

Agenda Item	<b>14</b>
Report No	<b>HC/53/23</b>

**Committee:** The Highland Council

**Date:** 14 December 2023

**Report Title:** Establishing a Short-Term Let Control Area for Ward 20:  
Badenoch and Strathspey - Update

**Report By:** Executive Chief Officer Infrastructure, Environment and Economy

## 1. Purpose/Executive Summary

- 1.1 Further to report ref ECI/28/2023 on this topic (May 2023) enclosed as **Appendix 1**, this report:
- i. updates Members as to the effect of establishing a short-term let control area (STLCA) for Ward 20: Badenoch & Strathspey;
  - ii. informs Members of changes to the proposed Non-statutory Short-term Let Planning policy; and
  - iii. indicates the next steps for both the control area and the Planning policy.

## 2. Recommendations

2.1 Members are asked to:

- i. **NOTE** the updates provided; and
- ii. **AGREE** to delegate to officers to:
  - a. undertake the final legislative arrangements to establish the Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey), including the necessary press advertisement, notification of interested parties and other publication work;
  - b. hold information session(s) to inform existing (& prospective) operators of the requirements the Control Area has across Ward 20 (Badenoch and Strathspey); and
  - c. the establishment date of the Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey) will be Monday 4 March 2024.
- iii. **AGREE** to adopt the draft Non-statutory Planning policy (as amended) (**Appendix 2**) as a material consideration in the determination of planning applications for Short-term lets within the Control Area.

### **3. Implications**

#### **3.1 Resource**

3.1.1 The work undertaken in progressing the Short-Term Let Control Area for Ward 20 to date has been extensive and has involved a significant number of officers across a variety of services prioritising this work which has negatively impacted on other work streams.

3.1.2 Should the progression of the Short-Term Let Control Area for Ward 20 be agreed the statutory process would have to be met from existing Service budgets and by existing staff resource.

3.1.3 The establishment of the Control Area will result (as explained in the body of the report) in a high number of applications being submitted and determined in a relatively short timeframe, which is likely to have a significant impact on performance, staffing and budgets.

#### **3.2 Legal**

The promotion of a Short-Term Let Control Area falls under new statutory powers contained in s26B of the Town and Country Planning (Scotland) Act 1997 (as amended). On 1 December, the Court of Session found in favour of the short-term let sector in its judicial review challenge to Edinburgh City Council's non-statutory planning policy. Lord Braid's Opinion has been taken into account in the preparation of the Council's amended non-statutory planning policy. The Council should expect close scrutiny of its decisions on this topic.

#### **3.3 Community (Equality, Poverty, Rural and Island)**

The principal reason for promoting the STLCA for Ward 20 is because of the loss of housing to the short term holiday let sector. It is hoped that doing so will have a positive impact on those living and working in Ward 20 communities that have found it increasingly difficult to obtain living accommodation.

#### **3.4 Climate Change / Carbon Clever**

The anticipated outcome of retaining existing housing as full-time residential units will reduce the need to build additional housing to satisfy full-time occupancy demand, thus reducing the need to develop Highland finite land resource and use finite building materials, in pursuance of the Council Climate & Ecological Emergency declaration.

#### **3.5 Risk**

Establishing the Control Area and the proposed non-statutory planning policy carries the risk of legal challenge from the short-term let sector. Edinburgh City Council will require to amend its non-statutory planning policy in light of the Court of Session's decision mentioned above and has been found liable in the expenses of the petition.

#### **3.6 Gaelic**

No direct impacts.

### **4. Background and Context**

4.1 This is set out in section 4 of the May 2023 report. Following the Committee's decision in May, the Scottish Government replaced its guidance on STLCAs. In light of scrutiny by interested parties and the high risk of legal challenge, it was considered appropriate to consider further the steps taken to date to consult on and introduce the

STLCA for Ward 20 and to consult on and prepare the draft non-statutory Planning policy.

## 5. Update

- 5.1 It is important to note that, although the May 2023 report refers to “secondary letting”, the Town and Country Planning (Scotland) Act 1997, as amended, (the Act) and The Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021, as amended, (the Regulations), refer to “short-term let”. If a property in a control area falls within the definition in Section 26B of the 1997 Act and the criteria listed in Regulation 2 of the 2021 Regulations are met, a property is a short term let. If the criteria are not met, a property is not a short term let in terms of the specific planning definition.
- 5.2 Once a STLCA has been established, the **proposed** use of a **dwellinghouse** as a short-term let (as defined in the Act/Regulations) within that STLCA will automatically require planning permission.
- 5.3 Put very simply: when accommodation not occupied by its owner is offered for holiday rental in return for payment to someone unrelated to the owner, then that property falls within the short term let definition. It should be noted that the short term let definition for the purpose of short term let licensing differs from the planning definition and has wider applicability.
- 5.4 The requirement for planning permission for the **proposed** use of properties other than dwellinghouses for short-term letting/tourist accommodation will not change as a result of a Control Area being established. Planning permission will be required if the proposed change of use is considered to be material.
- 5.5 Short-term lets that existed before the STLCA was established where : (i) the change of use to a short-term let did not constitute a material change of use; or (ii) the use has planning permission; or (iii) the use has a certificate of lawful use (or the evidence to support a certificate of lawful use application); or (iv) the use is immune from enforcement action; then planning permission will not be required for the continued use of the short-term let.
- 5.6 By way of clarification, para 5.8 of the May 2023 report should have stated that:
- Schedule 3 of the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, states (emphasis added): Where the premises is in a short-term let control area for the purposes of section 26B of the Town and Country Planning (Scotland) Act 1997 (“the 1997 Act”), the holder of the licence must, **where the use of the premises for a short-term let requires planning permission under the 1997 Act**, ensure that either—
- (a) an application has been made for planning permission under the 1997 Act and has not yet been determined, or
- (b) planning permission under the 1997 Act is in force.
- 5.7 The Scottish Government clarified that the Act/Regulations do not apply retrospectively, however, until the Court of Session decision abovementioned there was still some uncertainty over the interpretation of s26B of the Act as regards properties operating as short term lets before a STLCA is established that wish to continue that use after establishment of the STLCA. This has now been clarified in the Opinion issued by Lord Braid.

- 5.8 In cases where the change of use to short-term letting wasn't considered material, existing short-term lets within the Control Area **will not** need to apply for planning permission to continue to operate. This also applies to properties that already have planning permission for short-term letting or a certificate of lawful use for short-term letting or which are immune from enforcement action. Paragraphs 5.9/10 of the May 2023 report should be read in light of this update.
- 5.9 Furthermore, since the Economy and Infrastructure Committee decision in May the remaining provisions of short-term let licensing legislation have come into force. These latest provisions required all existing short-term let operators to submit their short-term let licence application by 1 October 2023.
- 5.10 This has resulted in the Council for the first time being able to identify all short-term lets across the whole of the Council area, including Ward 20. As of 14 November 2023, the Council has received 786 applications for an STL licence across Ward 20; this includes 53 applications for home letting, 51 applications for home sharing, 12 applications for home letting and home sharing and 670 applications for secondary letting (as defined in the licensing legislation). As Members will recall, when the Council initially considered the implications of the establishment of a short-term let control area for Ward 20 a precise figure was difficult to ascertain and, as outlined in section 6 of the December 2021 Economy and Infrastructure Committee report (**Appendix 3**), it was estimated that there was '...in excess of 560 short-term lets in operation in Badenoch & Strathspey....'.
- 5.11 Whilst the planning and licensing legislation differ slightly in terms of defining short-term letting, the number of licences applied for continues to justify Members' concern about the impact on market housing and validates promotion of the Short-term Let Control Area for Ward 20.
- 5.12 Due to the publication and public engagement around the proposal to establish a Short-term Let Control Area across Ward 20, the Council has already received a number of planning applications from new and existing short-term let operators seeking to secure planning permission in the event the control area is established.
- 5.13 As of 20 November 2023, the number of planning applications pending across Ward 20 for existing dwellinghouses was around 215 and while awaiting further consideration of the effects of the Control Area, these applications have been held pending consideration. Therefore, should Members accept the recommendations outlined in this paper, these applications would be determined in accordance with the Development Plan (including NPF4) and the revised non-statutory planning guidance discussed below and included in **Appendix 2**. The clarification provided by the Court of Session as regards the interpretation of s26B of the 1997 Act may result in some of these applications being withdrawn.
- 5.14 Should Members agree the recommendations in this report, to avoid the festive period, it is proposed to publish the required notice in the Strathspey and Badenoch Herald and on the planning authority's website in January 2024.
- 5.15 Following its publication, a period of at least 28 days must be allowed before the Control Area is established. Therefore, Members are asked to agree to delegated authority to Officers to undertake and publish the notice in January 2024, undertake the previous agreed information session in late January and February 2024 and establish the Ward 20 Control Area on **Monday 4 March 2024**.

- 5.16 To take account of the further consideration given to the Scottish Government's updated guidance and to reflect the new statutory policy requirements outlined in National Planning Framework 4, the non-statutory planning policy reported to the Economy and Infrastructure Committee in May has been reviewed and updated.
- 5.17 The version presented to Members as part of this paper (**Appendix 2**) now limits its scope to considering proposals within a Control Area and now reflects the definitions used within the Act/Regulations.
- 5.18 Furthermore, it makes a clearer distinction between the consideration of proposals for entirely new short-term lets and the continuing use of existing short-term lets. The criteria included maintain the balanced approach Members previously approved and, as such, Members are asked to approve the Non-statutory Short-term Let Control Area Planning Policy for use in the determination of applications for Short-term Lets within the proposed Ward 20 Control Area immediately following this meeting.

Designation: Executive Chief Officer, Infrastructure, Environment and Economy

Date: 29 November 2023

Author: Karen Lyons – Principal Solicitor  
Matthew Hilton – Graduate Planner

Background Papers:

Appendix 1 - Report No ECI/28/2023

Appendix 2 – Amended Non-statutory Short-term Let Control Area Planning Policy

Appendix 3 – Report No. ECI/51/2021

<b>Agenda Item</b>	<b>14</b>
<b>Report No</b>	<b>ECI/28/2023</b>

## HIGHLAND COUNCIL

<b>Committee:</b>	<b>Economy and Infrastructure</b>
<b>Date:</b>	<b>4 May 2023</b>
<b>Report Title:</b>	<b>Establishing a Short-Term Let Control Area for Ward 20: Badenoch and Strathspey</b>
<b>Report By:</b>	<b>Executive Chief Officer Infrastructure &amp; Environment</b>

### 1 Purpose/Executive Summary

- 1.1 This report informs Members of the outcome of the application to Scottish Ministers to establish a Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey) and seeks Member's approval to commence the final process for its establishment.
- 1.2 The report also invites Members to consider, in light of the consultation responses, if they wish to adopt the draft Non-statutory Planning policy (as amended) with which to determine planning applications for Short-term Secondary lets within the Control Area.

### 2 Recommendations

- 2.1 Members are asked to:-
  - i. Based on the Scottish Ministers approval of the Council application to establish a Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey), delegate authority to officers to:-
    - a. **undertake** the final legislative arrangements to establish the Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey), including the necessary press advertisement, notification of interested parties and other publication work;
    - b. **agree** for Officers to hold information session(s) to inform existing (& perspective) operators of the requirements the Control Area has across Ward 20 (Badenoch and Strathspey); and
    - c. **agree** the commencement date of the Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey) will be 18 June 2023.

- ii. consider the consultation feedback and the potential implications the draft Non-statutory Planning policy will have on the determination of planning applications for Short-term Secondary lets, as set out in Appendix 2 and summarised in Section 6 of this Report and agree to adopt the draft Non-statutory Planning policy (as amended) (Appendix 3) as a material consideration in the determination of planning applications for Short-term Secondary let planning applications.

### **3 Implications**

- 3.1 **Resource** – The work undertaken in progressing the STL Control Area for Ward 20 to date has been extensive and has involved a significant number of officers across a variety of services prioritising this work which has negatively impacted on other work streams.
- 3.2 Should the progression of the Badenoch & Strathspey STL Control Area be agreed the statutory process would have to be met from existing Service budgets and by existing staff resource.
- 3.3 The ongoing need to consider and determine STL planning applications within the STL Control Area will have an ongoing impact on performance, staffing and budgets.
- 3.4 **Climate Change / Carbon Clever** – The anticipated outcome of returning STL properties back into full-time residential units will reduce the need to build additional housing to satisfy full-time occupancy demand, thus reducing the need to develop Highland finite land resource and use finite building materials, in pursuance of the Council Climate & Ecological Emergency declaration. However, it might necessitate the development of additional ‘tourist accommodation’ to compensate for the loss of STL being moved back into full-time housing.
- 3.5 **Risk** – The risks (and benefits) of controlling STL are explored as part of the body of this report.
- 3.6 **Gaelic** – No direct Impacts

### **4 Background and Context**

- 4.1 Following Ward 20 Members concern over the number of dwelling houses within Badenoch and Strathspey being lost to the secondary letting market, at the Highland Council meeting on 9 September 2021, at the specific request of Ward 20 Members, it was agreed that the Council would pursue the consideration of establishing a Short-term Let Control Area across Badenoch and Strathspey.
- 4.2 This detailed consideration of establishing this Short-term Let Control Area across Badenoch and Strathspey was undertaken at Economy and Infrastructure Committee meeting on 2 December 2021, whereby the Committee agreed to advance to the formal consultation stage of the process.

- 4.3 This consultation ran for a 6-week period, from 31 January 2022 until 7 March 2022, with a total of 332 responses received. All responses were summarised and reported to the meeting of the Highland Council on 30 June 2022. At this meeting Members agree for Officers to submit the proposal to establish a Short-term Let Control Area for Ward 20 to Scottish Ministers for approval and bring back a further report to the Economy and Infrastructure Committee confirming the outcome and outlining the next steps.
- 4.4 Moreover, the Committee Report of 30 June also committed the Council, in consultation with Members, to prepare and consult upon planning policy options for considering and determining planning applications for secondary letting within the STL Control Area. This paper also outlines the details of this planning policy, the outcomes of the consultation and details of the changes to the policy wording before seeking its adoption.
- 4.5 The Scottish Government is also working on the preparation of a Planning Circular and a 'Guidance for Short-term Let Operators' document to clarify the planning process for the whole short-term let market. It is anticipated the finalised versions will be published by the summer 2023.

## **5 Progress on Establishing a Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey)**

- 5.1 As outlined above the process for the establishment of the Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey) has been ongoing for a considerable period and has involved considerable work. This work culminated with the Council submitting its Statement of Reasons and the relevant committee and council meeting reports and minutes to Scottish Ministers in August 2022.
- 5.2 After careful consideration of all the evidence presented to them, Scottish Ministers on 20 December 2022, approved the proposed designation of Highland Council Ward 20 (Badenoch & Strathspey) as a Short-Term Let Control Area (Refer to Scottish Ministers Decision in **Appendix 1**).
- 5.3 In order to enact the Ward 20 (Badenoch & Strathspey) Short-Term Let Control Area, and in accordance with Regulation 9 of the Town & Country Planning (Short-Term Let Control Areas) (Scotland) Regulations 2021, the Council is required to publish a notice in a newspaper circulating in the area (in this case the Strathspey & Badenoch Herald) and on the planning authority's website. This notice must include the following:-
- the date on which the area is to be designated as a control area; and
  - how a copy of a map of the designated control area can be inspected
- 5.4 And at least 28 days must be allowed between the date of the publication of the notice and the changes taking effect.



- 5.5 Therefore, Members are asked to delegated authority to Officers to undertake and publish this notice.
- 5.6 With regards the date on which the Control Area will be formally established, it is noted Members previous ambition to proceed timely with its establishment. As such, the earliest possible date considering officer's time, press publication dates and the required advert timeframe would be the establishment of the Control Area on Sunday **18 June 2023**.
- 5.7 However, it is acknowledged that this date is only two weeks before the commencement of the school summer holidays, which is generally considered the busier season for holiday accommodation.
- 5.8 Whilst the establishment of a Short-term Let Control Area itself does not require existing properties currently being utilised for Short-term Secondary letting to apply retrospectively for planning approval. Schedule 3 of the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, makes it a mandatory licence condition of a STL Licence that if the property is within a STL CA that the property is either:-
- a) be subject to an application for planning permission under the 1997 Act and that application has not yet been determined; or
  - b) have planning permission in force under the 1997 Act
- 5.9 This STL licensing mandatory condition therefore necessitate all existing properties being utilised for Short-term Secondary Letting which fall within a Short-term Let Control Area to obtain planning permission to continue to operate, even if that property has been operating as a short-term secondary letting unit prior to the Control Area being established.
- 5.10 There are two avenues for existing operators to obtain permission and the appropriate option depend on how long the property has been used for secondary letting. If the property has been used as a STSL for more than 10 years, then a certificate of Lawfulness of existing use of development should be sought. However, if the property has been used for less than 10years then planning permission is required.
- 5.11 Nevertheless, existing operators who were operating before 1 October 2022 now have until 1 October 2023 to apply for the STL Licence. As such, subject to Member's approval, it is recommended that the Council operates a 'transitional period' for existing operators, operating before 1 October 2022, where no planning enforcement would be pursued between 18 June 2023 and 1 October 2023, unless a property is first refused planning approval.
- 5.12 Should Members decide it is appropriate to delay the establishment of the Control Area until after the summer season, it is recommended that an alternative establishment date could be 1 October 2023, which matches the final date for existing hosts or operators (operating before 1 October 2022) to apply for a short-term let licence, or another date as defined by Members.

## 6 Review of Consultation Responses on the draft STSL Non-statutory Planning Policy

- 6.1 As outlined in Section 4, following Committee approval on 30 June 2022 to progress with the establishment of the Short-Term Let Control Area for Ward 20, officers commenced drafting non-statutory planning policy with which to determine the applications a Control Area would create.
- 6.2 In accordance, with the recommendations set out in the June 2022 committee paper, a Ward 20 Members discussion was held in August 2022 to discuss the various policy approaches. This work then led to the development of a draft policy approach which was presented and discussed at a members' workshop, open to all Members, in October 2022.
- 6.3 Following this Workshop and after further refinements undertaken in agreement with the Badenoch & Strathspey Area Chair and Chair of the Economy and Infrastructure Committee, the draft non-statutory planning policy was opened for public consultation on 8 December 2022 and closed on 3<sup>rd</sup> February after an 8-week period.
- 6.4 The Consultation attracted 56 responses via the Council Consultation portal and 7 direct responses, one of which included a petition including 208 names and addresses. All responses are summarised in **Appendix 2** of this report.
- 6.5 The consultation has attracted a mix of comments and views, with the specific responses to the individual questions summarised below. However, several more general questions and views were expressed as part of the consultation, and these are summarised below:-
- There is concern that the STL Control Area will not prevent second homes. **Officer Comment: The STL CA is only one tool with which to help support the full-time occupancy housing market and whilst the STL CA will not prevent second homes, other forms of regulations are anticipated to deal with the second homes market.**
  - Rather than restricting the use of existing homes the Council (and partners/developers) should be releasing more land / building more homes for local people. **Officer Comment: The Council (& CNPA) allocate sufficient land within their respective Local Development Plans to meet predicted housing needs; however, the loss of the existing housing stock outwith full time occupancy is such that other controls are required, hence the proposal for the STL CA.**
  - The STL Control Area will restrict the rights of homeowners and the quantity of visitor accommodation across the area. **Officer Comment: The Council has carefully balanced the merits and risks of progressing a STL CA across Ward 20 and have determined that it strike a balanced approach.**
  - There is no evidence that the stopping STSL will create more main-stream housing. **Officer Comment: Agreed, the STL CA is currently the only tool with which to control the number of STSL.**

- Local people who have moved away and now operate a STSL might be forced to sell. **Officer Comment: The proposed Policy is designed to set a balanced approach to bring more housing back into fulltime occupancy regardless of ownership.**
- Why is the STL CA being 'trailed' only in Badenoch & Strathspey. **Officer Comment: The STL CA is not being 'trailed' in Ward 20, it is being advanced at the specific request of all Ward 20 Elected Members to address the acute issue of loss of full-time housing across the Ward.**
- Will the STL CA cover pods, cabins, huts and guesthouses. **Officer Comment: the STL CA only covers the loss of dwellinghouses to the secondary let market. Therefore pods, cabins and huts are not covered, and guesthouses are excluded if the owner/operator resides at the property.**
- STSL brings in more income than second homes and are a major employer locally. **Officer Comment: The advantages and disadvantages of STSL properties are wider than just the income they generate and as noted above the proposed policy is considered to establishes a balanced approach to the issues.**
- Welcome the STL CA and it should be rolled out across the whole Highland Council area. **Officer Comment: As noted above the STL CA is being advanced at the specific request of all Ward 20 Elected Members to address the acute issue of loss of full-time housing across the Ward.**
- The Policy should set a maximum percentage of STSL within an area. **Officer Comment: This approach was considered and dismissed by Officers and Members given the complexity of applying a percentage threshold policy across a large urban / rural area.**
- Policy is welcomed by too late. **Officer Comment: The STL CA is being advanced as soon has been practically possible following is enactment by Scottish Government.**
- The survey & policy is hard to understand and includes confusing terminology. **Officer Comment: The STSL market and legislative requirements are complex, which has required detailed terminology to be used. However the Consultation attempted to make it as easy as possible to respond to.**
- The Consultation includes no reference to the CNPA Partnership Plan, which includes a requirement to restrict "A maximum of 15% of all housing stock in the National Park will be second homes, vacant or short-term let properties by 2040." **Officer Comment: As noted above the use of a percentage policy was considered and dismissed by Officers and Members given the complexity of applying a percentage threshold policy across a large urban / rural area and whilst it is accepted that the CNPA Partnership Plan includes a maximum of 15% STSL across the entire park area, this does not alter the view that the proposed policy (as amended) establishes a balanced approach to the issue.**

<b>Proposed Exceptions:</b>	
<b>Refurbishment of a long-term empty dwellinghouse</b>	<b>Yes: 43 No: 9 No View: 3</b>
<ul style="list-style-type: none"> <li>• Allow Community groups the right to buy long-term empty houses</li> <li>• Only allow long-term empty if all other options have been first explored</li> <li>• Clear evidence should be provided to support</li> </ul>	
<p><b>Officer Comment: Majority of respondents support this exception and therefore providing evidence is submitted confirming the property meets the ‘long-term empty’ definition (see below) it is recommended this exception remains as drafted.</b></p> <p>The suggestion that community groups are given the right to buy is outwith the scope of the STL legislation and planning system &amp; the suggestion that this approach is only used after the other exceptions would create an unworkable situation.</p>	
<b>Upper floor(s) above a commercial unit within a Town Centre</b>	<b>Yes: 39 No: 13 No View: 3</b>
<ul style="list-style-type: none"> <li>• Loss of accommodation in upper floors to STSL should be resisted – set a limit of 15% for this type</li> <li>• Only support for vacant/disused</li> </ul>	
<p><b>Officer Comment: Again, a clear majority of respondents support this exception and again it is recommended this exception remains as drafted.</b></p> <p><b>Officers and Members discussed, at the workshop, the merits of having this exception only apply to vacant/disused properties, but it was agreed this would be unworkable and might result in owners making the property ‘vacant’ to utilise this exception.</b></p> <p>The utilisation of percentage thresholds was also discussed at the Members Workshop, and it was agreed that the time-resource and complexity required to continually monitor/calculate the current percentage made the use of a percentage unworkable.</p>	
<b>Dwelling with 4 or more bedrooms</b>	<b>Yes: 26 No: 26 No View: 3</b>
<ul style="list-style-type: none"> <li>• 4-bedroom limit will mean that operators will switch to larger “Party House”</li> <li>• Remove the 4-bedroom exception – should be down to suitability of the property / location not size</li> <li>• Bedrooms 3 or above seems reasonable / detached house</li> <li>• Still a demand for 4+ bedroom homes</li> <li>• Level moved to 5 or more and set a cap at 20%</li> <li>• Why limit when a property became 4-bedroom property</li> </ul>	
<p><b>Officer Comment: The respondents were split equally on this exception, however the majority of responses against sought its reduction down to ‘3 or more bedrooms’ rather than its deletion. Again, this issue was discussed at length at the Members Workshop, and it was agreed that the ‘4 or more bedrooms’ struck the right balance and whilst the Council does not dispute that there is a demand for full time occupancy of larger properties across the Ward, it is recommended that the exception remains as drafted.</b></p>	

<b>An established short-term secondary let (ESTL) property in a long-established dwellinghouse</b>	<b>Yes: 39 No: 16 No View: 1</b>
<ul style="list-style-type: none"> <li>• ESTL in an overly complex measure</li> <li>• Object to the retrospective nature</li> </ul>	
<b>Officer Comments: Clear majority support this exception and whilst it is considered complex exceptions it is considered that it strikes a balanced approach and for these reasons it is recommended it remains as drafted.</b>	
<b>Any Missing Exceptions?</b>	<b>Yes: 24 No: 13 No View: 12</b>
<ul style="list-style-type: none"> <li>• Allow the change of use of other properties, e.g. empty commercial or agricultural properties. <b>Officer Comment: The STL CA (and policy) only relates to the use of dwellinghouses, the conversion of non-domestic properties is supported under existing Local Development Plan policies.</b></li> <li>• Allow STSL within grounds of existing houses. <b>Officer Comment: The STL CA (and policy) only relates to the use of dwellinghouses, the provision of pods, huts annexes etc. is supported under existing Local Development Plan policies</b></li> <li>• Add a new exception exempting all existing operators (and exempting them from the criteria list). <b>Officer Comment: The use of existing STSL properties has been considered in detail and Members agreed that appropriate control should be applied to this part of the market and the exception above is considered to provide an appropriate approach to this.</b></li> <li>• Prevent former Council Houses being used for STSL. <b>Officer Comment: This is beyond the scope of the legislation.</b></li> <li>• Set a criterion for 'party houses' to be a set distance from residential properties. <b>Officer Comment: The criteria outlined below are designed to protect existing privacy and amenity.</b></li> <li>• Allow people with tied houses working within B&amp;S to STSL their own home. <b>Officer Comment: Whilst this is an interesting concept, it would be difficult to manage and control and for these reasons is considered unworkable.</b></li> <li>• Seek no exceptions. <b>Officer Comment: Whilst the Council is looking to control the number of STSL across Ward 20, it does recognise the importance of the market and for these reasons wishes to support appropriate STSL and the exceptions outlined is considered to result in a balanced approach.</b></li> <li>• Support the use of 3-bedroomed houses within Town Centres. <b>Officer Comment: The exception related to 4-bedroomed houses is considered to be appropriate regardless of location.</b></li> </ul>	

6.7

Criteria			
<b>Use of Criteria outwith a CA:</b>	<b>Yes: 26</b>	<b>No: 23</b>	<b>No View: 6</b>
<ul style="list-style-type: none"> <li>• Case by case basis</li> <li>• Different criteria for urban &amp; rural areas</li> <li>• Use of criteria outwith B&amp;S inappropriate</li> <li>• Consistency across the Scotland</li> </ul>			
<b>Officer Comment: It will be for the decision-maker to determine the weight and appropriateness of each of the criteria for each submitted application and, as such, each will be based on a case-by-case basis.</b>			
<b>Close to public transport connections, or payment of a Developer Contribution</b>	<b>Yes: 22</b>	<b>No: 30</b>	<b>No View: 3</b>
<ul style="list-style-type: none"> <li>• What about rural properties / not appropriate</li> <li>• Seek a Developer Contribution wherever the property is located</li> <li>• Due to small profits unrealistic to expect STSL operators to pay a Developer Contribution</li> <li>• Public Transport is sparse across Ward 20</li> <li>• Or require an EV charging point</li> <li>• Reduce the distance to 400m – as per designing streets</li> <li>• Developer Contribution should not be optional</li> <li>• Unnecessary – as guest arrive by their own transport</li> </ul>			
<b>Officer Comment: The respondents are fairly split in terms of this criteria, with the majority against it. However, the Council is committed to addressing the Climate &amp; Ecological emergency</b>			
<b>Protection of neighbouring privacy and amenity</b>	<b>Yes: 41</b>	<b>No: 9</b>	<b>No View: 5</b>
<ul style="list-style-type: none"> <li>• What the difference between neighbours from hell and a STSL</li> <li>• Sometimes STSL make better neighbours</li> <li>• Most important criteria</li> <li>• STL Licensing already protects amenity / not necessary / not a planning matter</li> </ul>			
<b>Officer Comment: There is clear majority supporting this criterion and, as such, it is recommended to include the criteria as drafted.</b>			
<b>Storage of Waste</b>	<b>Yes: 47</b>	<b>No: 4</b>	<b>No View: 4</b>
<ul style="list-style-type: none"> <li>• This would not differ from normal residential properties</li> <li>• Commercial operator</li> </ul>			
<b>Officer Comment: There is clear majority supporting this criteria and as STSL operators are required to pay non-domestic rates, the operators can choose alternative waste collection frequencies and bin sizes it is considered appropriate to control this aspect; therefore it is recommended to include this criteria, as drafted.</b>			
<b>Sufficient parking provision</b>	<b>Yes: 45</b>	<b>No: 9</b>	<b>No View: 1</b>
<ul style="list-style-type: none"> <li>• Why only require this for STSL and not hotels?</li> </ul>			
<b>Officer Comment: There is clear majority supporting this criterion and, as such, it is recommended to include the criteria as drafted. With regards to new hotels, there is a separate parking requirement outlined in the Council Parking Standards.</b>			
<b>Are there any other criteria you think are missing?</b>	<b>Yes: 15</b>	<b>No: 19</b>	<b>No View: 13</b>

- Set an upper percentage of STSL within an area / Cumulative impact
- How are these criteria applicable in an area like B&S
- Evidence long-term tenants have not been evicted
- Consideration of access rights/shared access
- Check capacity of private foul drainage schemes
- Control on Light pollution

**Officer Comment: A number of suggested additional criteria have been tabled, the majority are outwith the control of planning and/or would be unworkable and as such, no number criterion are proposed to be included.**

6.8

<b>Planning Conditions</b>	
<ul style="list-style-type: none"> <li>• Case by case basis</li> <li>• No restrictions / conditions not appropriate / against Human Rights</li> <li>• Difficult to enforce</li> <li>• More information required before we can answer</li> </ul>	
<b>Restrict the life of the planning approval</b>	<b>Yes: 20 No: 31 No View: 3</b>
<ul style="list-style-type: none"> <li>• Allows property to come back into full-time use easier</li> <li>• Timeframe must be sufficient to allow capital outlay</li> <li>• Just creates greater red tape</li> <li>• Support</li> <li>• STSL operators need support not further burdens</li> </ul>	
<p><b>Officer Comment: There is clear majority against the use of this condition, and it is accepted that it use could create greater uncertainty and expense for STSL operators. Therefore, rather than removing it completely, it is recommended that it is only used in exceptional circumstances.</b></p>	
<b>Prevent alterations to the property</b>	<b>Yes: 19 No: 33 No View: 2</b>
<ul style="list-style-type: none"> <li>• Support</li> </ul>	
<p><b>Officer Comment: There is clear majority against the use of this condition, and it is accepted that this could be difficult to control. Therefore, rather than removing it completely, it is recommended that it is only used in exceptional circumstances.</b></p>	
<b>Restrict the use of external areas</b>	<b>Yes: 24 No: 25 No View: 5</b>
<ul style="list-style-type: none"> <li>• Depends on context and proximity to residents</li> <li>• Laws in place dealing with this</li> <li>• external attractions such as hot tubs, BBQ, sauna, games rooms etc. have a disproportionate effect on amenity for surrounding properties.</li> </ul>	
<p><b>Officer Comment: There is clear majority against the use of this condition, and it is accepted that this could be difficult to control. Therefore, rather than removing it completely, it is recommended that it is only used in exceptional circumstances.</b></p>	

Definitions:	
<b>dwellinghouse</b>	<b>Yes: 43 No: 2 No View: 8</b>
<ul style="list-style-type: none"> <li>No comments</li> </ul>	
<b>Officer Comment: Clear support for the use of this definition.</b>	
<b>short-term let</b>	<b>Yes: 41 No: 2 No View: 10</b>
<ul style="list-style-type: none"> <li>Miss leading term – should refer to holiday lets</li> </ul>	
<b>Officer Comment: Clear support for the use of this definition, the use of ‘short-term lets’ is standard across the industry.</b>	
<b>secondary let</b>	<b>Yes: 42 No: 3 No View: 9</b>
<ul style="list-style-type: none"> <li>No comments</li> </ul>	
<b>Officer Comment: Clear support for the use of this definition.</b>	
<b>control area</b>	<b>Yes: 42 No: 2 No View: 10</b>
<ul style="list-style-type: none"> <li>No comments</li> </ul>	
<b>Officer Comment: Clear support for the use of this definition.</b>	
<b>long-term empty</b>	<b>Yes: 37 No: 6 No View: 10</b>
<ul style="list-style-type: none"> <li>Should mean unfit for human habitation or derelict</li> <li>2 years is too short – 10years would be better</li> </ul>	
<b>Officer Comment: Clear support for the use of this definition. The use of the 2year period brings the policy into line with the Council Tax legislation and for these reasons is considered appropriate.</b>	
<b>bedroom</b>	<b>Yes: 38 No: 5 No View: 10</b>
<ul style="list-style-type: none"> <li>How will lounges with sofa beds be considered.</li> <li>How will properties of character with small bedrooms be considered</li> <li>Definition appears to be based on the HMO legislation – not appropriate</li> </ul>	
<b>Officer Comment: Clear support for the use of this definition. The size requirements are taken from the Building Standards and relate to the minimum size of a single room only and, as such rooms smaller than the stated size are considered inappropriate for inclusion.</b>	
<b>The use of sofa beds within communal space are not part of the number of bedroom calculation.</b>	
<b>established short-term secondary let property</b>	<b>Yes: 35 No: 12 No View: 7</b>
<ul style="list-style-type: none"> <li>Provide a calendar date as too hard to understand</li> <li>The proposed date is at odds with licensing, and this should be used instead (1<sup>st</sup> Oct 2022)</li> <li>Should include / be based on frequency of use (at least 50% of the year)</li> <li>Should be based on the establishment date of the STL CA</li> </ul>	
<b>Officer Comment: A mixed response to this definition, but still a majority in favour. As Members will be aware considerable discussion on this exception has been held between Officers &amp; Members and the proposed definition is considered to create a balanced approach to the existing short-term secondary let properties.</b>	
<b>long-established dwellinghouse</b>	<b>Yes: 35 No: 6 No View: 11</b>
<ul style="list-style-type: none"> <li>Clearer definition on long-established is required.</li> </ul>	



**Officer Comment: Clear support for the use of this definition, which is based on the date established through the Council Tax legislation.**

**Missing Definitions**

- No definition of 'active travel link' **Officer Comment: Agreed, new definition to be included**

- 6.10 **Note.** In terms of the above numbers of respondents to each question, these differ to the overall number of responses as the calculation was only done on responses which included a direct response to the specific question. If it was left blank or did not answer the question it was not included in the calculation; however the relevant comments have been attributed to the relevant section.
- 6.11 As expected, a number of differing views and comments have been put forward, all of which have been considered and has led to a number of amendments to the finalised policy, as shown in **Appendix 3**.
- 6.12 Based on these amendments, Members are asked to approve the Short-term Secondary Let Non-Statutory Planning Policy for use in the determination of applications for Short-term Secondary Lets immediately following this meeting.

Designation: Executive Chief Officer Infrastructure & Environment

Date: 31 March 2023

Authors: Matthew Hilton, Planning Officer / Urban Designer

Background Papers: **Appendix 1** – Letter from Scottish Ministers approving the establishment of a Short-Term Let Control Area for Ward 20 (Badenoch and Strathspey)  
**Appendix 2** – Summarised Consultation Responses  
**Appendix 3** – Updated STSL Non-statutory Planning Policy



E: [planning.decisions@gov.scot](mailto:planning.decisions@gov.scot)

Matthew Hilton  
Planner / Urban Designer  
The Highland Council

By email only to:  
[matthew.hilton2@highland.gov.uk](mailto:matthew.hilton2@highland.gov.uk)

Our ref: STL-270-001

20 December 2022

Dear Matthew Hilton

**TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997  
TOWN AND COUNTRY PLANNING (SHORT-TERM LET CONTROL AREAS)  
(SCOTLAND) REGULATIONS 2021: REGULATIONS 3 AND 8  
PROPOSED WARD 20 (BADENOCH AND STRATHSPEY) SHORT-TERM LET  
CONTROL AREA**

I refer to your email of 11 August 2022 seeking the approval of Scottish Ministers to designate Ward 20 (Badenoch & Strathspey) of Highland Council area as a Short-term Let Control Area under the terms of the above Regulations.

**Scottish Ministers' Decision**

Scottish Ministers have carefully considered all the evidence presented to them including the Council's Statement of Reasons for the designation and the relevant committee and council meeting reports and minutes.

Circular 1/2021: Establishing a Short-term Let Control Area states that in considering a proposal for a control area, Ministers will seek assurance that the planning authority has:

- a) taken reasonable steps to raise awareness in the proposed control area(s) and consulted appropriately;
- b) taken account of the views expressed in consultation and considered this with any other relevant evidence; and
- c) come to a reasoned decision as set out in the accompanying statement.

Ministers consider that these points have all been satisfied by the planning authority. The planning authority proposes to designate the control area in order to manage high concentrations of short term lets across the ward, ensure homes and land are used to best effect, and control secondary letting of dwellinghouses to protect neighbouring residential amenity. Ministers consider that these are valid reasons to propose the



designation, and conclude that the proposed designation would be justified and reasonable.

The Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021<sup>i</sup>, read with section 26B(3) of the Town and Country Planning (Scotland) Act 1997 (“the Act”) set out when a short term let is provided.

A change of use of a dwellinghouse to a short-term let after the designation of the control area will be deemed to be a material change of use by virtue of section 26B of the Act.

Where the change of a dwellinghouse to a short-term let took place before the designation of the control area the existing rules will apply. These require planning permission for a change of use of property where that change is a material change in the use of the property.

Following the submission of the Council’s request to Ministers, further correspondence has been received from Shepherd & Wedderburn on behalf of Airbnb. Ministers have taken this correspondence into account in this decision on the proposed designation. The correspondence does not alter Ministers’ view that the proposed designation of the STLCA is justified and reasonable.

Accordingly and on the above basis, Scottish Ministers hereby approve the proposed designation of Highland Council Ward 20 (Badenoch & Strathspey) as a Short-Term Let Control Area.

### **Subsequent Procedures**

Before designating the short-term let control area, the planning authority must publish notice of the designation in accordance with Regulation 9 of the above Regulations.

Yours sincerely

**Helen Wood**  
**Assistant Chief Planner**

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<sup>i</sup> SSI 2021/154, as amended by the Town and Country Planning (Short-term Let Control Areas) (Scotland) Amendment Regulations 2022 (SSI 2022/33).

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Exceptions?
1	
2	If it is a family or a persons sole income they should be granted permission
3	Second homes available as STL which will now sit empty/unused for long periods instead. This wont stop second homes. Build more homes for local people. Dont restrict visitor accommodation. Enable Scottish people to live locally and to holiday affordably in their ain country - neither of these is happening at the moment.
4	The 4 bedroom limit will mean that operators will switch to larger "Party House" properties which give proportionally much greater local nuisance. This should be removed.
5	If a property has been on the market at a reasonable price for a period of time and theres little or no probable demand then they should be legible for short term let
6	
7	Bedrooms 3 or above seems reasonable
8	If people who had built houses was knowing the government would take away their rights how to use their own houses, no one would build the houses. "secondary let", "control area", these words shouldn't exist, some times, income from only one let, even can't afford the heating.the government shouldn't control the only green industry-tourism, it can produce a lot of job chances, the people who have to rent their accommodation at least can find a job related to the tourism industry. if the industry was curbed, they might find cheaper accommodation, but more people lose their job, and more people lose their income.
10	Change of use from other types of empty properties, eg empty commercial or agricultural properties.
11	Property within the grounds of existing properties where the title deeds are not split.
12	
13	
14	
15	
16	
17	The exception I'd suggest is missing is for those living in accommodation tied to their employment at the time of the planning application being submitted (for example minister in a manse, as I am, or armed forces, or others). It is increasingly necessary for those living in tied accommodation to acquire their own property before we have the opportunity to live in it. Whilst agreeing with the 4 or more bedroom rule and seeing the sense in it, often those in tied accommodation employment will not be able to afford that (we cannot, we have a 2 bedroom house in Badenoch & Strathspey). Whilst it is possible under new landlord legislation for us to rent the property out as a tenancy, not everybody in tied accommodation may be able to work with the 12 week notice period that is required for asking tenants to leave in order that the landlord can live in the property. Where those of us in tied accommodation own a property in a control area that is in fact our only property, I'd appeal for an exception that allows us to rent it out with the flexibility that short term lets allow, for the variable circumstances of those living in tied accommodation.
18	- The community (council, housing associations, buyouts, people seeking long term housing) should be given first refusal on long term empty properties and those with 4 bedrooms or more. If long term empty dwellinghouses are refurbished to create short term lets, they will likely be refurbished in a way that will only ever be suitable for short term rental use, leaving little chance of them ever being reverted to long term housing. - Upper floors above commercial units suffer all the same issues with privacy and amenities as other flats, and should not be considered separately. Also they're often the lowest price housing options available on the market, so allowing them to be used for short term rentals will disproportionately impact lower income and local first time buyers. These should be limited in number and not exempted. - Established short term rentals should not be excepted, long term housing must take priority over short term lets.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Exceptions?
19	I agree that refurbishment of long-term empty properties is beneficial to the area (Struan House). However, refurbishment/dwelling with 4 or more bedrooms/established: could all mean a dwelling has been refurbished/secondary let and is now being used for letting to larger numbers of people (4 bedrooms) - hen/stag parties which create noise pollution quite often in previously quiet rural areas. In the case of upper floor dwelling, in the first instance this could quite easily be an affordable property for a local person to purchase but, failing that, it would be a more suitable area for a let as a Town Centre would be a noisier environment and more able to absorb the disturbance.
20	Badenoch and Strathspey rely on good quality self catering accommodation - tourism is the only real industry in an impoverished part of Scotland. Take away any of the ability to provide bed spaces for tourists and it will act only as self harm to the poorest in the local community that rely on tourism for their income. If local affordable housing is required the local council and Scottish administration should build more housing and place covenants on their use i.e. for locals only.
21	
22	Other options must be looked at for larger properties , there are only a few properties available for larger families so community or Local authority buying of properties with 4 or more bedrooms should always be explored first. There must be controls on the number of properties above commercial units in our streets, these properties can be homes for people and bring life back into our streets.
23	The stated aim is to ensure a supply of affordable housing and a threshold of 4 bedrooms has been proposed. This seems too high. While a 4 bedroom house will be beyond the scope of those who are looking for affordable housing, I suggest that a detached 3-bedroom house is likewise beyond their means. In my experience the largest house that would fit into this category would be a 3 bedroom terraced house or at the very most a 3 bedroom semi-detached house.
24	
25	
26	
27	
28	There is no supporting data that STL properties will revert or become affordable rentals if denied planning. If a property was once a council house then it clearly shouldn't be an STL. The amount of bedrooms should have no bearing on the decision. It would effectively provide for the rich and wipe out small family vacations.
29	We agree with the list of proposed exemptions. In order to ensure that established short-term let operators are not retrospectively penalised by being refused permission for continuing activity which was lawful at the time the Control Area came into effect, we also propose that the fourth exemption should override the need to meet the new criteria introduced through this guidance document. This would reflect the fact that no current residential accommodation would be lost to short-term letting activity by a presumption in favour of approval of existing lets. An additional exemption should apply where the residential property is a second home, and would only be used for short-term letting for a limited part of the year. The justification for this is that the property in question would not be otherwise available for use as a primary residence were it not being used for short-term letting activity, since it would otherwise be occupied by the owner or sit empty for the time in which STL activity would occur. There would therefore be no loss of residential property which would be avoided if permission were not to be granted, while the use of the second home to accommodate tourism use will have economic benefits for the area, without having any additional detrimental effect on the housing land supply.
30	
31	All I can say is this control area is the most outrageous legislation I have ever witnessed. Akin to some Totalitarian state control where government tell you what you can do or not with your property, it stinks. We fought world wars to stop this kind of state control and all your efforts will be a waste of time as it will have a negative impact on tourism. How a few independent Councillors have the power to impose this on people beats me.
33	

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Exceptions?
34	Properties that have been refurbished between 2nd Dec 21 and Oct 22 will be these be granted planning permission? An established short term let property has been defined by yourselves as trading before 2nd Dec 2021. However you did not make any reference to this date until you published the planning criteria at the end of 2022. How were business established after 2nd Dec 2021 and before the licence deadline of October 2022 supposed to know that they would likely not be able to get planning permission? I also think in your criteria that you have made no reference to the current affordable housing stock that is currently a holiday let. Ex council houses for example.
35	It is an established short-term secondary let property OR in a long-established dwellinghouse. The implication is that both conditions apply. However the definition of 'long established' is completed prior to 6 December 2017. That seems unfair as many businesses already trading are in buildings completed after 2017. Surely a more relevant date would be 1 September 2023 which is the deadline for STL applications. Preference would be just to have just 'An established short-term secondary let property' and perhaps qualify the number of years.
36	All of the above proposed exceptions could be brilliant homes for single workers, co-housing arrangements or family homes. Perhaps there should be no exceptions, surely it is about the Planning Authority deciding on what an appropriate mix is within the area. For flats above shops in a town centre it may be that 7 out of ten could be for holiday lets and 3 for long-term lets. For STL applicants it would be 'first come first serve'.
37	
38	Houses with 4 bedrooms are ideal for families. This criteria should perhaps be set to 5 bedrooms.
39	Dwellings over 4 bedrooms should be more than 4/500m away from an existing residential home because of the very high likelihood of noise/disturbance. By their nature these businesses will market themselves to attract multiple households for family gatherings, celebratory events, stag, hen and even "Sten" parties. As such there should be a presumption that these properties will not get a licence if within 500m of a residential home. Planning seems to think of noise and disturbance as a particular issue in urban settings, whilst this can and is the case, it is equally or more of an issue in rural settings. In rural spaces there is often near silence - one of the attractions for many people when choosing to live there, when noise is introduced as it will be with a multiple household property(4+ bedrooms) this has a significant impact on local residents, increasing stress and disturbance. This is heightened when that noise is uncontrolled - not knowing when the noise will start and in the case of a celebration property when and if it will end - late at night when noise travels even more. When alcohol is added to the equation the issue of noise becomes even more acute in these rural locations. Outside Hot Tubs further add to the issue. In normal circumstances neighbours would be expected to ask noisy people to keep the noise down before making complaints to environmental control or the police - when the people making the noise change from day to day and week and they are literally strangers, and they have been drinking - this can be very intimidating for the local resident. All of this increases stress for the local resident so a distance criteria should be added. Upper floors above commercial property. This should be a prime location for cheaper residential use - an entry level option for first time renters/young people/students. This should not be assumed to be ideal for STLs
40	The definition of long-established is not clear in the question. If relating to a certificate of lawfulness the qualifying period should be reduced to 5 years. Planning permission should not be required where a CoL has been issued for any property type.
41	

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Exceptions?
42	<p>You need to address the positive issue of local people who live and work here and contribute to the economy and are doing so by running a STL business. For example, we live in Carrbridge in a tied house that goes with my husband's job. We have chosen to STL our own home (also in Carrbridge) as an income for our family, and contributing to the economy, while we cannot live in it. It is being run as my business and is my job. This policy risks making me "unemployed" if planning permission were not granted. There needs to be recognition and/or exemption for this type of situation. If we were refused planning permission the house (which has 4 bedrooms) would remain empty as we may need to return to the property at short notice which we cannot do if we have rented it out long term. I also think that the number of bedrooms should NOT be a consideration. Whether or not a STL is granted planning permission should come down to the suitability of the property and the location. Holiday makers may be looking for a 2 bedroom cottage to rent? There will be more people looking for smaller STLs than larger ones. And in my opinion, it is the larger "party" houses that are a nuisance.</p>
43	<p>Where do ecopods fit in the scheme as they often only have one bedroom? They are popular with tourists but too small for a long term let. I would say a dwelling with 3 or more bedrooms.</p>
44	<p>Minimum of four bedrooms makes no absolutely sense when viewed from perspective of tourists visiting the B and S ward. Not every guest making a short term let reservation in the area will require a large 4-bedroom property. This will make holidays in general more expensive for smaller families. Heating and Cleaning costs are significantly larger for 4+ bedroom properties creating larger overheads for operators. You are actively promoting large groups with this. For smaller families and groups this creates a gap between hotel accommodation and the larger short term let. Many groups (even smaller groups like a Mum, Dad &amp; two kids family) come to the area for outdoor pursuits where equipment is required, pets stay and domestic facilities are used - eg washing/drying dirty outdoor equipment. This is not practical in a hotel room. The solution to the highland council's strategy to increase the supply of housing is not to kill the economy in Badenoch and Strathspey. The council needs to release more land and provide council housing. New housing developments built in the last few years have already had at least 25% of the development identified and sold as affordable housing to provide additional housing. I disagree that the property should be a long-established dwelling house based on the consultation definition. Exceptions missing. I would put forward that established short term let properties that were operating before both of below dates should be granted permission - operating before the original council meeting to pursue a B and S Planning Control zone (9 September 2021) - operating before 1st October 2022 which under the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 and as such classify as an existing operator.</p>
45	
46	<p>Another exemption should also be part of an existing dwelling that would not otherwise be let</p>
47	<p>Question 1: We do not agree with the suggested exemptions, except in very particular situations, see details below. Refurbishment of a long-term empty dwelling house: this exception will only be considered if all other options of bringing long-term empty dwellinghouse back into long term residential use have been exhausted, and if the community is consulted before approval is granted for the property to be granted planning permission to be converted to a short term let. Instead of "long term empty", the regulation should change its wording to say that there is clear evidence (bills, council tax receipts, tenancy agreements) that the property has been empty for 2 years, with no offer of purchase to become a permanent home or offer to rent it out from the community ("first right of refusal"). Furthermore, the refurbishment should meet the same standards as a private residential tenancy, in order to ensure the possibility of its return to long-term residential tenancy. The proposal is for the upper floor(s) above a commercial unit within a defined Town Centre. This exception should be limited in order to preserve residents' ability to stay in their town centres. Town centre homes provide important long-term residential housing, that is close to important services and amenities. There should be no more than 15% of all qualifying units in the town centre granted planning permission to be a short-term let. The proposal relates to a dwellinghouse with no fewer than four bedrooms, as the dwellinghouse existed at the date of the establishment of a short-term let Control Area or as originally built. Demand for 4 bedroom houses exceeds supply in every single town across the Highlands. As a result, this exception should only be considered if there are no houses with fewer than 5 bedrooms that are granted permission, and that the number of 5 or over bedroom properties granted permission is capped at 20% percentage of relevant properties.</p>
48	<p>Whilst dwellings with 4 or more bedrooms are not the obvious focus when trying to address the current housing shortage, larger dwellings can have a role to play if imaginative ownership models are available. More significantly, larger STLs so-called party or celebration houses are already causing significant detrimental impact in a number of settings, notably small clusters of homes in rural areas and residential areas of towns and villages. For this reason, dwelling-houses with 4 or more bedrooms must not be considered 'easy' developments with automatic exception and the planning criteria below will assume even greater importance in controlling the steadily rising numbers of such STLs in many areas.</p>
49	<p>Local families who own property and have to move away but are unable to sell their property due to new short-term regulations impacting ability to sell</p>
50	<p>If the property is in a spot where there's a desperate shortage of places for holiday makers to stay</p>

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Exceptions?
	<p>Relates to a dwelling house with no fewer than four bedrooms, as the dwelling house existed at the date of establishment of a short term let Control Area or as originally built - It should be irrelevant when the house became a 4 bedroom dwelling. Planning permission should be granted for a dwelling house no fewer than four bedrooms at the time of applying for a STL license. An established short-term secondary let property in a long-established dwellinghouse - disagree to this exclusion, as I disagree with the definitions used here. Please see the definition section. An established short term let property should be one which has been trading as such before the establishment and implementation of a short term let control area, not the first date of the first approval at a Council Committee meeting proposing the establishment of a short-term let Control Area for that location. This is utterly confusing. No rules were outlined and approved at the time of this meeting that proposed the STL control area. It was only a proposal and there was only speculation as to what this would entail. Homeowners believed that this would be a way of Highland Council knowing how many short term let properties there are, and not a way of dictating to existing homeowners how they can use their property. No homeowner should be forced to make decisions about their property or homeownership based on a vague proposal. This has no merit. It insults individuals who through hard work invested in a second home. It also disregards respect for people's financial situation by backdating rules that didn't even exist at the time that the Council wishes to instate them. This sounds like freedom in the real estate market is being stripped, and the Human Right , Fundamental Rights, Right to property, is being corroded. Retrospective dating of restrictive rules is not right, just or humane. In this case, doing so can be detrimental to individuals or entire families, placing their property investment at risk, and threatening to precipitate a mental health crisis. Fairness and equality has to exist for everyone involved here, including for the people who were already homeowners of a variety of styles of short term let accommodations, prior to the approval of any proposed rules or of finalising any policies regarding short term let licenses. This is especially true for newcomers to the property market who at the time of purchase of their home had no knowledge of any potential restricting rules governing the use of their home. This would be placing people in an unfair risk to their investment, including local residents who have recently purchased their homes. If rules and planning policies are to be established, they should be applicable from a prospective date (giving fair advanced warning when they will come into effect) and not punish those who have short term let their property prior to the establishment and implementation of this proposal. Thus the use of a long term dwelling house is irrelevant - see definitions. Missing Exemption: Consideration to grant planning permission to all styles of properties , including dwellings that are 3 beds or fewer, that are within a town centre and walking distance of public transport. This would make self catering accommodation inclusive to guests who do not have their own transport. Having pedestrian visitors in a town centre would benefit many local businesses and economy. In many other resort towns in the world, the town centre is reliant on tourism and holiday makers. Restricting the holiday let sector should not be a solution to the local housing crisis. There is no evidence that this would benefit the local people and economy, and the local people need tourists to make their living. The solution to the local housing crisis should not be to punish people who already own their (second) homes and are actually contributing in a positive way to the local rural economy by bringing in much needed tourism by short term letting.</p>
52	There should be a maximum percentage of housing within the control area of 5% short term lets and secondary lets.
53	
54	I think there should be a maximum number say 5% of short term secondary let properties in a controlled short term secondary letting area
55	<p>We have concerns that An established short-term secondary let property in a long-established dwellinghouse is overly complex in nature. Instead of a longstanding dwellinghouse, the exception could be for a dwellinghouse.</p>



**Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response**

<b>Council Ref</b>	<b>Any Comments on the proposed Exceptions?</b>
56	Given the importance of tourism and particularly the provision of high quality accommodation, it is essential that the exemptions relating to a) larger ie 4 bedroom and b) established short term let accommodation are maintained. The larger properties attract more, higher value clients and therefore net benefit to the wider economy in terms of spend, and established short term let accommodation attract return visitors who have confidence in the accommodation and the area.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Criteria?
1	
2	What is the difference between having a family from hell living next door or the occasional short term nightmare,, the short term nightmare is exactly that, we have no control in normal circumstances over our neighbours beyond moving house
3	
4	There should be some measures to prevent the creation of STL clusters. For example, the Allt Mor estate in Aviemore is 50% STL property, making the area a holiday camp instead of a residential area. This creates very poor conditions for full time residents. Limits such as "no more than 1 in 3 contiguous properties to be an STL" might be considered.
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8	About protection of neighbouring privacy and amenity, it is difficult to tell, I don't mind my neighbor rent their accommodation for the short term, but I do mind if they rent to a long-term tenant who is nasty because you can't ask them to leave, I prefer they change their house into a holiday rental, even if the guests are nasty, they only stay for a few days.
10	Parking: Lots of hotels do not have sufficient parking, why are they not to be shut down?
11	
12	No consideration of rural properties which are not connected to public transport or active travel but sought after for all their natural attributes including wildlife. Consideration should be given to those established 15yrs+ and be exempt. These were small rural businesses that existed before Airbnb and the likes and thus should not be penalised for the current market trends
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18	A developer contribution for local transport and community development should be sought regardless of the location of the property. If short term lets are required to be near public transport links, that pushes long term residents into areas lacking those connections. Short term lets should support the communities where they are located, not displace them.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Criteria?
19	Neighbour privacy and amenity should be extremely high on the priority list. Drumullie is currently about 50% holiday/second homes, some of these are large party houses which result in no consideration of the impact that the holiday makers have on the surrounding environment. We know of one household who moved away from the area and another who is considering moving away because these houses are impacting extremely detrimentally on their mental health. They contribute very little to the local economy as their online shopping is delivered on arrival day and they spend all their time at the property (alcohol fuelled in hot tubs especially) until their departure day. Not interested in the environment around them at all.
20	This sort of criteria is only really applicable for busy urban areas such as the centre of Edinburgh. I am not sure of its relevance in rural, Highland areas.
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23	Given the small margins associated with short term letting, and the costs associated with licensing and planning, it is unrealistic to expect owners to make a developer contribution.
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28	Active travel assumes the owner of STL to be rich enough or make vast profit. The truth is very different and it can take years to make profit on a business. The stringent STL licence conditions already protect neighbours so why is another test necessary.
29	Criteria 1 is not appropriate given that many properties located in visitor destinations within the council area will not be within the 800 metre threshold (which is a national standard, rather than a local standard applicable to the unique character of the Highland Council area in question). Many dedicated holiday rentals, particularly large ones (which the council acknowledges in its list exceptions as being more suited for use as STLs) may be in a very rural location, and this criteria would exclude those types of properties which form an important part of the Highland's tourism offer. A developer contribution would not be appropriate in circumstances where the property is beyond the 800 metre threshold since it does not appear to relate to mitigating the impact of the development in question, and furthermore is likely to impose disproportionate financial consequences on the proposed operator of the property. It would apply the principle of developer contributions to operators of short-term lets seeking permission to continue existing activity, often in small premises and which are usually run as small businesses, to major housebuilders and infrastructure developments. The second sentence in Criterion 2 is also not appropriate. It is unnecessary since it appears to address the question of residential amenity impact (something that is covered comprehensively by the first sentence) and is also a conflict with the Council's apparent encouragement of development of flatted units above commercial units within a defined town centre (see Criterion 2 in the proposed exceptions above).
30	I feel that active travel and transport are issues separate from STL control if the aim is to free up housing stock for local families.
31	Total madness, meddling to what end, have you all gone mad? It is local authority turning into some communist state.
33	Visitors are going to come to the UK's largest National Park. Transport connections are sparse, and ill defined in Badenoch and Strathspey. This sense of space, independence and perhaps isolation is precisely what is desired by visitors. Perhaps you should require a charging point rather than a bus route contribution!! Absent measures for active travel are a different issue. They should not be paired up with a perceived short term let owners potential responsibilities. These networks need to be self supporting for all elements of our communities, resident or visitor alike...

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Criteria?
34	Being less than 800m from public transport is laughable in the Highlands which probably has the worst public transport infrastructure in the whole of the UK. I would support this criteria if there is evidence of the projects that the funds are going to support.
35	In rural Highland the requirement to be within 800m of public transport connections is ridiculous! No definition is given of 'active travel link'. Could the provision not be better worded as 'The site must have adequate vehicular access'. Some older buildings in rural town centres (e.g. Dornoch) do not have parking provision as detailed above for 'new developments'. Could wording not be improved to 'for older buildings the parking arrangements e.g. on road, public car parks must be identified and agreed'. Whilst accepting that flatted properties may be a problem in larger town centres, a blanket ban seems inappropriate. For example Royal Golf Apartments in Dornoch were built as self catering and are adjacent to a hotel.
36	Promoting active travel is welcome, but many come to holiday in rural areas for the remoteness. It is more important that long-term homes are well serviced by sustainable travel options. Again it is about understanding the provision, the demand and getting the balance of options available to the holiday market.
37	
38	see attached document. Missing is the link between proximity to public transport and consequent reduction in parking provision.
39	Waste storage - some comment on management of waste- eg how will bins be placed at road/Kerbside (expectation of guests is not acceptable) Access for more rural locations should be solely owned/used by the property if it is over 4 bedrooms. There should be an impact assessment where these large celebration properties are accessed by a "track" off of mains A roads - eg A96. A 6 bedroom property is likely to have at least 6 cars, all new to the area and all not fully aware of the dangers of the local area. The traffic journeys created by a holiday maker is more significant than that of a resident - they will be making multiple more journeys in multiple more vehicles to visit attractions, restaurants etc etc. There should also be an assumption that there is access to a path to the closest village if the house is within 2 miles of a village that has shops - or a developer contribution.
40	Self-catering is often in rural or remote areas. Requirements for public transport connections are unrealistic and unreasonable. These aren't in place for residents in many areas so it is unreasonable to apply this to STLs. Applications should be taken on merit. If there have been no formal complaints to Police Scotland or Highland Council in an area where STLs operate it cannot be assumed that there is likely to be issues in the future and therefore a presumption to deny STLs operating in area. Storage of waste should not differ from that required by residents. Requirements are already in place for properties on non-domestic rates. Parking requirements should not be any different for any property as determined by planning regulations.
41	

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Criteria?
42	While I totally agree that close to transport links is important I don't think it is fair to ask for a developer contribution in a retrospective application. This should only apply to new builds, as per planning policy at the moment in relation to new housing.
43	The 800m close to public transport is a nonsense when communities like Glentruim have no public transport and Laggan has virtually none. Why should we have to pay a developer contribution when we already pay tax and the people already close to public transport never had to pay?
44	Waste from guests staying in short term lets is likely to be no worse than an equivalent family residing at the property. Indeed " with slacker winter months in B and S Ward short term let waste could actually be less than that of permanent residents. Responsible operators will appoint and pay a commercial operator for waste management. Our experience is that our appointed contractor will retrieve, empty and replace bins from designated bin area " avoiding any issue with bins being left out on street, or not emptied. Our collection scheduling for general and dry mixed recycling can (if required) exceed the equivalent collection frequency provided by Highland Council. Mandatory food waste collection weekly and provision of a recycling glass bin from our property exceeds the service provided by Highland Council.
45	Criteria missing should include proof from the applicant that any previous tenants of the property has not been evicted using the grounds 3, 4, 5, 6, 7, and 16, 17 and 18 within the last 2 years.
46	
47	Additionally, we believe that the cumulative impact of short-term let properties in an area should be examined at the determination stage. This means that all proposals by developers should provide evidence regarding currently operational short-term let properties in a 10km radius to demonstrate that any new short-term let property will not have a detrimental effect. Additionally, developers should prove that these properties were not properties where tenants have been evicted under grounds 3, 4, 5, 6, 7, and 16, 17 and 18 within the last 2 years.
48	Missing criteria include roads access/ safety and proximity. Within rural settings, especially in developments with a small cluster of homes, the STL house and access should be fully and entirely owned by the applicant. Shared access in rural settings is often already complex and becomes potentially unsafe if it is to be heavily used by people unfamiliar with the area, the traffic and the impact of adverse weather. Given the public nuisance already associated with large STLs (so-called party or celebration houses), criteria concerning a minimum distance between the STL property and neighbouring homes should be considered. In our experience, noise from an STL around 500m away can be tolerated in day to day life; noise from an STL 50m or less away causes significant distress and damage to quality of life.
49	For existing short-term let owners their neighbours should be consulted as to whether it creates an issue for the local area. Most properties cause no issue at all however some landlords are hopeless and their guests create issues with rubbish and recycling being misused then not collected as well as antisocial behaviour
50	Some holiday makers want to stay in very remote rural areas where public transport is more than 800m away. People should be able to chose this option

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Criteria?
	<p>The above points are discriminatory for the short term let sector. Being close to public transport is unnecessary, as guests will arrange their own travel, especially to remote areas. This is part of a unique tourist experience. Though there should be consideration to grant planning permission to all styles of properties that are within walking distance of public transport, to be inclusive of guests who do not have their own transport. "Protection of neighboring privacy and amenity". This should not be a planning matter. Also, it cannot be assumed that there is a detrimental effect from short term lets. As Brodies LLP's legal opinion for the ASSC states that users of a self catering property are "unlikely to exhibit markedly different characteristics to more permanent residence." "Storage of waste" Secondary let properties are the same as residential properties and should be treated the same. Dwellinghouses already have designated parking provision thus this is irrelevant.</p>
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55	<p>Overall, we are confused as to the policy intention behind these criteria and the justification for them given they don't apply to other rental sectors. "Close to public transport connections, or payment of a Developer Contribution." Self-catering accommodation is often located in remote places and so guests will usually travel using their own means to stay in the property. Therefore it seems unfair to require payment of a "developer contribution", another cost for small businesses during challenging economic times when other tourist accommodation providers don't have to pay it. "The proposal avoids creating an unacceptable detrimental impact on the privacy, amenity and character of the location and established uses. The Council will generally not support the change of use of flatted properties to the short-term secondary let sector due to the potential adverse impact on residential amenity." We are confused as to the basis on which the assumption is made that secondary lets cause an adverse impact on residential amenity. Is there any evidence that the secondary let sector causes an adverse impact on residential amenity in the Highlands more than long term lets? Where e.g. any anti-social behaviour or noise is made by short term lets or long term lets or any other resident, there is legislation in place to address that. "Sufficient commercial waste storage space is provided within the curtilage of the short-term secondary let property and consideration is given to the location of the collection point for this waste, to the satisfaction of the Council Waste Management Team." We are confused as to the need for commercial waste storage for short term lets when the same isn't required of long term lets. Secondary let properties are the same as residential properties in terms of waste management and amount of waste produced. "Parking provision is in accordance with the "Residential Parking Standards" as set out in the Council "Road &amp; Transport Guidelines for New Developments"." Given all, if not nearly all, short term lets in the Badenoch and Strathspey area have parking available it seems an unnecessary bureaucratic burden to require owners to consult the Council's "Road &amp; Transport Guidelines for New Developments".</p>

**Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response**

<b>Council Ref</b>	<b>Any Comments on the proposed Criteria?</b>
56	Given the relatively poor provision of public transport provision in the Highlands generally in comparison with other regions of Scotland, the 800m stipulation is an inappropriate restriction and can potentially lead to a loss of quality, attractive accommodation for the tourist market.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Use of criteria?
1	I feel these criteria need to be applied on a case by case basis where a property is outwith an area of high concentration of STLs, or where the property is remote.
2	In the rural highlands there should be a different rule regarding neighbours since many properties have none, or they are distant
3	
4	If you do not apply the criteria across the full Highland Council area, the problem will just shift to outside the Control Area. For areas within the CNP, it will be impossible to meet the 15% target for holiday and STL properties (See CNPA Partnership Plan) by 2040 if there is no restriction on the growth of STL. How can HC meet that target when Badenoch and Strathspey already have 21% STLs according to HC data? In addition, only 1 in 3 of current change of use planning applications for STLs have previously been identified by HC, suggesting the problem is actually much more prevalent than 21%.
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8	I agree with the license, I like to do some financial contribution to the Scottish government as long as I have income, so the government should give people licenses as long as they meet the safety requirements, and the holiday rental is my only income because I am living far from anywhere, and I can't drive, if I can't do the holiday rental business, the longterm rental income even not enough for me buy food.
10	Not sure why the people of Badenoch and Strathspey are considered to be so special?
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18	Yes, these are the minimum standards required to ensure areas with short term lets remain liveable.



## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Use of criteria?
19	As above.
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29	<p>The consultation suggests that the criteria could be used outside short-term let Control Areas. This suggestion is wholly inappropriate for this exercise and should not form part of the process as it goes beyond the scope and intent of the consultation. The consultation relates exclusively to supplementary guidance related to the control area proposed for Badenoch and Strathspey. It does not relate to areas outwith that Control Area and the consultation has never been proposed on that basis. If the Council was to introduce a policy that applied outwith the control area based on the responses to this consultation, such policy would undoubtedly be unlawful as the Council would not have properly consulted upon it and would (through the title of the consultation) have misled potential consultees from areas outside the control area as to the significance of the proposed policy. See for example the Court of Session's judgement in the case of Graham's the Family Dairy (Property) Limited v Scottish Ministers: <a href="https://www.scotcourts.gov.uk/docs/default-source/cos-general-docs/pdf-docs-for-opinions/2021csoh74.pdf?sfvrsn=4f24f592_1">https://www.scotcourts.gov.uk/docs/default-source/cos-general-docs/pdf-docs-for-opinions/2021csoh74.pdf?sfvrsn=4f24f592_1</a></p>
30	Apart from item 1
31	When this and it will all backfire on you I hope when it is measured the councillors are made to apologise to all the local tourist business that will be so much worse off. Who is strathspey and badenoch for? A rich elite who do not need to work and make a living? Close all the stls and fill them full of drug addicts and useless lazy people who do not want to do anything and see what your councillors say then.
33	Points 2,3,& 4 are relevant in all areas. Public transport connections are a broader question.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Use of criteria?
34	I am a holiday let owner and I see the lack of affordable property throughout Scotland. More needs to be done to deter second home ownership as many of these sit empty most of the year and bring nothing to the local economy, Holiday lets bring income into the area in terms of activities, eating out and indirect employment for trades, cleaners and so on.
35	Short term lets provide a significant input to the local economy. In rural Highland there is likely to be little in the way of neighbourhood annoyance. For example Visit Dornoch has over 60 self catering properties and 8 small Bed & breakfast businesses. The income generated for local businesses enables them to survive, so for example the range of shops we enjoy could not be sustained without the visitor economy. The STL legislation has already resulted in self catering and B & Bs closing. For self catering this may result in properties coming on to the market, but the selling price of these is well above 'affordable', so does not address the accepted problem of lack of affordable housing. In fact it is more likely to lead to loss of employment as businesses close! This is ill thought out legislation. The restrictions above e.g 800m from public transport are just not suitable for rural Highlands! There should be a clear distinction between control areas and STL properties in other less busy areas.
36	Again, I think it is dependent on the Planning Authority to understand how to meet the balance between holiday lets and long-term homes. Some criteria, such as holiday lets in residential areas needs restricting due to issues of noisy 'party' accommodation within an otherwise domestic area.
37	
38	It's not a fair question, as this consultation relates only to B&S / ward 20, so responses will be unlikely from those outside of the area, and responses will certainly not be proportionate to inside/outside the area
39	STL need to be carefully managed to the benefit of the community no matter where in the Highlands. Whilst their is an economic benefit in STLs the case is often exaggerated, and whatever the benefit this needs to be balanced with housing for locals/people wanting to live here as well as the well being and quality of life of existing residents.
40	
41	People in rural areas need jobs and cleaning jobs are one of the best paying jobs around

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Use of criteria?
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43	
44	<p>What is the point of establishing Council meetings to approve request of a control zone, raising with Scottish government to approve, then consulting on policy - If you then want to apply the same policy to the area outside the control area? If this is the case why was Council and Scottish government time wasted ? " when the planning policy change could have been sought for the whole area straight away.</p>
45	<p>Yes, current licensing process outside of control areas gives absolutely no say to the local community on whether they are approved. Even if these properties are examples of those prohibited elsewhere such as tenement flats.</p>
46	
47	<p>We agree that these criteria should be used for new Short-term secondary let properties outside of a control area. In addition, across short-term let control areas and the whole council, the Council should actively search for routes to revert short-term secondary let properties back into full time residential use and have that in short-term let control area, council should additionally have the power to restrict the number of short-term lets through the overprovision clause and, if they cannot use this power in this occasion, ensure that the Scottish Government updates its legislation.</p>
48	<p>Whilst economic concerns are clearly important, they cannot be allowed to trump the quality of life for residents. Uncontrolled STL development can and will ultimately be counter productive and undermine a balanced approach to sustainability.</p>
49	
50	<p>As above, remote rural areas in Scotland are a great option for holiday makers to get away from everything. They are not likely to be on a public transport route.</p>

**Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response**

Council Ref	Any Comments on the proposed Use of criteria?
51	
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55	We don't agree with these criteria for within or outwith a Control Area.

**Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response**

<b>Council Ref</b>	<b>Any Comments on the proposed Use of criteria?</b>
56	There should be consistency across Scotland, rather than arbitrary designated control areas.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Planning conditions?
1	Again these conditions may be better judged on a case by case basis. Not sure there will be a one size fits all solution to these particular issues.
2	Once again the use of external areas is dependant on how close a neighbours property is so due regard should be paid to this,, are you saying people cannot sit on a balcony ? There are laws in place already regarding noise but conditions could be applied to each application ie don't use the garden after 10
3	
4	Restricting life of planning approval will help to ensure the property has a chance to return to a full time dwelling at intervals. Additions of annexes, cabins etc. to an existing property allow the operator to create a mini holiday camp. This should be prevented. External attractions such as hot tubs, BBQ, sauna, games rooms etc. have a disproportionate effect on amenity for surrounding properties. Does "new short term secondary let" mean new build, new planning consent, planning consent under the new proposed regime or some other definition? Clarification needed.
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8	there shouldn't be any restrictions as long as the house meets the planning requirements.
10	Ridiculous amount of council interference in business. STLs are the bedrock of the local economy, you will miss the tourists when they are holidaying elsewhere.
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16	Not finding it easy to understand the questions being asked!
17	
18	All planning approvals should have a limited lifespan so the council and community can adapt to future housing need and in response to the impact of these policies.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Planning conditions?
19	As per all mentioned previously above. Hot tubs particularly are the cause of much aggravation and should seriously be considered when any planning licence is issued.
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27	Ambiguous question
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29	<p>We do not believe that any of the proposed conditions are appropriate. No justification is given for any of the proposed conditions and we do not consider there is any such justification. Regarding proposals to restrict the life of the planning approval, the Council ought to take account of the fact that there is a licensing regime that will apply to any property at which STL use takes place. The licence will be issued for a specified duration and will be renewable only if the licensee operates the property in an acceptable manner. The licence can also be revoked if the licensee uses the property in an unacceptable manner. That appears to deal with this particular proposed condition (since the Council will have to renew the licence upon expiry). Restricting the life of the approval could create additional complexity for applicants by creating a situation whereby the length of the licence is different to the length of planning permission, with both needing to be renewed at different times. The Council has not presented any evidence or rationale for why the use of external areas should be restricted in such a blanket manner and indeed how this condition should be interpreted - for example, whether it would only apply to properties with shared boundaries or common outdoor areas, or to properties with self-contained gardens. Restricting the use of outdoor areas would be disproportionate and unfairly restrict the amenity of those applying for permission, particularly in cases when neighbour impact is unlikely. Disruption through the use of external areas could also be dealt with both when the licence comes up for renewal, and through the Council's usual processes.</p>
30	Either a property is approved for STL use, or not. There should be some kind of mechanism to withdraw permission if interventions due to noise, disturbance to residential neighbours etc have been reported.
31	
33	Restrictions are remarkably difficult to enforce. If there are doubts about use permission should not be granted. External area use needs to be enforced for residents and visitors in equal measure. Minimum room sizes or maximum residency related to the Square meter-eage of the residence should be enforced.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Planning conditions?
34	I think it would be very difficult for property owners to restrict the use of external areas when they have guests. by the time the problem is escalated the occupants have long since gone. All the T&C's in the world will not stop a bad guest from breaking the rules.
35	These are businesses you are talking about. People rely on this income to survive and live in the Highlands. The visitors contribute to and help sustain local communities. Perhaps STL could be restricted to owners who live in the Highlands? Clearly if there is neighbourhood disturbance this needs to be tackled, but that can be caused by resident neighbours as well as 'visiting' neighbours. More affordable accommodation is required to retain our your people and to attract staff to move or seasonally stay here. However trying to reduce self catering accommodation will not create affordable housing - merely impact on the sustainability of rural communities.
36	Any restriction on the life of planning approval needs to allow owners to recover their investment in renovations or modifications. Holiday let modifications should be appropriate to allowing the property to be easily used for long-term residential use. The exception being purpose built holiday let accommodation units.
37	
38	If at any point after planning permission is granted & any restrictions therein are contravened, then there are existing powers to restrict or withdraw permission. Giving permission only for a period of time creates un-necessary cost for operators, which is inevitably passed on to guests, as well as a burden for the council.
39	
40	Planning and licensing are different matters. STLs should have the same requirements and conditions as other properties.
41	



## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Planning conditions?
42	By restricting the life of the planning approval, you are presenting owner with increased red tape and costs with them having to reapply when the time is up. Also, there should be NO cost to the owner/applicant when applying for planning permission to return the house to residential use. This actually might act as an incentive.
43	An owner might have spent a considerable amount on improving the property then you restrict the life of th planning. I would maybe agree to this if there was a considerable problem with distruptive visitors
44	As a business " certainty of operations is sought after. Not enough detail is presented in this consultation about what the potential " could be of a planning approval. This is why we chose the disagree response. For all of these areas there is not detailed information on what the council would like to add as proposed planning conditions later. You cannot ask people to agree with something that is not accurately specified. In this instance the consultee cannot answer this question as they do not know what they are potentially agreeing to. This question in my opinion is deliberately vague and misleading.
45	Yes, alterations should not be allowed which further distort short term lets from homes able to be let long term in the private sector.
46	
47	We agree that the life of the planning approval for all short-term let properties should be restricted. This gives greater control from the community regarding their areas. We believe that it should be, similar to private landlord registration, a 3 year duration after which planning permission must be sought again. We believe that the council should actively search for routes to revert short-term secondary let properties back into full time residential use. We agree with planning permission restricting the use of external areas, notably in order to ensure that the property can return to long-term full-time residential use. Regarding preventing alterations to the property, we believe alterations should be prevented if these would make the property less likely to be reverted back to long-term full-time residential use
48	Councils and residents must have the powers to curtail STLs when changes of ownership or circumstances can result in development of an STL that is or could be detrimental or unsafe.
49	
50	

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Planning conditions?
51	<p>These restrictions go against Human Rights, Fundamental Rights and Right to Property. Planning permission should not have an expiry date. If the property continues to be used as a short term let, it should be able to continue to do so until the owner would like to change its use. There should also be no restrictions on the use of external areas. This does not apply to other residential areas, and there is no reason why it should be different for short term let properties. The activities related to short term letting should be permitted in the same way as for other residential properties.</p>
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55	<p>We are concerned that the introduction of the concept of a lifespan for planning permission would make the building of a self-catering let business unviable. Why would someone carefully build a business, employing local people, bringing tourist spend to an area if it is only for a limited lifespan. Once planning permission is given to use a property in a certain way is there a policy reason for why it should be revoked at the end of a certain length of time? We understood that the basic tenet of planning policy was that if the certain way of using a property ends then another planning permission for change of use would be required to change it to something else. It seems as though having a time-limited planning policy is effectively an alternative to granting a licence for a specific length of time which seems to conflate the two schemes. If the two criteria of limitation on alterations to the property and restricting use of external areas are not being applied to other types of residential letting it seems unreasonable and disproportionate to do so for secondary letting. It would be good to know the reason for the difference in treatment.</p>

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Planning conditions?
56	Given the importance of short term accommodation in supporting the economic benefit of tourism there should be longevity in permissions to permit owners and managers of accommodation to invest in long term facilities to continue to attract visitors. Short term permissions will result in a lower standard of facility as owners risk manage investments. Owners should also be able, without constraints, to make appropriate enhancements and alterations to improve the quality of accommodation offered.

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Definition?
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4	Definition for "established short term secondary let property" should be defined by a calendar date. As written, it is virtually impossible for a lay person to determine the date and is open to extended legal argument. What is the definition of an "active travel link"?
5	
6	
7	Important for businesses know if there is a minimum number of years of operation to be applied with respect to planning versus certificate
8	In some rural areas, there are people who want to rent their house, one reason is because they have no other skills to earn an ok income,(I am one of them)¼%. for example, isle of skye, there aren't many job choices for people, most of the residents are pensioners, and although they have a pension, the pension even is not enough to pay for the heating if they want to keep the house warm all the time, will the government pay for them? Before people will rent their houses for long term, but after all the expenses, people will earn little, even lose money, because the law will not protect the landlord, and tenants might not look after the rental, the house could be damaged, so less people want to rent their properties for the long term. If young people rent or buy a house here, what jobs are there to pay for their life here, they maybe want to rent their house, but later they find that long term rental they can earn nothing, but short-term rental, the government won't allow, so they won't want to live in skye, so the new STLs will not improve people's life quality, will not change the house crises, only destroyed the life of the original residents who haven't proper income or pension.
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12	Established should be 10yrs+ before the Airbnb market revolution.
13	Our so called residential street of new builds is blighted by Airbnb and holiday homes owners in houses that we're giving planning permission as affordable homes
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15	
16	The term short term let is misleading â€ holiday let would be less confusing
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18	

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Definition?
	<p>The STL policy is welcomed and I would certainly wish to see it rolled out throughout the Highlands (and other areas - such as Edinburgh and East Lothian) so as not to move our existing "problem" somewhere else. I fully realise that many villages in our control zone have long been holiday villages but Airbnb and their like have tilted the balance to such a degree that we are not able to keep our offspring in the area and there is no affordable accommodation available for new professionals moving into the area.</p>
20	
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22	
23	<p>The date now established as being the cut-off for a dwelling house that has been trading as a short term let property (9 September 2021) is at significant odds with the letting license date of 1 October 2022, and I suspect could be open to challenge. It is indeed remarkable that a cut-off date can be determined that precedes the date of the Scottish Government agreeing to the request to establish a control zone. Surely at the very least there needs to be consistency between licensing and planning.</p>
24	
25	
26	
27	<p>STL and secondary letting are not 'bad things' - when well run they can support local families earning a living.</p>
28	<p>Studies have shown that Control zones can push housing prices up. I do not believe that this is helpful to the economy here in B&amp;S. Business is thriving and just about to receive a hammer blow from HC. Take a look at other villages and towns in the Highlands that are devoid of any real income drivers. We should be THANKFUL for continued investment. Change your planning policy on what can be built if you want to effect real housing changes.</p>
29	
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33	

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Definition?
34	<p>Long term empty. - so any property that doesn't meet your criteria can sit empty for two years and then be granted planning permission. Long term empty should mean unfit for human habitation or derelict. Bedroom - some properties have established extensions with new open plan living areas thus creating an extra bedroom by repurposing the lounge. Will this be looked a favourably?</p>
35	<p>It is very restrictive to make the 'long established dwelling house' to be completed before 6/1/2017. It should relate to the number of years trading (e.g. 5 years) rather than the age of the building. However if such a date is deemed necessary it should be 1/9/2023 which is the current deadline for STL applications.</p>
36	<p>In general something has to be done to ensure there is a better provision for dwelling houses for key workers within the area. The market is failing what is actually needed, so controls are required. Building more homes will help; putting use conditions on new homes through legal agreements or shared equity will help. Ensuring that second homes contribute fully to local rates (no rebates) will help, ensuring all properties are bought up to the same energy efficiency standards will help; ie remove any market advantages for owners to develop holiday lets instead of long-term residential lets. Good luck! Thank you.</p>
37	<p>This is an appalling survey. We have had to read, re-read and re-read again in order to understand the questions posed. We do not speak fluent Council-ese nor Legal-ese, nor Planning-ese. We doubt very much if this survey would achieve crystal mark status. In any form of communication you should bear in mind those who are at the receiving end of that communication and design it accordingly. This survey has not been designed in that way - it is designed from an internal perspective not from the perspective of those who are expected to read, understand and contribute. Effective communication is clearly understood, it is simple and to the point - this survey does not achieve those outcomes.</p>
38	<p>see attached document</p>
39	<p>2 years is too short. This should be for a period of 10 years. I can see developers building the cost of letting a property sit empty to allow them to do what they want. I would also like to see that other options have been seriously explored before allowing a stl. These options could include community buy out, housing association purchase etc.</p>
40	<p>Properties that do not a private entrance should not be excluded from being a dwellinghouse. Bedroom definition has been taken from HMO licensing which differs to STLs? Established</p>
41	

## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Definition?
42	I think that introducing a requirement for planning permission to change a dwelling house into a STL should not proceed under the proposals as set out above. While I agree that some sort of policy should exist it should NOT be applied retrospectively. It should NOT apply to those of us who operate a STL and who's home address is within the same community as the STL. And I strongly believe that planning permission to return the home to a dwelling house from an STL should not have a financial fee associated with the application.
43	
44	I would strike "long-established dwellinghouse" from exception 4 in the proposed policy so that it reads "It is an established short term secondary let property" I would put forward that established short term let properties that were operating before both of below dates should be granted permission - operating before the original council meeting to pursue a B and S Planning Control zone (9 September 2021) - operating before 1st October 2022 which under "The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022" and as such classify as an existing operator.
45	
46	
47	We believe a degree of frequency should be applied to the term 'established short-term secondary let property'. We believe this should only include properties that have an occupancy rate above 50% for the period it has been a short term let, proven by the applicant.
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## Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response

Council Ref	Any Comments on the proposed Definition?
	<p>51 "Bedroom" Short term let properties are sometimes properties of character, and this definition should not be relevant to a secondary let. An "established short term let property" should be one that has traded as a short term let prior to the finalised version of any planning policy and final approval and establishment of a short term let control area. It is not fair to subject owners of a house to rules retrospectively, which had not yet been established. This does not provide any transparency or fairness to decision making in terms of owning or buying a property. New policies regarding granting Planning permission should only apply to individuals who would like to short term let their properties from a prospective date when the short term let control area and associated planning policies are approved and finalised. The homeowners who have been short term letting their homes thus far, prior to finalisation and approval of this policy should be regarded as an "established short term let property". The owners of short term secondary lets are small business owners or they may be a family who have worked very hard to invest their money into a second home. By applying these rules retrospectively, you are punishing hard working individuals. These individuals may supply their second home to the tourism industry when it is vacant. It would be a missed opportunity for the tourism industry to not allow the use of a second home to be used as a short term let. This may also be destructive to a family's financial situation by restricting the use of their own home, by approving strict retrospective criteria. No one deserves to be punished financially with rules that have never existed or even proposed in writing, if they owned their home prior to the finalised approval of the establishment of a short term let control area. Second home owners should be allowed to continue to short term let their homes if they have done so prior to the finalisation and implementation/establishment of the short term let control area. Until the planning policy is established, all dwellings should have the right to trade as a short term let property. "Long established dwelling house" is irrelevant and too complex. The term "dwelling house" as defined in Planning Circular 10/2009 should suffice.</p>
52	
53	
54	
55	<p>The definition of "bedroom" appears to have been taken from House of Multiple Occupation (HMO) guidance and is not relevant to secondary letting as people do not live in the property as they would in an HMO. The definition does not take into account the unique character and nature of some self-catering accommodation. "Established short-term secondary let property" The decision letter sent from the Scottish Government to the Council: "A change of use of a dwellinghouse to a short-term let after the designation of the control area will be deemed to be a material change of use by virtue of section 26B of the Act. Where the change of a dwellinghouse to a short-term let took place before the designation of the control area the existing rules will apply. These require planning permission for a change of use of property where that change is a material change in the use of the property". These two paragraphs appear in the equivalent letter to Edinburgh Council re. their Control Zone. Similar also appears in the Scottish Government's draft planning guidance. As such, we understand a planning application should not be required for those properties that were already operating before a Control Area was designated i.e. that operators have "grandfather rights" in terms of planning within a Planning Control Area. "Long-established dwellinghouse" As we mention above, "long-established dwellinghouse" is too complex a definition and believe would be better to use "dwellinghouse".</p>



**Non-statutory Short-Term Secondary Letting Planning Policy Consultation Response**

<b>Council Ref</b>	<b>Any Comments on the proposed Definition?</b>
56	

# Non-statutory Short-Term Secondary Letting Planning Policy

## THE USE OF A DWELLINGHOUSE FOR SHORT-TERM SECONDARY LETTING

Within a *Short-term Let Control Area*, planning permission will not be granted if the development results in the loss of a *dwellinghouse* to the *short-term secondary let* sector, except in one of the following circumstances:

1. Where extensive refurbishment of a *long-term empty dwellinghouse* is proposed to bring the building back into active use. **Supporting evidence will be required to be submitted to demonstrate this.**
2. The proposal is for the upper floor(s) above a commercial unit within a defined Town Centre.
3. The proposal relates to a *dwellinghouse* with no fewer than four *bedrooms*, as the dwellinghouse existed at the date of the establishment of a short-term let Control Area or as originally built.
4. It is an *established short-term secondary let property* in a *long-established dwellinghouse*.

All proposals for short-term secondary letting should comply with the following criteria:

- a) The site is within 800m of public transport connections or *active travel link*, linking to services and facilities. If the property is beyond the 800m distance, a Developer Contribution may be sought to improve active travel and/or tourist vehicular facilities, in agreement with the Council Transport & Active Travel Teams;
- b) The proposal avoids creating an unacceptable detrimental impact on the privacy, amenity and character of the location and established uses. The Council will generally not support the change of use of flatted properties to the *short-term secondary let* sector due to the potential adverse impact on residential amenity.
- c) Sufficient commercial waste storage space is provided within the curtilage of the short-term secondary let property and consideration is given to the location of the collection point for this waste, to the satisfaction of the Council Waste Management Team;
- d) Parking provision is in accordance with the 'Residential Parking Standards' as set out in the Council 'Road & Transport Guidelines for New Developments'.

Where a new *short-term secondary let* property is supported, the Council might **in exceptional circumstances** apply conditions which restricts the life of the approval and prevent alterations to, and restrict the use of external areas.

In areas outside of a Short-term Let Control Area, the Council will generally support planning applications for new *short-term secondary letting* which are in accordance with adopted Local Development Plan and where the above criteria are complied with.

The Council will generally be supportive of proposals to revert *short-term secondary let* properties back into full-time residential use, providing the property has acceptable privacy and amenity.

## Definitions:

'*dwellinghouse*' is defined as in Planning Circular 10/2009: Planning Enforcement:

An independent dwelling (with its own front door, kitchen and bathroom) being accommodation which ordinarily affords the facilities required for day-to-day private domestic existence such as a house, flat, cottage

'*short-term let*' is as defined in the 1997 Act and regulation 2 of the Control Area Regulations.

'*secondary let*' is defined as the letting of a property where the host or operator does not normally live for example a second home.

'*control area*' means a short-term let control area designated under section 26B of the 1997 Act, as amended by the Planning (Scotland) Act 2019.

'*long-term empty*' means a dwellinghouse that has been empty for 2 years or more.

'*bedroom*' excludes rooms which are considered as living or dining rooms. All bedrooms must be no smaller than 6.51 square metres (70 square feet) and must include one glazed opening that is equal to at least 1/15th of the floor area of the room.

'*Established short-term secondary let property*' means:

A *dwellinghouse* that has been trading as a short-term secondary let property before the date of the first approval at a Council Committee meeting proposing the establishment of a short-term let Control Area for that location.

With regards to Ward 20: Badenoch & Strathspey Short-term Let Control Area this date is the **9th September 2021**.

Supporting evidence will be required to be submitted as part of the application to demonstrate that the dwellinghouse was trading as a short-term let before the committee date, this evidence might include the following:

- receipts for guests staying at the property;
- extracts from business accounts;
- Reports from the accommodation provider channel manger/platform; or
- Evidence of payment of non-domestic rates as a self-catering unit.

'*Long-Established dwellinghouse*' means:

A dwellinghouse that was completed (as per the Building Warrant Completion Certificate) prior to the adoption of the [Highland Council Local Housing Strategy: 2017/22](#) on **6th December 2017**.

'*active travel link*' means a lane either within the cross section of the road carriageway or hard surfaced detached route for use by all non-motorised vehicle users and separated from motor traffic by road markings.

# Development Plans

## HIGHLAND COUNCIL NON-STATUTORY SHORT-TERM LET CONTROL AREA PLANNING POLICY

Version.	1.4
Date.	November 2023

### 1.0 Introduction

This non-statutory planning policy relates to the use of a *dwellinghouse* as a *short-term let* within a *Control Area*.

The provision of all other *tourist accommodation* both in and out of a *Control Area* will remain to be considered under existing policies, particularly NPF4 Policy 30 & HwLDP 44. The Statutory Development Plan needs to be read in the whole and it is for the decision maker to consider the weight of individual policies.

**Dwellinghouses:** Once a *Control Area* has been designated the **proposed** use of a *dwellinghouse* as a *short-term let* will automatically require planning permission. If a **material** change of use occurred **before** the Control Area was designated and the **existing** use doesn't already have planning permission; or a certificate of lawful use; or the evidence to support a certificate of lawful use application; or is not immune from enforcement action, then planning permission will be required.

**Properties other than Dwellinghouses:** The need for planning permission for the use of properties other than *dwellinghouses* for short-term letting/tourist accommodation will not change as a result of a *Control Area* being established. Planning permission will continue to be required if the **proposed** change of use is considered to be material. If a **material** change of use occurred **before** the Control Area was designated and the **existing** use doesn't already have planning permission; or a certificate of lawful use; or the evidence to support a certificate of lawful use application; or is not immune from enforcement action, then planning permission will be required.

It is important to note that the Licensing of short-term lets is separate to the Planning process and a Licence is likely to be required even if planning permission is not. [Further information is available on Council webpage<sup>1</sup>.](#)

Applicants are encouraged to seek pre-application advice on proposals before submitting a planning application: [https://www.highland.gov.uk/info/205/planning - policies advice and service levels/785/pre-application advice](https://www.highland.gov.uk/info/205/planning_-_policies_advice_and_service_levels/785/pre-application_advice)

### 2.0 Statutory Development Plan Policy

#### **National Planning Framework 4: Policy 30. (Tourism)**

a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.

b) Proposals for tourism related development will take into account:

<sup>1</sup> [https://www.highland.gov.uk/info/20021/short\\_term\\_lets](https://www.highland.gov.uk/info/20021/short_term_lets)

- i. The contribution made to the local economy;
- ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
- iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
- v. Accessibility for disabled people;
- vi. Measures taken to minimise carbon emissions;
- vii. Opportunities to provide access to the natural environment.

c) Development proposals that involve the change of use of a tourism-related facility will only be supported where it is demonstrated that the existing use is no longer viable and that there is no requirement for alternative tourism-related facilities in the area.

d) Proposals for huts will be supported where the nature and scale of the development is compatible with the surrounding area and the proposal complies with relevant good practice guidance.

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

### **3.0 Non-Statutory Short-term Lets within a Control Area Planning Policy**

Within a *Control Area*, the use of existing *dwellinghouses* as a *short-term let* will be expected to meet the requirements **NPF4 Policy 30 e)**.

The provision of all other *tourist accommodation* in a *Control Area* will remain to be considered under NPF4, particularly Policy 30, the [Highland-wide Local Development Plan](https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan)<sup>2</sup>, and within the Cairngorm National Boundary the [Cairngorms National Park Local Development Plan](https://cairngorms.co.uk/planning-development/ldp-2021/)<sup>3</sup>.

Within a *Control Area*, the Council will support the use of an existing *dwellinghouse* as a *short-term let* that falls within one of the following categories:

1. It is a *long-term empty dwellinghouse* that will be brought back into active use. Supporting evidence will be required to be submitted to demonstrate this.
2. The *dwellinghouse* is located above a commercial unit within a City, Town or Village centre.

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<sup>2</sup> [https://www.highland.gov.uk/info/178/local\\_and\\_statutory\\_development\\_plans/199/highland-wide\\_local\\_development\\_plan](https://www.highland.gov.uk/info/178/local_and_statutory_development_plans/199/highland-wide_local_development_plan)

<sup>3</sup> <https://cairngorms.co.uk/planning-development/ldp-2021/>

3. The *dwellinghouse* has no fewer than four *bedrooms*, as it existed at the date of the designation of the *Control Area* or, if constructed after the designation of the *Control Area*, as originally built.

When assessing the 'impact on local amenity or the character' (NPF4 Policy 30.e)ii.) & 'adverse impacts upon neighbouring uses' (HwLDP Policy 44), the Council will include consideration of the following:

- Privacy
- Amenity
- Parking provision
- Commercial waste storage space and collection point
- Neighbouring land uses

#### **4.0 Definitions**

For the purpose of this non-statutory planning policy, the following terms and phrases are defined as follows:

'*bedroom*' excludes rooms which are considered as living or dining rooms. All bedrooms must be no smaller than 6.51 square metres (70 square feet) and must include one glazed opening that is equal to at least 1/15th of the floor area of the room;

'*Control Area*' means a short-term let control area established as such under section 26B of the 1997 Act, as amended by the Planning (Scotland) Act 2019;

'*dwellinghouse*' means an independent dwelling (with its own front door, kitchen and bathroom) being accommodation which ordinarily affords the facilities required for day-to-day private domestic existence such as a house, flat, cottage<sup>4</sup>;

'*long-term empty*' means a dwellinghouse that has been registered as empty for 2 years or more on the Council Tax List;

'*short-term let*' within a Control Area, means a property falling within the definition contained in Section 26B of the 1997 Act and The Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations, as amended. Put very simply: when accommodation not occupied by its owner is offered for holiday rental in return for payment to someone unrelated to the owner, then that property falls within the short-term let definition. Examples of accommodation that could fall within the definition of a short-term let depending on how it is being occupied and to whom it is being rented out, include: pods, yurts, shepherd huts, dwellinghouses, properties converted into living accommodation etc.

Town and Country Planning (Scotland) Act 1997, as amended - 26B Material change of use: short-term lets

(3) For the purposes of this section, the following tenancies do not constitute a short-term let-

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<sup>4</sup> Planning Circular 10/2009: Planning Enforcement

- (a) a private residential tenancy under section 1 of the Private Housing (Tenancies) (Scotland) Act 2016,
- (b) a tenancy of a dwellinghouse (or part of it) where all or part of the dwellinghouse is the only or principal home of the landlord or occupier.

The Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations, - Regulation 2 (as amended) provides as follows:

Short-term let

(1) For the purposes of section 26B of the Act, and subject to section 26B(3) of the Act, a short-term let is provided where all of the following criteria are met—

- (a) sleeping accommodation is provided in the course of business to one or more persons for one or more nights for commercial consideration,
- (b) no person to whom sleeping accommodation is provided is an immediate family member of the person by whom the accommodation is being provided,
- (ba) the accommodation is not provided under an excluded tenancy,
- (c) the accommodation is not provided for the principal purpose of facilitating the provision of work or services to the person by whom the accommodation is being provided or to another member of that person's household,
- (d) the accommodation is not provided by an employer to an employee in terms of a contract of employment or for the better performance of the employee's duties, and
- (e) the accommodation is not excluded accommodation."

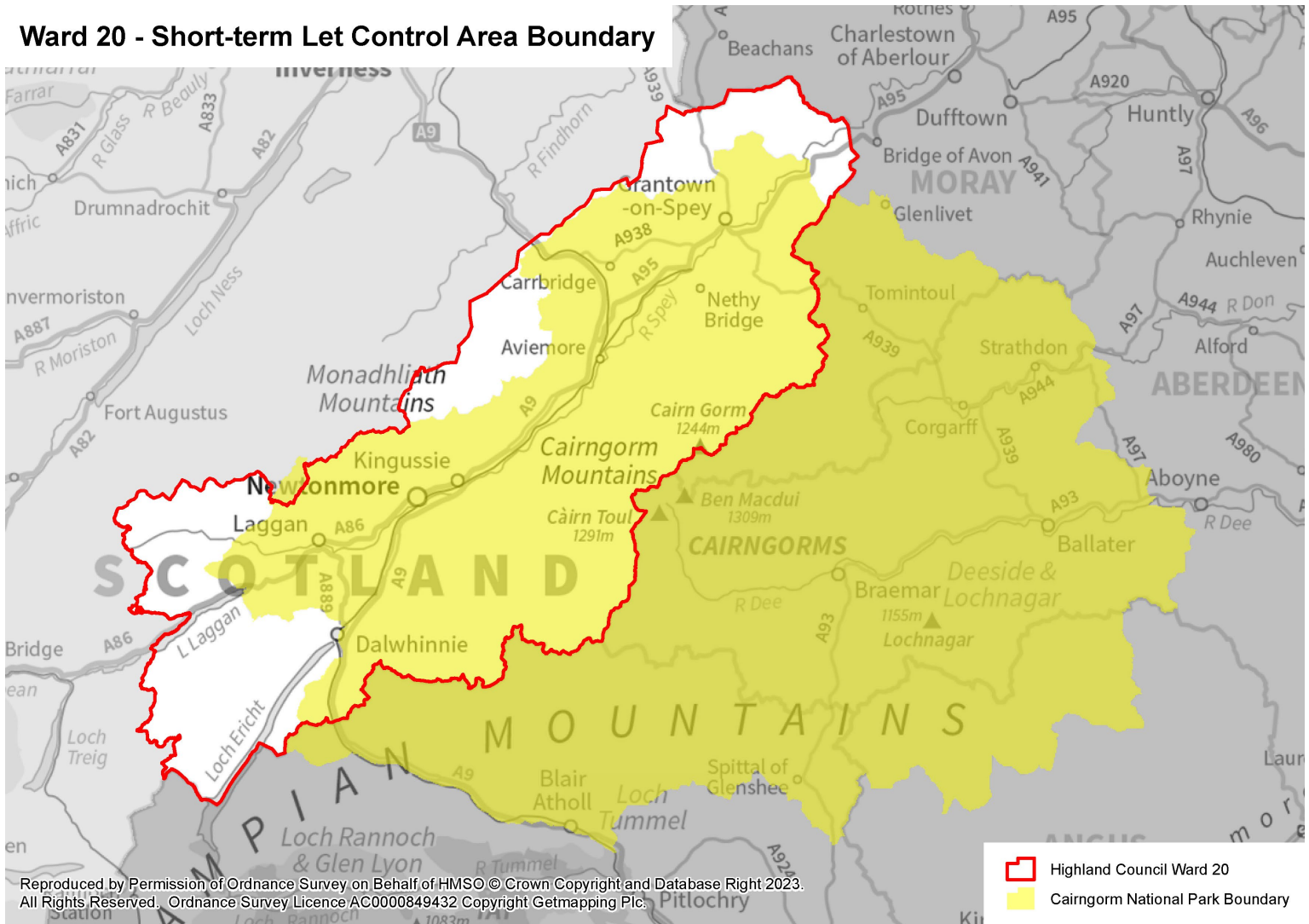
Regulation 1 defines "excluded tenancy" as:

- (a) a 1991 Act tenancy (within the meaning of section 1(4) of the 2003 Act),
- (b) a modern limited duration tenancy (within the meaning of section 5A of the 2003 Act),
- (c) a short limited duration tenancy (within the meaning of section 4 of the 2003 Act),
- (d) a student residential tenancy,
- (e) a tenancy of a croft (within the meaning of section 3 the 1993 Act),
- (f) a tenancy of a holding situated outwith the crofting counties (within the meaning of section 61 of the 1993 Act) to which any provisions of the Small Landholders (Scotland) Acts 1886 to 1931 applies.

***'Tourist accommodation'*** means a building that is regularly or occasionally used for sleeping accommodation for tourists/visitors.

**MAP OF WARD 20 : BADENOCH & STRATHSPEY SHORT-TERM LET CONTROL AREA**

**Ward 20 - Short-term Let Control Area Boundary**





<b>Agenda Item</b>	<b>16</b>
<b>Report No</b>	<b>ECI/51/2021</b>

## HIGHLAND COUNCIL

**Committee:** Economy and Infrastructure Committee

**Date:** 2 December 2021

**Report Title:** Establishing a Short-Term Let Control Area for Ward 20: Badenoch and Strathspey

**Report By:** Executive Chief Officer Infrastructure, Environment & Economy

### 1 Purpose/Executive Summary

- 1.1 This report updates Members on new and emerging legislation to control and manage Short-term lets (STL) and, in line with the Council decision at its meeting of 9 September 2021, it provides further information to enable the Committee to decide how to address the impacts of STL within Ward 20 (Badenoch & Strathspey).
- 1.2 This report presents three options for the request to establish a Badenoch & Strathspey STL Control Area for Members to consider and agree, based on the best available data, prior to the Licensing Arrangements coming into force.
- 1.3 The anticipated benefits and risks associated with each option are explored in detail in the body of the report.

### 2 Recommendations

- 2.1 Members are asked to:-
  - i. note the new and emerging legislation to control and manage Short-term lets (STL);
  - ii. consider the potential implications STL already have on Highland communities, the Council, and its partners;
  - iii. consider the detailed information and evidence of the number of tourist accommodation units across Ward 20 (Badenoch & Strathspey) and agree one of the specified options;
  - iv. if Members are minded to proceed with the statutory process to establish a Control Area for Ward 20 (Option 3):-

- a. delegate authority to Officers to undertake the STL Control Area Consultation as summarised in **Appendix 2**; and
  - b. Following consultation as specified in a, bring back a further report to committee, summarising the feedback and outlining the final steps for the establishment of a Ward 20 STL Control Area for approval.
- v. Delegate authority to Officers to research and consider drafting 'non-statutory planning guidance' covering STL within a Control Area, final approval of which would be brought back to a later Committee.
- vi. Agree to ring fence a proportion of fees generated to resource the additional workload associated should option iv above be approved.

### 3 Implications

- 3.1 **Resource** – The work to gather the data within this report has itself been extensive and has involved a significant number of Officers across a variety of sections prioritising this work which is likely to have impacted on other work streams.
- 3.2 Should the progression of the Badenoch & Strathspey STL Control Area be agreed (see below) the statutory process, including advertisement and consultation would have to be met from existing Service budgets and by existing staff resource which would likely continue to impact on other work streams.
- 3.3 The recommendation above (v.) to research and consider drafting 'non-statutory planning guidance' covering STL, would also have to be met from existing Service budgets and by the existing staff resource, which would further impact on the services involved.
- 3.4 In the longer term, the ongoing need to consider and determine STL planning applications will have an ongoing pressure on performance, staffing and budgets. A proportion of the fees generated will need to be ring fenced to meet the resource needed to process these new applications.
- 3.5 **Legal** – The Council has the power under Section 26B of the Town & Control Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019, to designate a STL Control Area.
- 3.6 **Community (Equality, Poverty and Rural)** – The aim of returning STL properties back into full-time residential units has the potential to increase the full-time rural population and increase housing supply which will support the equality of Highland rural areas. Conversely, the loss of tourist accommodation and the potential resultant loss of tourists, could have a negative impact on businesses and incomes within a Control Area.
- 3.7 **Climate Change / Carbon Clever** – The anticipated outcome of returning STL properties back into full-time residential units will, arguably, reduce the need to build additional housing to satisfy full-time occupancy demand, thus reducing the need to develop Highland finite land resource and use finite building materials, in pursuance of the Council Climate & Ecological Emergency declaration. However, it might necessitate the development of additional 'tourist accommodation' to compensate for the loss of STL being moved back into full-time housing.
- 3.8 **Risk** - The risks (and benefits) of controlling STL are explored as part of the body of this report.

3.9 **Gaelic** – No direct impacts.

## **4 Background and Context**

- 4.1 In recent years the number of Short-term lets (STL) across Highland, Scotland and the UK have been growing in popularity, largely based on the success of websites such as 'Airbnb.com' and 'Booking.com', which allow private individuals as well as businesses to market properties for STL use relatively easily.
- 4.2 This growth, whilst bringing additional visitors (and therefore tourist spend) into an area has led to several well publicised national issues related to the loss of housing stock for purchase and long-term rent and is noted as being one of the reasons for rising prices in respect of both. These issues have already led to the Cairngorms National Park Authority increasing the percentage of affordable housing required within new developments in Aviemore to 45% of total housing units.
- 4.3 Additionally, national concern has been expressed that much of the STL market is unregulated and untaxed and as such the Scottish Government is bringing forward new legislation to manage and control STL.
- 4.4 This management and control legislation, using powers under the Civic Government (Scotland) Act 1982, will establish a licensing scheme for short-term lets. The content of the regulations is still under stakeholder consultation and therefore could be subject to change. However, the Scottish Government 'Programme for Government' states the regulations will be laid before Scottish Parliament before the end of the year.
- 4.5 These regulations, when enacted, as currently published, will require all STL to be licensed by 1 April 2024.
- 4.6 The current draft regulations outline a plan to phase in the new licensing requirements with Local Authorities being permitted to start accepting applications by 1 October 2022 and all existing operators to have applied for a licence by 1 April 2023 to meet the April 2024 deadline.
- 4.7 The Council's Licensing Team is currently working through the draft legislation to begin accepting licence applications by the required deadline. However, this work is at an early stage and at this point no date has been set for when the scheme will go live. Issues around the timetabling of commencement, staffing and costs associated with the licensing scheme will be duly reported to the Council Licensing Committee for their consideration and approval and are therefore out-with the scope of this report.
- 4.8 If established the licensing scheme will allow the Council to accurately record the number of STL operating within its area and ensure these premises meet certain nationally set standards.
- 4.9 In addition to the above licensing requirements, under Section 26B of the Town & Control Planning (Scotland) Act 1997, as amended by the Planning (Scotland) Act 2019 (the 1997 Act) the Scottish Government has given planning authorities the power to designate '...all or part of their area as one or more (short term let) control area...'.  
4.10 The Town and Country Planning (Short-term Let Control Areas) (Scotland) Regulations 2021 came into force on the 1 April 2021. These Regulations provide the definition of a Short Term Let and set the requirements for designation of a STL Control Area. Planning Circular 01/2021: Short Term Let Control Areas was published by the

Scottish Government on 25 June 2021 and provides further guidance on establishing a STL Control Area.

- 4.11 For information, at the time of writing no Local Authority in Scotland has yet designated such an area, although Edinburgh City Council is well advanced in the statutory process and plan to have a STL Control Area across the whole of Edinburgh City Council area established by April 2022.
- 4.12 At present, planning permission is only required for the use of a property as a STL if a material change of use occurs – currently this is determined on a case-by-case basis and until recently there has been no definition of a STL. Emerging guidance and case law is clarifying the considerations required to be assessed, and include the change on local amenity, the impact on the character of a neighbourhood or area, considerations on public and private safety and the impact on immediate neighbours, taking into account the following:-
- (a) Guest arrivals and departures procedures;
  - (b) Particular impacts on other residents in flatted buildings;
  - (c) Likely frequency and intensity of noise or otherwise unsociable behaviour;
  - (d) Impact on public services and residents' amenity;
  - (e) Cumulative impact on the character and amenity of a neighbourhood; and
  - (f) Number of people the property can accommodate
- 4.13 The designation of a STL Control Area would simplify and clarify the planning status of *dwellinghouses*<sup>1</sup> used for secondary letting - defined as being where the owner/host does not reside at the property, and thus allow appropriate regulatory powers to balance the needs and concerns of the community with wider economic and tourist needs. Put simply, within a STL Control Area all *dwellinghouses* used for secondary letting will require planning permission to operate as a STL – including all current *dwellinghouses* being used as STL requiring retrospective planning permission.
- 4.14 However, if a *dwellinghouse* has been used for secondary letting in a consistent manner for more than 10 years and no planning permission has been granted in that time, it may be open for the owner to seek a Certificate of Lawfulness of Existing Use or Development to continue operating it as such.
- 4.15 The use of other buildings for STL, such as huts, caravans, bothies, residential annexes are generally accepted as not suitable for permanent full-time occupancy, would not be affected by the proposal to establish a control area but would still require a licence under that regime, when enacted. Most do and would still require planning approval under the current planning legislation regardless of the control area proposal.

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<sup>1</sup> The definition of a *dwellinghouse* is explained in Planning Circular [10/2009: Planning Enforcement](#) and is defined as "*means, for these purposes, an independent dwelling (with its own front door, kitchen and bathroom) being accommodation which ordinarily affords the facilities required for day-to-day private domestic existence such as a house, flat, cottage*".

## 5 Planning Assessment Implications

- 5.1 The requirement for planning permission for a change of use of a *dwellinghouse* to a STL carries associated costs for the applicant and the Council.
- 5.2 Under the current proposals all short term lets will require to be registered by 1 April 2024. As is set out in section 6 below, in October 2021 there were estimated to be in excess of 560 short term lets in operation in Badenoch & Strathspey. With the introduction of a STL Control Area, these will all require planning permission to continue to operate. For the most recent financial year 2020/21 a total of 159 planning applications were determined by Highland Council for the Badenoch and Strathspey area. If the majority of existing STL within Badenoch and Strathspey seek to apply for planning permission within this narrow timeframe then this will have a significant impact on resources and performance without appropriate mitigation. This would have a threefold increase in workload for the Badenoch and Strathspey area and would represent a 20% increase in workload across Highland. As such a proportion of the fees generated will need to be ring fenced to meet the resource needed to process these new applications without detriment to existing service delivery.
- 5.3 In relation to the B&S Control Area proposal, as much of the area falls within the Cairngorm National Park (Refer to the Map in **Appendix 3**), the Cairngorms National Park Partnership Plan and their Local Development Plan 2021 contains the key policy considerations for determining STL planning applications within the CNPA boundary. Out with the CNPA area, the salient Highland Council policies are Policy 28 (Sustainable Design) & 44 (Tourist Accommodation) of the Highland-wide Local Development Plan (HwLDP), both of which predate the issues around STL.
- 5.4 Therefore, to provide a sound policy basis for considering and determining STL and specifically consideration if a tougher policy direction (related to over provision) is warranted within a Control Area it is recommended that 'non-statutory planning guidance' on STL is prepared.
- 5.5 This guidance would be prepared in consultation with Members, relevant stakeholders (including the CNPA) and the public and would be progressed in tandem with the progression of a B&S Control Area (if progressed – see below), in order to ensure the policy advice is agreed concurrently with the establishment of the Control Area.

## 6 Ward 20: Badenoch And Strathspey Short-Term Let Control Area

- 6.1 At the Council meeting on 9 September 2021 at the specific request of all Ward 20 Members it was unanimously agreed that the Council would pursue the establishment of a 'Short-term let Control Area' across Badenoch & Strathspey (B&S).
- 6.2 Planning [Circular 1/2021: Establishing A Short-Term Let Control Area](#) outlines the reasoning and process as to why a Planning Authority might want to establish a STL Control Area.
- 6.3 Para. 2.8 advises that a Control Area could be designated for one or more of the following policy objectives:-
- to help manage high concentrations of secondary letting (where it affects the availability of residential housing or the character of a neighbourhood);
  - to restrict or prevent short-term lets in places or types of building where it is not appropriate; or
  - to help local authorities ensure that homes are used to best effect in their areas.

- 6.4 Para. 2.9 notes that the assessment of the above will include reviewing the following indicators:-
- Changes to the look and feel of a neighbourhood, such as multiple key boxes on many buildings or structures or wheelie suitcase noise on streets and in stairwells.
  - Signs that local services are struggling, such as many instances of overflowing bins.
  - lack of affordable and appropriate housing for local residents, perhaps indicated by a high share of sale volumes to, and high prices paid by, non-residents.
  - a significantly higher level of complaints relevant to use of *dwellinghouses* as short-term lets from neighbours spread across a number of tenements or properties than in a comparable area, within or outside the planning authority area.
  - detrimental impact on local amenity, with some businesses, schools or other services that serve, and are reliant on, permanent residents closing or relocating.
- 6.5 Accordingly, Officers have been undertaking research into the various data the council currently holds to ascertain the impacts that tourist accommodation is having on the available housing stock across Badenoch & Strathspey. As this work has been undertaken prior to the enactment of the STL licensing regulations, which would create an accurate record of all STL within the Council area, it has proven to be time consuming exercise which has involved a number of Council functions working together, and the combination of data streams from varying dates and data not following the same classifications; therefore, the following data should not be considered to be entirely accurate or robust, instead it should be viewed as the best possible in the timeframe allowed, resources permitted and historical data captured.
- 6.6 Moreover, given the way the data is collected internally, the figures in the table below refer to the Badenoch & Strathspey Housing Market Area (HMA) rather than the Badenoch & Strathspey Ward itself. In this instance, this difference is not considered to be material given the close similarity between the two areas (Comparative Map in Appendix 3). For clarity, the B&S Control Area would follow the Ward 20 boundary and not the B&S HMA boundary.
- 6.7 To gather the following data, Officers have reviewed the Council Tax (CT) list for B&S for the last 5 years to establish a baseline of the total number and change of houses on the list over that period and then extracted the number of houses classed as 'Second Homes' for the same period. [Note. It is likely not all Second Homes on the CT list would be operated as STL, as some would be used for private use only].
- 6.8 Alongside this, a snapshot of the Non-Domestic Rate List (NDR) in each of the last 5 years – which assesses commercial property – was obtained and the total number of units classified as 'Self-Catering Units' (SCU) across the 5 years was extracted [Note. That not all of these SCU are likely to be '*dwellinghouses*', as some could be annexes associated with a primary residence and that the Assessor has a number of other classifications on the NDR which could also be classed as a *dwellinghouse*. However, without reviewing each and every entry in detail, it was determined that the SCU classification would give an indication of the minimum number of '*dwellinghouses*' lost to commercial units, rather than a definitive figure].
- 6.9 As summarised in the table below, the number of SCU from the NDR were added to the total number of houses from the CT list, to give an approximate total 'Housing Stock' across B&S HMA. The SCU and Second Homes figures were also combined,

which allowed for a percentage of 'Housing Stock' lost to the tourist market to be established.

- 6.10 This data is then shown against several other metrics, namely: House Completions, Housing Waiting Lists and School Rolls and retail units over the same period, to help establish / identify trends in the change of housing occupancy across B&S HMA and wider Highland area.
- 6.11 Finally, for interest and information purposes, the number of 'Unoccupied' and 'Long-term Empty Homes' from the CT list has been included in the table (CT Empty Homes) which shows a significant (36%) increase in this form of classification over the reporting period. At this stage, no investigation has been undertaken into the causes of this rise, but it is identified that a similar percentage rise in this category was experienced across the whole of the Highland area.

Badenoch and Strathspey	2021	2020	2019	2018	2017	B&S HMA Change over Period	B&S HMA % Change over Period	Highland Wide Change over Period	Highland Wide % Change over Period
House Completions (2021 until 31st July)	15	69	85	50	48	267 ↑	3.63%	5067 ↑	4.32%
Council Housing Waiting List	554	423	391	391	395	159 ↑	40.25%	1663 ↑	31.97%
School Roll	1619	1594	1626	1635	1665	-46 ↓	2.51%	21	Less than 0.5% rise (between 2017-2020)
Shops (Incl. Supermarkets & Banks)	171	173	173	173	171	0		Not calculated	Not calculated
CT Housing Stock	7470	7452	7420	7394	7347	123 ↑	1.65%	3491 ↑	2.98%
Occupied Homes	6417	6416	6392	6392	6353	64 ↑	1.00%	1718 ↑	2.24%
% Occupied Homes	85.90%	86.10%	86.15%	86.45%	86.47%				
CT Second Homes	726	743	758	775	785	-59 ↓	-8.13%	-253 ↓	-6.34%
% of Second Homes	9.72%	9.97%	10.22%	10.48%	10.68%				
CT Empty Stock (Unoccupied & Long Term Empty)	327	293	270	227	209	118 ↑	36.09%	1279 ↑	37.25%
% of Empty Stock (excl. 2nd Homes)	4.38%	3.93%	3.64%	3.07%	2.84%				
NDR SCU	666	668	645	603	585	81 ↑	12.16%	1412 ↑	37.91%
Potential Total Housing Stock (CT & NDR @ Oct 2021)	8136	8120	8065	7997	7932	204 ↑	2.51%	4443 ↑	3.66%
Total Second Homes & SCU	1392	1411	1403	1378	1370	22 ↑	1.58%	699 ↑	8.55%
% of Potential Housing Stock lost to Second Homes & SCU	17.11%	17.38%	17.40%	17.23%	17.27%				
STL Available Online in Oct 2021 (AirBnB & Booking.com)	560								

- 6.12 Based on the above data, it is identified that the number of second homes within the B&S HMA on the CT List has been reducing over the return period (-59); however, the number of SCU on the NDR has been rising (+81) [potentially plateaued in 2020-21]. One reason for this change might be improved identification of SCU by the Assessor, who have updated individual properties classification to improve revenue collection – NDR rates are higher than CT rates.
- 6.13 Another conclusion which can be drawn is that over the returning period, 267 houses have been built, but the CT Housing Stock (the number of houses available for occupancy) has only increased by 123 houses, thus 144 new houses are 'missing' from the total CT Housing stock number. A number of existing houses might have been demolished (no data obtained), but most likely is that a rising number of properties have been moved from the CT list and now appear as commercial properties in the NDR list, thus offsetting the new houses being built. In time, and with further resource it is likely that these properties could be identified.
- 6.14 In terms of the Council Housing Waiting List this has increased by 159 in the period, which equates to more than a 40% increase in the number of households waiting for a

house in the last 5 years. The rise in B&S HMA is significantly greater than the Highland average increase across all Housing Market Areas (+32%) and again this could be due to several reasons, not just a rise in tourist accommodation.

- 6.15 The School Roll data shows that the B&S HMA has suffered a 2.5% reduction in school numbers over the last 5 years, whilst the roll across the whole of the Highland area has remained static. This reduction in B&S HMA is probably again due to a variety of reasons, one of which could be the change of residential properties into tourist accommodation. [Note. The School Roll figures exclude any pupil(s) within the B&S School catchments going to one of Highland Special Schools].
- 6.16 The NDR entries for shops, supermarkets and banks within Badenoch & Strathspey for the five years was obtained (Note. again, the NDR has a number of other entries which might have a retail aspect, however for comparison purposes these were ignored and given the size and complexity of this data stream this data was only extracted for the B&S area). The data does show that the number of these classification of units is static across the reporting period.
- 6.17 Finally, looking at the potential Housing Stock being lost to tourist accommodation (CT Second Homes and NDR SCU) across the whole of the B&S HMA, it is noted that this figure has remain static across the reporting period, with just a 1.58% increase in this classification, which is significantly lower than the rise across the whole of the Highland area (+8.55%). Nevertheless, the data still demonstrates that over 17% of the potential housing stock is utilised for Second Homes and SCU. As noted above, not all these units will necessarily be used as STL.
- 6.18 As the data relates to the whole of the B&S HMA, rather than individual Settlement Development Areas (SDA), it is accepted that certain communities will have suffered a bigger change in housing tenure than others. Unfortunately, the data currently available and time allowed is insufficient to identify these locations in more detail.
- 6.19 Officers have also attempted to determine the number of STL available during October 2021, by extracting the number of STL listed on Airbnb.com & Booking.com [considered to be the two most popular STL sites]. Following refinements and data checking of the extracted list, it has been identified that in October there was approximately 560 STL available across Ward 20. However, given the very nature of the websites reviewed and the method of extraction, the number of STL fluctuates daily as 'hosts' add or remove their properties; corollary the total number should be considered as a 'snapshot' of STL available in Ward 20 in October rather than a definitive figure.
- 6.20 In addition, at this stage, the Council holds no historical data as to the number of STL available on these websites previously. Work is ongoing to identify if we can purchase this data from external sources to allow the review of trends across this data stream to be made.
- 6.21 Beyond the above data streams, the Council and Cairngorms National Park Authority Planning Enforcement Teams were contacted to ascertain if STL are causing residents to contact the Council/CNPA with regards to the use of *dwellinghouses* as STL. Records indicate that in the past 5 years a number of complaints (19) have been received and out of these, the majority have resulted in no formal planning enforcement being pursued. It should be noted however that complaints are also made to Police Scotland and the local evidence is that these can be significant.



6.22 With regards to house prices across the Badenoch and Strathspey HMA, the most recent data available (2018) from the [Scottish Government](#) shows house prices across B&S to be significantly higher than the rest of Highland and Scotland, in terms of:-

- (1) Mean house price (£224,213), which is £42,600 higher than the Highland Mean and £42,756 higher than the Scottish Mean; and
- (2) Median house price (£205,000) - £40,000 higher than the Highland Median and £52,500 higher than the Scottish Median.

6.23 Ward 20 Elected Members have also reported receiving a significant number of enquiries and complaints regarding the use of *dwellinghouses* as STL - one Member noted this number being more than 80 contacts in recent weeks, whilst another has provided copies of correspondence from a Ward 20 Community Council meeting expressing concern over the number of STL and copies of a mail drop seeking available residential properties for a local worker.

6.24 In conclusion, unfortunately the available data does not conclusively demonstrate the number of properties being utilised solely as STL and instead purely shows a consistently high, but static percentage of *dwellinghouses* being used for tourist accommodation. However, anecdotal local evidence does show concern being brought to Member's attention and as such, this report presents 3 options on how to proceed, namely:

6.25 **Option 1:**

Accept that based on the factual data available, there appears to be a relatively high percentage, but static number of STL across the B&S HMA. Agree that currently this number **does not** create undue amenity issues, unduly affect the housing supply or has a detrimental impact on local services and shops and **does not** warrant the establishment of a 'Control Area' across Ward 20 currently.

6.26 **Option 2:**

Await the enactment of the STL licensing arrangements to allow more accurate data on the number and spread of STL across Ward 20 (and the rest of the Highlands) to be compiled and in due course bring a further report based on this accurate data back to Committee to re-consider the need to establish a 'Control Area' within Ward 20 and/or elsewhere.

6.27 **Option 3:**

Accept that the high percentage of tourist accommodation units across the B&S HMA, based on both the factual data available and on local knowledge, **does** affect the housing supply & house prices, has a detrimental impact on local services, and can create amenity issues, all of which **does** warrant the establishment of a STL 'Control Area' across Ward 20.

6.28 All noted options have potential benefits and risks and the following table attempts to consider each potential benefit and risk. However, the list it is not considered to be exhaustive.

6.29 Option	Potential Benefit	Potential Risk
Option 1	<ul style="list-style-type: none"> <li>• Continue the strong promotion of tourism related developments.</li> <li>• Supports/continues the growth of tourist related businesses.</li> </ul>	<ul style="list-style-type: none"> <li>• Restricts housing supply.</li> <li>• Loss of residents from fragile communities / negative impact on rural services.</li> </ul>

	<ul style="list-style-type: none"> <li>• Maintains high property values.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintains high property values.</li> </ul>
<b>Option 2</b>	<ul style="list-style-type: none"> <li>• Allows accurate data and assessments to be made on the number of STL across the area (legal certainty).</li> <li>• Maintains high property values, at least in the shorter term.</li> </ul>	<ul style="list-style-type: none"> <li>• Delays the support of rural housing and support of rural communities.</li> <li>• Maintains high property values, at least in the shorter term.</li> </ul>
<b>Option 3</b>	<ul style="list-style-type: none"> <li>• Potential for residential properties used as STL being reverted to full-time home occupancy/ownership.</li> <li>• Affords greater protection to residential privacy, amenity, and reduction in disturbance.</li> <li>• Supports the re-population of fragile communities.</li> <li>• House prices reducing due to greater availability.</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment of STL numbers and impacts based on incomplete information / data.</li> <li>• One of the first LA to enact untried legislation.</li> <li>• Could result in a rapid rise in former STL properties coming onto the housing market, thus driving down house prices across the whole market.</li> <li>• Restricting STL could impact on other 'tourist' related businesses due to lower tourist numbers (loss of trade to cafes, restaurants, venues etc).</li> <li>• Establishing a Control Area will increase the number of Planning Applications the Council has to determine, which could negatively impact on service and budgets.</li> <li>• Establishing a Control Area will add a financial burden (anticipated to be in excess of £2K) to each STL operator for each planning application.</li> <li>• It will require the consideration of suitable non-statutory planning guidance to be established to allow full and proper consideration of STL impacts.</li> <li>• Will require all existing STL to seek planning permission, which carries risks for the applicant (potential refusal).</li> </ul>

## 7 Next Steps

- 7.1 Should Members be minded to progress with the establishment of a Control Area (Option 3), Officers will prepare and undertake the 'notification and consultation' process as outlined in **Appendix 2**. With the consultation process commencing in early 2022 and running for a period of 6 weeks – this is longer than the 28 days specified in Circular 1/2021 but is in line with the Council Development Plan Participation Statement.

- 7.2 A report on the outcome of the consultation will be presented to Committee for Members consideration in mid-2022, with the view of progressing the establishment of a Ward 20 STL Control Area.
- 7.3 Additionally, if Members are also so minded, Officers will commence the research and drafting of 'non-statutory planning guidance' covering STL and specifically consider if a tougher policy direction (related to over provision) is warranted within all or part of a Control Area and how best to approach/control this aspect.
- 7.4 This non-statutory planning guidance would have to be prepared and agreed prior to the Control Area being designated to provide robust planning policy with which to consider and determine planning applications for STL within said area. This non-statutory planning guidance would be prepared in consultation with Members, relevant stakeholders (including the CNPA Planning Authority) and the public.
- 7.5 Again, the Draft Guidance and outcome of engagement would be presented to Committee for Members approval in 2022.

Designation: Executive Chief Officer Infrastructure, Environment & Economy

Date: 18 November 2021

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Background Papers: Appendix 1 Housing Market Area Detailed Data  
Appendix 2 B&S Control Area Consultation & Adoption Timeline  
Appendix 3 Ward 20 & Badenoch & Strathspey Housing Market Area Comparison Map

# Appendix 1 - Badenoch & Strathspey Housing Market Area Detail Data

All HMAs Council Tax Non-Domestic Rates Comparison

2021	Badenoch and Strathspey	Caithness	East Ross	Inverness	Lochaber	Mid Ross	Nairn	Ross and Cromarty West	Skye and Lochalsh	Sutherland	Grand Total
<i>Self Catering on NDR list</i>	<b>666</b>	<b>193</b>	<b>153</b>	<b>952</b>	<b>760</b>	<b>155</b>	<b>117</b>	<b>538</b>	<b>1039</b>	<b>563</b>	<b>5136</b>
Empty Homes	327	795	334	1202	375	377	195	298	345	465	4713
Second Homes	726	184	127	429	446	107	108	477	530	602	3736
Ineffective	1053	979	461	1631	821	484	303	775	875	1067	8449
Total CTAX	7470	13321	10613	40074	10381	11291	6387	5465	7509	8271	120782
Total "Potentially Residential" (SC plus Ctax)	8136	13514	10766	41026	11141	11446	6504	6003	8548	8834	125918

Proportion S/C	8.2%	1.4%	1.4%	2.3%	6.8%	1.4%	1.8%	9.0%	12.2%	6.4%	4.1%
Proportion SC+Ineffective	21.1%	8.7%	5.7%	6.3%	14.2%	5.6%	6.5%	21.9%	22.4%	18.5%	10.8%
Proportion SC+Second (Ignoring Empty Homes)	17.8%	3.0%	2.7%	3.5%	11.2%	2.4%	3.6%	17.8%	19.1%	13.9%	7.3%

Row Labels	2021	Badenoch and Strathspey	Caitness	East Ross	Inverness	Lochaber	Mid Ross	Nairn	Ross and Cromarty West	Skye and Lochalsh	Sutherland	Grand Total
3 Unnoc	106	417	139	519	120	164	85	96	119	180	1945	
5 Long Term Empty	221	378	195	683	255	213	110	202	226	285	2768	
6 Second Homes	726	184	127	429	446	107	108	477	530	602	3736	
(blank) Other	6417	12342	10152	38443	9560	10807	6084	4690	6634	7204	112333	
Grand Total Points	7470	13321	10613	40074	10381	11291	6387	5465	7509	8271	120782	
3+5 Empty Homes	327	795	334	1202	375	377	195	298	345	465	4713	
6 Second Homes	726	184	127	429	446	107	108	477	530	602	3736	
3+5+6 Ineffective	1053	979	461	1631	821	484	303	775	875	1067	8449	
Total	7470	13321	10613	40074	10381	11291	6387	5465	7509	8271	120782	
Empty Homes	4.38%	5.97%	3.15%	3.00%	3.61%	3.34%	3.05%	5.45%	4.59%	5.62%	3.90%	
Second Homes	9.72%	1.38%	1.20%	1.07%	4.30%	0.95%	1.69%	8.73%	7.06%	7.28%	3.09%	
Ineffective	14.10%	7.35%	4.34%	4.07%	7.91%	4.29%	4.74%	14.18%	11.65%	12.90%	7.00%	

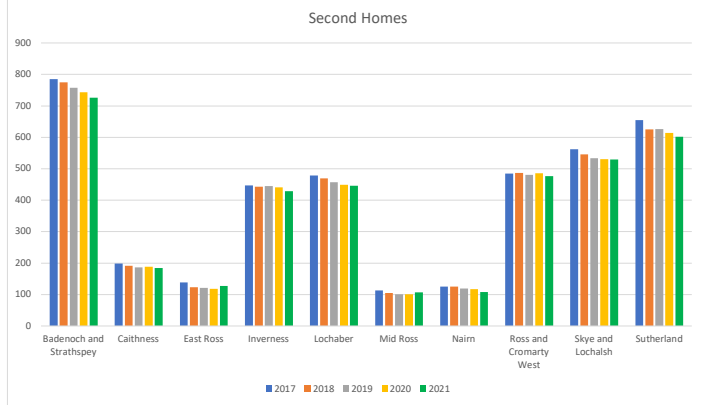
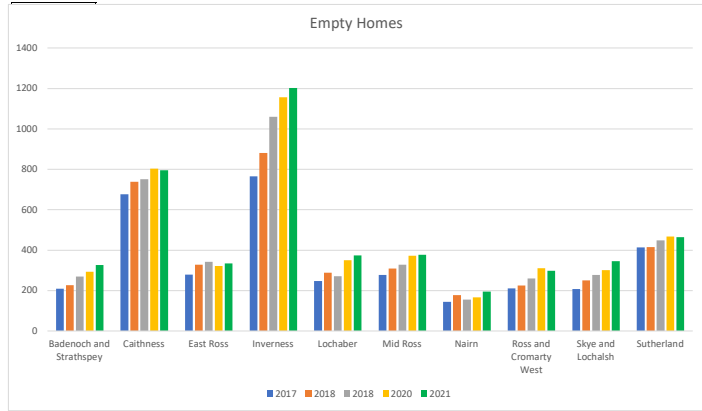
Row Labels	2020	Badenoch and Strathspey	Caitness	East Ross	Inverness	Lochaber	Mid Ross	Nairn	Ross and Cromarty West	Skye and Lochalsh	Sutherland	Grand Total
3 Unnoc	100	452	137	497	127	165	72	101	111	186	1948	
5 Long Term Empty	193	352	185	659	223	207	94	210	190	282	2595	
6 Second Homes	743	189	118	441	449	101	117	486	531	614	3789	
(blank) Other	6416	12304	10141	37983	9550	10715	6022	4647	6626	7182	111586	
Grand Total Points	7452	13297	10581	39580	10349	11188	6305	5444	7458	8264	119918	
3+5 Empty Homes	293	804	322	1156	350	372	166	311	301	468	4543	
6 Second Homes	726	184	127	429	446	107	108	477	530	602	3736	
3+5+6 Ineffective	1019	988	449	1585	796	479	274	788	831	1070	8279	
Total	7452	13297	10581	39580	10349	11188	6305	5444	7458	8264	119918	
Empty Homes	3.93%	6.05%	3.04%	2.92%	3.38%	3.32%	2.63%	5.71%	4.04%	5.66%	3.79%	
Second Homes	9.74%	1.38%	1.20%	1.08%	4.31%	0.96%	1.71%	8.76%	7.11%	7.28%	3.12%	
Ineffective	13.67%	7.43%	4.24%	4.00%	7.69%	4.28%	4.35%	14.47%	11.14%	12.95%	6.90%	

Row Labels	2019	Badenoch and Strathspey	Caitness	East Ross	Inverness	Lochaber	Mid Ross	Nairn	Ross and Cromarty West	Skye and Lochalsh	Sutherland	Grand Total
3 Unnoc	127	462	153	536	104	171	88	100	104	223	2068	
5 Long Term Empty	143	289	189	524	168	158	68	161	173	225	2098	
6 Second Homes	758	186	121	445	457	101	119	481	534	626	3828	
(blank) Other	6392	12335	10074	37622	9533	10701	5993	4634	6599	7182	111066	
Grand Total Points	7420	13272	10537	39127	10262	11131	6268	5376	7410	8256	119060	
3+5 Empty Homes	270	751	342	1060	272	329	156	261	277	448	4166	
6 Second Homes	758	186	121	445	457	101	119	481	534	626	3828	
3+5+6 Ineffective	1028	937	463	1505	729	430	275	742	811	1074	7994	
Total	7420	13272	10537	39127	10262	11131	6268	5376	7410	8256	119060	
Empty Homes	3.64%	5.66%	3.25%	2.71%	2.65%	2.96%	2.49%	4.85%	3.74%	5.43%	3.50%	
Second Homes	10.22%	1.40%	1.15%	1.14%	4.45%	0.91%	1.90%	8.95%	7.21%	7.58%	3.22%	
Ineffective	13.85%	7.06%	4.39%	3.85%	7.10%	3.86%	4.39%	13.80%	10.94%	13.01%	6.71%	

Row Labels	2018	Badenoch and Strathspey	Caitness	East Ross	Inverness	Lochaber	Mid Ross	Nairn	Ross and Cromarty West	Skye and Lochalsh	Sutherland	Grand Total
3 Unnoc	99	464	160	478	119	176	96	92	109	196	1989	
5 Empty	128	275	169	403	170	134	82	133	141	220	1855	
6 Second Homes	775	192	123	443	470	105	125	487	546	625	3891	
(blank) Other	6392	12309	10030	37314	9518	10504	5916	4648	6582	7169	110382	
Grand Total Points	7394	13240	10482	38638	10277	10919	6208	5360	7378	8210	118117	
3+5 Empty Homes	227	739	329	881	289	310	178	225	250	416	3844	
6 Second Homes	775	192	123	443	470	105	125	487	546	625	3891	
3+5+6 Ineffective	1002	931	452	1324	759	415	303	712	796	1041	7735	
Total	7394	13240	10482	38638	10277	10919	6219	5360	7378	8210	118117	
Empty Homes	3.07%	5.58%	3.14%	2.28%	2.81%	2.84%	2.86%	4.20%	3.39%	5.07%	3.25%	
Second Homes	10.48%	1.45%	1.17%	1.15%	4.57%	0.96%	2.01%	9.09%	7.40%	7.61%	3.29%	
Ineffective	13.55%	7.03%	4.31%	3.43%	7.39%	3.80%	4.87%	13.28%	10.79%	12.68%	6.55%	

Row Labels	2017	Badenoch and Strathspey	Caitness	East Ross	Inverness	Lochaber	Mid Ross	Nairn	Ross and Cromarty West	Skye and Lochalsh	Sutherland	Grand Total
3 Unnoc	111	444	143	444	109	154	80	97	97	217	1896	
5 Empty	98	233	137	321	139	123	65	114	111	197	1538	
6 Second Homes	785	199	139	447	479	113	125	485	562	655	3989	
(blank) Other	6353	12332	9995	37104	9502	10360	5872	4640	6580	7130	109868	
Grand Total Points	7347	13208	10414	38316	10229	10750	6142	5336	7350	8199	117291	
3+5 Empty Homes	209	677	280	765	248	277	145	211	208	414	3434	
6 Second Homes	785	199	139	447	479	113	125	485	562	655	3989	
3+5+6 Ineffective	994	876	419	1212	727	390	270	696	770	1069	7423	
Total	7347	13208	10414	38316	10229	10750	6142	5336	7350	8199	117291	
Empty Homes	2.84%	5.13%	2.69%	2.00%	2.42%	2.58%	2.36%	3.95%	2.83%	5.05%	2.93%	
Second Homes	10.68%	1.51%	1.33%	1.17%	4.68%	1.05%	2.04%	9.09%	7.65%	7.99%	3.40%	
Ineffective	13.53%	6.63%	4.02%	3.16%	7.11%	3.63%	4.40%	13.04%	10.48%	13.04%	6.33%	

Row Labels	2017	Badenoch and Strathspey	Caitness	East Ross	Inverness	Lochaber	Mid Ross	Nairn	Ross and Cromarty West	Skye and Lochalsh	Sutherland	Grand Total
Empty Homes	209	677	280	765	248	277	145	211	208	414	3434	
2018	227	739	329	881	289	310	178	225	250	416	3844	
2019	270	751	342	1060	272	329	156	261	277	448	4166	
2020	293	804	322	1156	350	372	166	311	301	468	4543	
2021	327	795	334	1202	375	377	195	298	345	465	4713	
Second Homes												
2017	785	199	139	447	479	113	125	485	562	655	3989	
2018	775	192	123	443	470	105	125	487	546	625	3891	
2019	758	186	121	445	457	101	119	481	534	626	3828	
2020	743	189	118	441	449	101	117	486	531	614	3789	
2021	726	184	127	429	446	107	108	477	530	602	3736	



Count of "Live" Self Catering Classified Properties from Assessor A2K System						
HMA	2016	2017	2018	2019	2020	2021
Badenoch and Strathspey	521	585	603	645	668	666
Caithness	125	130	155	168	187	193
East Ross	109	114	121	128	139	153
Inverness	490	634	726	840	944	952
Lochaber	546	654	722	775	817	760
Mid Ross	115	138	147	157	157	155
Nairn	74	92	99	111	112	117
Ross and Cromarty West	529	530	539	552	563	538
Skye and Lochalsh	801	888	947	987	1050	1039
Sutherland	414	419	442	495	531	563
Highland Council Area Total	3724	4184	4501	4858	5168	5136

Percentage of Highland Totals						
HMA	2016	2017	2018	2019	2020	2021
Badenoch and Strathspey	14.0%	14.0%	13.4%	13.3%	12.9%	13.0%
Caithness	3.4%	3.1%	3.4%	3.5%	3.6%	3.8%
East Ross	2.9%	2.7%	2.7%	2.6%	2.7%	3.0%
Inverness	13.2%	15.2%	16.1%	17.3%	18.3%	18.5%
Lochaber	14.7%	15.6%	16.0%	16.0%	15.8%	14.8%
Mid Ross	3.1%	3.3%	3.3%	3.2%	3.0%	3.0%
Nairn	2.0%	2.2%	2.2%	2.3%	2.2%	2.3%
Ross and Cromarty West	14.2%	12.7%	12.0%	11.4%	10.9%	10.5%
Skye and Lochalsh	21.5%	21.2%	21.0%	20.3%	20.3%	20.2%
Sutherland	11.1%	10.0%	9.8%	10.2%	10.3%	11.0%
Highland Council Area Total	100.00%	100.0%	100.0%	100.0%	100.0%	100.0%

Change in count compared to 2016 Baseline						
HMA	2016	2017	2018	2019	2020	2021
Badenoch and Strathspey		12.3%	15.7%	23.8%	28.2%	27.8%
Caithness		4.0%	24.0%	34.4%	49.6%	54.4%
East Ross		4.6%	11.0%	17.4%	27.5%	40.4%
Inverness		29.4%	48.2%	71.4%	92.7%	94.3%
Lochaber		19.8%	32.2%	41.9%	49.6%	39.2%
Mid Ross		20.0%	27.8%	36.5%	36.5%	34.8%
Nairn		24.3%	33.8%	50.0%	51.4%	58.1%
Ross and Cromarty West		0.2%	1.9%	4.3%	6.4%	1.7%
Skye and Lochalsh		10.9%	18.2%	23.2%	31.1%	29.7%
Sutherland		1.2%	6.8%	19.6%	28.3%	36.0%
Highland Council Area Total		12.4%	20.9%	30.5%	38.8%	37.9%

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Feagour, Ardverikie, PH20 1BX	Ardverikie		House	Residential Unit	2	4
10 Watkinson Court, Aviemore, PH22 1UD	Aviemore		House	Residential Unit	4	10
101 Dalnabay	Aviemore	Residential	House	Residential Unit	2	4
11 Peregrine Court, Aviemore, PA22 1UP	Aviemore		House	Residential Unit	2	5
116 Dalnabay Silverglades, Aviemore, PH22 1TA	Aviemore		House	Residential Unit	2	5
147 Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	4
16 Corbett Place 27 Corbett Place Aviemore, PH22 1NZ	Aviemore		House	Residential Unit	2	4
167 Dalnabay Silverglades	Aviemore	Residential	House	Residential Unit	2	4
17 Lockhart Place, Aviemore, PH22 1SW	Aviemore		House	Residential Unit	2	4
2 Carn Sleamhainn, Aviemore, PH22 1LG	Aviemore		House	Residential Unit	3	6
2 Collie Dugs	Aviemore	Residential	House	Residential Unit	2	4
2 Dellmhor Cottages, 2 Ski Road Cottages Coylumbridge, Aviemore, PH22 1QH	Aviemore		House	Residential Unit	3	6
2 Morlich Court, Aviemore, PH22 1SL	Aviemore	Residential	House	Residential Unit	2	4
20 Munro Place, Aviemore, PH22 1TE	Aviemore		House	Residential Unit	3	6
21 Craig Na Gower Avenue, Aviemore, PH22 1RW	Aviemore		House	Residential Unit	4	8
24 Munro Place, Aviemore, PH22 1TE	Aviemore		House	Residential Unit	3	6
27 Munro Place, Aviemore, PH22 1TE	Aviemore		House	Residential Unit	3	6
28 Allt Mor, Aviemore, PH22 1QQ	Aviemore		House	Residential Unit	3	6
3 Allt Mor Aviemore, PH22	Aviemore		House	Residential Unit	3	6
3 Croftside, Aviemore, PH22 1QJ	Aviemore		House	Residential Unit	3	6
31 Caledonia Place, Old Meall Road, Aviemore, PH22 1NU	Aviemore	Residential	House	Residential Unit	3	6
34 Seafield Place, Aviemore, PH22 1RZ	Aviemore		House	Residential Unit	3	6
39 Riverview Aviemore Holiday Park	Aviemore	Edge of town	chalet	Residential Unit	2	4
4 Corbett Place	Aviemore	Residential	House	Residential Unit	3	8
5 Ben Goolabin, Aviemore, PH22 1LB	Aviemore		House	Residential Unit	2	4
7 Grampian Road	Aviemore	Town Centre	Flat	Residential Unit	2	6
7 Miltonsides, Aviemore, PH22 1AA	Aviemore		House	Residential Unit	3	6
7 Patterson Place, Aviemore, PH22 1UL	Aviemore		House	Residential Unit	4	8
75 Thistle Doo Aviemore Holiday Park	Aviemore	Edge of town	chalet	Residential Unit	2	4
79 Corrou Road, Aviemore, PH22 1SS	Aviemore		House	Residential Unit	2	6
8 Milton Side	Aviemore	Residential	House	Residential Unit	2	4
82 Dalnabay, Aviemore, PH22 1RQ	Aviemore		House	Residential Unit	2	4
9 Milton Side, Aviemore, PH22 1AA	Aviemore		House	Residential Unit	3	6
9 Peregrine Court	Aviemore	Residential	Flat	Residential Unit	2	6
95 Dalnabay, Aviemore, PH22 1RQ	Aviemore		House	Residential Unit	2	4
Achadh nam Blath	Aviemore	Residential	Flat	Residential Unit	2	4
AFFRIC	Aviemore	Residential	Flat	Residential Unit	2	4
An Cabar	Aviemore	Residential	annexe	Residential Unit	1	3
Antler Corner	Aviemore	Residential	Flat	Residential Unit	2	4
Appin Lodge, 173 Dalnabay, Silverglades, Aviemore, PH22 1TD	Aviemore	Residential	House	Residential Unit	2	4
Ardlogie Bothy at Ardlogie Guest House	Aviemore	Town Centre	Annexe	Residential Unit	1	2
Ardlogie Holiday Home & Ski Chalet, Aviemore	Aviemore	Edge of town	chalet	Residential Unit	3	6
Ardlogie Ski/Holiday Lodge	Aviemore	Residential	House	Residential Unit	2	6
Aurora, Aviemore Holiday Park.	Aviemore	Edge of town	chalet	Residential Unit	2	4
Avalon Studio	Aviemore	Residential	annexe	Residential Unit	1	2
Aviemore Cottage	Aviemore	Residential	House	Residential Unit	2	5
Aviemore Glenlivet Lodge	Aviemore	Residential	House	Residential Unit	3	6
Aviemore Lodge	Aviemore	Residential	House	Residential Unit	3	6



Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Badeonoch View	Aviemore	Residential	flat	Residential Unit	2	4
Benavon	Aviemore	Residential	Flat	Residential Unit	2	5
Birch Corner, Aviemore, PH22 1TZ	Aviemore		House	Residential Unit	4	8
Birch Tree Cottage, Aviemore, PH22	Aviemore		House	Residential Unit	2	5
Birchlands, 13 Beinn Ghuilbinn, Aviemore, PH22 1LB	Aviemore		House	Residential Unit	3	6
Blaeberry Cottage	Aviemore	Residential	House	Residential Unit	2	4
Braeriach, 10 Braeriach Court, Aviemore, PH22 1TL	Aviemore	Residential	House	Residential Unit	3	8
Burnside House, Aviemore, PH22 1UL	Aviemore		House	Residential Unit	3	6
Bynack, Pine Bank Chalets, Dalfaber Road, Aviemore, PH22 1PX	Aviemore	Residential	Flat	Residential Unit	2	4
Cairn Cottage	Aviemore	Residential	House	Residential Unit	3	6
Cairn Lochan, 104 Dalnabay, Silverglades, Aviemore, PH22 1RQ	Aviemore	Residential	House	Residential Unit	3	6
Cairngorm Apartment One	Aviemore	Residential	Flat	Residential Unit	2	4
Cairngorm Apartment Three	Aviemore	Residential	Flat	Residential Unit	2	4
Cairngorm Apartment Two	Aviemore	Residential	Flat	Residential Unit	2	5
Cairngorm Cottage	Aviemore	Residential	House	Residential Unit	3	6
Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE	Aviemore		House	Residential Unit	2	7
Caledon, 8D Craig-Na-Gower Avenue, Aviemore, PH22 1RW	Aviemore	Residential	House	Residential Unit	3	6
Caledonia Bungalow	Aviemore	Residential	House	Residential Unit	1	4
Calluna Cottage	Aviemore	Residential	House	Residential Unit	1	2
Carn Avie House, 4 Carn Elrig View, Aviemore, PH22 1UL	Aviemore	Residential	House	Residential Unit	3	6
Carn Elrig	Aviemore	Edge of Town - Rural	chalet	Residential Unit	3	6
Carn Mhor Lodge, Patterson Place, High Burnside, Aviemore, PH22 1TZ	Aviemore	Residential	House	Residential Unit	5	9
Casa Blanca	Aviemore	Residential	House	Residential Unit	3	7
Chalet 57 Aviemore Holiday Park	Aviemore	Edge of town	chalet	Residential Unit	3	6
Coire Cas, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE	Aviemore	Residential	House	Residential Unit	2	7
Coire Lochan, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE	Aviemore	Residential	House	Residential Unit	2	6
Coire Mhor, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE	Aviemore	Residential	House	Residential Unit	1	4
Cosagach Cottage	Aviemore	Residential	house	Residential Unit	3	6
Coylumbridge Cottage Coylumbridge, Aviemore, PH22 1QU	Aviemore		House	Residential Unit	3	6
Cragganmore Lodge	Aviemore	Edge of town	chalet	Residential Unit	2	4
Craigellach View	Aviemore	Residential	Annexe	Residential Unit	1	2
Craigellachie View	Aviemore	Residential	house	Residential Unit	2	5
Craigmore Lodge, 2 Dalfaber Park, Aviemore, PH22 1QF	Aviemore	Residential	house	Residential Unit	5	14
Creag Mhor, 34 Corbett Place	Aviemore	Residential	House	Residential Unit	2	4
Crombie Lodge	Aviemore	Residential	House	Residential Unit	5	7
Cruachan, Etteridge, PH20 1BE	Aviemore	Residential	House	Residential Unit	3	6
Dalfaber House	Aviemore	Residential	house	Residential Unit	3	7
Daviot Bheag, Aviemore, PH22 1SF	Aviemore	Residential	House	Residential Unit	4	6
Dellmhor 3 Ski Road Cottages, Aviemore, PH22 1QH	Aviemore		House	Residential Unit	3	6
Eagle Lodge, 17 Patterson Road, Aviemore, PH22 1TN	Aviemore	Residential	House	Residential Unit	4	8
Elrig, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE	Aviemore	Residential	House	Residential Unit	2	5
Falcon Lodge, 10 Carn Dearg, Aviemore, PH22 1LQ	Aviemore	Residential	House	Residential Unit	3	6
Fir Tree Lodge	Aviemore	Edge of town	chalet	Residential Unit	1	2
Flat 7 The Seadings	Aviemore	Residential	flat	Residential Unit	2	4
Foinaven, Aviemore, PH22 1RF	Aviemore		House	Residential Unit	2	5
Freedom Lodge	Aviemore	edge of town	chalet	Residential Unit	3	6
Gael Cham	Aviemore	Residential	Chalet	Residential Unit	3	6
Gardeners Cottages, Inshriach Gardens, Aviemore, PH22 1QS	Aviemore	Rural	house	Residential Unit	2	4

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Gardeners Cottages, Inshriach Gardens, Aviemore, PH22 1QS	Aviemore	Rural	house	Residential Unit	2	4
Glen Apartment, Aviemore, PH22 1RN	Aviemore		House	Residential Unit	3	7
Glencairn	Aviemore	Residential	House	Residential Unit	4	13
Glencanisp, Aviemore, PH22 1RT	Aviemore		House	Residential Unit	4	8
Glenfiddich, 2 Dalnabay, Aviemore, PH22 1RE	Aviemore	Residential	House	Residential Unit	2	6
Glenpark	Aviemore	Residential	House	Residential Unit	2	4
Glenrothay, Aviemore, PH22	Aviemore	Residential	House	Residential Unit	2	4
Grampian View Stay (CONVERTED GARAGE?)	Aviemore	Residential	Annexe	Residential Unit	0	2
Heiland Hame	Aviemore	Residential	House	Residential Unit	2	5
High Range Lodge (Apartment)	Aviemore	edge of town	Apartment	Residential Unit	1	2
Highland Hideaway	Aviemore	Residential	House	Residential Unit	3	8
Highland Tardis	Aviemore	Residential	House	Residential Unit	4	8
Hillside House, 33 Milton Park, Aviemore, PH22 1RR	Aviemore		House	Residential Unit	3	8
Hillside Lodge, 33 Milton Park, Aviemore, PH22 1RR	Aviemore	Residential	Annexe	Residential Unit	0	4
Holly Lodge, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	4
Ingle-low	Aviemore	Residential	house	Residential Unit	3	5
Inshriach	Aviemore	Rural	house	Residential Unit	10	16
Iolaire	Aviemore	Residential	House	Residential Unit	3	6
Letterfearn	Aviemore	Residential	House	Residential Unit	2	4
Linden Lodge	Aviemore	Residential	House	Residential Unit	3	6
Lochan Mor Lodge	Aviemore	Residential	House	Residential Unit	4	8
Lochan Mor Lodge	Aviemore	Residential	House	Residential Unit	4	8
Locheil	Aviemore	Residential	House	Residential Unit	2	4
Loramore, Aviemore, PH22 1RL	Aviemore	Residential	House	Residential Unit	5	10
Lurchers Cabin	Aviemore	edge of town	chalet	Residential Unit	2	4
Lynwood, Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE	Aviemore	Residential	House	Residential Unit	4	8
MacDonald Spey Valley SPV3	Aviemore	Edge of town	Apartment	Residential Unit	3	8
MacDui,Cairngorm Highland Bungalows, 20 Dalnabay, Aviemore, PH22 1RE	Aviemore	Residential	House	Residential Unit	2	6
Milton Cottage	Aviemore	Rural	house	Residential Unit	2	4
Milton Park	Aviemore	Residential	House	Residential Unit	3	5
Modern Dalnabay Bungalow	Aviemore	Residential	House	Residential Unit	1	2
Mountain Breeze - Self Catering Holiday Cabin	Aviemore	Edge of town	chalet	Residential Unit	2	4
Mountian View No. 12	Aviemore	Residential	House	Residential Unit	2	4
Munro Cottage	Aviemore	Residential	House	Residential Unit	3	6
No. 33 Aviemore	Aviemore	Residential	House	Residential Unit	1	2
No.66 Talisker Lodge, Aviemore	Aviemore	Edge of town	chalet	Residential Unit	3	6
Number 135	Aviemore	Residential	House	Residential Unit	2	4
Number 54	Aviemore	Residential	House	Residential Unit	2	4
Oakwood, Granish Park, Aviemore, PH22 1QD	Aviemore	Rural	House	Residential Unit	4	8
Pityoulish Barn	Aviemore	Rural	house	Residential Unit	1	2
Red Squirrel Apartment, Grampian Court	Aviemore	Residential	Flat	Residential Unit	2	4
Rendezvous @ 95 Dalnabay	Aviemore	Residential	House	Residential Unit	2	4
Riverbank Lodge	Aviemore	Edge of town	chalet	Residential Unit	2	4
Robins Nest	Aviemore	Residential	Flat	Residential Unit	2	4
Rowan Cottage, Avielochan, Aviemore, PH22 1QD	Aviemore	Residential	House	Residential Unit	4	10
Rowan Cottage, Aviemore, PH22 1QJ	Aviemore		House	Residential Unit	3	6
Rowan Cottage, Aviemore, PH22 1QJ	Aviemore	Town Centre	house	Residential Unit	4	6
Scott's House	Aviemore	Residential	House	Residential Unit	3	7

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Seafield Place	Aviemore	Residential	Flat	Residential Unit	2	4
Silver Birch Cottage	Aviemore	Residential	House	Residential Unit	2	4
Silver Stag Lodge	Aviemore	Residential	House	Residential Unit	3	10
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	1	2
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	4
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	4
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	4
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	4
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	2	6
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	3	4
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore	Residential	House	Residential Unit	3	5
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	3	8
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	3	8
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	3	9
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	4	10
Silverglades Holiday Homes Dalnabay, Aviemore, PH22 1TD	Aviemore		House	Residential Unit	4	10
Sluggan Drive	Aviemore	Residential	Flat	Residential Unit	2	7
Spey Lodge, Allt na Cardoch Rothiemurchas, Aviemore, PH22 1QP	Aviemore	Rural	House	Residential Unit	5	10
Speyside Lodge	Aviemore	Edge of town	chalet	Residential Unit	3	6
Stags Neuk, Aviemore, PH22 1SH	Aviemore		House	Residential Unit	4	8
Stags View Apartment	Aviemore	Residential	Flat	Residential Unit	2	4
Steam Cottage, Aviemore PH22 1SW	Aviemore		House	Residential Unit	2	4
Stelvio	Aviemore	Residential	Flat	Residential Unit	2	5
Stewart's Cottage, Aviemore, PH22 1TF	Aviemore	Residential	House	Residential Unit	3	6
Strathavon Chalet, Aviemore, PH22 1PU	Aviemore		House	Residential Unit	2	5
Strathisla, Aviemore, PH22 1RF	Aviemore		House	Residential Unit	2	5
Struan	Aviemore	Residential	House	Residential Unit	3	6
Studio at 26 Dalfaber Park	Aviemore	Residential	Annexe	Residential Unit	0	2
Sunbury Aviemore	Aviemore	Residential	House	Residential Unit	3	5
Taigh Mor	Aviemore	Residential	House	Residential Unit	3	8
Teaghlach Lodge	Aviemore	Edge of town	chalet	Residential Unit	2	4
The Birch Snug	Aviemore	Residential	House	Residential Unit	1	2
The Bird House	Aviemore	Residential	House	Residential Unit	1	2
The Birds Nest	Aviemore	Rural	Annexe	Residential Unit	1	2
The Green Cottage	Aviemore	Residential	House	Residential Unit	3	6
The Lookout, Aviemore, PH22 1UJ	Aviemore		House	Residential Unit	5	10
The Morlich Nook	Aviemore	Residential	Annexe	Residential Unit	1	2
The Muir	Aviemore	Residential	flat	Residential Unit	2	5
The Noo	Aviemore	Residential	house	Residential Unit	4	8
The Old Ledger Rooms	Aviemore	edge of town	annexe	Residential Unit	1	2

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
The Owl House	Aviemore	Residential	House	Residential Unit	3	6
The Polchar	Aviemore	Rural	House	Residential Unit	5	10
The Retreat @ Strathspey House	Aviemore	Residential	Annexe	Residential Unit	1	2
The Shambles, Dalfaber Park 9, Aviemore, PH22 1QF	Aviemore	Residential	house	Residential Unit	4	8
The Steadings	Aviemore	Residential	House	Residential Unit	3	6
The View at No. 10	Aviemore	Residential	Flat	Residential Unit	2	4
Thistledown Cottage	Aviemore	Residential	House	Residential Unit	2	4
Tieveragh, 11 Watkinson Court, Aviemore, PH22 1UD	Aviemore		House	Residential Unit	3	6
Tigh Beag Mhor	Aviemore	Residential	house	Residential Unit	2	4
Tigh na Lochan, 5 Mitchell Road, Aviemore, PH22 1SH	Aviemore	Residential	House	Residential Unit	3	7
Uaine Cottage, Aviemore, PH22 1LF	Aviemore		House	Residential Unit	2	4
Ventoux	Aviemore	Residential	Flat	Residential Unit	2	5
Wee Blondie's Ski Cottage	Aviemore	Residential	House	Residential Unit	3	6
Wee House	Aviemore	Residential	House	Residential Unit	2	3
Whakamahorahora	Aviemore	Residential	House	Residential Unit	1	2
White Corries, 12 Carn Sleamhainn, Aviemore, PH22 1LG	Aviemore	Residential	House	Residential Unit	4	10
White Heathers, Aviemore, PH22 1RF	Aviemore		House	Residential Unit	2	5
Woodlands, 2 Carn Elrig View, Aviemore, PH22 1UL	Aviemore	Residential	House	Residential Unit	3	6
Woodside Retreat	Aviemore	Residential	House	Residential Unit	3	6
Zippity-Do-Da House (Cinema and Hot Tub) Aviemore	Aviemore	Rural	house	Residential Unit	4	10
	Aviemore	Residential	Annexe	Residential Unit	1	2
	Aviemore	Residential	Flat	Residential Unit	1	2
	Aviemore	Residential	chalet	Residential Unit	2	4
	Aviemore	edge of town	Flat	Residential Unit	2	4
	Aviemore	Residential	House	Residential Unit	2	4
	Aviemore	Residential	House	Residential Unit	2	4
	Aviemore	Residential	Flat	Residential Unit	2	5
	Aviemore	Residential	House	Residential Unit	3	5
	Aviemore	Residential	House	Residential Unit	3	6
	Aviemore	Residential	House	Residential Unit	3	6
	Aviemore	Residential	House	Residential Unit	3	7
	Aviemore	Residential	House	Residential Unit	3	7
	Aviemore	Residential	House	Residential Unit	4	8
Tigh an Each B&B	Balgowan	Rural	Pod	Residential Unit	1	5
Tigh Beag, Laggan, PH20 1BS	Balgowan	Rural	House	Residential Unit	2	3
3 Osprey Drive, Boat of Garten , PH24 3AY	Boat of Garten		House	Residential Unit	3	6
81 Deshar Road, Boat of Garten, PH24 3BN	Boat of Garten		House	Residential Unit	2	4
Aimie Lodge	Boat of Garten	Village Centre	Chalet	Residential Unit	2	6
Balblair Cottage	Boat of Garten	Residential	House	Residential Unit	4	8
Birchfield Lodge	Boat of Garten	Village Centre	Chalet	Residential Unit	2	4
Broomfield Bothy	Boat of Garten	Rural	House	Residential Unit	2	4
Cairn Toul Chalet	Boat of Garten	Village Centre	Chalet	Residential Unit	2	6
Cairncraig	Boat of Garten	Residential	house	Residential Unit	2	4
Coorie Cottage	Boat of Garten	Residential	House	Residential Unit	2	4
Coorie-In	Boat of Garten	Village Centre	Chalet	Residential Unit	2	6
Corrour Cottage	Boat of Garten	Residential	House	Residential Unit	2	4
Craigowrie View, Boat of Garten, PH24	Boat of Garten	Rural	House	Residential Unit	4	8
Croftwood Cottage, Deshar Road, Boat of Garten, PH24 3BN	Boat of Garten		House	Residential Unit	2	4



Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Dayven Lodge	Boat of Garten	Village Centre	Chalet	Residential Unit	3	6
Deshar View	Boat of Garten	Residential	House	Residential Unit	2	4
Loch Cottage	Boat of Garten	Residential	House	Residential Unit	1	2
Mallachie Holiday Rental, Kinchurdy Road, Boat of Garten, PH24 3BP	Boat of Garten	Edge of village - Residential	House	Residential Unit	4	8
Mallard Cottage, Kinchurdy Road, Boat of Garten, PH24 3BP	Boat of Garten	Edge of village - Residential	House	Residential Unit	3	6
Meikle House - Kinveachy	Boat of Garten	Rural	House	Residential Unit	5	9
Millview, Boat of Garten, PH24 3BY	Boat of Garten		House	Residential Unit	3	6
Red Squirrel Lodge, Kinchurdy Road, Boat of Garten, PH24 3B	Boat of Garten	Edge of village - Residential	House	Residential Unit	3	8
Skoglendi, Boat of Garten, PH24 3BF,	Boat of Garten		House	Residential Unit	2	4
Sterlochy Lodge	Boat of Garten	Village Centre	Chalet	Residential Unit	2	4
Strathspey Cottage	Boat of Garten	Village Centre	House	Residential Unit	4	6
Sycamore Cottage	Boat of Garten	Rural	House	Residential Unit	1	2
The Boat House Chalet, Deshar Road, Boat of Garten, PH24 3BN	Boat of Garten	Village Centre	Chalet	Residential Unit	2	6
The Bothy	Boat of Garten	Village Centre	Chalet	Residential Unit	2	6
The Cairn, Boat of Garten, PH24 3BN	Boat of Garten		House	Residential Unit	2	3
Tombae, Boat of Garten, PH24 3BY	Boat of Garten		House	Residential Unit	2	5
Unnamed Flat	Boat of Garten	Village Centre	Apartment	Residential Unit	1	2
Unnamed Flat	Boat of Garten	Village Centre	Apartment	Residential Unit	3	4
Uper Corronich	Boat of Garten	Rural	House	Residential Unit	3	6
Wild Cat Lodge	Boat of Garten	Rural	Chalet	Residential Unit	2	6
Wildcat Lodge, Fairlawn Kinchurdy Road, Boat of Garten, PH24 3BP	Boat of Garten	Edge of village - Residential	Annexe	Residential Unit	1	2
Woodland Lodge, Boat of Garten, PH24 3BP	Boat of Garten	Edge of village - Residential	House	Residential Unit	5	12
Woodside	Boat of Garten	Residential	House	Residential Unit	2	5
	Boat of Garten	Rural	House	Residential Unit	1	4
	Boat of Garten	Village Centre	Chalet	Residential Unit	2	4
	Boat of Garten	Village Centre	Chalet	Residential Unit	2	6
	Boat of Garten	Village Centre	Chalet	Residential Unit	2	6
	Boat of Garten	Rural	House	Residential Unit	2	6
	Boat of Garten	Village Centre	House	Residential Unit	3	5
	Boat of Garten	Residential	House	Residential Unit	3	5
	Boat of Garten	Edge of village - Residential	House	Residential Unit	3	8
1 Dalbuaick Farm Cottage Carrbridge, PH23 3NA	Carrbridge		House	Residential Unit	3	6
1 Dalbuaick Farm Cottage, Carrbridge, PH23 3NA	Carrbridge		House	Residential Unit	3	6
Allt Beag, Carrbridge, PH23 3AX	Carrbridge		House	Residential Unit	4	9
Baddengorm Lodge, Carrbridge, PH23 3AX	Carrbridge		House	Residential Unit	5	10
Battanropie Lodge, Carrbridge, PH23 3AL,	Carrbridge	Edge of Village - Residential	House	Residential Unit	3	6
Birchside	Carrbridge	Edge of village - Residential	House	Residential Unit	2	4
Birchtree Cottage	Carrbridge	Edge of Village - Rural	House	Residential Unit	4	8
Braeval	Carrbridge	Edge of Village - Rural	Chalet	Residential Unit	1	2
Cairngorm View, Carrbridge, PH23 3AT,	Carrbridge		House	Residential Unit	2	4
Ellan Woods	Carrbridge	Edge of village - Residential	Annexe	Residential Unit	2	4
Feith Mhor Lodge Station Road, Carrbridge, PH23 3AP,	Carrbridge	Edge of Village - Rural	House	Residential Unit	6	11
Lynroy Carrbridge, PH23 3AD	Carrbridge		House	Residential Unit	3	6
Mo Chridhe, 3 Orchid Place, Carrbridge, PH23 3BF	Carrbridge		House	Residential Unit	3	6
Mole Catcher's Cottage	Carrbridge	Edge of Village - Rural	House	Residential Unit	2	4
New Tulloch Scheme Opposite Landmark	Carrbridge	Edge of village - Residential	House	Residential Unit	3	6
Number Nine	Carrbridge	Edge of village - Residential	House	Residential Unit	4	7
Park Cottage	Carrbridge	Edge of Village - Residential	House	Residential Unit	4	8

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Ptarmigan Carrbridge, PH23 3ND	Carrbridge		House	Residential Unit	3	6
Rowan Cottage Carrbridge, PH23,	Carrbridge		House	Residential Unit	3	8
Smithy Croft	Carrbridge	Edge of village - Rural	House	Residential Unit	3	10
Springfield House	Carrbridge	Edge of village - Residential	House	Residential Unit	3	6
Strathspey Cottage, Main Street Carrbridge, PH23 3AA	Carrbridge	Edge of village - Residential	Apartment	Residential Unit	1	2
Tall Pines, Carrbridge, PH23,	Carrbridge	Village Centre	House	Residential Unit	4	8
The Cottage, 8 Bogroy, Carrbridge, PH23 3BX	Carrbridge		House	Residential Unit	4	8
The Snug	Carrbridge	Edge of Village - Residential	House	Residential Unit	2	6
Tormore	Carrbridge	Edge of village - Rural	Chalet	Residential Unit	3	6
Torridon	Carrbridge	Edge of village - Residential	House	Residential Unit	3	6
West End Cottage Carrbridge, PH23 3A	Carrbridge	Edge of Village - Residential	House	Residential Unit	2	4
Turin Nurin Cottage, Clune, IV13 7AB	Clune		House	Residential Unit	2	4
Cairn View, Aviemore, PH22 1QQ	Coylumbridge	Residential	house	Residential Unit	3	6
Camusmore House, Coylumbridge, Aviemore, PH22 1RD	Coylumbridge	edge of village - Rural	house	Residential Unit	4	8
Clunnie Mor, Aviemore, PH22 1QQ	Coylumbridge	Residential	house	Residential Unit	3	6
Coire Cas, Aviemore, PH22 1QQ	Coylumbridge	Residential	house	Residential Unit	3	6
Croftside House Aviemore, PH22 1QQ	Coylumbridge	Residential	House	Residential Unit	4	9
Drumbeg	Coylumbridge	edge of village - Rural	house	Residential Unit	4	8
Drumchork Cottage	Coylumbridge	edge of village - Rural	house	Residential Unit	3	7
1 Craggan Cottages	Craggan	Rural	house	Residential Unit	4	7
Craggan Mill	Craggan	Rural	House	Residential Unit	6	16
Tiny House - Bunkhouse	Craggan	Rural	House	Residential Unit	1	6
Alcantara Auchroisk Place, Cromdale, PH26 3QF	Cromdale	Village Centre	House	Residential Unit	4	10
Corriemhor Beag Cromdale, PH26 3PF	Cromdale		House	Residential Unit	4	8
Cromdale Station	Cromdale	Edge of village - Residential	House	Residential Unit	3	6
Knock Cottage, Cromdale, PH26 3PH	Cromdale		House	Residential Unit	3	6
The Hazels	Cromdale	Edge of village - Residential	House	Residential Unit	5	12
Train Carriage	Cromdale	Edge of village - Residential	Train	Residential Unit	2	4
The Old Toll House	Dalwhinnie	Residential	house	Residential Unit	3	6
River View	Dalwhinnie	Residential	House	Residential Unit	3	8
Truimbank, General Wade's Military Rd, Dalwhinnie, PH19 1AB	Dalwhinnie	Residential	house	Residential Unit	3	5
Two Station Cottages	Dalwhinnie	Residential	house	Residential Unit	2	5
	Dalwhinnie	Residential	House	Residential Unit	4	11
3 Hide Away Lodge	Drumguish	Rural	house	Residential Unit	4	8
Painter's Cottage	Drumguish	Rural	House	Residential Unit	1	2
Wildcat Lodge	Drumguish	Rural	house	Residential Unit	4	8
	Drumguish	Rural	house	Residential Unit	3	6
Bridge View	Dalnain Bridge	Village Centre	Apartment	Residential Unit	1	2
The Cairngorm Cottage	Dalnain Bridge	Rural	House	Residential Unit	3	6
The Glenmore Lodge	Dalnain Bridge	Rural	House	Residential Unit	2	4
	Dalnain Bridge	Edge of village - Residential	house	Residential Unit	3	6
Easter Duthil Cottage Duthil, PH23 3ND	Duthil		House	Residential Unit	3	6
Strathspey Lodge Duthil, PH23 3ND,	Duthil		House	Residential Unit	4	8
Sunnyside House Duthil, PH23 3NB	Duthil		House	Residential Unit	3	8
The Glebe Duthil, PH23 3ND,	Duthil		House	Residential Unit	5	9
Wildcat Lodge, Etteridge, PH20 1BE	Etteridge		Lodge	Residential Unit	2	4
Lagganlia Cottage	Feshiebridge	Rural	house	Residential Unit	1	2
	Feshiebridge	Rural	House	Residential Unit	2	4

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
	Feshiebridge	Rural	house	Residential Unit	3	9
Croftouse at the Roundhouse	Glentruim	Rural	house	Residential Unit	3	8
Cruachan	Glentruim	Rural	chalet	Residential Unit	3	6
Glentrium Lodge	Glentruim	Rural	house	Residential Unit	8	12
The Den, Etteridge, PH20 1BE	Glentruim	Rural	chalet	Residential Unit	2	4
19 South Street Grantown on Spey, PH26 3HZ	Grantown	Residential	house	Residential Unit	2	5
3 Granite Villa	Grantown	Residential	House	Residential Unit	1	2
Ardenbeg Bunkhouse	Grantown	Residential	Bunkhouse/Hostel	Residential Unit	2	13
Asgard House 12 dulicht court, Grantown on Spey, PH26 3AB	Grantown	Residential	house	Residential Unit	3	5
Avenue Cottage	Grantown	Town Centre	House	Residential Unit	3	6
Bruach Gorm Cottage Grantown on Spey, PH26 3JR	Grantown		House	Residential Unit	3	6
Conifer Cottage	Grantown	Town Centre	House	Residential Unit	2	4
Copper Cottage	Grantown	Residential	house	Residential Unit	1	2
Coppice Cottage 44 Coppice Court, Grantown on Spey, PH26 3LF	Grantown	Residential	house	Residential Unit	2	4
Culreach Lodge Grantown on Spey, PH26 3NH	Grantown		House	Residential Unit	1	6
Dallas Brae	Grantown	Residential	house	Residential Unit	3	6
Dalnahaven, Grantown-on-Spey PH26 3JJ	Grantown		House	Residential Unit	2	4
Dolce Casa, Grantown-on-Spey PH26 5JN	Grantown		House	Residential Unit	4	8
Drummond Cottage Grantown on Spey, PH26 3JR	Grantown		House	Residential Unit	4	7
Dunstaffanage Cottage, Grantown on Spey, PH26 3JR	Grantown		House	Residential Unit	3	6
Failte	Grantown	Residential	house	Residential Unit	2	5
Glenbeg Bunkhouse	Grantown	Rural	house	Residential Unit	3	16
Gordon Hall	Grantown	Residential	Apartment	Residential Unit	1	2
Hearthside	Grantown	Residential	house	Residential Unit	6	12
Inverallan House Grantown on Spey, PH26 3NS	Grantown		House	Residential Unit	7	15
Reel House	Grantown	Town Centre	House	Residential Unit	2	4
Seafield Lodge Apartment 4	Grantown	Residential	Apartment	Residential Unit	2	4
Spey Side BNB	Grantown	Town Centre	Apartment	Residential Unit	3	5
Speyside House	Grantown	Town Centre	Apartment	Residential Unit	1	4
Square View Flat	Grantown	Town Centre	Apartment	Residential Unit	1	4
Taigh Na Coille Cottage	Grantown	Rural	House	Residential Unit	2	4
The Cottage	Grantown	Town Centre	House	Residential Unit	2	4
The Grnary in the Square	Grantown	Town Centre	Apartment	Residential Unit	3	5
The Hideaway Grantown on Spey, PH26 3EW	Grantown		House	Residential Unit	2	4
The Old Laundry, Grantown-on-Spey PH26 3PS	Grantown		House	Residential Unit	3	6
The Spey Apartment	Grantown	Residential	Apartment	Residential Unit	1	2
West Gorton, Grantown on Spey, PH26 3NG	Grantown		House	Residential Unit	2	4
	Grantown	Town Centre	Apartment	Residential Unit	1	4
	Grantown	Residential	house	Residential Unit	2	4
	Grantown	Town Centre	House	Residential Unit	2	4
	Grantown	Residential	house	Residential Unit	2	5
Kirkstone Lodge, Inveruglas, Insh, IV21 1NY	Insh		House	Residential Unit	3	8
Little Birch Cabin	Insh	Rural	chalet	Residential Unit	2	3
Mountain View Lodge, Inveruglas, Insh, PH21 1NY	Insh	Rural	house	Residential Unit	2	8
Soillerie Beag	Insh	Rural	House	Residential Unit	2	2
Soillerie House, Insh, PH21 1NT	Insh	Rural	house	Residential Unit	3	6
The Old Log Shed	Insh	Rural	chalet	Residential Unit	1	2
The Old School	Insh	Rural	house	Residential Unit	2	4

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Braewood, Invermoriston, IV2 6UP	invermoriston		House	Residential Unit	3	6
Kintulloch, Insh, PH21 1NY	Inveruglas	Rural	House	Residential Unit	2	4
Balnacraig Lodge	Kincraig	Rural	House	Residential Unit	4	9
Croftcarnoch farmhouse	Kincraig	Rural	house	Residential Unit	4	8
Fern Villa	Kincraig	Residential	house	Residential Unit	2	4
First Floor Apartment, Old Stable House, Aviemore	Kincraig	Residential	Flat	Residential Unit	1	4
Ground Floor Apartment, Old Stable House, Aviemore	Kincraig	Residential	Flat	Residential Unit	2	2
Hillview Cottage	Kincraig	Rural	house	Residential Unit	3	7
Inshcraig, Kincraig, PH21 1NU	Kincraig		House	Residential Unit	3	6
Islay	Kincraig	Rural	house	Residential Unit	3	6
Jura Cottage Meadowside Cottages, Kincraig, PH21 1LX	Kincraig		House	Residential Unit	3	6
Kirkbeag	Kincraig	Rural	house	Residential Unit	5	10
Meadowside House Cottages Kincraig, Balavil, PH21 1LX	Kincraig		House	Residential Unit	1	2
Meadowside House Cottages Kincraig, Balavil, PH21 1LX	Kincraig		House	Residential Unit	1	2
Meadowside House Cottages Kincraig, Balavil, PH21 1LX	Kincraig		House	Residential Unit	1	4
Meadowside House Cottages Kincraig, Balavil, PH21 1LX	Kincraig		House	Residential Unit	2	4
Meadowside House Cottages Kincraig, Balavil, PH21 1LX	Kincraig		House	Residential Unit	2	4
Meadowside House Cottages Kincraig, Balavil, PH21 1LX	Kincraig		House	Residential Unit	3	6
Meadowside House Cottage, Kincraig, PH21 1LX	Kincraig		House	Residential Unit	3	6
Morven	Kincraig	Residential	house	Residential Unit	5	8
Old Stable House Stone Barn Conversion	Kincraig	Rural	House	Residential Unit	3	10
Orkney Cottage	Kincraig	Rural	house	Residential Unit	2	5
Railway Cottage in Dalraddy	Kincraig	Rural	house	Residential Unit	2	4
Railway Cottage in Dalraddy	Kincraig	Rural	house	Residential Unit	2	4
Shetland Cottage, Meadowside House, Kincraig, PH21 1LX	Kincraig		House	Residential Unit	2	4
Suidhe Crescent	Kincraig	Residential	house	Residential Unit	3	8
Suidhe Lodge	Kincraig	Village Centre	house	Residential Unit	6	15
	Kincraig	Residential	house	Residential Unit	4	8
	45 Kingussie	Residential	house	Residential Unit	2	4
50 High Street, Kingussie, PH21 1HZ	Kingussie	Town Centre	house	Residential Unit	5	12
59 High Street, Kingussie, PH21 1HX	Kingussie		House	Residential Unit	3	6
Acorn Cottage	Kingussie	Town Centre	house	Residential Unit	2	4
Ardvonie House, Ardvonie Road, Kingussie, PH21 1EZ	Kingussie		House	Residential Unit	2	3
Aultmore Kingussie, PH21 1JD	Kingussie		House	Residential Unit	3	4
Brucanich Cottage, Kingussie, PH21 1EY	Kingussie		House	Residential Unit	1	4
Carrick House, Duke Street, Kingussie, PH21 1JG	Kingussie		House	Residential Unit	3	5
Church View, Kingussie, PH21 1DQ	Kingussie		House	Residential Unit	2	4
Craigroy	Kingussie	Residential	house	Residential Unit		
Fáilte Bhlàth, 40a High Street	Kingussie	Town Centre	Flat	Residential Unit	1	4
Free Church Manse	Kingussie	Residential	house	Residential Unit	3	6
Glenfeshie Hostel, Glenfeshie Kingussie, Insh, PH21 1NH	Kingussie		House	Residential Unit	4	16
Golden Eagle Lodge, Kingussie, PH21 1NG	Kingussie		Lodge	Residential Unit	3	8
Hideaway Lodge, 3 Invertromie Steading, Invertromie Farm, Kingussie, PH21 1NS	Kingussie		House	Residential Unit	4	8
Hillfoot, Kingussie, PH21 1NU	Kingussie		House	Residential Unit	2	5
Hillside Balcony	Kingussie	Residential	House	Residential Unit	3	6
Hillside East, Kingussie, PH21 1JD	Kingussie		House	Residential Unit	2	4
Kingussie Apartment, Kingussie, PH21 1HY	Kingussie		House	Residential Unit	2	4
Langside, Kingussie, PH21	Kingussie		House	Residential Unit	2	4



Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Monaliadh	Kingussie	Residential	house	Residential Unit	3	6
Mountain Hare Apartment, Kingussie, PH21 1NG	Kingussie		House	Residential Unit	1	4
Osprey Apartment, Kingussie, PH21 1NG	Kingussie		House	Residential Unit	1	2
Osprey Lodge, Invertromie, Kingussie, PH21 1NS	Kingussie	Rural	house	Residential Unit	4	8
Otter Lodge, Kingussie, PH21 1NG	Kingussie		House	Residential Unit	3	8
Red Deer Lodge, Kingussie, PH21 1NG	Kingussie		Lodge	Residential Unit	2	8
Skye Cottage, Meadowside House Kincaig, near Kingussie, Kingussie, PH21 1LX	Kingussie		House	Residential Unit	2	4
Sundowner cottage at Ruthven Steadings	Kingussie	Rural	House	Residential Unit	2	4
Sussex House	Kingussie	Residential	Flat	Residential Unit	3	6
Torbreck Chalet, Kingussie, PH21 1NX	Kingussie		Lodge	Residential Unit	1	2
Wildcat Lodge, Kingussie, PH21 1NG	Kingussie		Lodge	Residential Unit	3	8
	Kingussie	Residential	Flat	Residential Unit	2	4
	Kingussie	Town Centre	Flat	Residential Unit	3	8
Allt Bronach	Laggan	Rural	house	Residential Unit	2	4
Allt na Criche	Laggan	Rural	house	Residential Unit	2	4
Allt na Criche	Laggan	Rural	house	Residential Unit	2	4
Birch Cottage	Laggan	Rural	house	Residential Unit	1	2
Caoldair Lodge, Laggan, PH20 1BT	Laggan	Rural	chalet	Residential Unit	5	16
Catlodge Steading	Laggan	Rural	house	Residential Unit	1	2
Corriebhuie Cottage	Laggan	Rural	House	Residential Unit	3	6
Creag-na-Sanais, Laggan, PH20 1BT	Laggan		House	Residential Unit	2	4
Distillery Cottage	Laggan	Rural	house	Residential Unit	3	8
Feagour Cottage	Laggan	Rural	house	Residential Unit	2	4
Feagour Lodge	Laggan	Rural	Chalet	Residential Unit	1	2
Gaskbeg-1, Laggan, PH20 1BS	Laggan		House	Residential Unit	2	4
Gaskbeg-2, Laggan, PH20 1BS	Laggan		House	Residential Unit	2	4
Gergask Cottage	Laggan	Rural	House	Residential Unit	2	4
Pipers Cottage	Laggan	Rural	house	Residential Unit	2	4
The Butler's Flat	Laggan	Rural	Lodge	Residential Unit	2	5
The Cabin	Laggan	Rural	Lodge	Residential Unit	2	4
The Drey	Laggan	Rural	House	Residential Unit	3	6
The Pavillion	Laggan	Rural	house	Residential Unit	3	8
The Old Boathouse Mains of Dalvey, PH26 3PN,	Mains of Dalvey		House	Residential Unit	3	8
An Cala	Nethy Bridge	Residential	House	Residential Unit	5	9
Belle Rive Cottage	Nethy Bridge	Residential	house	Residential Unit	2	4
Bowlins	Nethy Bridge	Village Centre	House	Residential Unit	2	6
Braenedin	Nethy Bridge	Rural	House	Residential Unit	6	8
Chalet at Mondhuie	Nethy Bridge	Rural	Chalet	Residential Unit	2	5
Chalet D	Nethy Bridge	Rural	Chalet	Residential Unit	3	6
Culvardie Cottage	Nethy Bridge	Village Centre	House	Residential Unit	3	6
East Dell	Nethy Bridge	Rural	House	Residential Unit	2	5
Granite Cottage (subdivided house?)	Nethy Bridge	Village Centre	Apartment	Residential Unit	3	6
Half House	Nethy Bridge	Rural	House	Residential Unit	3	6
Hawthorn	Nethy Bridge	Residential	House	Residential Unit	3	6
Langrick, Dell Road, Nethy Bridge, PH25 3DG	Nethy Bridge	Rural	House	Residential Unit	5	10
Little Dell	Nethy Bridge	Rural	House	Residential Unit	1	2
Mountian Bear Lodge	Nethy Bridge	Edge of Village - Rural	House	Residential Unit	6	14
Muir Edge	Nethy Bridge	Edge of village - Rural	House	Residential Unit	3	6

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
Osprey House	Nethy Bridge	Edge of Village - Residential	House	Residential Unit	4	8
Ptarmigan Lodge	Nethy Bridge	Residential	Chalet	Residential Unit	4	10
Sandaig Holiday Home	Nethy Bridge	Edge of Village - Rural	House	Residential Unit	4	8
South Dell	Nethy Bridge	Rural	House	Residential Unit	3	6
Squirrels Tale Cottage, Nethy Bridge, PH26 3LX	Nethy Bridge	Rural	House	Residential Unit	3	5
Taigh M'Athair	Nethy Bridge	Residential	house	Residential Unit	2	4
The Bothy	Nethy Bridge	Edge of village - Rural	House	Residential Unit	1	3
The Maltings	Nethy Bridge	Rural	House	Residential Unit	4	8
West Dell	Nethy Bridge	Rural	House	Residential Unit	3	7
	Nethy Bridge	Edge of Village - Residential	House	Residential Unit	1	2
	Nethy Bridge	Edge of Village - Residential	House	Residential Unit	2	3
	Nethy Bridge	Village Centre	House	Residential Unit	2	4
10 Monarch Country Apartment, Newtonmore, PH20 1DD	Newtonmore		Flat	Residential Unit	1	4
Alvey House, Newtonmore, PH20 1AT	Newtonmore		House	Residential Unit	9	19
An Torr, Newtonmore, PH20 1BW	Newtonmore		House	Residential Unit	5	12
Baltinna West Lodge	Newtonmore	Residential	house	Residential Unit	1	2
Biallid House	Newtonmore	Residential	house	Residential Unit	7	15
Bruich Cottage, Church Terrace, Newtonmore, PH20 1DT	Newtonmore	Residential	house	Residential Unit	2	4
Camán House (1 of 2 apartments)	Newtonmore	Town Centre	flat	Residential Unit	2	4
Craigerne, Newtonmore, PH20 1AT	Newtonmore		House	Residential Unit	3	6
Dail Na Seilg, Newtonmore, PH20 1BW	Newtonmore		House	Residential Unit	4	8
Dervaig, Church Terrace, Newtonmore, PH20 1DT	Newtonmore		House	Residential Unit	3	6
Dullatur, Golf Course Road, Newtonmore, PH20 1AT	Newtonmore	Residential	house	Residential Unit	3	6
Dunruadh, Newtonmore, PH20 1DA	Newtonmore	Town Centre	house	Residential Unit	3	5
Einich, Newtonmore, PH20	Newtonmore		House	Residential Unit	4	8
Elm Cottage	Newtonmore	Residential	house	Residential Unit	3	5
Fronthill, Newtonmore, PH20 1DG	Newtonmore		House	Residential Unit	2	6
Grouse Cottage, Newtonmore, PH20 1BT	Newtonmore		House	Residential Unit	1	2
Highland Escapes - Newtonmore	Newtonmore	Residential	House	Residential Unit	4	8
Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE	Newtonmore		House	Residential Unit	1	2
Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE	Newtonmore		House	Residential Unit	1	2
Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE	Newtonmore		House	Residential Unit	1	2
Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE	Newtonmore		House	Residential Unit	2	3
Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE	Newtonmore		House	Residential Unit	2	4
Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE	Newtonmore		House	Residential Unit	2	4
Highland Holiday Cottages, Falls of Truim, Newtonmore, PH20 1BE	Newtonmore		House	Residential Unit	3	6
Letterbox House Main Street, Newtonmore, PH20 1DA	Newtonmore	Town Centre	house	Residential Unit	4	8
Monarch Country Apartments	Newtonmore	Town Centre	Flat	Residential Unit	2	4
Netherwood House, Glen Road, Newtonmore, PH20 1EA	Newtonmore		House	Residential Unit	4	10
Newtonmore, PH20 1DR	Newtonmore		House	Residential Unit	3	6
Osprey Cottage, Newtonmore, PH20 1BT	Newtonmore		House	Residential Unit	1	2
Rowan Cottage	Newtonmore	Residential	house	Residential Unit	3	6
Squirrel View, Newtonmore, PH20	Newtonmore	Residential	house	Residential Unit	2	4
The Beech Studio	Newtonmore	Residential	Annexe	Residential Unit	2	4
The Byre	Newtonmore	Residential	house	Residential Unit	2	4
Thistle Dhu, Newtonmore, PH20 1AT	Newtonmore		House	Residential Unit	4	8
Woodlands, Newtonmore, PH20 1AR	Newtonmore		House	Residential Unit	3	6
	Newtonmore	Rural	house	Residential Unit	1	3

Name/Other Details	Settlement/ Location	Location Type	Property Type	Accommodation Type	Bedrooms	Guests
	Newtonmore	Rural	House	Residential Unit	1	4
	Newtonmore	Rural	house	Residential Unit	1	4
	Newtonmore	Residential	house	Residential Unit	2	4
	Newtonmore	Residential	house	Residential Unit	3	6
	Newtonmore	Residential	house	Residential Unit	4	8
Ash Cottage at Highland Holiday Cottages	Phoines	Rural	house	Residential Unit	1	2
Birch Cottage at Highland Holiday Cottages	Phoines	Rural	house	Residential Unit	1	2
Cedar Cottage at Highland Holiday Cottages	Phoines	Rural	house	Residential Unit	11	3
Douglas Fir Cottage at Highland Holiday Cottages	Phoines	Rural	house	Residential Unit	2	4
Elm Cottage at Highland Holiday Cottages	Phoines	Rural	house	Residential Unit	2	4
Etteridge Cotage	Phoines	Rural	house	Residential Unit	4	7
Hazel Cottage at Highland Holiday Cottages	Phoines	Rural	house	Residential Unit	3	6
Larch Cottage at Highland Holiday Cottages	Phoines	Rural	house	Residential Unit	1	2
Phoines Lodge	Phoines	Rural	house	Residential Unit	5	10
Phoines Lodge	Phoines	Rural	house	Residential Unit	11	16
Delmhor 1 Ski Cottages, Aviemore, PH22 1QH	Rothiemurchas	Residential	House	Residential Unit	3	6
Delmhor, 4 Ski Road Cottages, Aviemore, PH22 1QW	Rothiemurchas	Residential	House	Residential Unit	3	6
Druiebeg, Inverdrueie	Rothiemurchas	Residential	House	Residential Unit	2	4
The Green Lodge, 8 Ski Road Cottages Coylumbridge, Aviemore, PH22 1QH	Rothiemurchas	Residential	house	Residential Unit	4	8
Birchbank Skye of Curr, PH26 3NH	Skye of Curr		House	Residential Unit	3	6
Clachan Cottage	Skye of Curr	Rural	House	Residential Unit	2	4
Corrimony	Skye of Curr	Rural	House	Residential Unit	4	8
Craignay Cottage, Skye of Curr, PH26 3LU	Skye of Curr		House	Residential Unit	4	8
Highland Neuk Apt	Skye of Curr	Rural	house	Residential Unit	1	3
Lower Curr, Skye of Curr Road, Skye of Curr, PH26 3PA	Skye of Curr	Rural	House	Residential Unit	3	5
Post Office Cottage Skye of Curr, PH26 3LT	Skye of Curr		House	Residential Unit	2	4
Tea Cosy Bothy	Skye of Curr	Rural	Chalet	Residential Unit	1	4
The West Wing Skye of Curr, PH26 3NH	Skye of Curr		House	Residential Unit	3	7
Wester Lagan Cottage Skye of Curr, PH26 3NU	Skye of Curr		House	Residential Unit	3	6
	Skye of Curr	Rural	Apartment	Residential Unit	2	4
Top Cottage, Upper Derraid, PH26 3PL	Upper Derraid		House	Residential Unit	2	4
Baldow Cottage, Eil, PH21 1NE			House	Residential Unit	3	6

On both Websites

On airbnb.com only

On booking.com only

## Appendix 2 - Introduction of Short Term Let Control Areas – Badenoch and Strathspey


### Short Term Let Control Area Next Steps:

<b>Statutory Process</b>	<b>Action</b>	<b>Anticipated Timeline</b>
<b>Notification and Consultation</b>	1) Publish notice in local paper – Strathspey & Badenoch Herald and Press & Journal. 2) Publish notice on the Council Website 3) Advise all Community Councils within the proposed Control Area 4) Additional notification methods (e.g., leaflet drops, social media or local signage TBC).	Legislation requires min. 28 days, but in line with the Council Development Plan Participation Statement, consultation to run for <b>6 weeks</b> . 10 <sup>th</sup> Jan 2022 – 25 <sup>th</sup> February 2022
<b>Committee Approval</b>	Report to consider representations made, any modifications proposed and to seek final approval to proceed with establishment of a Control Area for Badenoch & Strathspey.	Economy and Infrastructure Committee on <b>23<sup>rd</sup> June 2022</b> .  <i>Note. It would be planned to bring the draft Non-statutory Planning Guidance document for approval to the ECI Committee on 23<sup>rd</sup> June 2022</i>
<b>Notice to Ministers</b>	Required: <ul style="list-style-type: none"> <li>• Map of Control Area</li> <li>• Statement of Reasons - updated to reflect response to representations</li> </ul>	Sent to Scottish Ministers in July 2022
<b>Response from Ministers</b>	Minister to consider if to: <ul style="list-style-type: none"> <li>• Approve Control Area</li> <li>• Not approve Control Area</li> </ul>	No timeframe outlined in regulations – assume response by end August 2022
<b>Publicity (if approved)</b>	Local Paper – Strathspey & Badenoch Herald and Press & Journal. Give notice of: <ul style="list-style-type: none"> <li>• the designation,</li> <li>• the area to be covered (and how map can be inspected); and</li> <li>• the date on which the Control Area will come into effect</li> </ul>	Legislation requires min. 28 days. Therefore, Short Term Let Control Area for Badenoch & Strathspey comes into force early October 2022.  <i>Note. Separate STL Licensing requirements anticipated to start accepting applications by 1st October 2022</i>




# Legend

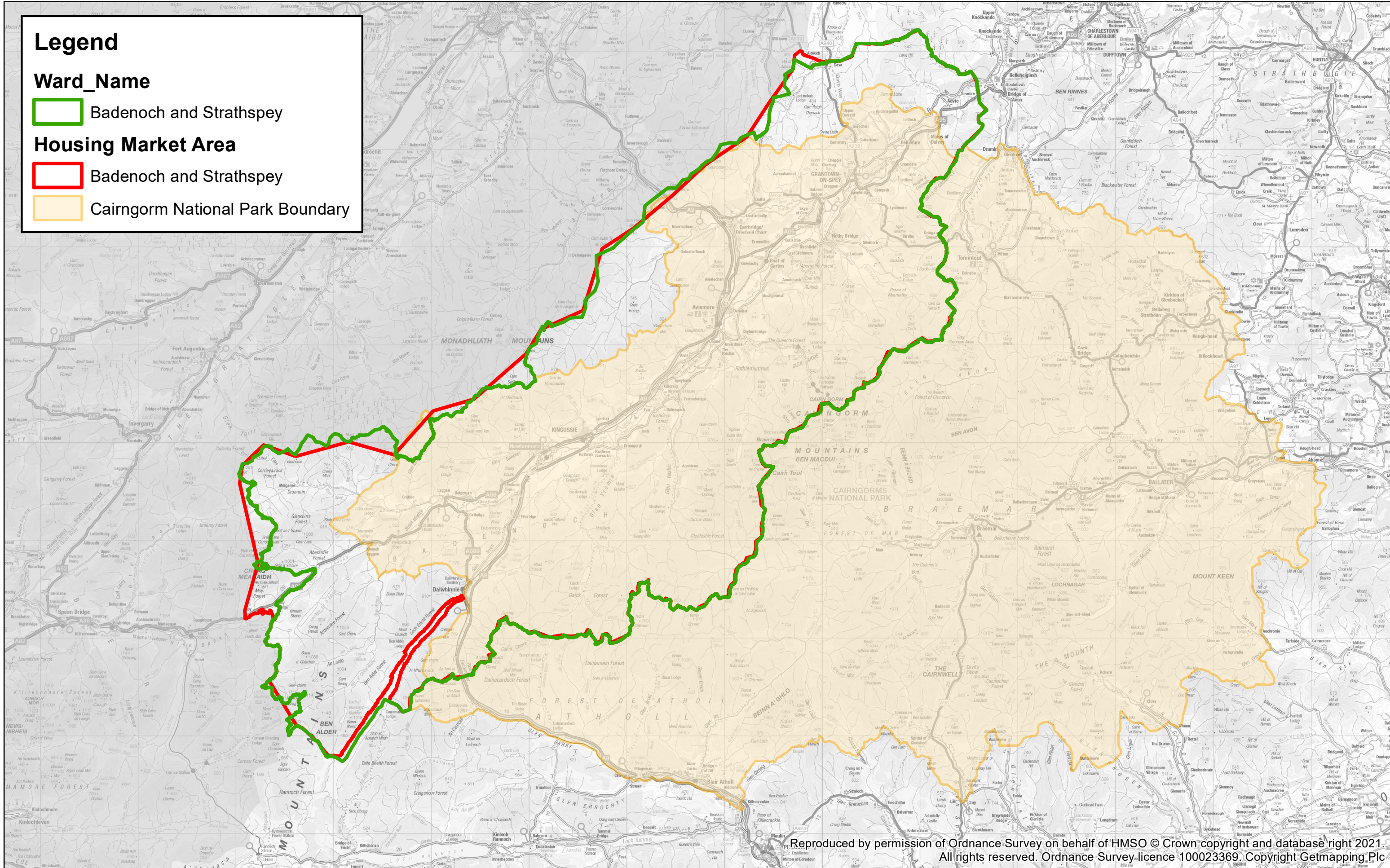
## Ward\_Name

 Badenoch and Strathspey

## Housing Market Area

 Badenoch and Strathspey

 Cairngorm National Park Boundary



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# Ward, Housing Market Area and National Park Geographies

Ref: MH1  
Date: 10/11/2021

0 1,850 3,700 7,400 11,100 14,800 Meters

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