

## LSO REPORT

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

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

Description of premises.

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

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

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

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

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

Operating Plan

Question 2, on sales hours

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

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

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

Question 4 Seasonal Variation.

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

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

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

The accommodation is not subject to this seasonal variation.

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

Board policy suggests a seasonal variation is more likely to be granted specifically for the period  
1 October to 31 March.

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

commencement of licensed core hours or close one hour earlier than termination of core hours  
on any day of the week

Current; full area of Brambles bistro. Brambles is a seated bistro. There is no area for anyone

