

Agenda item	8.1
Report no	HLC/042/23

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 20 June 2023

Report title: Application for the grant of a short term let licence – 7 Fraser Avenue, Dornoch, IV25 3RS (Ward- 4)

Report by: The Principal Solicitor – Regulatory Services

1. Purpose/Executive Summary

1.1 This report relates to an application for the grant of a short term let licence.

2. Recommendation

2.1 Members are asked to determine the application in accordance with the Council's hearings procedure.

3. Background

- 3.1 In terms of The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required for residential accommodation for use as a short term let.
- 3.2 Short term let means the use of residential accommodation provided by a host in the course of business to a guest, where all of the following criteria are met:
- The guest does not use the accommodation as their only or principal home
 - The short term let is entered into for commercial consideration
 - The guest is not:
 1. An immediate family member of the host
 2. Sharing the accommodation with the host for the principal purpose of advancing the guest's education as part of an arrangement made or approved by a school, college, or further or higher educational institution, or
 3. an owner or part-owner of the accommodation
 - the accommodation is not provided for the principal purpose of facilitating the provision of work or services by the guest to the host or to another member of the host's household
 - the accommodation is not excluded accommodation, and
 - the short-term let does not constitute an excluded tenancy

4. Application

- 4.1 On 20 March 2023 (date application was deemed valid) an application for the grant of a short term let licence was received from Sarah J Greeff.
- 4.2 The Premises to which the application relates to is 7 Fraser Avenue, Dornoch, IV25 3RS ("the Premises").
- 4.3 The applicant has applied for their short term let licence as a 'new host' on the basis that the applicant had not operated the Premises as a short term let property prior to 1 October 2022.
- 4.4 The type of short term let which has been applied for is a 'secondary let'. A 'secondary let' involves the letting of a property where the applicant does not normally live.
- 4.5 The Premises is described as a detached single storey dwellinghouse which can accommodate a maximum of four guests. The Premises comprises of 2 bedrooms, 1 bathroom and an open plan kitchen/dining/living area.

5. Process

- 5.1 The application was circulated to the following Agencies/Services for consultation:
- Police Scotland;
 - Highland Council Environmental Health Service; and
 - Highland Council Building Standards.

- 5.2 All of the above Agencies/Services, have confirmed that they have no objections to the licence being issued.
- 5.3 The Scottish Fire & Rescue Service was not further consulted on the application as the fire safety checklist, which was completed by the applicant, pertaining to the application was deemed satisfactory.
- 5.4 In addition, the applicant has provided a certificate of compliance confirming that a public notice of application for their short term let licence was displayed at or near the Premises for a period of 21 days.

6. Public representation

- 6.1 It is open to any member of the public to submit an objection or representation in relation to an application for a licence for a short term let.

Following the notice of display period, the following timeous objection was received and is attached as an Appendix 1 to this report:

- Letter of objection dated 13 April 2023 received from Gemma MacKenzie (**Appendix 1**).

7. Determining issues

- 7.1 Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that a licensing authority may refuse an application to grant or renew a licence where:

- (a) the applicant or anyone else detailed on the application is not a fit and proper person;
- (b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused;
- (c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to
 - (i) the location, character or condition of premises or the character or condition of the vehicle or vessel,
 - (ii) the nature and extent of the proposed activity,
 - (iii) the kind of persons likely to be in the premises, vehicle or vessel,
 - (iv) the possibility of undue public nuisance, or
 - (v) public order or public safety; or
- (d) there is other good reason for refusing the application.

If required the Principal Solicitor – Regulatory Services will offer particular advice on the criteria relating to this particular application.

7.2 A copy of this report has been sent to the applicant and the objector who, in the terms of paragraph 4(2) of the Civic Government (Scotland) Act 1982, have been invited to attend and will be provided with an opportunity to be heard by the Committee.

Both parties have also been advised of the procedure which will be followed at the meeting which may also be viewed via the following link:

[Licensing hearings procedures | Licensing hearings procedure \(Licensing Committee\) \(highland.gov.uk\)](https://www.highland.gov.uk/licensing-hearings-procedures)

8. Policies

The following policy is relevant to this application:

- Short-term let licensing policy statement (which includes the mandatory and additional licence conditions attached to all Short Term Let Licences):-

A copy of this policy can accessed [here](#) or a hard copy can be supplied where requested.

9. Implications

9.1 Not applicable.

Date: 1 June 2023

Author: Julie Traynor

Reference: [FS498159856](#)

Background Papers:

- Civic Government (Scotland) Act 1982
- The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022

Appendix 1: Letter of objection dated 13 April 2023 from Gemma MacKenzie.

Mrs Gemma MacKenzie
[REDACTED]
[REDACTED]
[REDACTED]

13/04/2023

Dear Highland Council,

Re: Object to Licence of Short Term Lets for 7 Fraser Avenue, Dornoch, IV25 3RS

I write to you regarding the above. I am against this property being let out as a short term let.

I am concerned there is already shortage of homes for families. While I am unable to quantify numbers, I can see that in this development in Dornoch alone there is already a numerous number of short lets and these numbers are increasing. This is worry for a small town that requires more available private rented houses in the area. This loss of valuable family homes puts an upward pressure on rents/available houses that are already unaffordable. Converting a long term property to short term let only aggravates this problem.

This home which is in a quiet cul-de-sac. This residential area has young families (which includes mine) and retired pensions. I am concerned that holiday lets come with anti-social problems of causing noise and loud parties. There are no paths in this development and could be a safety risk with increased traffic to our kids who walk to the park and going out on their bikes.

I am aware that tourism plays a vital role for Dornoch but I am sure that many others within the hospitality industry in Dornoch are still recovering from the effects of the pandemic and these businesses should be supported.

I can see this home is already advertise on AirBNB and available from 29/04/2023. Which I don't understand. Will there be anytime to consider concerns representations views?

I do hope my views will be considered and deny this application.

Yours sincerely,


[REDACTED]
Gemma MacKenzie

Agenda item	8.2
Report no	HLC/0043/23

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 20 June 2023

Report title: Application for the grant of a short term let licence – 49 King Street, Inverness, IV3 5DG (Ward - 13)

Report by: The Principal Solicitor – Regulatory Services

1. Purpose/Executive Summary

1.1 This report relates to an application for the grant of a short term let licence.

2. Recommendation

2.1 Members are asked to determine the application in accordance with the Council's hearings procedure.

3. Background

- 3.1 In terms of The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required for residential accommodation for use as a short term let.
- 3.2 Short term let means the use of residential accommodation provided by a host in the course of business to a guest, where all of the following criteria are met:
- The guest does not use the accommodation as their only or principal home
 - The short term let is entered into for commercial consideration
 - The guest is not:
 1. An immediate family member of the host
 2. Sharing the accommodation with the host for the principal purpose of advancing the guest's education as part of an arrangement made or approved by a school, college, or further or higher educational institution, or
 3. an owner or part-owner of the accommodation
 - the accommodation is not provided for the principal purpose of facilitating the provision of work or services by the guest to the host or to another member of the host's household
 - the accommodation is not excluded accommodation, and
 - the short-term let does not constitute an excluded tenancy

4. Application

- 4.1 On 10 January 2023 (date application was deemed valid) an application for the grant of a short term let licence was received from Michael and Dawn Dow.
- 4.2 The premises to which the application relates to is 49 King Street, Inverness, IV3 5DG ("the Premises").
- 4.3 The type of short term let which has been applied for is a 'secondary let'. A 'secondary let' involves the letting of a property where the applicant does not normally live.
- 4.4 The premises is described as a self-catering dwellinghouse which can accommodate a maximum of five guests. The premises comprises of 2 bedrooms, 1 bathroom and 1 kitchen and living area.

5. Process

- 5.1 The application was circulated to the following Agencies/Services for consultation:
- Police Scotland;
 - Highland Council Environmental Health Service; and
 - Scottish Fire and Rescue Service.
- 5.2 All of the above Agencies/Services, have confirmed that they have no objections to the licence being issued.
- 5.3 In addition, the applicant has provided a certificate of compliance confirming that a public notice of application for their short-term let licence was displayed at or near the Premises for a period of 21 days.

6. Public representation

- 6.1 It is open to any member of the public to submit an objection or representation in relation to an application for a licence for a short term let.

Following the notice of display period, the following timeous objection has been received and is attached as an Appendix 1 to this report:

- Email dated 3 February 2023 received from Margaret Mahon (**Appendix 1**).

7. Determining issues

- 7.1 Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that a licensing authority may refuse an application to grant or renew a licence where:

- (a) the applicant or anyone else detailed on the application is not a fit and proper person;
- (b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused;
- (c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to
 - (i) the location, character or condition of premises or the character or condition of the vehicle or vessel,
 - (ii) the nature and extent of the proposed activity,
 - (iii) the kind of persons likely to be in the premises, vehicle or vessel,
 - (iv) the possibility of undue public nuisance, or
 - (v) public order or public safety; or
- (d) there is other good reason for refusing the application.

If required the Principal Solicitor – Regulatory Services will offer particular advice on the criteria relating to this particular application.

- 7.2 A copy of this report has been sent to the applicant and the objector who, in the terms of paragraph 4(2) of the Civic Government (Scotland) Act 1982, have been invited to attend and will be provided with an opportunity to be heard by the Committee.

Both parties have also been advised of the procedure which will be followed at the meeting which may also be viewed via the following link:

[Licensing hearings procedures | Licensing hearings procedure \(Licensing Committee\) \(highland.gov.uk\)](https://www.highland.gov.uk/licensing-hearings-procedures)

8. Policies

The following policy is relevant to this application:

- Short-term let licensing policy statement (which includes the mandatory and additional licence conditions attached to all Short Term Let Licences):-

A copy of this policy can accessed [here](#) or a hard copy can be supplied where requested.

9. Implications

9.1 Not applicable.

Date: 1 June 2023

Author: Julie Traynor

Reference: [FS456043582](#)

Background Papers:

- Civic Government (Scotland) Act 1982
- The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022

Appendix 1: Objection received by e-mail on 3 February 2023 from Margaret Mahon

[REDACTED]

From: Margaret Mahon <[REDACTED]>
Sent: 03 February 2023 10:18
To: STL Licensing
Subject: Fw: 49 King St - Inverness - Objection to short term let's.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Julie, Gary, Martina

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

Subject: 49 King St - Inverness - Objection to short term let's.

To whom it may concern

I hereby object to 49 King Street being used as an airbnb / short term let.

Firstly, the property is opposite a primary school. This should be a residential property whereby tenants are properly vetted to ensure they are Not Sex Offenders / Child Predators

There are no control measures in place for short let's and this poses a risk to the primary school pupils that this property overlooks and is adjacent too.

Secondly, I live next door and there is too much disruption with guests coming and going, car doors get slammed. Guests are in holiday mode and on a different schedule to permanent residence and are disruptive to the street as a whole.

We are on everyday work mode they are on holiday mode - Too very different schedules.

Then when it is check out / change over day, the constant slamming of house doors & car doors as guests pack up their car & vacate then the owners arrive to clean etc; cause a stream of doors getting slammed all day.

THERE IS NO RESPITE BECUASE IN THE SHORT RESIDENTIAL STREET OF KING STREET FROM [REDACTED] THERE ARE 11 AIRBNBS/SHORT LETS

THIS IS EXCESSIVE. MAYBE THEY ARE UNLICENSED

I have counted at least 10 flats (opposite my block [REDACTED]) being used as short term lets.

Drunken shenanigans, car alarms going off and no one know anyone.

Owners lock their bins and the over spill falls out into the street or causes our wheelie bins to be misused too.

There is a lack of sufficient parking too which causes an frustrating overlap onto Residents Parking Only.

Also, this continued unlawfully throughout lockdown too, which broke the law and put people at risk as they were allowing guests from outwith there to travel for non-essential purposes. Again putting profit above all else and not following national guidelines. On some occasions 2 separate full cars of guests arrived, breaking lots of rules.

Guests misuse resident parking and do not take kindly to this being pointed out.

There are just too many random strangers now doing their own thing without any consideration to permanent residents

Plus owners are putting profit above all else including the safety of the school children which is paramount

I propose that the flat/houses properties remain residential in order to rebuild community relations/isolation after lockdown.

There is a shortage of housing in Inverness, check with Housing & Properties Services therefore these properties should be used for residential use only to help the housing crisis and relieve the Highland Council's Housing waiting list.

The surrounding commercial properties should be kept to a minimal and the majority of the street should be for residential use to rebuild the community and ensure the safety of the school children.

Margaret Mahon



Agenda item	8.3
Report no	HLC/044/23

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 20 June 2023

Report title: Application for the grant of a short term let licence – Flat C3
Carlton Terrace, Millburn Road, Inverness, IV2 3QZ (Ward- 16)

Report by: The Principal Solicitor – Regulatory Services

1. Purpose/Executive Summary

1.1 This report relates to an application for the grant of a short term let licence.

2. Recommendation

2.1 Members are asked to determine the application in accordance with the Council's hearings procedure.

3. Background

- 3.1 In terms of The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required for residential accommodation for use as a short term let.
- 3.2 Short term let means the use of residential accommodation provided by a host in the course of business to a guest, where all of the following criteria are met:
- The guest does not use the accommodation as their only or principal home
 - The short term let is entered into for commercial consideration
 - The guest is not:
 1. An immediate family member of the host
 2. Sharing the accommodation with the host for the principal purpose of advancing the guest's education as part of an arrangement made or approved by a school, college, or further or higher educational institution, or
 3. an owner or part-owner of the accommodation
 - the accommodation is not provided for the principal purpose of facilitating the provision of work or services by the guest to the host or to another member of the host's household
 - the accommodation is not excluded accommodation, and
 - the short term let does not constitute an excluded tenancy

4. Application

- 4.1 On 15 March 2023 (date the application was deemed valid) an application for the grant of a short term let licence was received from Sophie Cameron.
- 4.2 The Premises to which the application relates to is Flat C3 Carlton Terrace, Millburn Road, Inverness, IV2 3QZ ("the Premises").
- 4.3 The applicant has applied for their short term let licence as a 'new host' on the basis that the applicant had not operated the Premises as a short term let property prior to 1 October 2022.
- 4.4 The type of short term let licence which has been applied for is "home letting". Home letting involves the letting of all or part of your own home for short term lets while you are absent.
- 4.5 The Premises is described as a second-floor flat which can accommodate a maximum of four guests. The Premises comprises of 2 bedrooms, 1 bathroom, 1 kitchen and a living area.

5. Process

- 5.1 The application was circulated to the following Agencies/Services for consultation:
- Police Scotland;
 - Highland Council Environmental Health Service; and
 - Highland Council Building Standards.

- 5.2 All of the above Agencies/Services, have confirmed that they have no objections to the licence being issued.
- 5.3 The Scottish Fire & Rescue Service was not further consulted on the application as the fire safety checklist, which was completed by the applicant, pertaining to the application was deemed satisfactory.
- 5.4 In addition, the applicant has provided a certificate of compliance confirming that a public notice of application for their short term let licence was displayed at or near the Premises for a period of 21 days.

The applicant was requested to display the public notice again at the communal entrance to the Premises following a complaint being received that the original public notice was displayed inside the building and was not visible to the public.

6. Public representation

- 6.1 It is open to any member of the public to submit an objection or representation in relation to an application for a licence for a short term let.

Following the notice of display period, the following timeous representation was received and is attached as an Appendix 1 to this report:

- Email dated 11 April 2023 received from Vlad Moore (**Appendix 1**).

7. Determining issues

- 7.1 Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that a licensing authority may refuse an application to grant or renew a licence where:

- (a) the applicant or anyone else detailed on the application is not a fit and proper person;
- (b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused;
- (c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to
 - (i) the location, character or condition of premises or the character or condition of the vehicle or vessel,
 - (ii) the nature and extent of the proposed activity,
 - (iii) the kind of persons likely to be in the premises, vehicle or vessel,
 - (iv) the possibility of undue public nuisance, or
 - (v) public order or public safety; or
- (d) there is other good reason for refusing the application.

If required the Principal Solicitor – Regulatory Services will offer particular advice on the criteria relating to this particular application.

7.2 A copy of this report has been sent to the applicant and Vlad Moore who, in the terms of paragraph 4(2) of the Civic Government (Scotland) Act 1982, have been invited to attend and will be provided with an opportunity to be heard by the Committee.

Both parties have also been advised of the procedure which will be followed at the meeting which may also be viewed via the following link:

[Licensing hearings procedures | Licensing hearings procedure \(Licensing Committee\) \(highland.gov.uk\)](https://www.highland.gov.uk/licensing-hearings-procedures)

8. Policies

The following policy is relevant to this application:

- Short term let licensing policy statement (which includes the mandatory and additional licence conditions attached to all Short Term Let Licences):-

A copy of this policy can accessed [here](#) or a hard copy can be supplied where requested.

9. Implications

9.1 Not applicable.

Date: 31 May 2023

Author: Julie Traynor

Reference: [FS495286629](#)

Background Papers:

- Civic Government (Scotland) Act 1982
- The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022

Appendix 1: Representation received by e-mail on 11 April 2023 from Vlad Moore.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

From: Vlad Moore <[REDACTED]>
Sent: 11 April 2023 08:58
To: EH Short Term Lets <ehstl@highland.gov.uk>
Cc: STL Licensing <STL@highland.gov.uk>
Subject: Short Term Let public complain

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

Good afternoon,

I am writing to you regarding public notice of short term let licence display for flat 3C Carlton Terrace IV23QZ.

Firstly the notice is displayed on the front door to the apartment inside the building, therefore it is not visible to the public.

The same situation for flat [REDACTED]

Secondly, my question is , why the flat 3C is allowed to operate without the licence, they start operating as a new business 3 months ago? They shouldn't be allowed to take the guest till they got the first licence as they open after October 2022 (I checked the public register and guidelines).

Finally, I would like to adress the issue with parking . Managers/operators of those flats-3C [REDACTED] direct their guests to park in front of our property(which is across road) at residential car park strictly for Millburn Place residents. I struggle personally to find places to park as my dedicated parking space is often occupied by their guests.

Last time they guests park so badly that they blocked one of our neighbours car.

Thank you for your time

Vlad Moore, [REDACTED]

Agenda item	8.4
Report no	HLC/045/23

THE HIGHLAND COUNCIL

Committee: **THE HIGHLAND LICENSING COMMITTEE**

Date: **20 June 2023**

Report title: **Application for the grant of a short term let licence – Flat D3
Carlton Terrace, Millburn Road, Inverness, IV2 3QZ (Ward- 16)**

Report by: **The Principal Solicitor – Regulatory Services**

1. Purpose/Executive Summary

1.1 This report relates to an application for the grant of a short term let licence.

2. Recommendation

2.1 Members are asked to determine the application in accordance with the Council's hearings procedure.

3. Background

- 3.1 In terms of The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required for residential accommodation for use as a short term let.
- 3.2 Short term let means the use of residential accommodation provided by a host in the course of business to a guest, where all of the following criteria are met:
- The guest does not use the accommodation as their only or principal home
 - The short term let is entered into for commercial consideration
 - The guest is not:
 1. An immediate family member of the host
 2. Sharing the accommodation with the host for the principal purpose of advancing the guest's education as part of an arrangement made or approved by a school, college, or further or higher educational institution, or
 3. an owner or part-owner of the accommodation
 - the accommodation is not provided for the principal purpose of facilitating the provision of work or services by the guest to the host or to another member of the host's household
 - the accommodation is not excluded accommodation, and
 - the short-term let does not constitute an excluded tenancy

4. Application

- 4.1 On 13 March 2023 (date application was deemed valid) an application for the grant of a short term let licence was received from Euan Smillie.
- 4.2 The Premises to which the application relates to is Flat D3 Carlton Terrace, Millburn Road, Inverness, IV2 3QZ ("the Premises").
- 4.3 The applicant has applied for their short term let licence as a 'new host' on the basis that the applicant had not operated the Premises as a short term let property prior to 1 October 2022.
- 4.4 The type of short term let licence which has been applied for is "home letting and home sharing". Home letting and home sharing involves the letting of all or part of your own home for short term lets while you are living there and also for periods when you are absent.
- 4.5 The Premises is described as a first floor flat which can accommodate a maximum of three guests. The Premises comprises of 2 bedrooms, 1 bathroom and 1 kitchen and living area with 1 bedroom within the property being available for letting on a short term let basis.

5. Process

- 5.1 The application was circulated to the following Agencies/Services for consultation:
- Police Scotland;
 - Highland Council Environmental Health Service; and
 - Highland Council Building Standards.

- 5.2 All of the above Agencies/Services, have confirmed that they have no objections to the licence being issued.
- 5.3 The Scottish Fire & Rescue Service was not further consulted on the application as the fire safety checklist, which was completed by the applicant, pertaining to the application was deemed satisfactory.
- 5.4 In addition, the applicant has provided a certificate of compliance confirming that a public notice of application for their short term let licence was displayed at or near the Premises for a period of 21 days.

The applicant was requested to display the public notice again at the communal entrance to the Premises following a complaint being received that the original public notice was displayed inside the building and was not visible to the public.

6. Public representation

- 6.1 It is open to any member of the public to submit an objection or representation in relation to an application for a licence for a short term let.

Following the notice of display period, the following timeous representation was received and is attached as an Appendix 1 to this report:

- Email dated 11 April 2023 received from Vlad Moore (**Appendix 1**).

7. Determining issues

- 7.1 Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that a licensing authority may refuse an application to grant or renew a licence where:

- (a) the applicant or anyone else detailed on the application is not a fit and proper person;
- (b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused;
- (c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to
 - (i) the location, character or condition of premises or the character or condition of the vehicle or vessel,
 - (ii) the nature and extent of the proposed activity,
 - (iii) the kind of persons likely to be in the premises, vehicle or vessel,
 - (iv) the possibility of undue public nuisance, or
 - (v) public order or public safety; or
- (d) there is other good reason for refusing the application.

If required the Principal Solicitor – Regulatory Services will offer particular advice on the criteria relating to this particular application.

7.2 A copy of this report has been sent to the applicant and the objector who, in the terms of paragraph 4(2) of the Civic Government (Scotland) Act 1982, have been invited to attend and will be provided with an opportunity to be heard by the Committee.

Both parties have also been advised of the procedure which will be followed at the meeting which may also be viewed via the following link:

[Licensing hearings procedures | Licensing hearings procedure \(Licensing Committee\) \(highland.gov.uk\)](https://www.highland.gov.uk/licensing-hearings-procedures)

8. Policies

The following policy is relevant to this application:

- Short-term let licensing policy statement (which includes the mandatory and additional licence conditions attached to all Short Term Let Licences):-

A copy of this policy can accessed [here](#) or a hard copy can be supplied where requested.

9. Implications

9.1 Not applicable.

Date: 31 May 2023

Author: Julie Traynor

Reference: [FS490014196](#)

Background Papers:

- Civic Government (Scotland) Act 1982
- The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022

Appendix 1: Representation received by e-mail on 11 April 2023 from Vlad Moore

APPENDIX 1 - FLAT D 3 CARLTON TERRACE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----
From: Vlad Moore <[REDACTED]>
Sent: 11 April 2023 08:58
To: EH Short Term Lets <ehstl@highland.gov.uk>
Cc: STL Licensing <STL@highland.gov.uk>
Subject: Short Term Let public complain

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

Good afternoon,

I am writing to you regarding public notice of short term let licence display for flat [REDACTED] Carlton Terrace IV23QZ.

Firstly the notice is displayed on the front door to the apartment inside the building, therefore it is not visible to the public.

The same situation for flat 3D.

Secondly, my question is , why the flat [REDACTED] is allowed to operate without the licence, they start operating as a new business 3 months ago? They shouldn't be allowed to take the guest till they got the first licence as they open after October 2022 (I checked the public register and guidelines).

Finally, I would like to adress the issue with parking . Managers/operators of those flats-[REDACTED],3D direct their guests to park in front of our property(which is across road) at residential car park strictly for Millburn Place residents. I struggle personally to find places to park as my dedicated parking space is often occupied by their guests.

Last time they guests park so badly that they blocked one of our neighbours car.

Thank you for your time

Vlad Moore, [REDACTED]