

Agenda Item No 8a

Application for Premises Licence

1.	Cathcart Fine Food & Drink Ltd	Brodies Deli 37 Ayr Street Troon	
	Off Sale	Every Day	10.00 – 17.00

REPORT BY THE CLERK TO THE
LICENSING BOARD OF 23rd October 2025

SUBJECT: APPLICATION FOR PREMISES LICENCE	BRODIES DELI 37 AYR STREET TROON KA10 6EB
APPLICANT	CATHCART FINE FOOD AND DRINK 7 TAY ROAD TROON KA10 7DU
COMPANIES HOUSE REG – SC 580715	

APPLICATION REPORT

1 Background:

An application for a premises licence for a delicatessen shop

The core hours sought are 10:00- 17:00 daily for off sales only.

The delicatessen shop will provide premium food and drink for sale to the general public.

The applicant advises the alcohol display area is 2.47sq m.

2 Reports

There have been no objections or representations.

The relevant Section 50 Certificates from Planning, Building Standards and Environmental Health have been lodged along with the application.

3 Board Options

The Board should establish what it considers to be locality. Generally, in this area the Board has considered a radius of 500 metres. The premises in that area are:-

Address	Capacity
The Fox 18 West Portland Street Troon	137 persons
Lido 11-17 West Portland Street Troon	210 persons
Nisa Day To Day 16 West Portland Street Troon	34.68m ²

Maharani 42-46 West Portland Street Troon	60 persons
Morrisons Dukes Road Troon	187.84m ²
Anchorage Hotel 149 Templehill Troon	288 persons
Number 47 47 Templehill Troon	120 persons
Links 11 Templehill Troon	95 persons
The Jar 33 Ayr Street Troon	28.08m ²
Brodies Deli 39 Ayr Street Troon	2m ²
3 Idiots 39 Portland Street Troon	55 persons
Spar 12/14 Portland Street Troon	38.99m ²
Spar 127 Deveron Road Troon	33.3m ²
The Harbour Bar 159-173 Templehill Troon	120
Harbour Shop 175 Templehill Troon	9.46m ²
Blueberrys 3 South Beach Troon	36 persons
Keystore 55 Central Avenue Troon	31.8m ²
The Portland 91 Portland Street Troon	128 persons

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

- (A) if none of them applies, the Board must grant the application, or
 (B) if any of them applies, the Board must refuse the application.

The grounds for refusal are—

(a) **that the subject premises are excluded premises. Excluded premises are defined as premises used as a garage or which form part of premises which are so used. Premises are used as a garage if they are used for one or more of the following-**

- (b) **the sale by retail of petrol or derv**
 (c) **the sale of motor vehicles, or**
 (d) **the maintenance of motor vehicles**

However, premises used for the sale by retail of petrol or derv, or which form part of premises so used, are not excluded premises if persons resident in the locality in which the premises are situated are, or are likely to become, reliant to a significant extent on the premises as the principal source of –
 (i) **petrol or derv, or**

(ii)groceries (where the premises are, or are to be, used also for the sale by retail of groceries).

(C) that the application must be refused under section 25(2), 64(2) or 65(3),

(D) that the Licensing Board considers that the granting of the application would be inconsistent with one or more of the licensing objectives,

(E) that, having regard to—

(i) the nature of the activities proposed to be carried on in the subject premises,

(ii) the location, character and condition of the premises, and

(iii) the persons likely to frequent the premises,

the Board considers that the premises are unsuitable for use for the sale of alcohol,

(e) that, having regard to the number and capacity of—

(i) licensed premises, or

(ii) licensed premises of the same or similar description as the subject premises,

in the locality in which the subject premises are situated, the Board considers that, if the application were to be granted, there would, as a result, be overprovision of licensed premises, or licensed premises of that description, in the locality.

Person to Contact:

Laura McChristie
Depute Clerk
County Buildings
Wellington Square, Ayr
Telephone (01292) 617475
Date 8th October 2025

SCHEDULE 6 Regulation 7
DISABLED ACCESS AND FACILITIES STATEMENT

Licensing (Scotland) Act 2005, section 20(2)(b)(iii)

Question 1

Disabled access and facilities

1(a)	Is there disabled access to the premises	YES
1(b)	Do you have facilities for those with a disability	YES
1(c)	Do you have any other provisions available to aid the use of the premises by disabled people	NO
<i>*Delete as appropriate</i>		

If you have answered Yes to any of the questions above please complete, as appropriate, the following sections.

Question 2

Disabled access to, from and within the premises

Please provide clear and detailed description of how accessible the premises are for disabled people. e.g. ramps, accessible floors, signage.

The premises are located on street level and are accessible via the front door which is 800mm wide. There is no raised threshold on the front door and any wheelchair users can access the premises directly from the street.

Within the premises all space in the shop can accommodate a wheelchair to be able to use the premises in the same manner as anyone without a disability.

Question 3

Facilities available

Please describe in detail the facilities provided for disabled people. e.g. disabled toilets, lifts, accessible tables.

The premises are a high street retail shop. There is no provision required for disabled toilets or accessible tables as no food or drink is served on site.

Question 4

Other provisions

Please provide details of any other provisions made to aid the use of the premises by disabled people. e.g. assistance dogs welcome, large print menus.

We welcome assistance dogs within the premises and provide water if requested.