

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Thursday, 10 October 2024 at 10.00am.

The webcast of the meeting will be available within 48 hours of broadcast and will remain online for 12 months: <https://highland.public-i.tv/core/portal/home>

Present:

Mr C Birt, Mr J Grafton, Mrs J Hendry, Mr S Kennedy (Chair), Ms E Knox (remote), Mr W Mackay (remote), Mr D Macpherson, Mr P Oldham (items 3.5 to 4), Mr R Stewart.

In Attendance:

Ms C McArthur, Principal Solicitor, Regulatory Services
Mr I Meredith, Solicitor, Regulatory Services
Mr G Somers, Solicitor, Regulatory Services
Mr M Elsey, Senior Licensing Officer
Ms A Macrae, Senior Committee Officer

Also Attending:

Item 3.1: Ian Gordon (applicant), Sue Morrison and William Morrison (objectors)
Item 3.2: William Munro (applicant)
Item 3.3: Christopher Martin (day to day manager of the premises)
Item 3.4: Diane Abernethy (applicant), Susan Little and Jack Gillespie (objectors)
Item 3.5: Benjamin and Noelle Chambers (applicants), Francis Williams and Emily Williams (objectors)
Item 3.6: Derek Forbes (applicant), Jennifer Black (objector)
Item 3.7: Ian Archibald (applicant)

The Chair confirmed that the meeting would be webcast and gave a short briefing on the Council's webcasting procedure and protocol.

Business

1. Apologies for absence Leisgeulan

Apologies for absence was intimated on behalf of Mr J Bruce, Ms L Johnston and Mr K Rosie.

2. Declarations of interest Foilseachaidhean Com-pàirt

There were no declarations of interest.

3. **Civic Government (Scotland) Act 1982**
Short Term Let licensing
Achd Riaghaltais Chatharra (Alba) 1982
Ceadachd Aontaidhean Màil Geàrr-ùine

3.1 Application for grant of a short term let licence – Valhalla, Sutherland Street, Helmsdale, KW8 6JE

There had been circulated Report No HLC/110/24 by the Principal Solicitor relating to an application which had been received from Mr Ian Alexander Gordon for the grant of a short term let licence (Ward 4 – East Sutherland and Edderton). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from the Ian Gordon, applicant, and Sue Morrison and William Morrison, objectors.

The Committee **AGREED to GRANT** the application for a short term let licence subject to the standard mandatory and additional conditions and the following further additional conditions:

- The licence holder shall physically cordon off the boundary wall with the neighbouring property Bluebell House, to ensure guests do not have access to it;
- The licence holder shall provide guests with written instructions not to pass the cordon or approach the boundary wall with the neighbouring property Bluebell House

The Committee **GRANTED DELEGATED POWERS** to the Principal Solicitor to remove the further additional conditions should additional evidence be submitted confirming that the wall has been repaired to a satisfactory condition.

3.2 Application for grant of a short term let licence – Kindeace Farmhouse, Kindeace, Invergordon, IV18 0LN

There had been circulated Report No HLC/111/24 by the Principal Solicitor relating to an application which had been received from Mr William Munro for the grant of a short term let licence (Ward 7 – Tain and Easter Ross). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from William Munro, applicant. The objectors were not in attendance.

The Committee **AGREED to GRANT** the application for a short term let licence subject to the standard mandatory and additional conditions.

3.3 Application for grant of a short term let licence – 40 Great Glen Place, Inverness, IV3 8FA

There had been circulated Report No HLC/112/24 by the Principal Solicitor relating to an application which had been received from Mr Kevin MacDonald, agent acting on behalf of On Track Training Limited for the grant of a short term let licence (Ward 13 – Inverness West). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Christopher Martin, day to day manager of the premises, on behalf of the applicant. The objector was not in attendance.

The Committee **AGREED to GRANT** the application for a short term let licence subject to the standard mandatory and additional conditions.

3.4 Application for grant of a short term let licence – 6 Old Edinburgh Court, Inverness, IV2 4FD

There had been circulated Report No HLC/113/24 by the Principal Solicitor relating to an application which had been received from Mrs Diane Abernethy for the grant of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Diane Abernethy, applicant, and Susan Little and Jack Gillespie, objectors.

The Committee **AGREED to GRANT** the application for a short term let licence subject to the standard mandatory and additional conditions.

3.5 Application for grant of a short term let licence – Heather House, 16 Gordonville Road, Inverness, IV2 4SS

There had been circulated Report No HLC/114/24 by the Principal Solicitor relating to an application which had been received from Mrs Noelle Anne Chambers for the grant of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Benjamin and Noelle Chambers applicants, and Francis Williams and Emily Williams, objectors.

The Committee **AGREED to GRANT** the application for a short term let licence subject to the standard mandatory and additional conditions.

3.6 Application for grant of a short term let licence – 32 Innes Street, Inverness, IV1 1NS

There had been circulated Report No HLC/115/24 by the Principal Solicitor relating to an application which had been received from Mr Derek Forbes for the grant of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Derek Forbes, applicant and Jennifer Black, objector.

The Committee **AGREED to GRANT** the application for a short term let licence subject to the standard mandatory and additional conditions.

3.7 Application for grant of a short term let licence – 25 Royal Marine Apartments, Marine Road, Nairn, IV12 4EN

There had been circulated Report No HLC/116/24 by the Principal Solicitor relating to an application which has been received from Mrs Sheila Archibald for the grant of a short term let licence (Ward 18 – Nairn and Cawdor). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Ian Archibald, applicant. The objector was not present.

The Committee **AGREED to GRANT** the application for a short term let licence subject to the standard mandatory and additional conditions.

3.8 Application for grant of a short term let licence – The Fishertown Inn, Church Street, Cromarty, IV11 8XA

There had been circulated Report No HLC/117/24 by the Principal Solicitor relating to an application which had been received from Mrs Ingrid Holly Rochford for the grant of a short term let licence (Ward 9 – Black Isle). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** the outstanding matters had now been resolved and the licence could be granted under delegated powers.

3.9 Application for grant of a short term let licence – Glen Albyn Lodge, Invergarry, PH35 4LH

There had been circulated Report No HLC/118/24 by the Principal Solicitor relating to an application which had been received from Ben Nevis Property Services, Agent for Mr Graham Frank John Edmonstone for the grant of a short term let licence (Ward 11 – Caol and Mallaig). The Committee was

invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** the outstanding matters had now been resolved and the licence could be granted under delegated powers.

4. Short Term Let Licensing Ceadachd Aontaidhean Màil Geàrr-ùine

There had been circulated Report No HLC/119/24 by the Principal Solicitor relating to the Short Term Let Licensing Policy Statement and Members were invited to determine whether any changes should be made to the Policy Statement.

The Committee **APPROVED** the changes made to the Short Term Let Licensing Policy Statement as contained within appendix 1 subject to small amendments at paragraph 3.1 to the definitions of "Excluded accommodation".

5. Civic Government (Scotland) Act 1982 Private hire car driver's / operator's licences Achd Riaghaltais Chatharra (Alba) 1982 Iarrtasan airson ceadachdan do dhràibhearan / oibrichean chàraichean airson fastadh prìobhaideach

5.1 Application for a private hire car operator's licence – Jatinder Singh

There had been circulated Report No HLC/120/24 by the Principal Solicitor relating to an application which had been received from Jatinder Singh for a private hire car operator's licence (Ward 21 – Fort William and Ardnamurchan). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure

The Committee **AGREED to GRANT DELEGATED POWERS** to the Principal Solicitor to **REFUSE** the application should the applicant not:

- (1) present his vehicle for inspection and meter test;
- (2) submit a copy of his insurance certificate; and
- (3) submit a full copy of his V5 registration document and the MOT certificate in respect of his vehicle prior to **1 November 2024**.

The meeting ended at 2.30pm.
