

Item: 5

Orkney Islands Area Licensing Board: 5 March 2026.

Licensing (Scotland) Act 2005.

Application for Variation of Premises Licence.

Lanes, 18 Bridge Street, Kirkwall.

Report by Clerk to the Licensing Board.

1. Overview

- 1.1. A premises licence has been held at Lanes, 18 Bridge Street, Kirkwall, since 13 September 2025 by Kirkjuvagr Limited.
- 1.2. On 22 December 2025, Kirkjuvagr Limited submitted an application for variation of the premises licence in respect of Lanes, 18 Bridge Street, Kirkwall, details of which are provided at section 3 below.

2. Recommendation

- 2.1. It is recommended that the Board:
 - i. Determines the application from Kirkjuvagr Limited for variation of the premises licence held in respect of Lanes, 18 Bridge Street, Kirkwall.

3. Application for Variation of Premises Licence

- 3.1. The application requests an increase to the permitted hours for access by children and young persons as follows:
 - Under 12s must be accompanied by an adult at all times.
 - Sunday to Thursday – under 18s are allowed entry until 21:30.
 - Friday and Saturday – under 18s must leave the premises by 20:00.
 - 12-17 year olds can bowl or access the facility unaccompanied until 20:00 on Friday and Saturday and until 21:30 on Sunday to Thursday. Thereafter they must leave the premises.
 - No under 18s allowed in the outside areas after 20:00 on any day.
 - Baby changing facilities will be provided within the accessible toilet.
 - Children and young persons are permitted access to all parts of the facility.

- 3.2. A layout plan showing the premises is included at Appendix 1 to this report.
- 3.3. The current operating plan permits access by children and young persons on the following terms:
- Permitted within core hours until 20:00 daily.
 - From 20:00 adults only.
 - To bowl or access the facility inside and outside under 12s must be accompanied by an adult.
 - 12-17 year olds can bowl or access the facility unaccompanied until 20:00 thereafter they must leave the premises.
 - No under 18s allowed on the premises or outside areas after 20:00.
 - Baby changing facilities will be provided within the accessible toilet.
 - Children and young persons are permitted access to all parts of the facility.
- 3.4. Section 147(1) of the Licensing (Scotland) Act 2005 (the Act) provides the following definitions:
- “Child” means a person under the age of 16.
 - “Young persons” means a person aged 16 or 17.
- 3.5. Mandatory operating plans associated with premises licences require licensees to provide specific information regarding access by children and young persons.
- 3.6. There will be no change to the on-sale operating hours for the indoor areas provided for in the current operating plan, as follows:
- 10:00 to 24:00 on Monday to Sunday.
- 3.7. There will be no change to the on-sale operating hours for the outdoor seating and garden area provided for in the current operating plan, as follows:
- 10:00 to 20:00 on Sunday to Thursday inclusive.
 - 10:00 to 21:00 on Friday and Saturday.
- 3.8. The current operating plan permits the activities of bar meals, receptions (including weddings, funerals, birthdays, retirements, etc), club or other group meetings, recorded music, gaming, indoor/outdoor sports, televised sport, outdoor drinking facilities, shuffleboard, electronic darts, karaoke rooms, pool tables, arcade video games, coin pushers and grab machines. No changes are requested to these activities.
- 3.9. No change is requested to the on-sale capacity of 220 persons.

- 3.10. The applicant has provided a statement in support of the application, which is attached at Appendix 2 to this report.

4. Consultation

- 4.1. The required notices were issued to the statutory consultees on 7 January 2026 and the application was published on Orkney Islands Council's website from 8 January 2026. The last date for objections or representations to be received was 29 January 2026. No objections or representations were received.

5. Policy Position

- 5.1. In accordance with the Licensing (Scotland) Act 2005 (the Act), the Board's Statement of Alcohol Licensing Policy provides that decisions on premises licence variation applications shall be made by the Board (with the exception of decisions on minor variation applications which are delegated to the Clerk to the Board).
- 5.2. The Board's Statement of Alcohol Licensing Policy generally permits on sale operating hours as follows:
- Commencement on-sale operating hour of 10:00 each day.
 - Terminal on-sale operating hours of 24:00 Sundays to Thursdays and 01:00 Fridays/Saturdays and Saturdays/Sundays.
 - For local events such as annual agricultural shows, local festivals and private functions, a terminal on-sale operating hour of 01:00 in any morning.
 - For weddings, a terminal on-sale operating hour of 01:30 in any morning.
 - For the festive season, being 24/25 December until 2/3 January each year, a terminal on-sale operating hour of 01:00 any morning.
- 5.3. Sections 2.8 to 2.15 of the Board's Statement of Alcohol Licensing Policy set out the relationship between licensing legislation and other statutory health and safety requirements, such as planning, building standards and food hygiene. Section 2.8 of the Policy provides that the Board will avoid duplication with other regulatory regimes and will not use its powers under the Act to arrive at outcomes that can be achieved under other legislation or by other enforcement agencies.
- 5.4. The full policy document is available from the Related Downloads section [here](#).

6. Legislative Position

- 6.1. The Act provides that the Licensing Board must hold a hearing for the purpose of considering and determining an application for a variation that is not a minor variation.
- 6.2. Because the application requests an increase to the permitted hours for access by children and young persons it is not a minor variation and therefore must be determined by the Board.
- 6.3. Any person may, by notice to the Board, object to an application on any of the grounds for refusal specified in the Act or may make representations to the Licensing Board, including representations in support of the application, as to modifications which the person considers should be made to the operating plan accompanying the application or as to conditions which the person considers should be imposed.
- 6.4. The grounds for refusal under the Act are as follows:
 - 6.4.1 The application must be refused if, generally, it is an application within one year of a previous refusal or seeks generally banned 24 hour opening or prohibited off-sale hours.
 - 6.4.2 The Board considers that the granting of the application would be inconsistent with one or more of the licensing objectives, namely:
 - Preventing crime and disorder.
 - Securing public safety.
 - Preventing public nuisance.
 - Protecting and improving public health.
 - Protecting children and young persons from harm.
 - 6.4.3 Having regard to:
 - The nature of the activities proposed to be carried on in the subject premises,
 - The location, character and condition of the premises.
 - The persons likely to frequent the premises.

The Board considers that the premises are unsuitable for use for the sale of alcohol in accordance with the proposed variation.

- 6.4.4 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 the same or similar description as the subject premises (taking account of the variation), in the locality.
- 6.5. Anyone lodging an objection on the ground detailed at section 6.4.4 above must specify the locality on which they are basing their objection.
- 6.6. Where the Board refuses the application, the Board must specify the ground for refusal. If the ground for refusal is that specified in the grounds detailed at section 6.4.2 above, the Board must specify the licensing objective or objectives in question.
- 6.7. The Board must, in considering and determining the application, consider whether any of the grounds for refusal applies. If none of them applies, the Board must grant the application. If any of them applies, the Board must refuse the application.
- 6.8. Where the Board grants the application, the Board may impose such other proportionate conditions as it considers necessary or expedient for the purposes of the licensing objectives. The Board may not impose a condition which is inconsistent with an existing mandatory condition, which would have the effect of making a mandatory condition more onerous or restrictive, or which relates to a matter (such as planning, building control or food hygiene) which is regulated under another enactment.

For Further Information please contact:

Gavin Mitchell, Clerk to the Board, extension 2233, email gavin.mitchell@orkney.gov.uk

Implications of Report

1. **Financial:** The appropriate application fee of £100 has been paid.
2. **Legal:** As above.
3. **Corporate Governance:** In terms of Section 30 of the Licensing (Scotland) Act 2005, a Premises Licence Variation Application is to be determined by the Licensing Board.
4. **Human Resources:** None.
5. **Equalities:** None.
6. **Island Communities Impact:** None.
7. **Environmental and Climate Risk:** None.
8. **Risk:** None.
9. **Procurement:** None.
10. **Health and Safety:** None.

List of Background Papers

Application for Variation of Premises Licence by Kirkjuvagr Limited.

Appendices

Appendix 1 – Layout Plan showing the Lanes premises.

Appendix 2 – Supporting Statement from Applicant dated 22 December 2025.



Bowling Alley & Family Entertainment Centre Activities Legend

- Indoor Sport- Bowling, Pool, Darts.
- Other Activities- Receptions including Weddings, Funerals, Birthdays, Recorded Music, Retirements etc, Club or other Group Meetings, Bar Meals, Karaoke, Shuffleboard, Video Games, Coin Pushers, Claw Machines, TV Sport.
- Outside Area, Other Activities- Outside Drinking, Bar Meals.

Floor Areas	
Lanes etc	610m ²
Exterior Area	318m ²
	Areas used primarily for the display of alcohol
	Areas to which children or young persons have access
Alcohol Display Height 2m	
	Rapture, 14 Bridge Street, Kirkwall, KW15 1HR.
	Lanes, 18 Bridge Street, Kirkwall, KW15 1HR.

Fire Equipment Legend

- Hour FDSC -One hour Fire Door, frame and stops with self-closer and intumescent strips/brushes.
- LNK - Lock no key.
- ⊙ - Fire alarm call point - break glass.
- ⊙ - Emergency lighting point (unlettered).
- ⊙ - Emergency lighting point (with words EXIT or FIRE EXIT).
- ⊙ - Smoke Detector
- ⊙ - High Heat Detector
- ⊙ - Fire Blanket
- ⊙ - Water type extinguisher
- ⊙ - Dry powder type extinguisher
- ⊙ - Carbon dioxide type extinguisher

S J Omand, Chartered Surveyors, 14 Victoria Street, Kirkwall, KW15 1DN.
 Tel- 01856 876215
 Email- stephen@sjomand.co.uk



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Project Lanes, 18 Bridge Street, Kirkwall, KW15 1HR.

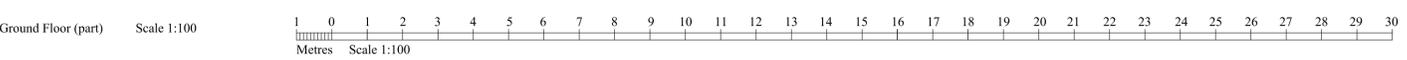
Title Licensing Application.

Sub-Title Floor Plan.

Client Wm Neil Stevenson, 30 Albert Street, Kirkwall, KW15 1HQ.

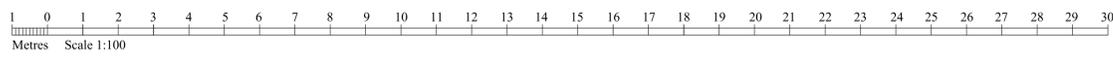
Date 19th August 2025. Drawn By SJO Plan Size A1

Scale As shown. Draw No 1685/2A/Licensing Rev F





Ground Floor (part) Scale 1:100



Bowling Alley & Family Entertainment Centre Activities Legend		
Outside Area.	Other Activities-	Outside Drinking. Bar Meals.
		Lanes Outdoor Seating.
		Rapture, 14 Bridge Street, Kirkwall, KW15 1HR.
		Lanes, 18 Bridge Street, Kirkwall, KW15 1HR.
Fire Equipment Legend		
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Project	Lanes, 14 Bridge Street, Kirkwall, KW15 1HR.	
Title	Licensing Application.	
Sub-Title	Front Outside Area.	
Client	Wm Neil Stevenson, Kirkjuvagar Ltd, 30 Albert Street, Kirkwall, KW15 1HQ.	
Date	15th August 2025.	Drawn By SJO
Scale	As shown.	Plan Size A1
		Rev D

Lanes
18 Bridge Street
Kirkwall
Orkney
KW15 1HR

22 December 2025

Mrs L Rendall
Orkney Islands Area Licensing Board
Orkney Islands Council
Council Offices
Kirkwall
Orkney
KW15 1NY

Dear Mrs Rendall

Premises Licence Number 0I/PL/143

As I will be unable to attend the March Licensing Board meeting in person, I would like to include the following supporting statement with my application for a variation to Lanes Operating Plan.

We have been trading for several months and have reviewed how patrons are using Lanes and are pleased to report that customers are using the facility in line with how we had set out to operate the business.

The behaviour of customers aged under 18 has been very good and we have had no issues with them using the various activities and premises.

We are looking to introduce new products over the coming months including coffee and food. With this in mind and also taking on board feedback from customers, we would like to extend the period that under 18s can access the building to 9.30 pm Sunday to Thursday, the 8 o'clock curfew will remain for under 18s on Friday and Saturday nights.

Allowing customers aged under 18 to remain on the premises until 9.30pm Sunday to Thursday will allow families to eat and bowl and not have the 8pm deadline.

All other aspects of our operating plan will remain as they are.

Regards



Neil Stevenson