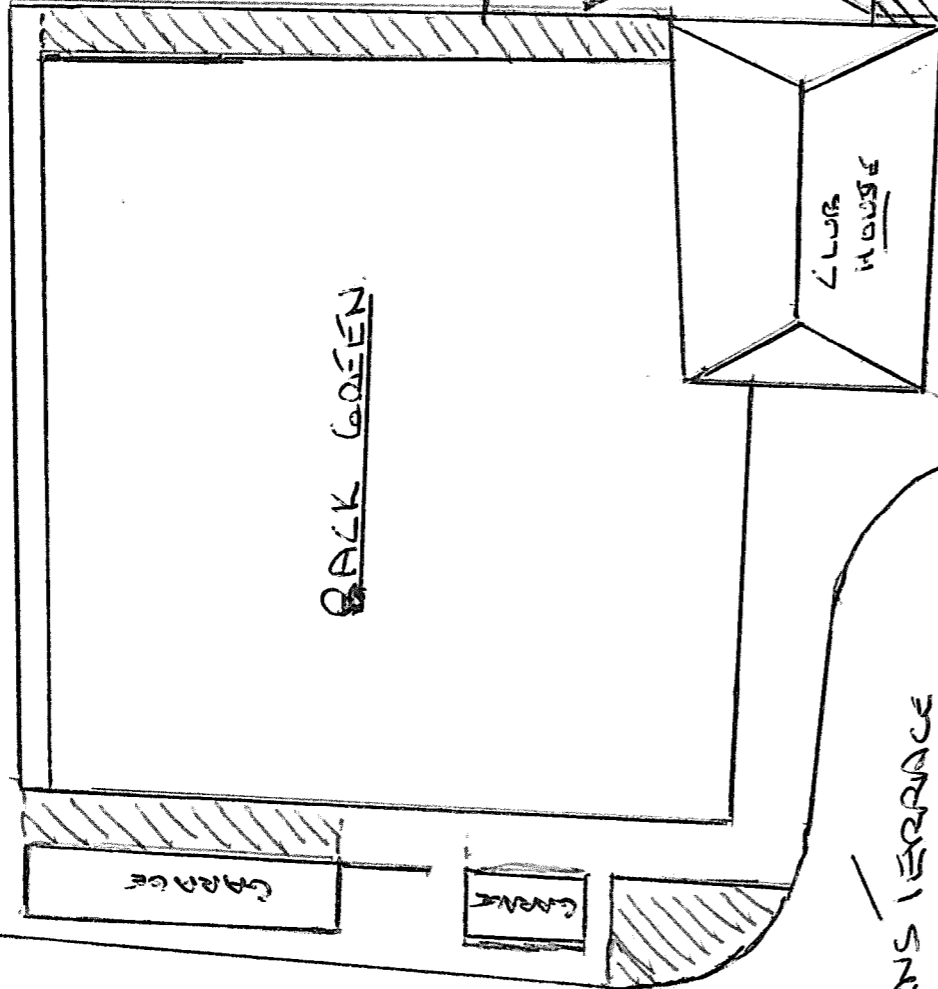
The bowling green is surrounded by a brick wall and bench seating.



RAILWAY
LINE.

HOUSES

HOUSES.



BACK GREEN.

GRASS
AREA

CLUB
HOUSE.

CLUB
HOUSE

GARAGE

GARAGE

QUEENS TERRACE

ENTRANCE

MIDTON
ROAD

FRONT GREEN.

HOUSES

HOUSES

* AREAS SHOWN IN RED
ARE DESIGNATED AREAS
WHERE SEATING AND TABLES
ARE PROVIDED FOR THE
CONSUMPTION OF ALCOHOL
OUTWITH THE PREMISES.
THE AREAS IMMEDIATELY
OUTSIDE THE CLUB HOUSE
ARE MOST USED.
THE OTHER AREAS ARE ONLY
USED WHEN COMPETITIONS ARE
BEING PLAYED.

Application for Occasional Licence

Applicant	Premises	Event	Dates Requested	Times Requested
Helen Murray-Hamilton	Maybole Town Hall	Hogmanay Hoolie	31 st December 2025	On Sale: Wednesday 18.00 – 01.30 *Outwith Board Policy
Samantha Finnie	Pavillion Food Village And Bar Ayr Pavilion Pavilion Road Ayr	Food Led with alcohol day to day service with low level background music through fixed speakers	22.08.2025 – 04.09.2025	On Sale Every day 10.00 – 22.00
Samantha Finnie	Pavillion Food Village And Bar Ayr Pavilion Pavilion Road Ayr	Food Led with alcohol day to day service with low level background music through fixed speakers	05.09.2025 – 18.09.2025	On Sale Every day 10.00 – 22.00
Samantha Finnie	Pavillion Food Village And Bar Ayr Pavilion Pavilion Road Ayr	Food Led with alcohol day to day service with low level background music through fixed speakers	19.09.2025 – 02.10.2025	On Sale Every day 10.00 – 22.00
Samantha Finnie	Pavillion Food Village And Bar Ayr Pavilion Pavilion Road Ayr	Food Led with alcohol day to day service with low level background music through fixed speakers	02.10.2025 – 15.10.2025	On Sale Every day 10.00 – 22.00
Samantha Finnie	Pavillion Food Village And Bar Ayr Pavilion Pavilion Road Ayr	Food Led with alcohol day to day service with low level background music through fixed speakers	16.10.2025 – 28.10.2025	On Sale Every day 10.00 – 22.00

Helen Murray-Hamilton – Maybole Town Hall, Maybole .
Occasional Licence Application – 31st December 2025
Report by Licensing Standards Officer

I refer to the Occasional Licence application made for a Hogmanay Hoolie.

The application is for an event on New Year's Eve and is organised to follow on from last years event held in the Town Hall in the high street in Maybole.

As the application requests a terminal hour of 1.30am it is out with what can currently be granted under delegated powers, however due to the time of year the Board have previously granted later hours to other applicants as it is accepted that the majority of people in Scotland will have an expectation of hours beyond midnight.

This event was granted a 1am licence last year and this year the applicant has requested 1.30am due to demand and to try to encourage crowd dispersal over time. Additionally, last years event was an 'over 18' only, however following feedback from attendees the organiser has requested that children and young persons of all ages are permitted until the end. Due to the specific nature of this event the Board may view this as a family occasion similar to a wedding and be comfortable with children of all ages in attendance throughout.

If however members had reservations in relation to the licensing objective 'Protecting Children and Young People from Harm' they may wish to introduce a terminal hour for younger children as the licence has been requested from 6pm which would be a total of 7.5 hours.

If Members would prefer the introduction of a terminal hour, I would suggest the following:
Children aged 10 years and under are permitted until 11pm, Children and young persons aged 11 years upwards are permitted until terminal hour.

The applicant contacted the LSO earlier in the year to discuss various events and has lodged applications early to allow discussion and ensure the grant of the licence prior to advertising the event.

Catrina Andrew
Licensing Standards Officer
24th July 2025

L.S.O Report to South Ayrshire Licensing Board

Occasional Licence Applications – Samantha Finnie, Pavilion Food Village and Bar

The applicant Samantha Finnie has currently lodged a total of 6 Occasional Licence applications for a site at the rear of the Ayr Pavilion building, Pavilion Road, Ayr.

Members will be aware that these outdoor 'premises' were created last year by Samantha Finnie and family who made a significant investment to create a food village with bar and seating area within a fenced area to the rear of the Pavilion building in Ayr.

Due to the nature of the area created (being fully outdoors with limited cover at the bar and within the seating areas) it was not possible to grant a permanent 'Premises Licence' and thus the premises operates with the benefit of continued Occasional Licences, a practice which was approved by the Board.

At the time of grant, Board Members were keen to ensure that these premises operated in line with others in South Ayrshire and thus there were 3 agreed actions in relation to grant of all future Occasional Licences to this venue:

- 1- To delegate powers to the Depute Clerk to grant future successive Occasional Licence applications, provided they mirror the original applications
- 2- That the applicant is instructed that if any changes are proposed for the use of the area (such as the introduction of live music) that this must be highlighted on future applications to allow it to be considered
- 3- That a condition is added to the Occasional Licence to state that 'All staff must be trained in accordance with the Licensing (Training of staff) (Scotland) Regulations 2007

With this in mind Ms Finnie has been in touch with the LSO regarding the further development of the business and is keen to allow recorded music to be played.

In order to ensure consistency with other decisions taken by the Board, Ms Finnie was advised that she should engage with an acoustic consultant to allow the area to be assessed for the suitability of providing music. Following this an acoustic report by KSG Acoustics was provided to the Board with the updated applications.

Additionally, I visited the premises accompanied by Brian Seditas (Environmental Health Co-ordinator) and Matt Smith (who has been assessing the recent applications by premises who are requesting music and entertainment outdoors) and we were able to witness the effects of music being played in this area. Whilst the professional assessments will provide the Board with the most detail and comfort, I can confirm that I was unaware that music was being played as we walked round the building and it was not until I was present in the bar area that I could actually hear the music. Members will be aware that the location of this area is directly overlooking the low green and behind a busy entertainment area and beach café and that the Boards policy restricts the use of the area to a terminal hour of 10pm.

There are currently Occasional Licences granted to Ms Finnie for the dates applied for, however these do not include music and therefore if the Board were minded to grant the applications before you today, the existing licences would fall in favour of new ones including music. In this case and to ensure consistency and compliance with the licensing objectives, I would suggest that the following actions are agreed in addition to any conditions suggested by Environmental Health.

- 1- To delegate powers to the Depute Clerk to grant future successive Occasional Licence applications, provided they mirror the applications dated 22nd August 2025 and beyond
- 2- That a condition is added to the Occasional Licence to state that 'All staff must be trained in accordance with the Licensing (Training of staff) (Scotland) Regulations 2007
- 3- That a condition is added to the Occasional Licence as stated in Appendix 1 as recommended by Environmental Health in accordance with the recommendations in the report by KSG Acoustics dated 5th May 2025

I would advise the Board that this applicant has continued to work with the LSO since the original grant of the Occasional Licences to operate this area and whilst they understand that an Occasional Licence is by its nature a 'temporary' licence, they see this as a long term plan and have made a significant investment. Members will be pleased to note the operation of this area in line with Board policy and I have provided some recent photographs to illustrate this.

Catrina Andrew

Licensing Standards Officer

25th July 2025



The entrance to the premises can be easily managed.



Signage is in place at the entrance to the premises.



The accessibility of all areas has been considered.



There are plenty of bins and a variety of seating options.





The area is completely self-enclosed with all facilities within the 'premises'.



Environmental Health

There is no objection to the issuing of a licence providing the following conditions are attached.

1. The Licence holder must ensure that the site conforms to the requirements of the Health and Safety at Work etc Act, 1974 and any regulations or orders arising therefrom or amendments thereto.
2. The Licence holder must ensure that the volume and tone controls of any amplified music system(s) shall be adjusted and set by the Licence holder or member of his staff in such a way that the sound level emanating from the amplified music system(s) shall not cause nuisance within the nearest noise sensitive dwelling house or building. In particular the premises should operate in accordance with the Noise Management Plan produced by KSG Acoustics on 5 May 2025 in respect of the outdoor seating area in particular:
 - A single in-house PA design will be adopted for use in the outdoor area. This will be set up in such a way as to minimise noise break-out from the area. Specific measures include the use of a distributed system and highly directional loudspeaker components orientated to face west and provide adequate cover for the outdoor seating area. Sub speakers are unlikely to be required and will not form part of the installed in-house system.
 - Stage source sound levels will be kept to a minimum. Any requirement for monitors should employ minimal PA located in close proximity to the DJ or performing artist. No subs shall be permitted on stage as part of the monitors system at any time. Where live music is included, all artists must be made aware in advance that stage levels must be minimised and front of house levels maintained to satisfy the noise management requirements.
 - Prior to commencement of operations, a level setting exercise shall be carried out. Levels of off-site sound from the front of house system will be correlated with off-site levels representative of the closest dwellings to ensure that acceptable levels are achieved. Particular attention will be paid to low frequency sound (63 and 125Hz octave band centres) to minimise the potential for complaint. The venue audio engineer will be present during tests and instructed on the maximum levels of sound, including any frequency specific limits. These shall be adhered to at all times during which amplified sound is in use in the space.
 - Where required, sound management hardware and software can be introduced to facilitate real time monitoring of levels in the Application area and to allow on and off-site access to data by staff and management. The purpose of such a system is to ensure consistency in offsite noise profile at all times, thereby limiting the potential for adverse impacts at sensitive receptors.
 - All audio settings must be checked daily prior to trading commencing. Any requisite adjustments shall be made to ensure that levels are regularised and meet off-site limits. Regular off-site listening exercises should be carried out to ensure that levels are within acceptable parameters and as expected. It should be remembered that meteorological conditions may have a positive or negative effect on sound propagation from the outdoor area

Proposed introduction of amplified sound to outdoor seating area

The Pavilion Café and The Piv Bar & Grill, Ayr

Noise Impact Assessment and Noise Management Plan

05 May 2025

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2. Site description and proposed activities	3
3. Baseline noise data	4
4. Noise impact assessment	5
5. Noise Management Plan	7
6. Conclusions	9

Appendix A: Limitations of the report

Introduction of amplified sound to outdoor seating area

The Pavilion Café and The Piv Bar & Grill

Noise Impact Assessment and Noise Management Plan

1. Introduction

The Pavilion Café and The Piv Bar and Grill is located on Pavilion Road, Ayr, adjacent to the Low Green and Esplanade.

The Operators plan to diversify the use of the existing outdoor seating area to the rear of the premises by introducing limited amplified music. This may include, for example, background ambient music, DJs, live acoustic artists and sports commentary.

The operators are acutely aware of the need to respect the local community and be a good neighbour. As such, this document sets out a Noise Impact Assessment (NIA) and Noise Management Plan (NMP) to achieve this aim.

2. Site description and proposed activities

The Pavilion is in a popular beachfront area, featuring a range of other hospitality and leisure uses. The wider area also includes mixed residential, commercial and retail uses, with the closest dwellings on Wellington Lane and Park Terrace to the east. The outdoor area, to the south of the venue has been in use since June 2024-for consumption of food and drink. It is understood that this use has continued without complaint.

The closest dwellings to the west on Wellington Lane and Park Terrace have a partial line of sight on to this area. The separation distance from the dwellings to the edge of the outdoor area is approximately 140m.

The Application site and surrounding area has a soundscape typical to its coastal urban location, dominated by distant road traffic, local vehicle movements and people noise, and sounds associated with the marine environment.

The Pavilion proposes to introduce limited amplified sound to their outdoor area. An area is marked up on the drawings prepared for Licencing, which indicate a small stage and screening area located in the east aspect facing west towards the sea. Any use of amplified sound will

be commensurate with the size of the outdoor space and will be cognisant of the proximal residential dwellings. The use of the space will be curtailed at 2200h.

3. Baseline noise data

A site walkover was undertaken and unattended measurements of environmental noise carried out between 17 and 24 March 2025. These measurements were undertaken to define the typical acoustic environment representative of the closest identified noise sensitive dwellings.

All measurements were made using a 01dB Duo sound level meter (serial number 10251) fitted with a Cirrus acoustic calibrator (serial number 88364) which had itself been calibrated against a reference system traceable to national and international standards; no drift in calibration occurred.

Weather conditions during the surveys were suitable for the monitoring of environmental noise, being cold with wind speeds below 5 m/s and no precipitation.

All measurements were taken in the free field at a height of approximately 1.6m above local ground height. The measurement location was at the rear boundary of the beer garden, closest to the dwellings.

The following table summarises the results of the baseline measurements at times relevant to the Application.

Table 1: Summary of baseline noise measurements

Date	Average LAeq,T (dB) (1200-2200h)	Average LA90,1h (dB) (1200-2200h)
18/03/25	55	42
19/03/25	53	41
20/03/25	55	44
21/03/25	51	45
22/03/25	51	45
23/03/25	48	40

The beer garden was operational on 20, 21 and 22 March during the survey. The analysis of the data shows that any current operational noise does not significantly contribute to overall levels of ambient sound attributable to other sources.

Source data for amplified sound

Predictions of amplified sound levels have been undertaken using library data for the spectral shape of typical amplified popular music. The following Table 2 presents spectral data corresponding to a total A-weighted value of 85dB LAeq,15min at 5m from source within the outdoor seating area.

Table 2: Source data for amplified sound (popular music)

Octave band centre frequency (Hz) (dB lin)							dBA
63Hz	125Hz	250Hz	500Hz	1000Hz	2000Hz	4000Hz	
97	87	83	83	80	76	71	85

4. Noise impact assessment

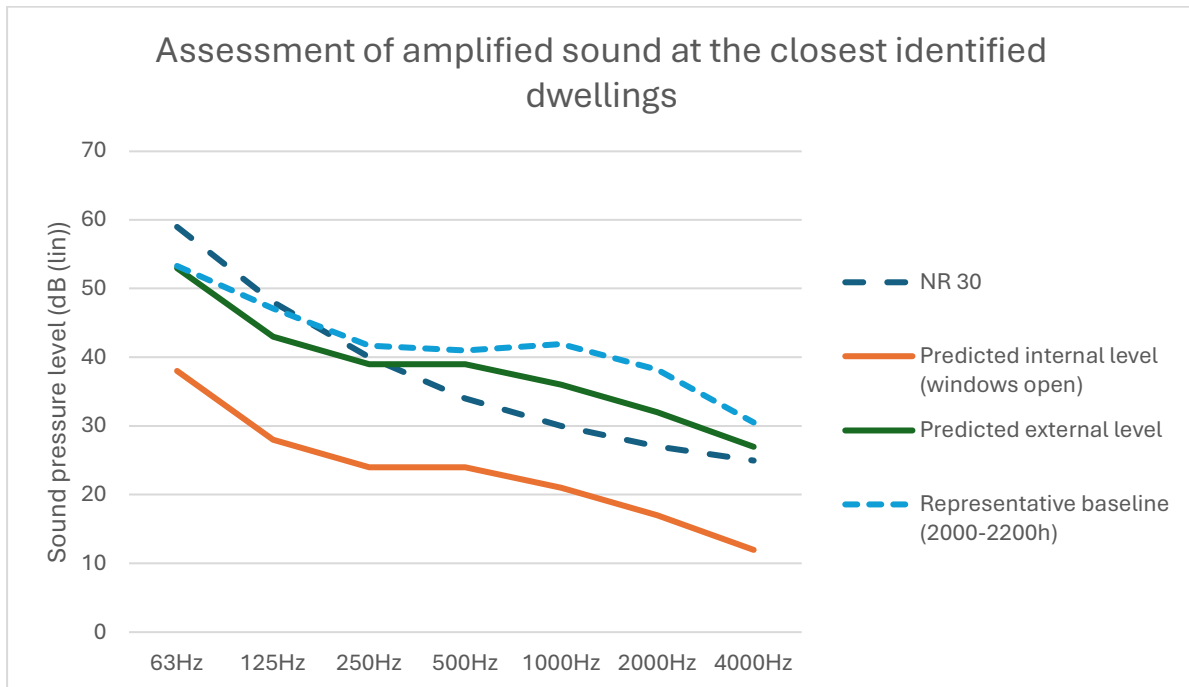
Levels of amplified sound have been predicted inside the closest identified habitable rooms with windows partially open for ventilation. A correction of -15dB has been applied in this respect. Corrections have also been applied for the partial line of sight on to the source of amplified sound, and the directionality of the PA relative to the receiver.

Levels have been assessed against the set of values set out in Noise Rating (NR) curve 30. These are conservative values for daytime hours (0700 – 2200h) reflecting the sensitive nature of the receivers.

Each chart also presents baseline noise levels for comparison. These have been derived from the period between 2000 and 2200h on 22 March 2025.

The following Chart presents the results of the assessment.

Figure 1: Predicted levels of amplified sound outside and inside the closest noise sensitive receptors (windows partially open)



Results indicate that internal levels of amplified sound are unlikely to exceed NR30 at the closest dwellings, even when assessed with windows partially open for ventilation. Predictions also illustrate that the conservative baseline noise levels adopted for the purposes of contextualising this assessment are above the predicted levels of amplified sound, especially in the mid and high frequencies. This suggests that the overall sound levels experienced at the receivers is unlikely to significantly change with the introduction of amplified sound.

Care will however be required to manage any low frequency amplified sound content (bass beat), as this is the element most likely to draw complaint.

A robust approach to PA design and noise management will be required. These elements are discussed in the following section.

5. Noise Management Plan

This section describes the noise management measures and procedures to which The Pavilion is committed in relation to outdoor amplified sound. These are central to the protection of the amenity of nearby residents. The Pavilion takes its responsibilities as a good neighbour seriously and will endeavour to minimise any adverse impacts, in so far as is reasonably practicable.

It includes:

- Control of music and entertainment noise transfer from amplified sound
- Community liaison

PA design in the external area and level setting

A single in-house PA design will be adopted for use in the outdoor area. This will be set up in such a way as to minimise noise break-out from the area.

Specific measures include the use of a distributed system and highly directional loudspeaker components orientated to face west and provide adequate cover for the outdoor seating area. Sub speakers are unlikely to be required and will not form part of the installed in-house system.

Stage source sound levels will be kept to a minimum. Any requirement for monitors should employ minimal PA located in close proximity to the DJ or performing artist. No subs shall be permitted on stage as part of the monitors system at any time. Where live music is included, all artists must be made aware in advance that stage levels must be minimised and front of house levels maintained to satisfy the noise management requirements.

Prior to commencement of operations, a level setting exercise shall be carried out. Levels of off-site sound from the front of house system will be correlated with off-site levels representative of the closest dwellings to ensure that acceptable levels are achieved. Particular attention will be paid to low frequency sound (63 and 125Hz octave band centres) to minimise the potential for complaint. The venue audio engineer will be present during tests and instructed on the maximum levels of sound, including any frequency specific limits. These shall be adhered to at all times during which amplified sound is in use in the space.

Where required, sound management hardware and software can be introduced to facilitate real time monitoring of levels in the Application area and to allow on and off-site access to data by staff and management. The purpose of such a system is to ensure consistency in offsite noise profile at all times, thereby limiting the potential for adverse impacts at sensitive receptors.

All audio settings must be checked daily prior to trading commencing. Any requisite adjustments shall be made to ensure that levels are regularised and meet off-site limits. Regular off-site listening exercises should be carried out to ensure that levels are within acceptable parameters and as expected. It should be remembered that meteorological conditions may have a positive or negative effect on sound propagation from the outdoor area.

Communications and community liaison

The Pavilion will provide dedicated means of contact in order that any community concerns can be dealt with immediately. Methods for community communication will be monitored consistently and a log kept of complaints, including timing and detail. Where willing, complainants will be asked to identify their location.

The Pavilion will investigate immediately upon receipt of a complaint to ensure that all noise management mechanisms described in this plan are functioning. Where the complaint is justified, adjustments will be made as necessary and the situation will be reviewed for improvement. The actions taken will be relayed back to the complainant.

Any complaints received directly to SAC should also be shared through this mechanism, allowing The Pavilion the opportunity to respond quickly and effectively.

Management will establish contact with the Community Council to provide another channel for sharing information on upcoming events, and addressing any comments or concerns.

6. Conclusions

KSG Acoustics has carried out a noise impact assessment in relation to the introduction of amplified sound to the outdoor area at The Pavilion Café and The Piv Bar and Grill.

Based on conservative calculation methodology, results indicate that acceptable levels can be achieved inside the closest habitable rooms, even with windows partially open for ventilation. Predicted levels are likely to be similar to existing baseline levels from other sources. Nonetheless, care will be required to ensure that low frequency amplified sound is carefully controlled and managed.

It is considered that, providing the measures set out in the NMP are implemented rigorously, the outdoor space can be used as required with minimal risk of significant adverse impact on the local community.

The Pavilion undertakes to implement the NMP recommendations and will regularly review operations to ensure that amplified sound is minimised off-site.

Appendix A: Limitations of the report

This report has been prepared for the titled project or named part thereof and should not be used in whole or part and relied upon for any other project without the written authorisation of KSG Acoustics Limited. KSG Acoustics Limited accept no responsibility or liability for the consequences of this document if it is used for a purpose other than that for which it was commissioned. Persons wishing to use or rely upon this report for other purposes must seek written authority to do so from the owner of this report and/or KSG Acoustics Limited and agree to indemnify KSG Acoustics Limited for any and all loss or damage resulting therefrom. KSG Acoustics Limited accepts no responsibility or liability for this document to any other party other than the person by whom it was commissioned, subject to our standards Terms & Conditions. The findings and opinions expressed are relevant to the dates of the site works and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations KSG Acoustics Limited reserve the right to review the information, reassess any new potential concerns and modify our opinions accordingly.

Application for Extended Hours

	Applicant	Premises	Event	Date(s) Requested	Times Requested
1.	Christopher Morrison	Number Forty Seven 47 Templehill Troon	Ayr Gold Cup Weekend	18 th – 20 th September 2025	02.30 – 03.30* *Outwith Board Policy
2.	Christopher Morrison	Number Forty Seven 47 Templehill Troon	Troon Hosting the Annual Ayrshire Real Ale Festival	2 nd October to 4 th October 2025	02.30 – 03.30* *Outwith Board Policy
3.	Christopher Morrison	Number Forty Seven 47 Templehill Troon	Halloween	1 st November 2025	02.30 – 03.30* *Outwith Board Policy
4.	Christopher Morrison	Number Forty Seven 47 Templehill Troon	Winterstorm Rock Weekender Music Festival	27 th to 29 th November 2025	02.30 – 03.30* *Outwith Board Policy
5.	Buzzworks Property Limited	The Buf 36 Main Street Prestwick	Ayr Gold Cup Weekend	19 th – 20 th September 2025	02.30 – 03.30* *Outwith Board Policy
6.	Buzzworks Property Limited	The Buf 36 Main Street Prestwick	Halloween	31 st October 2025	02.30 – 03.30* *Outwith Board Policy

Christopher Morrison – Number 47, Troon
Extended Hours Application – 18th 19th & 20th September 2025
Report by Licensing Standards Officer

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

The application requests a terminal hour of 3.30am on the evenings of Thursday 18th, Friday 19th and Saturday 20th September (extending into the morning of Sunday 21st September) and the application refers to the Ayr Gold Cup Festival at Ayr Racecourse.

The Ayr Gold Cup is a fixture that has been recognised over the years by South Ayrshire Board as an event of both local and national significance and as such local premises have been granted Extended Hours on the relevant dates each year.

This particular applicant was granted a 3.30am terminal hour last year with no reported issues and I am aware that other premises have been granted similar permissions for this year and therefore I have no objections to the grant of extended hours as requested.

Catrina Andrew
Licensing Standards Officer
28th July 2025

Christopher Morrison – Number Forty-Seven, Troon
Extended Hours Application – 2nd to 4th October 2025
Report by Licensing Standards Officer

I refer to the Extended Hours application submitted for the above premises which is situated in Templehill in Troon.

The application requests a terminal hour of 3.30am on the evening of Thursday 2nd, Friday 3rd and Saturday 4th October (extending into the morning of Sunday 5th October) and the application refers to the 'Real Ale Festival', which is described by the applicant as 'an event of local or national significance'. The core hours for these premises currently extend to 2.30am on a Thursday, Friday and Saturday so this application is to permit an additional trading hour.

The Board may be aware that the applicant Chris Morrison has been considerably involved in this local event since its inception in Troon and applies for additional trading hours each year to showcase his own selection of real ales and to cater to those who move to his premises after the event.

I am aware that these premises have enjoyed additional hours the last few years for this annual festival and no complaints or adverse comments were received by Licensing as a result. Mr Morrison is an experienced licence holder and one who regularly applies for extended hours for set event dates throughout the year. Considering the above I have no objections to the grant of the extended hours as requested.

Catrina Andrew
Licensing Standards Officer
29th July 2025

Christopher Morrison – Number Forty-Seven, 47 Templehill, Troon
Extended Hours Application – 1st November 2025
Report by Licensing Standards Officer

I refer to the Extended Hours application submitted for the above premises which is situated in the Templehill area of Troon which contains a mixture of commercial and some residential properties.

The application requests a terminal hour of 3.30am on the evening of Saturday 1st November (extending into the morning of Sunday 2nd November) and the application refers to 'Halloween', which is described by the applicant as 'an event of local or national significance'.

The Board have provided a list of 'occasions' that they would consider to be of 'local or national significance' and 'Halloween' is mentioned as one of these. In the past the Board have been satisfied with applications either for the day of Halloween itself (31st October) or for the nearest weekend to that date and thus this particular application is in line with the Boards view.

This applicant has been granted extended hours for Halloween for the past few years and I therefore have no objections to the grant of this application.

Catrina Andrew
Licensing Standards Officer
25th July 2025

Christopher Morrison – Number 47, Troon
Extended Hours Application – 27th, 28th & 29th November 2025
Report by Licensing Standards Officer

I refer to the Extended Hours application submitted for the above premises which is situated in Templehill in Troon.

The application requests a terminal hour of 3.30am on the evening of Thursday 27th, Friday 28th and Saturday 29th November (extending into the morning of Sunday 30th November) and the application refers to the 'Winterstorm Rock Weekender Music Festival', which is described by the applicant as 'an event of local or national significance'.

The Board will be familiar with the 'Winterstorm' event which is taking place within the Troon Town Hall/Walker Hall and the applicant is Christopher Morrison who is well known to me as a successful local licence holder who has been granted extended hours for a variety of events over the years.

This application is an early request for an event which is taking place at the end of November, just prior to the festive period when these premises will benefit from a 3.30am terminal hour from Thursday to Sunday until the end of the year.

As this is an established event in the local area and these premises have previously been granted Extended Hours for this purpose, I have no objections to the extended hours applied for.

Catrina Andrew
Licensing Standards Officer
25th July 2025

Buzzworks Property Ltd – The Buf, Prestwick
Extended Hours Application – 9th & 20th September 2025
Report by Licensing Standards Officer

I refer to the Extended Hours application submitted for the above premises which is situated in Main Street, Prestwick.

The application requests a terminal hour of 3.30am on the evenings of Friday 19th and Saturday 20th September (extending into the morning of Sunday 21st September) and the application refers to the Ayr Gold Cup Festival at Ayr Racecourse.

The Ayr Gold Cup is a fixture that has been recognised over the years by South Ayrshire Board as an event of both local and national significance and as such local premises have been granted Extended Hours on the relevant dates each year.

Members will be aware that these premises have recently been granted a variation to their licence to allow more activity in their outside drinking area and part of that application also included giving up later hours on a Thursday and Sunday to give consideration to the local community, which was suggested by the operator. This application remains in line with that suggestion and whilst the Ayr Gold Cup is from Thursday to Saturday, the application only requests an additional trading hour on the Friday and Saturday.

The operator contacted the LSO prior to the lodging this application and it is consistent with what the Board would usually permit. I therefore have no objections to the grant of this Occasional Licence.

Catrina Andrew
Licensing Standards Officer
4th August 2025

Buzzworks Property Ltd – The Buf, Main Street, Prestwick
Extended Hours Application – 31st October 2025
Report by Licensing Standards Officer

I refer to the Extended Hours application submitted for the above premises which is situated in Prestwick Main Street.

The application requests a terminal hour of 3.30am on the evening of Friday 31st October (extending into the morning of Saturday 1st November) and the application refers to 'Halloween', which is described by the applicant as 'an event of local or national significance'.

The Board have provided a list of 'occasions' that they would consider to be of 'local or national significance' and 'Halloween' is mentioned as one of these. In the past the Board have been satisfied with applications either for the day of Halloween itself (31st October) or for the nearest weekend to that date and thus this particular application is in line with the Boards view.

This applicant has been granted extended hours for Halloween for the past few years and I therefore have no objections to the grant of this application.

Catrina Andrew
Licensing Standards Officer
4th August 2025

Gambling Act 2005

Application for Variation of Bingo Licence

1.	Haven Leisure Limited	Atlantic Showbar Craig Tara Holiday Park Dunure Road Ayr
	To change the name of the premises to 'Live Lounge' To vary the layout of the premises in accordance with the provided plan	
	Letter from South Ayrshire Council Child Protection Committee	

Variation of Bingo Premises Licence Application – Craig Tara Holiday Park – Live Lounge, Dunure Road, Ayr

Response from South Ayrshire Council Child Protection Committee 4/8/25

No objection to the application, but provided comments as below

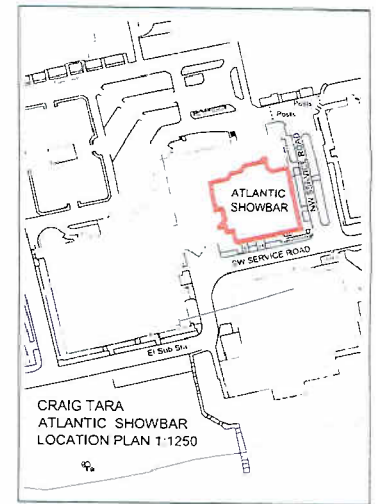
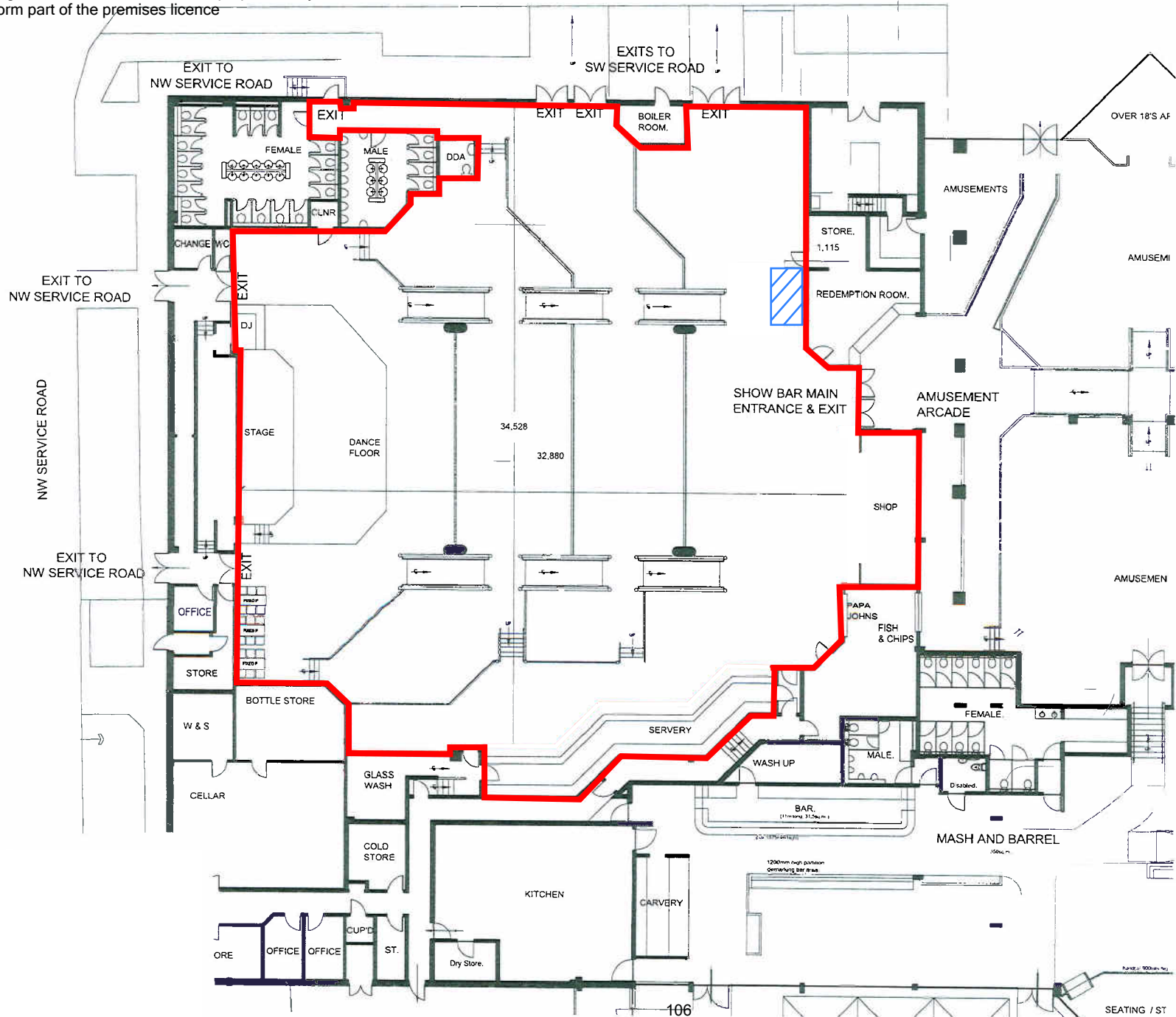
“Albeit this is only a name change, we recognise this is a very popular holiday park and there are so many Children & Young People (CYP) who visit. We would imagine that protections are already in place to prevent CYP accessing this facility through licensing restrictions. Gambling is considered a Public Health Issue, harming and causing adverse impacts on the health and wellbeing of individuals, families, communities and society. Young People’s gambling behaviour is considered a growing problem (Public Health Scotland 2025) and can stem from experience of parental gambling as a child or being exposed to gambling at a young age. There are dangers of early exposure to parental gambling or early involvement in gambling and gambling-like practices generally, and we could encourage a thoughtful preventative approach by the license holder to mitigate the harms which can occur due to young exposure to gambling and gambling behaviour”.

Rationale to statement:


- In the [2021 Scottish Health Survey](#), 34% of 16 to 24 year olds participated in gambling activities.
- According to the Gambling Commission’s 2024 survey, 80% of young people aged 11 to 17 years old who gambled in the past year did so for fun, reinforcing the perception of gambling as a harmless activity despite its potential for harm.
- Young People and Gambling 2024 Official Statistics show a small but statistically significant increase since 2023 in the proportion of young people actively involved in regulated gambling excluding arcade gaming machines. This included Playing bingo at somewhere other than a bingo club.
- Gambling Commission's research found CYP are more likely to be influenced by the gambling behaviours of their parents and family members than by gambling advertisements. (Source: Gambling Commission, 2020)
- The United Nations Convention on the Rights of the Child (UNCRC) (Incorporation) (Scotland) Act 2024 aims to embed UNCRC into Scottish law, ensuring that children’s rights are protected and promoted in all areas of life. While the act itself does not specifically address gambling and gaming, its broader implications for children’s rights can influence how these issues are managed, particularly in protecting children from related harms.
 1. Protection from exploitation - This can be applied to ensure that children are not exposed to gambling activities or targeted by gambling advertisements
 2. The right to education - which can include educating children and young people about the risks associated with gambling and gaming, and promoting healthy, informed choices.
 3. The right to health - This can involve measures to prevent gambling addiction and gaming-related issues among young people
- To alert parents and children of gambling harm, more can be done through:
 1. education and raising awareness of the risks of gambling harm
 2. changing behaviours of young people’s gambling habits through restriction of advertising and exposure to gambling and gambling mechanisms within gaming) ”

GAMBLING ACT 2005 -

Anything shown on this plan, which is not required by The Gambling Act 2005 (Premises Licences and Provisional Statements) Regulation 2007 is for illustrative purposes only, and does not form part of the premises licence




- KEY**
- Area in which facilities will be provided for gaming
 - Area in which category B & C gaming machines will be made available for use.



BOURNE LEISURE LIMITED

Haven

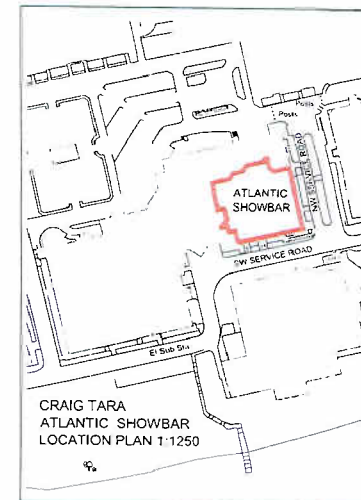
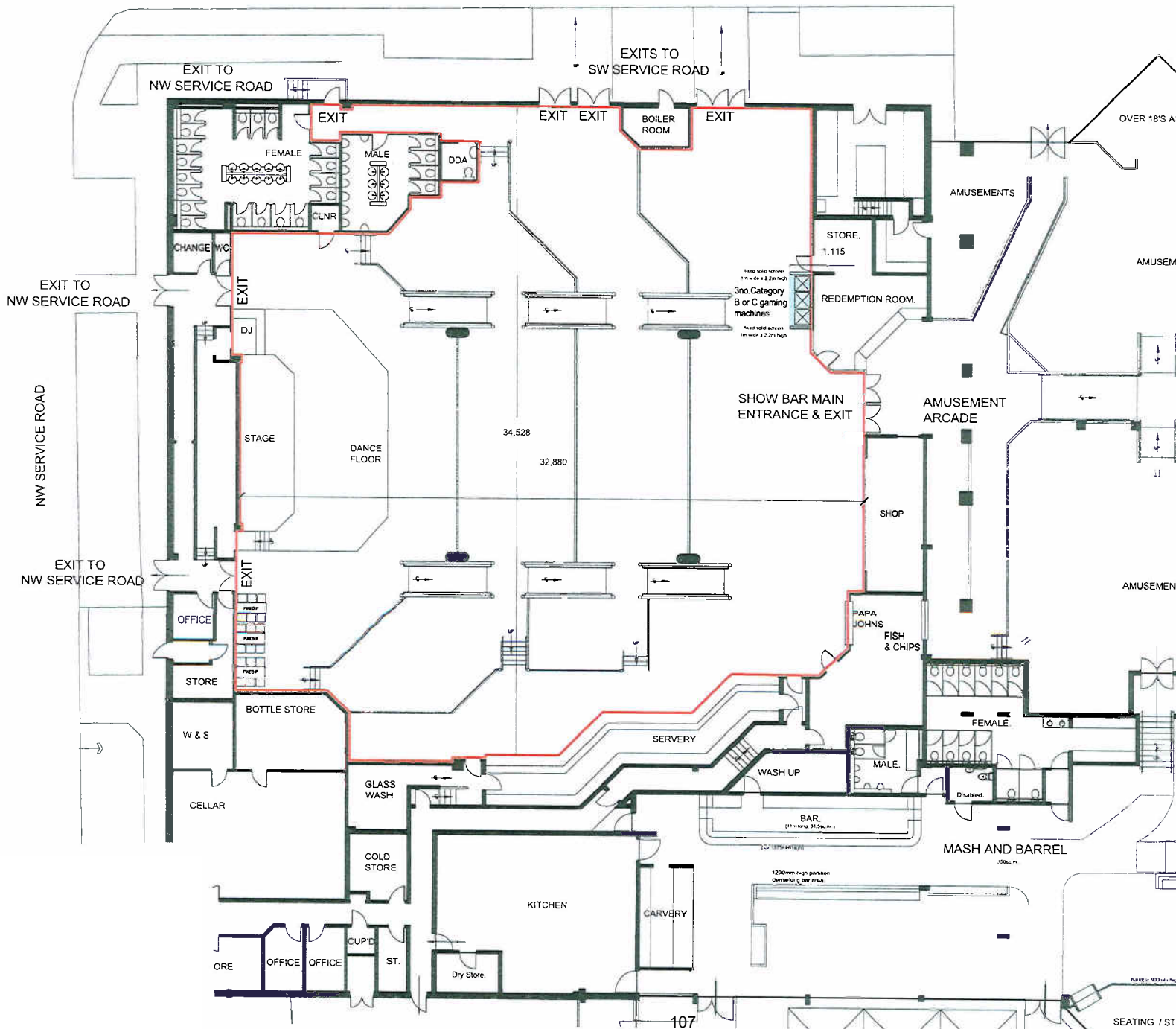


SYMMS REVILL

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BRAND:	
STATUS:	
SITE:	CRAIG TARA ATLANTIC SHOWBAR
TITLE:	BINGO LICENSE PLAN
SCALE:	1:100 / 1:1250 @ A1
DRAWING NO:	826.604
DATE:	DEC 10
REV:	

SW SERVICE ROAD



BOURNE LEISURE LIMITED
Haven

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 ARCHITECTS
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