

EAST LoTHIAN LICENSING BOARD

LICENSING (SCOTLAND) ACT 2005, SECTION 29  
APPLICATION FOR VARIATION OTHER THAN MINOR VARIATION

This application should only be completed by the Licence Holder of the appropriate Premises Licence or their Agent.

SECTION 1: TYPE OF VARIATION

This application for Variation other than a Minor Variation of Premises Licence is made under Section 29(5) of the Licensing (Scotland) Act 2005 in order to vary-  
(Tick all relevant boxes)

- Any of the Conditions to which the Premises Licence is subject
- Any of the information contained within the Operating Plan
- The Layout Plan
- Any other information contained or referred to in the licence (including any addition, deletion or other modification).

5

(Provide Details) Update description of premises

.....

SECTION 2: PREMISES LICENCE DETAILS

2(a) Licence Number of Premises

EL029

2(b) Name and Address of Premises

Ravelstone House Hotel  
182 North High Street  
Fisherrow  
Musselburgh

Post Code EH21 6BH

Phone No.

2(c) Full Name and Address of Current Licence Holder

Greene King Brewing & Retailing Ltd  
Westgate Brewery  
Bury St Edmonds  
Suffolk

Post Code IP33 1QT

Phone No.

### SECTION 3: NATURE OF VARIATION

Complete the relevant section(s) regarding the variations sought:-

#### 3(a) Variation to the Conditions to which the Premises Licence is subject

Provide details of the Condition(s) to be varied and the variation being sought

Amend Local Condition 1 to now read: 'In the interests of public safety, unsupervised children must be excluded from an area of 1.5 metres from any bar servery in the premises.'

Delete Local Conditions 2, 3 and 4.

#### 3(b) Variation to the information contained within the Operating Plan of the Premises Licence

Provide a copy of the proposed operating plan and highlight below the proposed changes. (See Note 1)

Q5 – Add the following activities outwith core hours – restaurant, bar meals, dance facilities and outdoor drinking.

Q5 – Add the following activities during and outwith core hours – theatre and films.

Q5f) – Add the following wording – 'The premises function room may cater for children's and family parties where appropriate activities such as inflatables or similar facilities and party games may be offered on a risk assessed basis. The outside licensed space including car park may be used on an infrequent basis for annual gala events/charity fetes, and during such times additional activities may be provided such as funfair activities/amusements, inflatables and market stalls.'

Q6b) – Amend the wording as follows – 'Children will be admitted when accompanied. Young persons will be admitted when unaccompanied for the purpose of consuming a meal or attending a function.'

Q6d) – Amend the wording as follows – 'Children and young persons will be admitted until 10pm for the purpose of consuming a meal or until the end of the function they are attending.'

#### 3(c) Variation to the Layout Plan of the Premises Licence

7 Copies of the proposed Layout Plan **must** accompany this application. (See Note 2)

In addition please provide details below of the proposed change to the layout of the Premises.

**3(d) Variation to any other information contained or referred to in the licence**

Provide details below of any other variation sought to the Premises Licence  
(e.g. Alteration to the description of the premises contained within the Premises Licence)

Amend the description of premises as follows:

Two storey stand along property with car parking.

The ground floor consists of lounge bar, restaurant, function suite, private dining room, male and female toilets, kitchen, dry store, boiler room, cellarage, two further stores and office. There are external areas to the front and side of the property for drinking and smoking. On the first floor there are 7 bedrooms.

**SECTION 4: LICENCE TO BE AMENDED**

(See note 3 below)

Does the appropriate Premises Licence accompany this application?

YES  NO

If the answer is NO, please provide an explanation.

I am unable to produce the Premises Licence because...

- The licence has not yet been issued by the Board
- The licence has already been returned to the Board in respect of an earlier application for variation or transfer
- Other (provide details) will follow under separate cover
- .....

**SECTION 5: FEE PAYABLE**

The fee payable in respect of the application for variation is **£150**

If the application is submitted alongside an application for Transfer of Premises Licence then the combined fee for both applications will be **£170** (see note 4 below)

If submitted with an application for transfer, please specify the order in which the applications are to be considered-

- Application for Transfer of Premises Licence followed by Application for Variation
- Application for Variation followed by Application for Transfer of Premises Licence

**DECLARATION BY APPLICANT OR AGENT ON BEHALF OF APPLICANT**

*If signing on behalf of the applicant please state in what capacity.*

I confirm that (a) the contents of this Application are true to the best of my knowledge and belief; and (b) the appropriate fee of £200 is enclosed.

Signature *Alison Smith*

..... (See note 5 below)

Date 11.10.23

.....

Capacity: ~~APPLICANT~~ / AGENT (delete as appropriate)

**If agent, please provide name, address,  
phone number and (if applicable) email address**

0333 006 1297

Alison.Smith@TLT.com

.....

**Note 1:**

Please note that the proposed Operating Plan **must** contain any aspects of the current Operating Plan that are to be preserved should the variation be granted. (e.g. If the current Operating Plan allows a premises to have 'live performances' but this is not requested on the proposed Operating Plan then the Licensing Board would view such an omission as a request to have 'live performances' deleted from the Operating Plan of the Premises.)

**Note 2:**

Please refer to Paragraph 5 of the Premises Licence (Scotland) Regulations 2007 regarding the format of Layout Plans.

**Note 3:**

The appropriate premises licence (including summary licence, operating plan and layout plan) must be returned to the Licensing Authority in order that the licence documents can be updated to reflect the details of the variation. If you are in possession of the appropriate Premises Licence but unable to provide said licence with this application, you must ensure the licence is forward to the Licensing Authority within 14 days in order to complete the process of variation.

Please note also that once the variation is completed, any certified copies of the appropriate Premises Licence must also be updated to reflect the details of the variation.

**Note 4:**

This refers to an application to Transfer the Premises Licence made under either Section 33(1) or Section 34(1) of the Licensing (Scotland) Act 2005

**Note 5:**

**Data Protection Act 1998**

The information on this form will be used to update the Premises Licence of the appropriate premises. Accordingly, the information contained on this form may be held on an electronic public register which may be available to members of the public on request.

**Contact Us:**

**East Lothian Licensing Board**  
Licensing Office  
John Muir House  
Haddington, East Lothian  
EH41 3HA

**Phone:** 01620 827217 / 827867 / 820114  
**Fax:** 01620 827253  
**Email:** [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk)

<b>FOR OFFICE USE ONLY</b>		
<i>Received &amp; Receipt No.</i>	<i>System Updated</i>	<i>Licence Issued</i>

## OPERATING PLAN

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

### Question 1

*STATEMENT REGARDING ALCOHOL BEING SOLD ON PREMISES/OFF PREMISES OR BOTH*

<i>1(a) Will alcohol be sold for consumption solely ON the premises?</i>	<i>NO</i>
<i>1(b) Will alcohol be sold for consumption solely OFF the premises?</i>	<i>NO</i>
<i>1(c) Will alcohol be sold for consumption both ON and OFF the premises?</i>	<i>YES</i>
<i>*Delete as appropriate</i>	

### Question 2

*STATEMENT OF CORE TIMES WHEN ALCOHOL WILL BE SOLD FOR CONSUMPTION ON PREMISES*

<i>Day</i>	<i>ON Consumption</i>	
	<i>Opening time</i>	<i>Terminal hour</i>
<i>Monday</i>	11AM	11PM
<i>Tuesday</i>	11AM	11PM
<i>Wednesday</i>	11AM	11PM
<i>Thursday</i>	11AM	1AM
<i>Friday</i>	11AM	1AM
<i>Saturday</i>	11AM	1AM
<i>Sunday</i>	11AM	12MN

**Question 3**

STATEMENT OF **CORE** TIMES WHEN ALCOHOL WILL BE SOLD FOR CONSUMPTION **OFF** PREMISES

<i>Day</i>	<i>OFF Consumption</i>	
	<i>Opening time</i>	<i>Terminal hour</i>
<i>Monday</i>	11AM	10PM
<i>Tuesday</i>	11AM	10PM
<i>Wednesday</i>	11AM	10PM
<i>Thursday</i>	11AM	10PM
<i>Friday</i>	11AM	10PM
<i>Saturday</i>	11AM	10PM
<i>Sunday</i>	11AM	10PM

**Question 4**

SEASONAL VARIATIONS

<i>Does the applicant intend to operate according to seasonal demand</i>	YES
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*\*If YES – provide details*

We would seek to take advantage of any extended period of trading granted by the Board for significant local/national events e.g. Festive period and bank holidays etc.
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**Question 5**

PLEASE INDICATE THE OTHER ACTIVITIES OR SERVICES THAT WILL BE PROVIDED ON THE PREMISES IN ADDITION TO SUPPLY OF ALCOHOL

<b>COL. 1</b> <i>5(a)</i> <i>Activity</i>	<b>COL. 2</b> <i>Please confirm</i> <i>YES/NO</i>	<b>COL. 3</b> <i>To be provided</i> <i>during core licensed</i> <i>hours – please</i> <i>confirm</i> <i>YES/NO</i>	<b>COL. 4</b> <i>Where activities are</i> <i>also to be provided</i> <i>outwith core licensed</i> <i>hours please confirm</i> <i>YES/NO</i>
<i>Accommodation</i>	YES	N/A	N/A
<i>Conference facilities</i>	YES	YES	YES
<i>Restaurant facilities</i>	YES	YES	YES
<i>Bar meals</i>	YES	YES	YES
<b>5(b) Activity</b> <i>Social functions</i> <i>including:</i>	<i>Please confirm</i> <i>YES/NO</i>	<i>To be provided</i> <i>during core licensed</i> <i>hours – please</i> <i>confirm</i> <i>YES/NO</i>	<i>Where activities are</i> <i>also to be provided</i> <i>outwith core licensed</i> <i>hours please confirm</i> <i>YES/NO</i>
<i>Receptions including</i> <i>Weddings, funerals,</i> <i>birthdays, retirements</i> <i>etc.</i>	YES	YES	YES
<i>Club or other group</i> <i>meetings etc.</i>	YES	YES	YES
<b>5(c)</b> <i>Activity</i> <i>Entertainment</i> <i>including:</i>	<i>Please confirm</i> <i>YES/NO</i>	<i>To be provided</i> <i>during core licensed</i> <i>hours – please</i> <i>confirm</i> <i>YES/NO</i>	<i>Where activities are</i> <i>also to be provided</i> <i>outwith core licensed</i> <i>hours please confirm</i> <i>YES/NO</i>
<i>Recorded music – see</i> <i>5(g)</i>	YES	YES	YES
<i>Live performances –</i> <i>see 5(g)</i>	YES	YES	NO
<i>Dance facilities</i>	YES	YES	YES
<i>Theatre</i>	YES	YES	YES

<i>Films</i>	YES	YES	YES
<i>Gaming</i>	YES	YES	NO
<i>Indoor/outdoor sports</i>	YES	YES	NO
<i>Televised sport</i>	YES	YES	YES
<b>5(d)</b> <i>Activity</i>	<i>Please confirm</i> <b>YES/NO</b>	<b>To be provided during core licensed hours – please confirm</b> <b>YES/NO</b>	<b>Where activities are also to be provided outwith core licensed hours please confirm</b> <b>YES/NO</b>
<i>Outdoor drinking facilities</i>	YES	YES	YES
<b>5(e)</b> <i>Activity</i>	<i>Please confirm</i> <b>YES/NO</b>	<b>To be provided during core licensed hours – please confirm</b> <b>YES/NO</b>	<b>Where activities are also to be provided outwith core licensed hours please confirm</b> <b>YES/NO</b>
<i>Adult entertainment</i>	NO	NO	NO

Where you have answered YES in respect of any entry in column 4 above, please provide further details below.

*Accommodation – accommodation by its very nature would continue outwith core hours and would include the provision of breakfast outwith core hours.*

*Conference facilities – we have the facility in our function room to offer meeting and conference facilities. These traditionally take place during standard office hours and therefore would precede commencement of normal licensing hours.*

*Receptions – we have the facility to offer a wide range of reception facility. This may include funeral purveys that require to be on the premises from 9am.*

*Club Meetings – we have the facility within our premises to host local community meetings. This may include events that require to be available on the premises from 9am e.g. golf days.*

*Recorded music – may be played outwith core hours during receptions or during breakfast service.*

*Televised sport – we anticipate that certain major sporting events e.g. Olympics and Football World Cup may be televised outwith core hours and we would wish to be on the premises at these times.*

*No alcohol will be sold outwith core hours unless an extended hours application is in place.*



5(f) any other activities

If you propose to provide any activities other than those listed in 5(a) – (e) please provide details or further information in the box below.

We may provide a wide range of activities such as quiz nights, dominoes, charity nights or similar social activities appropriate to the target market.

The premises function room may cater for children's and family parties where appropriate activities such as inflatables or similar facilities and party games may be offered on a risk assessed basis.

The outside licensed space including car park may be used on an infrequent basis for annual gala events/charity fetes, and during such times additional activities may be provided such as funfair activities/amusements, inflatables, and market stalls.

5(g) Late night premises opening after 1.00am

Where you have confirmed that you are providing live or recorded music, will the decibel level exceed 85dB?	N/A
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When fully occupied, are there likely to be more customers standing than seated?	N/A
*Delete as appropriate	

**Question 6 (On-sales only)**

*CHILDREN AND YOUNG PERSONS*

6(a)	When alcohol is being sold for consumption on the premises will children or young persons be allowed entry	YES
	*Delete as appropriate	

6(b) Where the answer to 6(a) is YES provide statement of the **TERMS** under which they will be allowed entry

Children will be admitted when accompanied. Young persons will be admitted when unaccompanied for the purpose of consuming a meal or attending a function.

6(c) Provide statement regarding the **AGES** of children or young persons to be allowed entry

0-17 years.

6(d) Provide statement regarding the **TIMES** during which children and young persons will be allowed entry

Children and young persons will be admitted until 10pm for the purpose of consuming a meal or until the end of the function they are attending.

6(e) Provide statement regarding the **PARTS** of the premises to which children and young persons will be allowed entry

Children and young persons will be admitted to all public areas with the exception of the dedicated smoking area to the front of the premises.

### Question 7

#### *CAPACITY OF PREMISES*

*What is the proposed capacity of the premises to which this application relates?*

On sales - 653

**Question 8**

*PREMISES MANAGER (NOTE: not required where application is for grant of provisional premises licence)*

*Personal details*

8(a) *Name*

Dean Ivinson

8(b) *Date of birth*

[REDACTED]

8(c) *Contact address*

[REDACTED]

8(d) *Email address*

[REDACTED]

8(e) *Personal licence*

<i>Date of issue</i>	<i>Name of Licensing Board issuing</i>	<i>Reference no. of personal licence</i>
16.04.19	East Lothian Licensing Board	EL1575

**DECLARATION BY APPLICANT OR AGENT ON BEHALF OF APPLICANT**

**If signing on behalf of the applicant please state in what capacity.**

The contents of this operating plan are true to the best of my knowledge and belief.

Signature ...*Alison Smith*..... \* (see note below)

Date 11.10.23

Capacity Agent

Telephone number and email address of signatory 0333 006 1297 Alison.Smith@TLT.com

**\* Data Protection Act 1998**

The information on this form may be held on an electronic public register which may be available to members of the public on request.

15/11/2023

Your Ref: EL029  
Our Ref: 774034

The Clerk of the Licensing  
Committee  
East Lothian Council  
John Muir House  
Haddington  
East Lothian  
EH41 3HA



**POLICE  
SCOTLAND**

Keeping people safe

Catriona Paton  
Chief Superintendent  
Divisional Commander  
The Lothians and Scottish Borders Division  
Dalkeith Police Station  
Newbattle Road  
Dalkeith, EH22 3AX

Dear Sir/Madam,

**LICENSING (SCOTLAND) ACT 2005  
APPLICATION FOR THE VARIATION OF A PREMISES LICENCE  
RAVELSTON HOUSE HOTEL  
182 NORTH HIGH STREET, FISHERROW, MUSSELBURGH, EAST LOTHIAN,  
EH21 6BH.**

I refer to the above variation of a premises licence in terms of Section 29(5) of the Licensing (Scotland) Act 2005.

The variation requested consists of

**Variation to the Premises Licence:**

- Amend Local condition 1 to now read: 'In the interests of public safety, unsupervised children must be excluded from an area of 1.5 metres from any bar servery in the premises.'

- Delete Local Conditions 2, 3 and 4

**Variation to the Operating Plan:**

- Q5 – Add the following activities outwith core hours – restaurant, bar meals, dance facilities and outdoor drinking.

- Q5 – Add the following activities during and outwith core hours – theatre and films

- Q5f – Add the following wording – 'The premises function room may cater

## OFFICIAL

**for children's and family parties where appropriate activities such as inflatables or similar facilities and party games may be offered on a risk assessed basis. The outside licence space including car park may be used on an infrequent basis for annual gala events / charity fetes, and during such times additional activities may be provided such as funfair activities / amusements, inflatables and market stalls.'**

**- Q6b – Amend the wording as follows – 'Children will be admitted when accompanied. Young persons will be admitted when unaccompanied for the purpose of consuming a meal or attending a function.'**

**- Q6d – Amend the wording as follows – 'Children and young persons will be admitted until 10pm for the purpose of consuming a meal or until the end of the function they are attending.'**

### **Other Variation:**

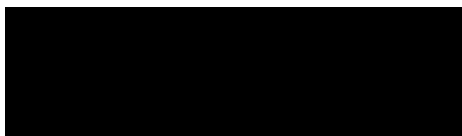
**- Amend the description of the premises.**

In terms of Section 29(5) this request can be considered a variation.

I have no adverse comment to make regarding the variation proposed.

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Yours faithfully



Catriona Paton  
Chief Superintendent

For enquiries please contact the Licensing Department on 0131 654 5583.

# EAST LoTHIAN COUNCIL

## Licensing Standards

**From:** Licensing Standards Officer

**To:** C. Grilli

Clerk to the Licensing Board

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Date: 11<sup>th</sup> December 2023

**Subject:** LICENSING (SCOTLAND) ACT 2005

PREMISES LICENCE MAJOR VARIATION

RAVELSTONE HOUSE HOTEL, 182 NORTH HIGH STREET, MUSSELBURGH, EAST LoTHIAN  
EH21 6BH

I can confirm that the applicant and premises have been visited in relation to this variation application. I met with the premises manager Mr Dean Ivinson where the premises were found to be well managed and compliant with the Act.

I first visited the premises in October 2022 where a major variation application was discussed with Mr Ivinson in relation to some of the activities at the premises.

In July 2023 I received a complaint in relation to an outdoor event held at the premises. The event was a charity fundraiser held outdoors in the car park which included funfair rides, live music and market stalls/traders. The complaint was about the volume of noise from the event. It was the only complaint that I received. This prompted a conversation between Greene King and myself for the need to apply for a major variation to the premises licence so that operations were compliant.

The changes applied for are:

- To change the local condition from "In the interests of public safety children must be excluded from an area of 1.5 metres from any bar servery in the premises" to "In the interests of public safety unsupervised children must be excluded from an area of 1.5 metres from any bar servery in the premises".
- To delete local conditions 2,3 and 4.
- To add the following activities outwith core hours – restaurant, bar meals, dance facilities and outdoor drinking.
- To add the following activities within and outwith core hours – theatre and films.
- To add the following to additional activities in Q5(f) – The premises function room may cater for children's and family parties where appropriate activities such as inflatables or similar facilities and party games may be offered on a risk assessed basis. The outside licensed space including the car park may be used on an infrequent basis for annual gala events/charity fetes, and during such times

additional activities may be provided such as funfair activities/amusements, inflatables and market stalls.

- To amend children and young person access to “Children will be admitted when accompanied. Young persons will be admitted when unaccompanied for the purpose of consuming a meal or attending a function”.
- To amend the times children and young persons are permitted to – “Children and young persons will be admitted until 10pm for the purpose of consuming a meal or until the end of the function they are attending”.
- To amend the description of the premises

I recommend the Board in determining the application considers the below conditions:

- 1) Barriers are used at the entrances and exits to the car park whilst an outdoor event is ongoing to clearly delineate the licensed area.
- 2) SIA trained staff are used at entrances and exits to the premises for the duration of events held in the carpark and outside area.
- 3) During events in the outside area and carpark, plastic glasses are used and there is no use of glasses or glass bottles.
- 4) Use of the outside drinking area is to cease by 10pm.

In summary, the proposed changes are supported.

Licensing Standards Officer



## Licensing

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**From:** Robertson, Scott  
**Sent:** 22 November 2023 15:19  
**To:** Licensing  
**Subject:** RE: Major Variation - Ravelstone Hotel, Musselburgh

Hello,

Please note I have no comments or objections to this variation application.

Kind Regards  
Scott

Scott Robertson | Assistant Planner – Development Control | East Lothian Council | John Muir House | Haddington  
EH41 3HA  
T. 01620 827585 | E.srobertson2@eastlothian.gov.uk Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

**From:** Licensing <licensing@eastlothian.gov.uk>  
**Sent:** 14 November 2023 11:25  
**To:** Lothian & borders Police (lothianscotborderslicensingeastmid@scotland.pnn.police.uk)  
<lothianscotborderslicensingeastmid@scotland.pnn.police.uk>; Licensing Standards Officer  
<lso@eastlothian.gov.uk>; Environment Reception <environment@eastlothian.gov.uk>; Environmental  
Health/Trading Standards <ehts@eastlothian.gov.uk>; torquil.cramer@firescotland.gov.uk;  
'licensing@nhslothian.scot.nhs.uk' <licensing@nhslothian.scot.nhs.uk>; [REDACTED]  
**Subject:** Major Variation - Ravelstone Hotel, Musselburgh

Hi

Please find attached Major Variation for the above premises for report/representation by 13<sup>th</sup> December, 2023.

Kind regards

Gillian

Gillian Herkes  
Licensing Officer  
Democratic & Licensing Services  
John Muir House  
Haddington  
East Lothian Council  
01620 820114  
gherkes@eastlothian.gov.uk

Accredited  
Paralegal  
Law Society of Scotland

## Licensing

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**From:** Elisa [REDACTED]  
**Sent:** 11 December 2023 20:15  
**To:** Licensing  
**Subject:** Ravelstone House Hotel ref CG/mjw/EN/L/L1

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Mrs M Alongi  
[REDACTED]

Dear Mr Grilli,

I write with great concern over the planning application for Ravelstone House Hotel, Musselburgh. In my opinion there is currently no control over the events already going ahead, the idea of increasing these sounds exceptionally distressing.

Firstly, during the summer period events such as Musselburgh Festival, Ladies Day, Sporting events etc massively impacts my mental health. It causes me great anxiety and distress due to concerning levels of anti-social behaviour from large gatherings of youths. I DREAD these events every year, as they are getting bigger and bigger with no safeguarding or consideration for residents. During these events I am scared in my own home, as children have vandalised my garden, I have received verbal abuse from children/adults who are customers of the Ravelstone. This year it went on till 10.30pm, which I have on camera footage of.

Furthermore, these events always overspill into our private residence area for example children destroying our gardens, male adults urinating in our shared residential area, Ravelstone customers parking in our spaces due to their own car park area being turned into a funfair. Loud music is often playing, to the point I cannot hear my own TV.

Once the Ravelstone closes its doors after such big events, they appear to show no accountability or responsibility for the intoxicated individuals they have put out onto our streets. This always results in the Police being called due to violence and fighting. Glass bottles will be smashed during these incidents which again is left for myself other residence to clean up.

I strongly object to this application and put my faith in your hands to see the negative impact it will have on my mental health and residential area.

I have the right to live in peace and feel safe within my own home and community.

Kind Regards  
Mrs M Alongi