

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 25 June 2024

Report title: Application for the grant of a short term let licence –
Studleigh, Ff 9A Auldcastle Road, Inverness, IV2 3PZ (Ward
16 : Inverness Millburn)

Report by: The Principal Solicitor – Regulatory Services

1. Purpose/Executive Summary

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

2. Recommendation

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

3. Background

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

4. Application

- 4.1 On 6 December 2023 (date application was deemed valid) an application for the grant of a short term let licence was received from Mrs Abigail Brodie, agent acting on behalf of ACR Homes Limited, a private limited company (Company number SC754032) and having their registered office at The Cottage, North Kessock, Inverness, Scotland, IV1 3XD.
- 4.2 The property to which the application relates to is Studleigh, Ff 9A Auldcastle Road, Inverness, IV2 3PZ ("the Premises"). A site plan was provided by the applicant as part of the application process and is attached as an appendix to this report (**Appendix 1**). The Premises are those edged in blue on page 1 of Appendix 1.
- 4.3 The application for the short term let licence has been made on the basis that the said ACR Homes Limited will be the host/operator of the Premises. ACR Homes Limited have applied for the short term let licence as an 'existing host' on the basis that, in their capacity as the host/operator, they operated the Premises as a short term let property prior to 1 October 2022.
- 4.4 ACR Homes Limited are named on the application as the owner of the Premises. The person named as being responsible for the day-to-day management of the Premises is Mrs Brodie and a Mr Rodger Higgins.
- 4.5 The type of letting which has been applied for is 'secondary letting', which involves the letting of a property where the applicant does not normally live.

4.6 The Premises is described as a flat with a private entrance which offers accommodation for a maximum of 8 guests. The Premises comprises of a kitchen, lounge, bathroom and three bedrooms (one ensuite). A floor plan of the Premises was provided by the applicant as part of the application process, and this can be found on page 2 of Appendix 1. The footprint of the Premises are shaded pink on such floor plan.

5.	Process
5.1	The application was circulated to the following Agencies/Services for consultation: <ul style="list-style-type: none"> • Police Scotland; • Highland Council’s Environmental Health Service.
5.2	Police Scotland and the Highland Council’s Environmental Health Service have confirmed that they have no objections to the licence being issued.
5.3	The Scottish Fire & Rescue Service was not further consulted on the application as the fire safety checklist, which was completed by the applicant, pertaining to the application was deemed satisfactory.
5.4	In addition, the applicant has provided a certificate of compliance confirming that a public notice of application for their short term let licence was displayed at or near the Premises for a period of 21 days.
6.	Late Objection
6.1	An objection to the application was received on 12 January 2024 from Ms Margaret MacLeod, however this was received after the 28 day period for objections had elapsed, namely on 7 January 2024, and therefore this cannot automatically be considered by the Committee.
6.2	At the meeting Ms MacLeod will be invited to address the Members as to the reason why the objection was submitted after the required timescale. The applicant will be invited to address the Committee on the same and thereafter Members will require to determine whether there were sufficient reasons for the late objection and whether it should be heard.
6.3	If the Committee are minded to accept the late objection a copy will be circulated at the meeting. If not, the application will be determined in its absence.
7.	Determining issues
7.1	Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that a licensing authority may refuse an application to grant or renew a licence where: <ul style="list-style-type: none"> (a) the applicant or anyone else detailed on the application is not a fit and proper person; (b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused;

- (c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to
- (i) the location, character or condition of premises or the character or condition of the vehicle or vessel,
 - (ii) the nature and extent of the proposed activity,
 - (iii) the kind of persons likely to be in the premises, vehicle or vessel,
 - (iv) the possibility of undue public nuisance, or
 - (v) public order or public safety; or
- (d) there is other good reason for refusing the application.

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

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

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

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

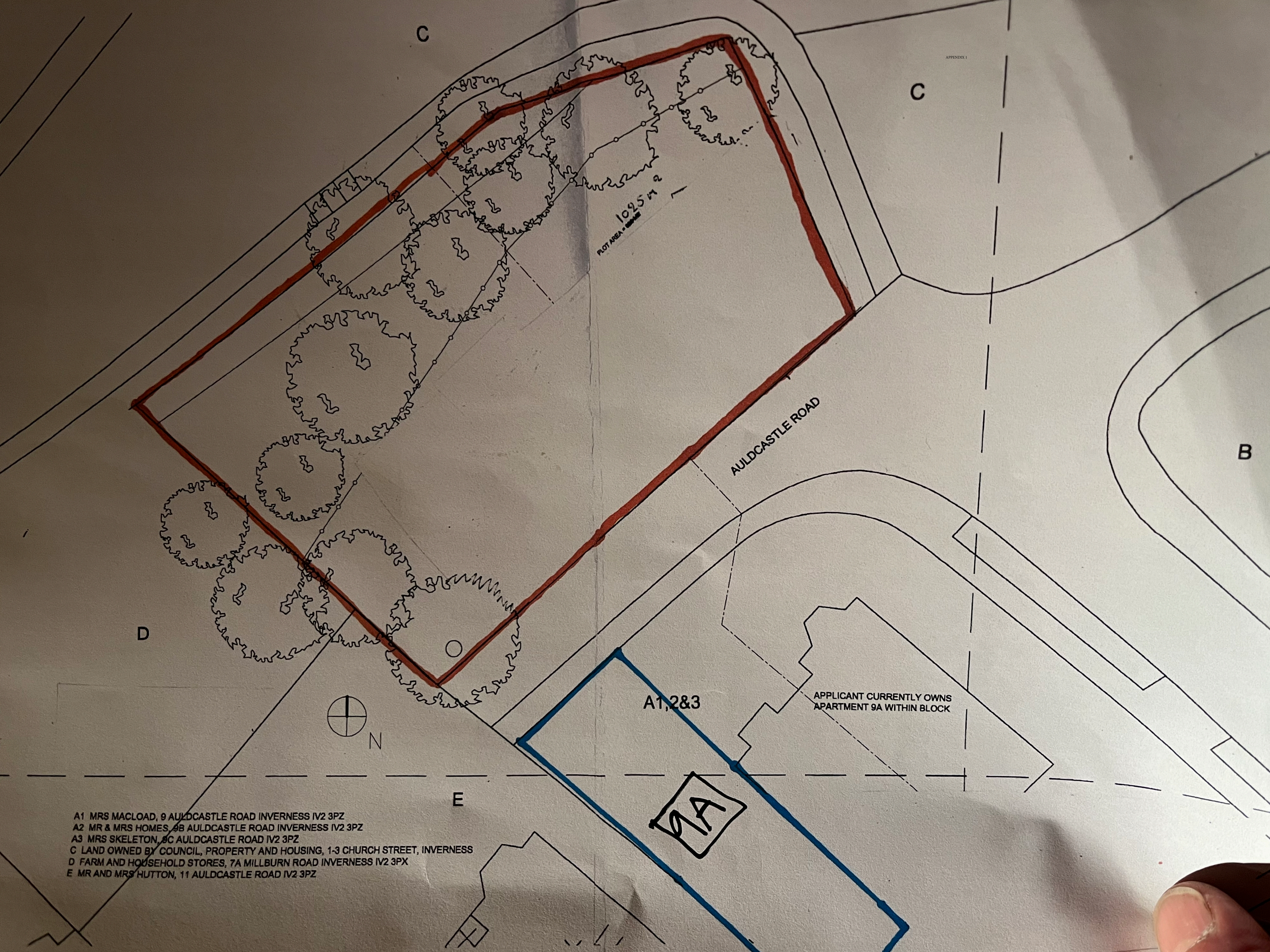
8. Policies

The following policy is relevant to this application:

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

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

9.	Implications
9.1	Not applicable.
<p>Date: 31 May 2024 Author: Julie Traynor Reference: FS540445923</p> <p>Background Papers:</p> <ul style="list-style-type: none">• Civic Government (Scotland) Act 1982• The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022 <p>APPENDIX: Appendix 1: Site plan, detailing the extent of the Premises and floor plan, in respect of the Premises.</p>	



1095 m²
 PLOT AREA

AULDCASTLE ROAD

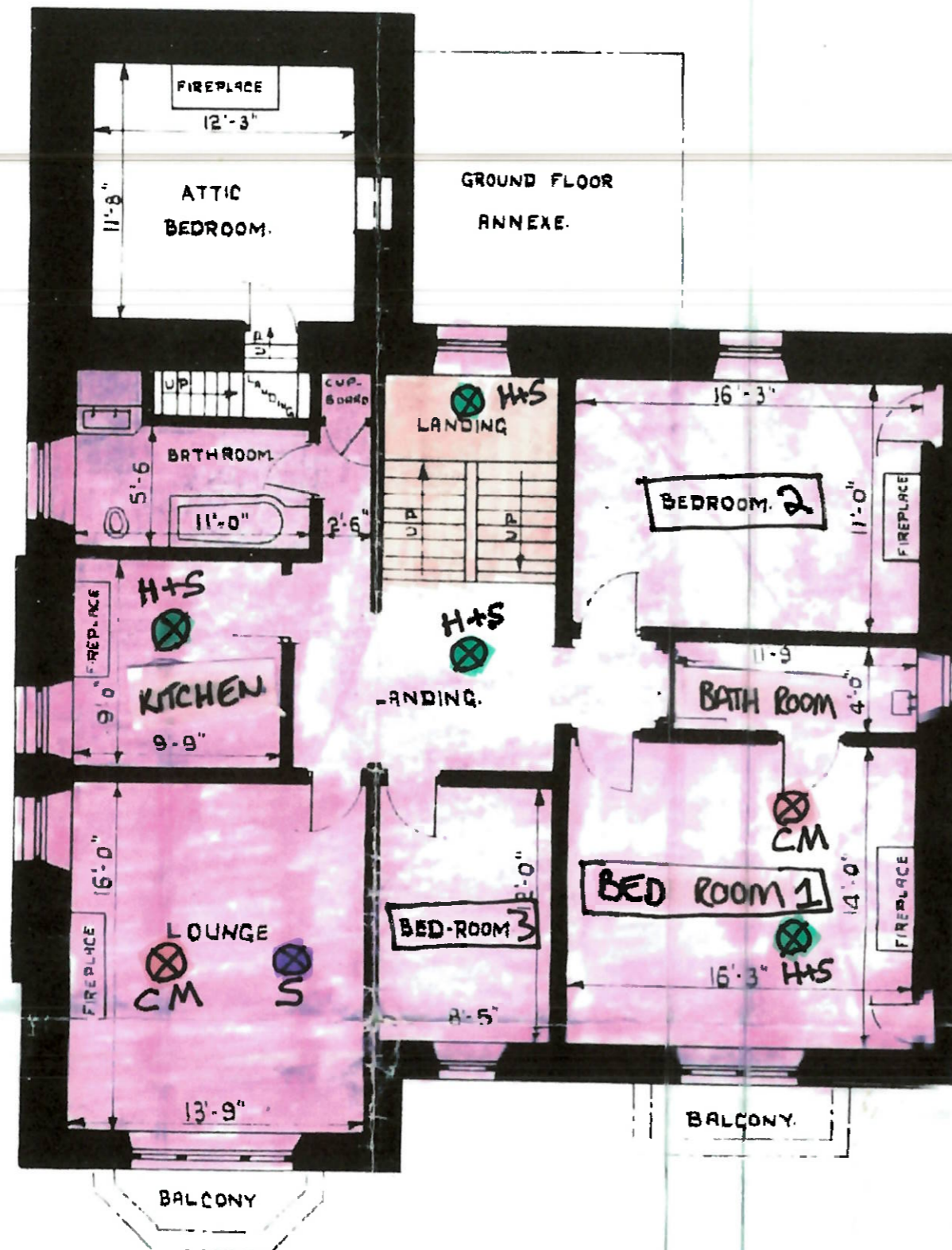
A1,2&3

APPLICANT CURRENTLY OWNS
 APARTMENT 9A WITHIN BLOCK

9A



- A1 MRS MACLOAD, 9 AULDCASTLE ROAD INVERNESS IV2 3PZ
- A2 MR & MRS HOMES, 9B AULDCASTLE ROAD INVERNESS IV2 3PZ
- A3 MRS SKELETON, 9C AULDCASTLE ROAD IV2 3PZ
- C LAND OWNED BY COUNCIL, PROPERTY AND HOUSING, 1-3 CHURCH STREET, INVERNESS
- D FARM AND HOUSEHOLD STORES, 7A MILLBURN ROAD INVERNESS IV2 3PX
- E MR AND MRS HUTTON, 11 AULDCASTLE ROAD IV2 3PZ



FIRST FLOOR PLAN.

H+S = HEAT & SMOKE DETECTOR.
 ⊗ = CARBON MONOXIDE DETECTOR.
 CM
 ⊗ = SMOKE DETECTOR.
 S
 = FIRE ESCAPE ROUTE → DOWN STAIRS.
 MAX OCCUPANCY:
 BEDROOM 1 = 4.
 BEDROOM 2 = 2.
 BEDROOM 3 = 2.