

	Agenda item	3.1
	Report no	HLC/141/24

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 3 December 2024

Report title: Application for the grant of a short term let licence – Milton Mill (Grainstore), Ballavoulin, Drumnadrochit, IV63 6UA (Ward 12 – Aird and Loch Ness)

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 8 April 2024 a validated application for the grant of a short term let licence was received from Mrs Katie Peteranna.
- 4.2 The property to which the application relates is Milton Mill (Grainstore), Ballavoulin, Drumnadrochit, IV63 6UA (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 highlighted orange on the plan 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 Mrs Peteranna will be the host/operator of the Premises. The host/operator has applied for a short term let licence as an 'existing host' on the basis that the Premises were operated as a short term let property prior to 1 October 2022.
- 4.4 Mrs Peteranna is named on the application as the owner of the Premises.
- 4.5 The person named on the application as being responsible for the day-to-day management of the Premises is the said Mrs Peteranna.
- 4.6 The type of letting which has been applied for is 'secondary letting', which means the host/operator is letting a property where they do not normally live.
- 4.7 The Premises is described as a semi-detached, self-catering dwellinghouse which can accommodate a maximum capacity of 3 guests. The ground floor of the premises comprises of an open plan lounge/kitchen area and glass vine house. The upper floor of the premises comprises of a bedroom and shower room. Floor plans of the Premises were provided by the applicant as part of the application process, and these can be found on page 2 of Appendix 1.

5. Process

5.1 The application was circulated to the following Agencies/Services for consultation:

- Police Scotland;
- Highland Council Environmental Health Service; and
- Highland Council Building Standards.

5.2 Police Scotland, the Highland Council's Environmental Health Service and the Highland Council Building Standards have all confirmed that they have no objections to the application.

5.3 The Scottish Fire & Rescue Service was not further consulted on the application as the fire safety checklist, which was completed by the applicant, pertaining to the application was deemed satisfactory.

6. Certificate of Compliance

6.1 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 from 1 May 2024.

7. Late Objection

7.1 The following objection was received after the 28 day period for objections had elapsed, namely on 31 May 2024, and therefore cannot automatically be considered by the Committee:

- Objection received by email on 31 May 2024 from Rachel Nixseaman, Darren Wisniewski, Fiona MacKenzie, Abigail Saunders, Patrick Rowan, Anne Clarke, Samantha Farmer and Matthew Farmer.

7.2 At the meeting each of Rachel Nixseaman, Darren Wisniewski, Fiona MacKenzie, Abigail Saunders, Patrick Rowan, Anne Clarke, Samantha Farmer and Matthew Farmer will be invited to address the Members as to the reason why their 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 objections and whether they should be heard.

7.3 If the Committee are minded to accept the late objections, copies will be circulated at the meeting. If not, the application will be determined in their absence. If the late objections are accepted and in the event that these late objections contain points which should not be taken into account by the Committee when determining this licence application, as they are outwith the scope of the grounds that a licensing authority can consider in terms of the refusal of an application to grant or renew a licence, as detailed at point 8.1 of this Report, the Principal Solicitor – Regulatory Services will offer further advice or clarification to the Committee on such points.

8. Determining issues

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

- a) The applicant or, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either:
 - i. for the time being disqualified under section 7(6) of the Civic Government (Scotland) Act 1982, or;
 - ii. is not a fit and proper person to be the holder of the licence.
- b) The activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such licence if he made the application himself;
- 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 the 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
 - (iv) 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.

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

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

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

9. 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.

10. Implications

10.1 Not applicable.

Date: 13 November 2024

Author: Julie Traynor

Reference: FS549231703

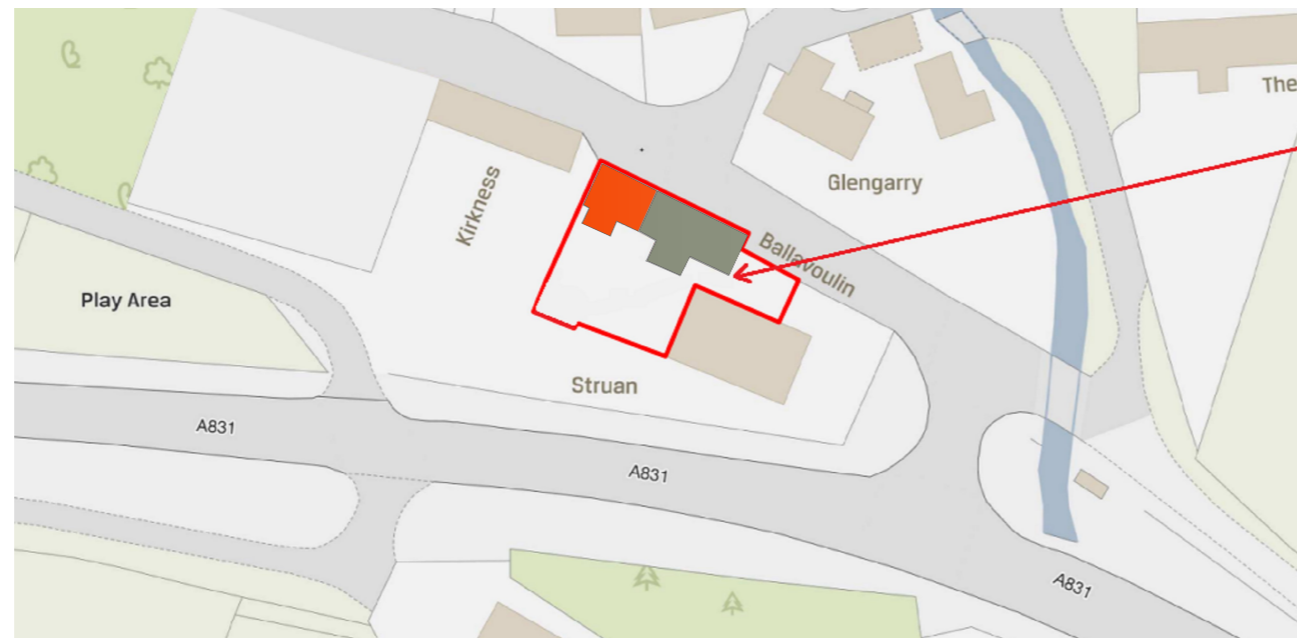
Background Papers:

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

Appendix:

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

APPENDIX 1

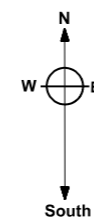


SITE LOCATION PLAN

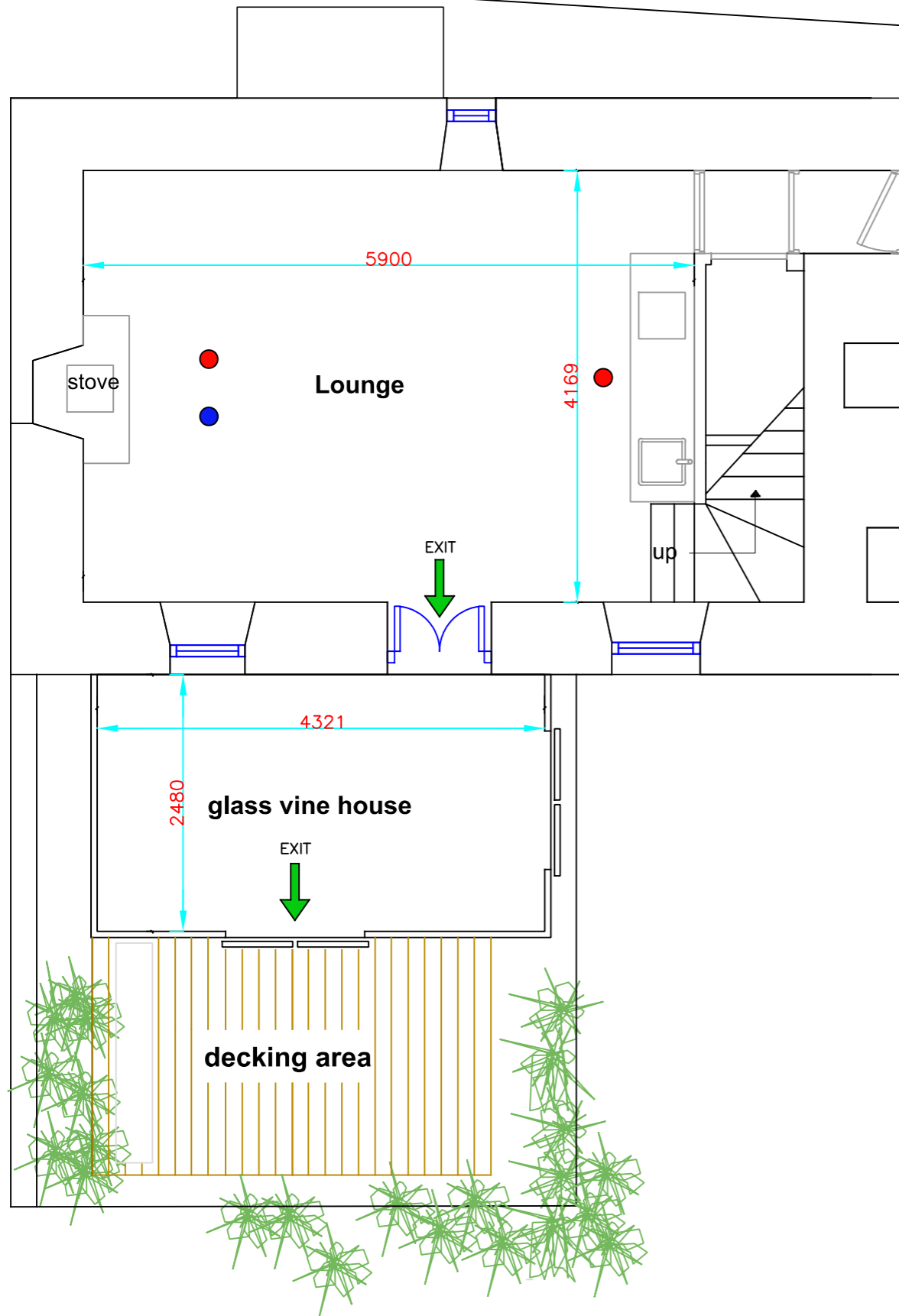
RED OUTLINE – OWNERS PROPERTY
BALLAVOULIN
MILTON
DRUMNADROCHIT
IV63 6UA

SHORT TERM LET
HIGHLIGHTED ORANGE ABOVE

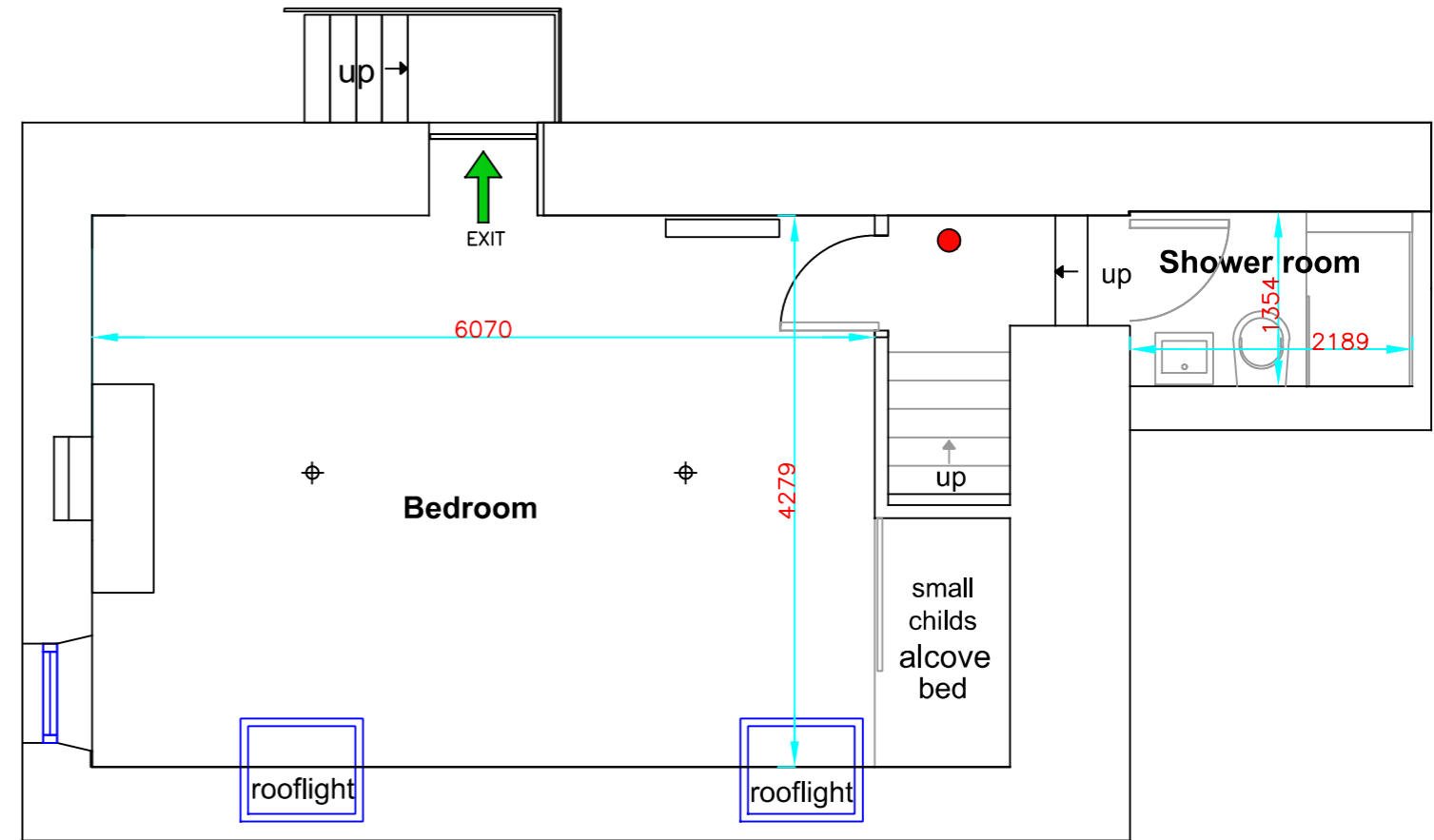
MILTON MILL
MILTON
DRUMNADROCHIT
IV63 6UA



BALLAVOULIN MILTON DRUMNADROCHIT IV63 6UA
SITE LOCATION PLAN
1ST APRIL 2024
NOTES: – N/A
SCALE: 1:1000 @ A3
REVISION C1
DRAWN BY: J. LEASK



PLAN VIEW - GROUND FLOOR



PLAN VIEW - FIRST FLOOR

BALLAVOULIN
 MILTON
 DRUMNADROCHIT
 IV63 6UA

EXISTING PLANS

1ST APRIL 2024

- KEY:
- COMBINED SMOKE / HEAT ALARM
 - CARBON MONOXIDE

MAXIMUM OCCUPANCY:
 2NO. ADULTS
 1NO. CHILD

SCALE: 1:100 @ A3

REVISION C1

DRAWN BY: J. LEASK