

	Agenda item	6.5
	Report no	HLC/092/23

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 28 November 2023

Report title: Application for the grant of a short term let licence – 5 Ravensdale Court, Corpach, Fort William, PH33 7LP (Ward 11 – Caol and Mallaig)

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	<p>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:</p> <ul style="list-style-type: none"> • 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: <ol style="list-style-type: none"> 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 16 August 2023 (date application was deemed valid) an application for the grant of a short term let licence was received from Gordon Clelland, Agent, Lochaber Accommodation Services acting on behalf of Mr Brian Richmond Inglis and Mrs Cindy Inglis.
4.2	The Premises to which the application relates to is 5 Ravensdale Court, Corpach, Fort William, PH33 7LP ("the Premises"). A site plan and floor plan were provided by the applicant as part of the application process and are attached as an appendix to this report (Appendix 1). The Premises are those edged red on the plan labelled as "site plan" found on page 1 of Appendix 1.
4.3	The application for the short term let licence has been made on the basis that Mr Inglis and Mrs Inglis will be the host/operator of the Premises. The application states that Mr Inglis and Mrs Inglis have applied for a short term let licence as a 'new host' on the basis that the Premises were not operated by them as a short term let property prior to 1 October 2022. The persons named on the application as being responsible for the day to day management of the premises are Alistair and Moira Smith (who trade as Lochaber Accommodation Services).
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 terraced dwellinghouse which can accommodate a maximum of six guests. The ground floor of the Premises comprises of an open plan living/dining/kitchen area, porch, cloakroom toilet and a garage. Stairs lead from the hallway on the ground floor of the premises to the first floor which comprises of three bedrooms and a bathroom.
5.	Process
5.1	The application was circulated to the following Agencies/Services for consultation: <ul style="list-style-type: none"> • Police Scotland; • Highland Council Environmental Health Service; and • Highland Council Building Standards Service.
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.

6.	Public representation
6.1	<p>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.</p> <p>During the notice of display period, the following timeous objections were received and are attached as an Appendices to this report:</p> <ul style="list-style-type: none"> • Objection received by email on 20 August 2023 from Mrs J K Mace (Appendix 2) • Objection received by email on 24 August 2023 from Nigel and Tracey Tozer (Appendix 3) • Objection received by email on 3 September 2023 from Julie Handley and Jamie Fletcher (Appendix 4) • Objection received by email on 4 September 2023 from Wendy Townsend and Gordon Bales (Appendix 5) • Objection received by email on 8 September 2023 from Dawn Main-Fraser and Graeme Fraser (Appendix 6)
7.	Determining issues
7.1	<p>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:</p> <p>(a) the applicant or anyone else detailed on the application is not a fit and proper person;</p> <p>(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;</p>

	<p>(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</p> <ul style="list-style-type: none"> (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 <p>(d) there is other good reason for refusing the application.</p> <p>If required, the Principal Solicitor – Regulatory Services will offer particular advice on the criteria relating to this particular application.</p>
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7.2	<p>A copy of this report has been sent to the applicant and the objectors 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.</p> <p>All parties have also been advised of the procedure which will be followed at the meeting which may also be viewed via the following link:</p> <p>Licensing hearings procedures Licensing hearings procedure (Licensing Committee) (highland.gov.uk)</p>
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8.	<p>Policies</p> <p>The following policy is relevant to this application:</p> <ul style="list-style-type: none"> • Short-term let licensing policy statement (which includes the mandatory and additional licence conditions attached to all Short Term Let Licences):- <p>A copy of this policy can accessed here or a hard copy can be supplied where requested.</p>
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9.	Implications
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9.1	Not applicable.
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Date:	8 November 2023
Author:	Julie Traynor
Reference:	FS535427327
Background Papers:	<ul style="list-style-type: none"> • Civic Government (Scotland) Act 1982 • The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022

APPENDICES:

Appendix 1: Site plan, detailing the extent of the Premises and floor plan.

Appendix 2: Objection received by email on 20 August 2023 from Mrs J K Mace

Appendix 3: Objection received by email on 24 August 2023 from Nigel and Tracey Tozer

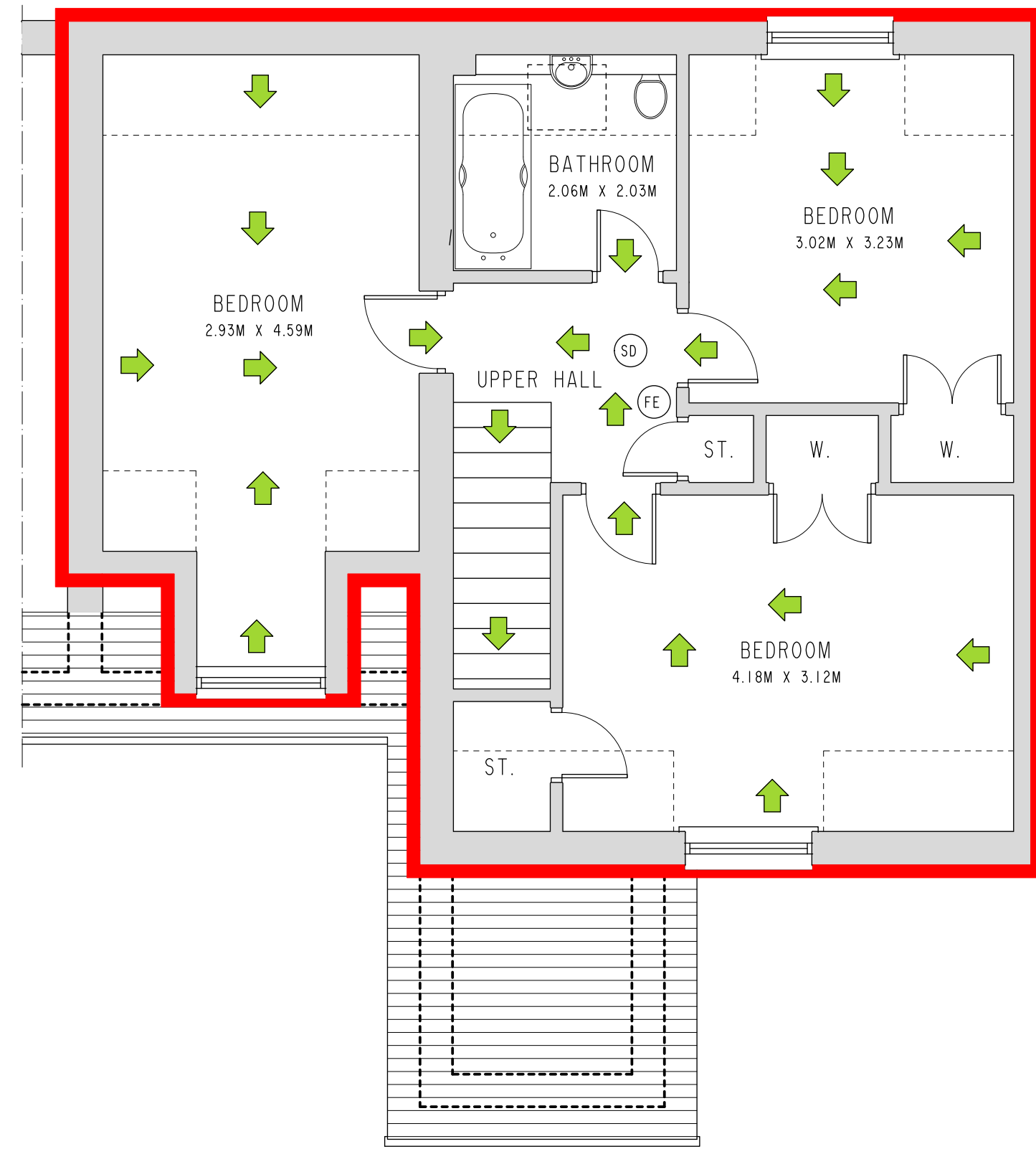
Appendix 4: Objection received by email on 3 September 2023 from Julie Handley and Jamie Fletcher

Appendix 5: Objection received by email on 4 September 2023 from Wendy Townsend and Gordon Bales

Appendix 6: Objection received by email on 8 September 2023 from Dawn Main-Fraser and Graeme Fraser

NOTES -

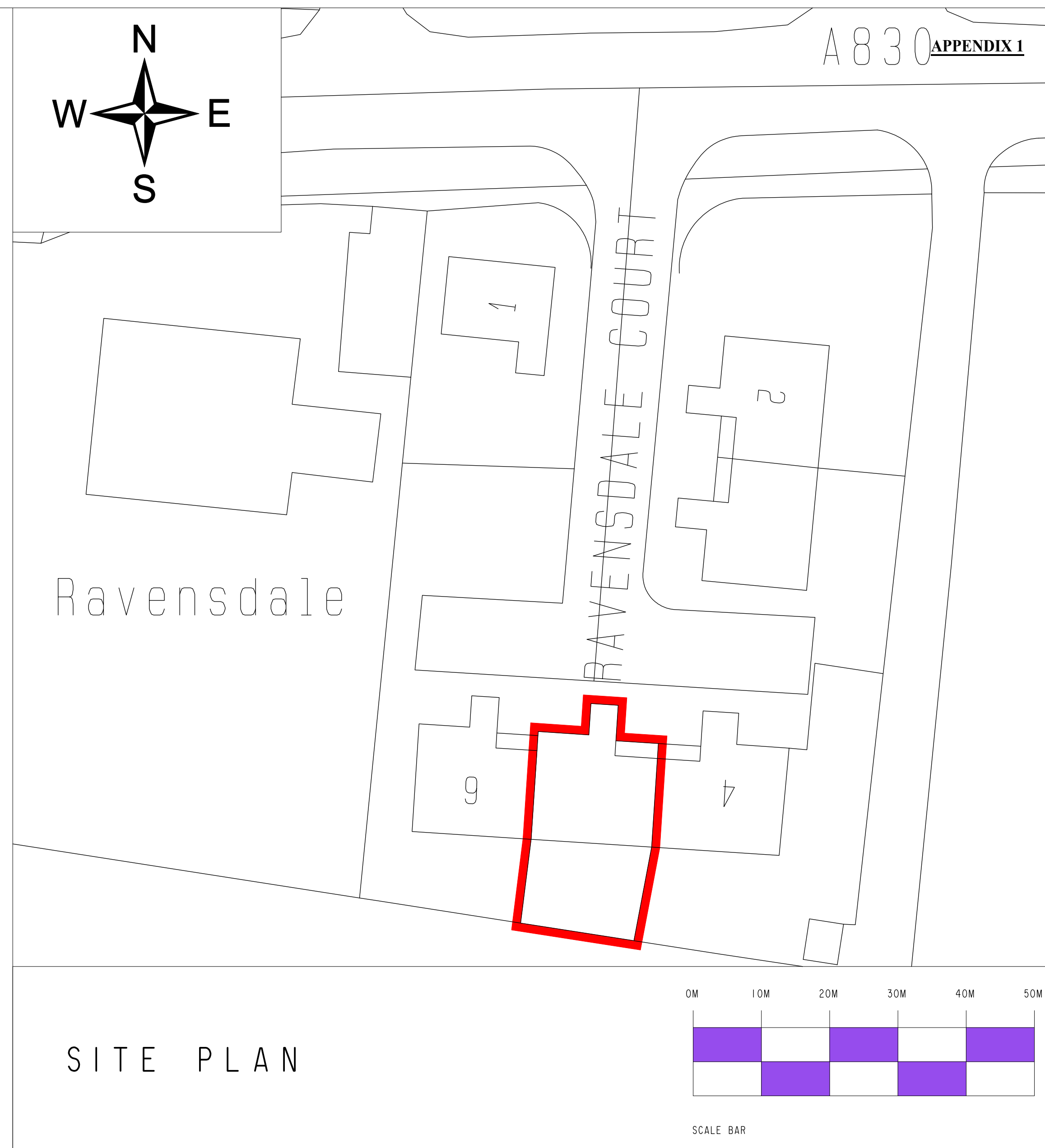
- 1) GREEN ARROWS REPRESENT FIRE ESCAPE ROUTE.
- 2) THIS ACCOMMODATION IS NOT INTENDED FOR GUESTS WITH MOBILITY IMPAIRMENT.
- 3) FOOTPRINT OF SHORT TERM LET PROPERTY OUTLINED IN RED.
- 4) THE MAXIMUM OCCUPANCY CAPACITY OF THIS PROPERTY IS 6.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN

A830 APPENDIX 1

Note -
The contractor will be held to have checked all dimensions before commencing with any works and, in the event of discrepancies, is to refer them directly to the producer of this document for clarification prior to commencement of any works.
Written dimensions are to be taken in all cases. Drawings should not be scaled for dimensions. In case of doubt refer to this office.
Any discrepancies between this drawing and Structural Engineers drawings to be reported to this office for clarification, generally Structural Engineers drawings / details to take precedence.

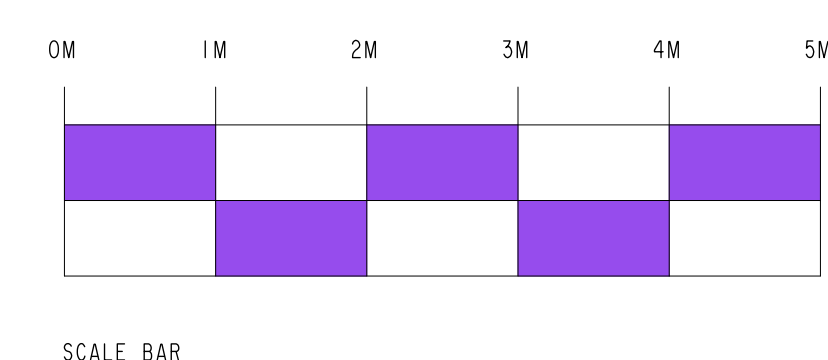
ELECTRICAL LEGEND

(SD)	SMOKE DETECTOR
(HD)	HEAT DETECTOR
(CD)	CARBON MONOXIDE DETECTOR
(FAS)	FIRE ALARM SOUNDER
(FACP)	FIRE ALARM CALL POINT
(EL)	EMERGENCY LIGHT
(FP)	FIRE PANEL
(FE)	FIRE EXTINGUISHER
(FB)	FIRE BLANKET

PROJECT	PROPOSED SHORT TERM LETTING LICENSE FOR 5 RAVENSDALE COURT, CORPACH, FORT WILLIAM, PH33 7LP.
CLIENT	MR BRIAN INGLIS.
DETAIL	LICENSING DRAWING



E-MAIL - GREAT.GLEN.DESIGNS@GMAIL.COM	
TELEPHONE - 0798 3636 192	
SCALE	DATE
1 : 50	29 . 07 . 2023
JOB NO.	DRG NO.
STL - 109	101



From: [Jean Mace](#)
To: [STL Licencing](#)
Subject: Secondary letting licence.5 Ravensdale Court PH337LP
Date: 20 August 2023 14:33:13

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.

Dear Sir/Madam,

I am astounded that you would even consider a license for this property.

Ravensdale Court is a little oasis of peace and safety tucked away privately. The impact of a commercial holiday let will be catastrophic to life here. The effect will be disproportionate as there are only 6 houses. We have NO passing traffic vehicular or human. Now there will be cars and strangers going past my door at all hours. Parking wherever making it very difficult to get in and out of our drives.

This is a very quiet established community of 6 houses. I bought here 20 years ago because it was quiet and safe I knew exactly who would be going around. This will change drastically there will be strangers up and down. Being over 80 this frightens me. I will have to keep my door locked.

The value of our properties will go down, who wants to live next to a let. Another second home taking away a home from a local couple.

These people turned up have not even now had the good manners to come and introduce themselves, they just took over cars vans everywhere causing chaos dirt and noise. Why could they not come and talk to us. The notice (on prominent display behind the bin) was the very first time we knew what was happening. 5 is in the middle of 3 houses so those on either side are going to get all the noise from the house and garden

There are 6 houses here, 5 of which DO NOT WANT THIS. Does that not tell you something. Please do not give them a licence.

My neighbours and I would really appreciate a visit from a council member so that you could see just what we mean.

Thank you

Mrs J K Mace



Nigel and Tracey Tozer
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date 24th August 2023

Ref: OBJECTION to Short term let application for 5 Ravensdale court, Corpach, Fort William, PH337LP

To whom it may concern,

On behalf of my Wife and myself I am writing this letter to raise our objection to the short term let application for the property stated above, and together have raised points listed below as to why this application should be considered very carefully.

Ravensdale court is a noticeably quiet small cul-de-sac consisting of six properties with most of the residents coming up to or over sixty. There is a good peaceful, friendly community spirit in the road that looks out for each other, Therefore the worry is that the impact of a holiday let could on occasion cause unnecessary problems/stresses to the residents living here.

Parking:

We think this would be the main issue which has been highlighted by all the trade traffic over the past 4-5 months conducting the major renovations to the property. This has already caused parking issues with little regard/respect shown to the residents. There have been numerous visitors staying at the property recently which we are led to believe are the Owners/Family members and have to say there have been no issues apart from every now and then parking opposite No 3's -drive making access difficult. But should this become a Holiday let we believe that a small minority of paying customers will not show the same respect/consideration and feel entitled. With the property being a 3 Bed house, we see that potentially three vehicles could turn up and cause parking issues, and now that we have the new marina, we could also see Holidaymakers turning up with Boats on trailers or we could even have motorhomes parked for further exploration of the area. There is clearly no room for this kind of parking.

Communal Area:

There is a communal grass area shared by all the properties which is kept well maintained. As No 5 no longer has a rear garden as such this may encourage paying customers to exercise their pets or even allow children to play in this area. Whilst we have no problem with this, an issue may arise with a small minority of people that will allow their dogs to foul without clearing up and certain games/activities being played by adults/children that could result in accidental damage to vehicles/properties.

Going back to the parking issue certain people may feel it would be ok to park trailers/vehicles on the grass as extra parking. This would not be acceptable to us, and the other residents we believe.

Noise:

A common concern no doubt for most holiday lets in residential areas is that a minority of paying customers will want to enjoy themselves oblivious to the residents with the possibility of parties with loud music/shouting going on past a reasonable time, again causing unnecessary anxiety for the residents living here.

Security:

Not a major concern but one that needs to be mentioned. At present we are aware that the Owners/Family members have been using the property and as highlighted above there have been no issues as such, but when it comes to unknown paying customers this brings a risk of security issues.

This may now encourage us to install security cameras should any instances occur. May also be useful for recording other issues as mentioned above.

Summary:

We would encourage the council to visit the area to validate our concerns to help formulate your decision. We are a little disappointed that the owners have chosen this route as we were led to believe by them that the property was for the use of just family and friends. Sadly, this appears now not to be the case.

If the short-term licence is agreed, we hope the owners will take into consideration the concerns raised. We would like to believe that most customers using the property will cause no problem, it is the potential minority that will have the lasting and resentful impact. We have never been, nor do we wish to be the neighbours that complain, but should any issues occur, we may feel compelled to contact the necessary Local authorities, so that any incidents are officially recorded.

Look forward to your response.

Kind Regards
Nigel and Tracey Tozer

From: [REDACTED]
To: [STL Licensing](#)
Cc: [REDACTED]
Subject: Representations - objection to a STL license for 5 Ravensdale Court Corpach PH33 7LP
Date: 03 September 2023 14:22:58
Attachments: [Drawing_1693747194062.png](#)
[Drawing_1693747264123.png](#)

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.

To whom this may concern:

We write to you to put forth our objections to granting a short term let license to the owners of 5 Ravensdale Court for the following reasons:

1. First and foremost, the short term let market is already oversaturated in Fort William. This significantly reduces the number of houses available for locals and increases house prices. This lack of housing and high prices in turn deters people from moving to the area to take up positions in public services that are significantly understaffed. It also makes it difficult for locals to get on the property market. It is highlighted in the Scottish Government document "Short term lets- impact on communities: research" that short term lets have "reduced availability of residential housing" which has had a "negative impact on affordability, sustaining communities, and a negative impact on the wider local economy and local public services". In particular, it notes short term lets have had a negative impact in Fort William in terms of "availability of labour supply and on wider local economic development due to housing shortages." Turning 5 Ravensdale Court into a short term let will continue to further these problems. We also want to note that three of the Highland Councils priorities as laid out in the document "Our priorities: Programme of the Highland Council 2022-2027" are a "fair and caring Highland", in which you promote improving the quality of life and opportunities for Highland people, "a resilient and sustainable community" in which you vow to help "our communities be prosperous, sustainable and resilient", and "accessible and sustainable Highland homes", in which you vow to improve accessibility to housing "to support communities and economic growth". Turning 5 Ravensdale Court into a short term let goes against these priorities by taking housing and opportunity away from locals, and deterring individuals to move to the area who otherwise would have contributed to the local community.

2. As the owners live 900 miles away, no one is on sight to manage any complaints from neighbors. The day to day managers listed on the public notice of application for the short term let license do not deal with complaints from neighbors, particularly ones that require immediate action. In order to ensure complaints are recorded and acted upon in a timely manner, we will need to direct complaints to the local police or the Highland Council, both of which are services that are already overstretched.

3. 5 Ravensdale Court is a three double bedroom property, thus could attract individuals from multiple different households with multiple different vehicles. There is only one designated space for a small vehicle at the property. There have already been guests in the house who have parked their cars outwith the designated driveway creating difficulty for

current residents to exit their properties. This also poses a risk of blocking access to emergency services vehicles.

4. Ravensdale Court is a small cul-de-sac comprised of six houses, all of which are currently residential. A short term let in such a small area can impact on the desirability of the other five houses and thereby lower their property prices.

5. Due to the proximity of houses within Ravensdale Court, any noise pollution, nuisance, or anti social behavior created by temporary residents will have a significant impact to local residents.

6. With the recent opening of the local marina, this could encourage individuals to bring trailers and boats, for which there is no room to accommodate in the small cul-de-sac.

7. A short term let will lead to a constant turnover of strangers to the small residential area which poses security concerns to local residents.

8. A short term let will increase the amount of traffic in and out of the small cul-de-sac, particularly at unsocial hours, having a great impact on residents having to get up early for work in the morning.

We would also like to bring to your attention the manner in which the short term let notice was displayed. It was placed on the side of a wheelie bin which was not readily noticeable to the locals. We only found out about this proposal through another neighbor who happened to notice the document. This public notice was not made very public. As local residents, we would have appreciated this document being placed in a more publicly noticeable position.

Thank you for considering our concerns and the impact a short term let will have on ourselves, our neighbors and the wider community.


Regards,




Julie Handley & Jamie Fletcher



APPENDIX 5



4 September 2023

Dear Sirs

SHORT TERM LET: 5 RAVENSDALE COURT, CORPACH, FORT WILLIAM PH33 7LP

With reference to the short term let licence application for the above property, we wish to raise the following concerns.

Ravensdale Court consists of six properties, the occupants of which are mostly over 60. It is a quiet, close knit community where everyone is supportive and helpful. All the neighbours have lived here for a number of years with the newest occupants having moved in 7 years ago.

When these properties were first built, they were designed for residential purpose and not holiday accommodation.

While it's lovely to see the house being occupied again and by various family members over the last few weeks, we're anxious about the property being let out to random strangers who might not be as respectful.

Our main concern is noise and/or antisocial behaviour.

As No 5 is a 3 bedroomed property, it could potentially accommodate 2 or 3 families. The property has had substantial alterations carried out including paving the rear garden. The garden is relatively small which could cause problems for visiting guests with dogs or small children who could spill out onto the grassed communal area in the car park. We wouldn't appreciate this area being fouled by dogs or ruined by children running amok. Similarly, we wouldn't appreciate the area being used for barbecues.

During the summer months, if guests are in the rear garden, socialising late at night or into the small hours of the morning it would be problematic especially as immediate neighbours have jobs and need to rise early. Holiday makers don't always respect the fact that they're in a quiet residential neighbourhood.

A further concern is irresponsible parking.

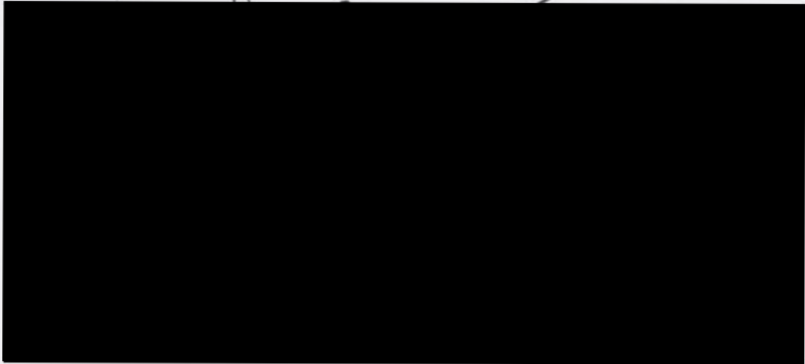
All the residents experienced severe inconvenience for months on end when contractors were turning up to carry out the renovation work. Their haphazard parking meant that on occasions residents couldn't even access their own driveways without difficulty. This was an extremely stressful time and one we don't wish to experience again.

With 3 bedrooms, there is the potential of 3 cars, and with few parking spaces, guests have been parking in the middle of the courtyard next to the communal green. On 2 occasions cars have been permanently parked there for 3 days which creates an obstacle for other home owners, visitors and larger vehicles such as postal and delivery vans which need to come right down the courtyard to enable turning. It also creates problems for the residents at the top of the courtyard negotiating their own driveways. When a car is parked in that location, visitors to No. 3 are unable to access the driveway as there is no room for manoeuvre and as this resident has mobility issues, it is essential for them to park outside the house.

Vehicles turning up to clean the property also add extra traffic to an already congested cul-de-sac.

Yours faithfully

Wendy Townsend & Gordon Bales



The Highland Council
Charles Kennedy Building
Achintore Road
FORT WILLIAM
PH33 7RQ



8 September 2023

Dear Sirs

APPLICATION FOR SHORT TERM LETS LICENCE – NEW APPLICATION

APPLICANTS: BRIAN AND CINDY RICHMOND INGLIS

ADDRESS: 5 RAVENSDALE COURT, CORPACH, FORT WILLIAM, PH33 7LP

We are writing to object and provide representation of our views in respect of the above application. I understand that the application was submitted on 30 July 2023 and the Notice of Application was displayed on 16 August 2023 providing 28 days from this date to provide representations to the Highland Council.

We reside in a residential courtyard of six properties with a terrace of three properties at the bottom of the court yard. Numbers 4, 5 and 6 Ravensdale Court form a terrace with number 5 being the middle property of this terrace. We reside next door and are immediate adjoining neighbours to number 5 Ravensdale Court. We have been resident at 4 Ravensdale Court for a considerable period of time as our full-time residence.

We wish to highlight that all the six homes within Ravensdale Court have always been residential. There has never been a property let out on a short term or holiday basis. Any short term let will have a considerable impact on our property and wider courtyard properties. There has been no notification to neighbours of any change of use from a residential or a short term let on the property.

To date there has been a regular flow of visitors to 5 Ravensdale Court since the property was purchased in January 2023. There have only been two occasions when the property has been vacant for as long as three weeks in the period to date. It is usually used each week of within a fortnight. We note that the applicants state that they use the property for their own use and that of their family in between building work to date. There have, however, been regular visitors to the property between January 2023 to date. The shortest period stayed has been one night by a visitor to the property.

There is an issue with parking within Ravensdale Court, specifically in terms of how the applicants and their visitors use parking. Most visitors do not park in any designated parking area, either directly at the property or in parking areas. This is especially the case and has become a frequent issue with visitors having more than one car. It is common to have at least one visitor car causing an obstruction by parking at the courtyard common ground area. This limits entry and exit around the courtyard and to and from a number of properties with limited space to manoeuvre around these cars. We have had our parking space outside our home used and been left with limited space at our garage to access and exit the passenger side of our car.

We wish to identify that there has been a lack of compliance with building and planning regulations by the applicants. This is an issue we raised with Highland Council Planning Services in terms of submission of a Breach of Planning notification. To date, we have not had any response to that matter from the local authority and request that you refer to and consider this matter when making a decision on this application and representation. We remain unsure of the building standards and any impact on neighbouring properties, including ours. Early on in purchasing the property, the applicants employed a building/joinery contractor to remove a loadbearing wall and open plan their kitchen, living and dining room spaces, and change an outside store cupboard into a toilet and utility area. The changes and this building work were completed without any planning permission and building control, or notification to neighbouring properties. The kitchen work was certainly progressed quickly and initially. Similarly there has been no notification to neighbours of any proposed change of use from a residential to a letting household.

We consider that there is a general lack of compliance and any management of issues at 5 Ravensdale Court. Building work has taken months to complete (January to August 2023) and has involved a number of trades. The builder/joiner and more so the electrician failed to conduct their work in the set times for construction work within Scotland and the wider UK. The builder/joiner was present with two vans as early as 6:10am and spent his time speaking loudly outside, mostly on his mobile telephone, on one occasion to 6:25, for all to hear at a quiet still time of the day. The electrician worked, including with loud power tools, until 10:30 and later at night, on Saturdays and Sundays at all hours day and night. While we appreciate that the applicants were not directly involved and resident at such times, these issues of noise and poor compliance reflect an absence of direct activity and management on their part around their home. They clearly reside at some distance from Fort William and have not been active in any management of their property. As such this is an area that does not fill us with confidence will be addressed and managed to reduce impact on neighbours and the courtyard environs if this application is granted. I can imagine that they may have had a Project Manager but if this is the case, their role was only evident in co-ordinating trades and when they were present within the property. Any day to day management, care and cleaning of a short term let is likely to centre around the four walls within the short term let and not the outside environs. Visitors left Costa cups and rubbish in their back garden the weekend of 18-21 August 2023 which remain there. There was been liquid exiting their garage on or around 6 August 2023 which has been unattended. Alarms within the home have been ringing on occasions and we and another neighbour have had to alert the builder/joiner who arranged for electricians to attend to that.

The manner in which this Notice of Application has been displayed is another area of poor compliance and reflects an absence of neighbourliness or consideration for residence in a small community. This Notice was taped to the blue recycling bin by Lochaber Accommodation Services on 16 August 2023. The blue recycling bin was not moved from the garage to any place where anyone would easily see it. The Applicants arrived 17 August 2023 and the blue bin was turned away from the courtyard to face the garage on 17 and 18 August 2023. On 18 August 2023, the Applicants provided us with a card and flowers informing that the work on the house was approaching the end. They failed to make any face to face contact, as they have done on visits, or communicate to inform of the application or even copy the Public Note of their application to us or any neighbours. There has been little transparency of the application and duty to provide public notice. This could easily have gone un-noticed on a blue recycling bin that has been full all year and become an issue being moved constantly onto our property as there is not enough room for trades people to accommodate it. Gordon Clelland came to Ravensdale Court on 6 September 2023 and removed the Notice from the blue bin and there has been no Notice available since that date. Any public issue around this

Notice has been left to chance and others to deal with. We only came upon the Notice by chance in moving the blue bin from our area again.

Mess has been an issue to date. None of the trades people have tidied their environment outside. We have been left, along with the residents of number 6 Ravensdale Court, to sweep and clean any outside mess and debris from number 5 all year left by a number of trades. Only on one occasion has a visitor to their home swept and cleaned outside and managed to empty the green rubbish bin on its designated day. This has included nails and copper seals being left around our car. The green and blue bins have constantly been full and moved over to our home area. Visitors have left cigarette butts, rubbish from their cars in our area and for us to tidy. Any day to day management, care and cleaning of a short term let is likely to centre around the four walls within the short term let and not the outside environs. Visitors left Costa cups and rubbish in their back garden the weekend of 18-21 August 2023 which remain there. There was been liquid exiting their garage on or around 6 August 2023 which has been unattended. While we note that Alistair and Moira Smith are identified as day to day managers on the Public Notice, this is likely only to be if the application is granted. There could have been such management in place to date around the building work and visitors to the property to date but this has been very much absent and consequently left to neighbours.

In summary, we wish to identify that the applicants view 5 Ravensdale Court as a business venture and opportunity and not a home. There has been no atmosphere of neighbourliness or compliance with regulations or consideration that their home requires their management to date. They have left work to trades people and cleaning/management to their immediate neighbours to date. The absence of these requirements reflects the lack of consideration that this is a home within a small group of houses. This does not build confidence that any short term let will be adequately or fully managed if granted with any consideration provided to other residents/neighbours and will continue to cause traffic and parking obstructions, a lack of cleanliness in the courtyard and neighbouring properties and responsibility on other residents to manage and address such matters.

Our representation and submission is that consideration of given by the Highland Council to not grant this short term let licence to 5 Ravensdale Court, Corpach, Fort William, PH33 7LP.

Yours faithfully



Dawn Main-Fraser



Graeme Fraser



FORM NOTICE OF APPLICATION FOR SHORT TERM LEASE
 The City Government (hereinafter, the "City") is seeking applications for the following property:

Application Open Date: 01/15/2023

City Hours: 9:00 AM - 5:00 PM, Monday through Friday, excluding public holidays. Hours of operation may vary during the application process.

Application Fee: \$100.00. The fee is non-refundable and must be paid at the time of application.

Application Process: Applicants must submit a completed application form, a copy of the lease agreement, and a copy of the floor plan to the City Clerk's Office. Applications will be reviewed on a first-come, first-served basis.

Application Deadline: 02/15/2023. Applications received after this date will not be considered.

City Contact Information: City Clerk's Office, 16-8-3083.

Category	Item	Location	Remarks
Application Fee	\$100.00	City Clerk's Office	Non-refundable
Application Form	1	City Clerk's Office	Required
Lease Agreement	1	City Clerk's Office	Required
Floor Plan	1	City Clerk's Office	Required

16-8-3083



10-8-3013