

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 3 December 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 Bruce (items 3.3 to 3.9), Mr J Grafton, Mrs J Hendry, Ms L Johnston (items 3.4 to 3.9), Mr S Kennedy (Chair), Ms E Knox (remote), Mr W Mackay (remote), Mr K Rosie (remote), Mr R Stewart.

In Attendance:

Mr G Somers, Solicitor, Regulatory Services
Mr I Meredith, Solicitor, Regulatory Services
Ms M Duffy, Administrative Assistant
Ms A Macrae, Senior Committee Officer

Also Attending:

Item 3.1: Katie Peteranna and Jordan Leask (applicant), Rachel Nixseaman (objector)
Item 3.2: Luke Tait (applicant), Rachel Nixseaman (objector)
Item 3.3: Darren Bree and Laura Mitchell (applicants), Vicky and Leslie Millar & Shona and Francis Jones, objectors
Item 3.4: Paul Duke (applicant)
Item 3.5: Desmond Fuller and Catriona Metcalf (applicants), Mr and Mrs Sutherland (objectors)

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 D Macpherson

2. Declarations of interest Foillseachaidhean Com-pàirt

Item 3.5: Mr W Mackay

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

3.1 Milton Mill (Grainstore), Ballavoulin, Drumnadrochit, IV63 6UA

There had been circulated **Report No HLC/141/24** by the Principal Solicitor relating to an application which had been received from Mrs Katie Peteranna for the grant of a short term let licence (Ward 12 – Aird and Loch Ness). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Rachel Nixseaman who confirmed that she and the other parties listed wished to withdraw their late objection.

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

3.2 Dunollie House & Byre, Dunollie, Drumnadrochit, IV63 6UA

There had been circulated **Report No HLC/142/24** by the Principal Solicitor relating to an application which had been received from Mr Luke Harrison Tait on behalf of Strathbeg Estates Limited for the grant of a short term let licence (Ward 12 - Aird and Loch Ness). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Luke Tait, applicant and Rachel Nixseaman, objector.

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

3.3 Drovers Lodge, Upper Lennie, Drumnadrochit, IV63 6XF

There had been circulated **Report No HLC/143/24** by the Principal Solicitor relating to an application which had been received from Mr Darren Patrick Breen for the grant of a short term let licence (Ward 12 – Aird and Loch Ness). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Shona Jones as to the reason her objection was received after the 28 day period for objections had elapsed.

Thereafter, Darren Breen, applicant confirmed that he was content for the late objection to be accepted.

The Committee **AGREED** to accept the late objection and a copy was circulated to all parties.

Thereafter, the Committee heard from the applicant and Vicky and Leslie Millar & Shona and Francis Jones, objectors. In discussion, the applicant confirmed that he had amended his application to a maximum occupancy of seven persons.

The Committee **NOTED** that the applicant had amended his application to a maximum occupancy of seven persons and **AGREED** to **GRANT** the application for a short term let licence subject to the mandatory and additional standard conditions subject to a satisfactory consultation response from the Scottish Fire and Rescue Service prior to the determination date.

3.4 Greenaway, Skye Of Curr Road, Dulnain Bridge, PH26 3PA

There had been circulated **Report No HLC/144/24** by the Principal Solicitor relating to an application which had been received from Mr Paul Mitchell Duke for the grant of a short term let licence (Ward 20 – Badenoch and Strathspey). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Paul Duke, applicant.

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

3.5 Middle Flat, Kirk House, 33 Miller Avenue, Wick, KW1 4DF

Declarations of Interest: Mr W Mackay declared an interest in this item on the grounds he knew the objectors and he left the meeting for the determination of this item.

There had been circulated **Report No HLC/145/24** by the Principal Solicitor relating to an application which had been received from Mr Desmond Fuller for the grant of a short term let licence (Ward 3 – Wick and East Caithness). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Desmond Fuller, applicant and Mr and Mrs Sutherland, objectors.

The Committee **AGREED** to **GRANT** the application for a short term let licence subject to the mandatory conditions and additional licence conditions, and subject to a satisfactory consultation response from the Scottish Fire and Rescue Service being received prior to the determination date.

3.6 Four Waves Holiday Home, 4 Miller Place, Scrabster, KW14 7UH

There had been circulated **Report No HLC/146/24** by the Principal Solicitor relating to an application which had been received from Miss Jeanette Fisher for the grant of a short term let licence (Ward 2 – Thurso and Northwest Caithness). The Committee was invited to determine this application in

accordance with the Council's Hearings Procedure.

The Committee **NOTED** that the outstanding matters had now been resolved and the application had been granted under delegated powers.

3.7 Self Catering Units, Glen Affric Chalet Park, Cannich IV4 7LT

There had been circulated **Report No HLC/147/24** by the Principal Solicitor relating to an application which had been received from Mr Alan Hood on behalf of Glen Affric Holiday Park Limited for the grant of a short term let licence (Ward 12 – Aird and Loch Ness). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that the outstanding matters had now been resolved and the application had been granted under delegated powers.

3.8 Fassfern Villa, Achintore Road, Fort William, PH33 6RQ

There had been circulated **Report No HLC/148/24** by the Principal Solicitor relating to an application which had been received from Mrs Leigh Ann Hall on behalf of the partnership of Mrs Leigh Ann Hall and David Hall for the grant of a short term let 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 **NOTED** that the applicant had withdrawn the licence application prior to the meeting.

3.9 Lily Lodge, 5 Diabaig, Torridon, IV22 2HE

There had been circulated **Report No HLC/149/24** by the Principal Solicitor relating to an application which had been received from Mr Michael Joseph Johnson for the grant of a short term let licence (Ward 5 – Wester Ross, Strathpeffer and Lochalsh). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that the outstanding matters had now been resolved and the application had been granted under delegated powers.

The meeting ended at 1.25pm.
