

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 29 April 2025 at 9.40am.

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: Dr C Birt, Mr J Bruce, Mr J Grafton, Mrs J Hendry, Ms L Johnston, Mr S Kennedy (Chair), Mr W Mackay (remote), Ms K Maclean, Mr D Macpherson, Mr R Stewart.

In Attendance:

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

Also Attending:

Paul Freeman, Scottish Fire & Rescue Service

Item 3.3: Mr Muhammad Rokibul Hasan (applicant), Mr Dan Coulson (agent for the applicant); Ms Heather Grant (agent for the applicant), Ms Fiona McNally (objector), Mr Martin and Mrs Katina MacKintosh (objectors)

Item 3.4: Mr Anthony John Haynes (applicant), Mrs Cecilia Thompson (objector)

Item 3.5: Mrs Jillian Anne MacLeod (agent for the applicant), Mr Alexander Denholm (objector)

Item 3.6: Mrs Jillian Anne MacLeod (agent for the applicant), Mr Geoff Lowe (objector)

Item 3.8: Mr Alastair John Reith Rhind (applicant)

Item 3.9: Mr Christopher John Walsh (applicant), Mr John Macleod (objector)

Business

1. Apologies for absence Leisgeulan

Apologies for absence were intimated on behalf of Ms E Knox and Mr K Rosie.

2. Declarations of interest Foillseachaidhean 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 – Glenerrick House,
Wester Drummond, Whitebridge, IV2 6UP**

There had been circulated Report No HLC/66/25 by the Principal Solicitor relating to an application which had been received from Ms Alexandra Louise MacFarlane for the grant of a short term let licence (Ward 12 – Aird and Loch Ness). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Paul Freeman, Scottish Fire and Rescue Service.

The Committee **AGREED** to consider the non-timeous representation received from the Scottish Fire & Rescue Service. This was circulated to the Members together with a written submission by the applicant, detailing the progress made to address the matters raised in the non-timeous representation.

Thereafter, the Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions with a further additional licence condition that:

- The premises must not be used as a short term let until all outstanding work and documentation has been completed to the satisfaction of the Scottish Fire and Rescue Service.

**3.2 Application for grant of a short term let licence – Dell Lodge,
Whitebridge, IV2 6UN**

There had been circulated Report No HLC/67/25 by the Principal Solicitor relating to an application which had been received from Mr Jeremy Finnis for the grant of a short term let licence (Ward 12 – Aird and Loch Ness). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Paul Freeman, Scottish Fire and Rescue Service, who spoke to the reasons why their representation was non-timeous.

The Committee **AGREED** to consider the non-timeous representation received from the Scottish Fire & Rescue Service. This was circulated to the Members together with a written submission by the applicant, detailing the progress made to address the matters raised in the non-timeous representation.

Thereafter, the Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions with a further additional licence condition that:

- The premises must not be used as a short term let until all outstanding work and documentation has been completed to the satisfaction of the Scottish Fire and Rescue Service.

3.3 Application for grant of a short term let licence – Amayrah Cottage, 40 Lochalsh Road, Inverness, IV3 8HP

There had been circulated Report No HLC/68/25 by the Principal Solicitor relating to an application which had been received from Mr Muhammad Rokibul Hasan for the grant of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **AGREED** to consider the non-timeous representation received from the Scottish Fire & Rescue Service. This was circulated to the Members. Mr Dan Coulson, agent for the applicant noted that self-declaration contained within the "Improvement measures letter" Scottish Fire & Rescue Service issued to the applicant, had been signed and returned to the licensing team. On that basis, Mr Freeman confirmed that Scottish Fire & Rescue Service withdrew their objection to this application being granted.

The Committee heard from:

- Ms Heather Grant, agent for the applicant;
- Ms Fiona McNally and Mr Martin and Mrs Katina MacKintosh, objectors;

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.4 Application for grant of a short term let licence – 47 Society Street, Nairn, IV12 4PF

There had been circulated Report No HLC/69/25 by the Principal Solicitor relating to an application which had been received from Mr Anthony John Haynes for the grant of a short term let licence (Ward 18 – Nairn and Cawdor). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Anthony John Haynes, applicant, and Mrs Cecilia Thompson, objector.

Mr S Kennedy seconded by Mr R Stewart **moved** to grant the licence subject to the mandatory conditions and additional licence conditions.

As an **amendment**, Mrs J Hendry seconded by Ms L Johnston moved to refuse the application on the grounds the premises are not suitable for the conduct of the activity of short term letting, having regard to the possibility of undue public nuisance; such public nuisance being smoking, associated littering and additional noise from taxis at unsociable hours as evidenced by the objector's submissions and photographic evidence.

On a vote being taken, the **motion** received **5** votes, the **amendment** received **3** votes, and there was **1** abstention, and the **motion** was therefore carried, the votes having being cast as follows:

Motion (5):

Dr C Birt, Mr J Grafton, Mr S Kennedy, Mr W Mackay, Mr R Stewart

Amendment (3):

Mrs J Hendry, Ms L Johnston, Ms K Maclean

Abstention (1):

Mr D Macpherson.

Decision

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.5 Application for grant of a short term let licence – 3 Ladies Walk, Inverness, IV2 4TB

There had been circulated Report No HLC/70/25 by the Principal Solicitor relating to an application which had been received from Mrs Jillian Anne Macleod of Ness Holiday Homes, agent acting on behalf of Mr Christopher William Oughton, for the grant of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mrs Jillian Anne MacLeod, agent for the applicant, and Mr Alexander Denholm, objector.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.6 Application for grant of a short term let licence – 5 Hill Street, Inverness, IV2 3AT

There had been circulated Report No HLC/71/25 by the Principal Solicitor relating to an application which had been received from Mrs Jillian Anne Macleod of Ness Holiday Homes, agent acting on behalf of Ms Eileen Muir, for the grant of a short term let licence (Ward 14 – Inverness Central). The

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

The Committee heard from Mrs Jillian Anne MacLeod, agent for the applicant, and Mr Geoff Lowe, objector.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.7 Application for grant of a short term let licence – 71 Castle Heather Drive, Inverness, IV2 4EB

There had been circulated Report No HLC/72/25 by the Principal Solicitor relating to an application which had been received from Miss Sandra Olender for the grant of a short term let licence (Ward 15 – Inverness Ness-side). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that the public objection had been withdrawn in advance of the Committee meeting and the licence had been granted under delegated powers.

3.8 Application for grant of a short term let licence – 7 Riverside Gardens, Inverness, IV3 5TB

There had been circulated Report No HLC/73/25 by the Principal Solicitor relating to an application which had been received from Mr Alastair John Reith Rhind 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 Mr Alastair John Reith Rhind, applicant.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.9 Application for grant of a short term let licence – 34, Great Glen Place, Inverness, IV3 8FA

There had circulated Report No HLC/74/25 by the Principal Solicitor relating to an application which had been received from Mr Christopher John Walsh for the grant of a short term let licence (Ward 13 – Inverness West). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr John Macleod, objector, who spoke to the reasons why his objection was non-timeous, together with Mr Christopher John Walsh, applicant. The Committee **AGREED** to consider this non-timeous objection and this was circulated to the Members

Thereafter, the Committee heard from Mr Walsh and Mr Macleod.
The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.10 Application for grant of a short term let licence – 9 Glasdrum Road, Fort William, PH33 6DD

There had been circulated Report No HLC/75/25 by the Principal Solicitor relating to an application which had been received from Ms Paula Taylor 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.

Members noted the objector was not present.

The Committee **AGREED** not to consider the late objection. The licence could therefore be **GRANTED** subject to the mandatory conditions and additional licence conditions.

The meeting ended at 3.10pm.

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 13 May 2025 at 11.30am.

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: Dr C Birt, Mr J Bruce, Mr J Grafton, Mrs J Hendry, Ms L Johnston, Mr S Kennedy (Chair), Ms E Knox, Mr W MacKay, Mrs K MacLean, Mr D Macpherson, Mr R Stewart.

In Attendance:

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

Also Attending:

Sergeant Paterson, Police Scotland
Chloe MacDonald, Environmental Health
Eleanor Hood, Environmental Health

Item 6.1: Helena Smith, Applicant

Item 6.2: Deborah Warren, Applicant, John Currie, Applicant's Representative

Item 6.3: Ian Watson, Applicant

Items 10.1 and 10.2: Jean Etoundi, Licence Holder

Item 10.3: Shane Dougan, Licence Holder, Donald MacKenzie, Licence Holder's Solicitor

Item 10.4: Gerard Wright, Licence Holder, Alasdair Gillie, Licence Holder's Solicitor

Item 11.1: Lorne Ferguson, 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

An apology for absence was intimated on behalf of Mr K Rosie.

2. Declarations of interest Foillseachaidhean Com-pàirt

There were no declarations of interest.

3. Confirmation of minutes
Dearbhadh a' Gheàrr-chunntais

There had been submitted for confirmation as a correct record the minutes of meetings of the Committee held on 1 April 2025, the terms of which were **APPROVED**.

4. Licences granted under delegated powers
Ceadachdan a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLC/76/25 by the Principal Solicitor which detailed all Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 20 March to 30 April 2025.

The Committee **NOTED** the report.

4.1 Short Term Let Licences granted under delegated powers
Ceadachd Aontaidhean Màil Geàrr-ùine Ceadachdan a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLC/77/25 by the Principal Solicitor which detailed all Short Term Let Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 17 March to 29 April 2025.

The Committee **NOTED** the report.

5. Pending applications – 3 monthly considerations
Iarrtasan ri thighinn – beachdachaidhean 3 mìosach

There had been circulated Report No HLC/78/25 by the Principal Solicitor relating to applications which are currently pending for the grant or renewal of licences under the Civic Government (Scotland) Act 1982.

The Committee **AGREED** to defer the determination of the applications, either:

(a) to allow them to be approved under delegated powers in the event that no objections/representations are received and all outstanding documentation has been received from the applicants; or

(b) to a future meeting of the Committee when the applications will be determined in terms of the Hearings Procedure.

5.1 Short Term Let Pending applications – 3 monthly considerations
Ceadachd Aontaidhean Màil Geàrr-ùine Iarrtasan ri thighinn – beachdachaidhean 3 mìosach

There had been circulated Report No HLC/79/25 by the Principal Solicitor outlining the Short Term Let applications which are currently pending for the grant or renewal of licences under the Civic Government (Scotland) Act 1982.

The Committee **AGREED** to defer the determination of the applications, either:

- (a) to allow them to be approved under delegated powers in the event that no objections/representations are received and all outstanding documentation has been received from the applicants; or
- (b) to a future meeting of the Committee when the applications will be determined in terms of the Hearings Procedure.

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

6.1 Application for grant of a short term let licence – 15 Riverside Road, Kinlochleven, PH50 4QH

There had been circulated Report No HLC/80/25 by the Principal Solicitor relating to an application which had been received from Mrs Helena Mary Smith for the grant of a short term let licence (Ward 21 - Fort William and Ardnamurchan).

The applicant spoke in support of her application and outlined her commitment to being a responsible Short Term Let Licence holder. The applicant noted that visitors were encouraged to use the parking space provided and to be mindful of the nearby school and library.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional standard licence conditions

6.2 Application for grant of a short term let licence – Grandview, 3 Elgol, Isle of Skye, IV49 9BT

There had been circulated Report No HLC/81/25 by the Principal Solicitor relating to an application which had been received from Miss Deborah Warren for the grant of a short term let licence (Ward 10 - Eilean a' Cheò).

The applicant's representative spoke in support of the application. The property had been in ownership of the applicant's family since 1986 and had undergone various repairs over the years. To recover some of the upkeep costs, the family wished to let the property for a short period during the year when the family were not using it. The applicant had been a landlord for over 20 years, and had received no complaints from other neighbours during this time.

Reference was made to the servitude of right to use the water supply, drainage and sewage, and the applicant's representative said that refuted appendix 2, paragraph 3 of the objection. The location of the septic tank was close to a building belonging to the objector and it was felt that the posting of the short term let application had been an opportunity for the objector to ask for the septic tank to be moved.

The applicants were keen to resolve any issues with the objector and pointed out that if the tank had been deemed to cause a statutory nuisance, then action would have been taken. There had been communication with Scottish Water, as evidenced in the written submissions provided by the applicant and it was confirmed that the tank was in a good state of repair and it would be maintained as recommended.

The Chair sought further information regarding the septic tank and a response was provided by the applicant's representative. It was felt that the applicant demonstrated that measures had been taken to address any issues. Further, it was noted that there was a reasonable line of communication between the applicant and the objector.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional standard licence conditions.

6.3 Application for grant of a short term let licence – Tigh Na Cladach, Taigh Air An Aladach, Breakish, Isle of Skye, IV42 8QA

There had been circulated Report No HLC/82/25 by the Principal Solicitor relating to an application which had been received from Mr Ian Watson for the grant of a short term let licence (Ward 10 - Eilean a' Cheò).

The applicant spoke in response to the objection, and the following points were made:-

- the boundary was 10 metres from the objector's property, not 5 metres as stated in the objection. This was evidenced by a site plan;
- there would be no hen or stag parties, guests would be vetted, and the maximum number of guests would be 6;
- house rules would ask that guests respected the neighbours' right to peace and privacy, particularly during the hours of 2200 and 0800, when outside, arriving or leaving. Check-in would be at a reasonable and pre-arranged time;
- noise escaping the house should be minimal, due to sound proofing;
- there would be a maximum of 2 parking spaces;
- addressing a potential issue of guests being unable to find the property, clear directions, in addition to contact details for the applicants, would be provided; and
- barbecues would not be permitted.

In response to questions, it was confirmed that the applicant lived out of area and did not yet have local management in place. However, once they were in a position to let, and after a cleaner had been employed, it was anticipated that the cleaner would become the local contact to address any issues.

In summary, the applicant stated they had built a beautiful family home in an area dear to them. They had established good relationships with many of the neighbours and had an interest in ensuring guests respected their home and the community. The applicant noted he would provide his telephone number and email address to the objector.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional standard licence conditions.

7. Civic Government (Scotland) Act 1982
Taxi driver's / operator's licences
Achd Riaghaltais Chatharra (Alba) 1982
Ceadachdan Dhràibhearan / Oibrichean Tagsaidh

7.1 Application for grant of a taxi driver's licence – Mark Fraser

There had been circulated Report No HLC/83/25 by the Principal Solicitor relating to an application for the grant of a taxi driver's licence by Mark Fraser. (Ward 21 – Fort William and Ardnamurchan).

The Committee **AGREED** to **GRANT DELEGATED POWERS** to the Principal Solicitor to **REFUSE** the application for a taxi driver's licence if the applicant had not passed the Taxi Driver's Knowledge Test and undergone a Right to Work check by 5pm on 13 May 2025 on the grounds that the applicant had not complied with the criteria required in order for a licence to be granted.

8. Civic Government (Scotland) Act 1982
Street Traders licence
Achd Riaghaltais Chatharra (Alba) 1982
Iarrtas airson ceadachd neach-malairt sràide

8.1 Application for the grant of a street trader's licence – Rebecca Hajdu

There had been circulated Report No HLC/84/25 by the Principal Solicitor relating to an application which had been received from Rebecca Hajdu for the grant of a street traders licence (Ward 5 – Wester Ross, Strathpeffer and Lochalsh).

The Committee **NOTED** the application was withdrawn, at the applicant's request, prior to the Committee meeting.

9. The Committee RESOLVED that, under Section 50A(4) of the Local Government (Scotland) Act 1973, the public be excluded from the

meeting during discussion of the following items on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 7A of the Act.

10. **Civic Government (Scotland) Act 1982**
Taxi driver's / operator's licences
Achd Riaghaltais Chatharra (Alba) 1982
Ceadachdan Dhràibhearan / Oibrichean Tagsaidh

10.1 Taxi operator's licence and taxi driver's licence – Jean Etoundi

There had been circulated to members only Report No HLC/85/25 by the Principal Solicitor relating to Jean Etoundi who was the holder of a taxi operator's licence and taxi driver's licence (Ward 16 – Inverness Millburn).

The Committee heard from Police Scotland and the licence holder.

Ms L Johnston, seconded by Mrs J Hendry, **MOVED** to suspend the taxi driver's licence for the unexpired portion of the duration of the licence, with immediate effect, under paragraph 11(2)(a) of Schedule 1 of the Civic Government (Scotland) Act 1982.

There was no amendment.

Thereafter, Ms L Johnston, seconded by Mrs J Hendry, **MOVED** to suspend the licence holder's taxi operator's licence for the unexpired portion of the duration of the licence, with immediate effect, under paragraph 11(2)(a) of Schedule 1 of the Civic Government (Scotland) Act 1982.

As an **AMENDMENT**, Mr J Grafton, seconded by Mr S Kennedy, moved to take no further action, in terms of the licence holder's taxi operator's licence.

On a vote being taken, the **MOTION** received 4 votes and the **AMENDMENT** received 3 votes, with 1 abstention. The **MOTION** was therefore **CARRIED**, the votes having been cast as follows:-

For the Motion:

Mrs J Hendry, Ms L Johnston, Ms K MacLean, Mr R Stewart

For the Amendment:

Mr J Grafton, Mr S Kennedy, Mr W MacKay

Abstention:

Dr C Birt

Decision

The Committee **AGREED** to:-

- i. **SUSPEND** the licence holder's taxi operator's licence for the unexpired portion of the duration of the licence, with immediate effect, under paragraph 11(2)(a) of Schedule 1 of the Civic Government (Scotland) Act 1982.
- ii. **SUSPEND** the licence holder's taxi driver's licence for the unexpired portion of the duration of the licence, with immediate effect, under paragraph 11(2)(a) of Schedule 1 of the Civic Government (Scotland) Act 1982.

10.2 Application for a taxi operator's licence – Jean Etoundi

There had been circulated to members only Report No HLC/86/25 by the Principal Solicitor relating to an application for the grant of a taxi operator's licence (Ward 16 – Inverness Millburn).

The Committee heard from Police Scotland and the applicant.

Ms L Johnston, seconded by Mrs K MacLean, **MOVED** to refuse the application for a taxi operator's licence in terms of paragraph 5(3)(a)(ii) of Schedule 1 of the Civic Government (Scotland) Act 1982.

There was no amendment.

The Committee **AGREED** to **REFUSE** the application for a taxi operator's licence in terms of paragraph 5(3)(a)(ii) of Schedule 1 of the Civic Government (Scotland) Act 1982.

10.3 Taxi operator's licence and taxi driver's licence – Shaun Dougan

There had been circulated to members only Report No HLC/87/25 by the Principal Solicitor relating to Shaun Dougan who was the holder of a taxi operator's licence and taxi driver's licence (Ward 16 – Inverness Millburn).

The Committee heard from Police Scotland and the licence holder's solicitor.

The Committee **AGREED** to **TAKE NO ACTION** in relation to licence holder's taxi driver's and taxi operator's licences.

10.4 Taxi operator's licence and taxi driver's licence – Gerard Wright

There had been circulated to members only Report No HLC/88/25 by the Principal Solicitor relating to Gerard Wright who was the holder of a taxi operator's licence and taxi driver's licence (Ward 20 – Badenoch and Strathspey).

The Committee **AGREED** to **DEFER CONSIDERATION** of this item to the meeting of the Highland Licensing Committee on 24 June 2025.

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

**11.1 Application for grant of a short term let licence – 1 Altvaid,
Dunvegan, IV55 8ZF**

There had been circulated to members only Report No HLC/89/25 by the Principal Solicitor relating to an application which had been received from Mr Lorne MacLeod Ferguson for the grant of a short term let licence (Ward 10 – Eilean a' Cheo).

The Committee heard from Police Scotland and the applicant.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional standard licence conditions.

**11.2 Application for grant of a short term let licence – 11, Kirkton Road,
Lochcarron, IV54 8UF**

There had been circulated to members only Report No HLC/90/25 by the Principal Solicitor relating to an application which had been received from Mr Crisdean Donald Macrae for the grant of a short term let licence (Ward 5 – Ross and Skye).

The Committee **AGREED** to hear the late objection from Environmental Health. Thereafter, **AGREED** to **DEFER CONSIDERATION** of the application to the meeting of the Highland Licensing Committee on 24 June 2025 to allow the applicant a further opportunity to appear personally.

**11.3 Application for grant of a short term let licence – 16, Kirkton Road,
Lochcarron, IV54 8UF**

There had been circulated to members only Report No HLC/91/25 by the Principal Solicitor relating to an application which had been received from Mr Crisdean Donald Macrae for the grant of a short term let licence (Ward 5 – Ross and Skye).

The Committee **AGREED** to hear the late objection from Environmental Health. Thereafter, **AGREED** to **DEFER CONSIDERATION** of the application to the meeting of the Highland Licensing Committee on 24 June 2025 to allow the applicant a further opportunity to appear personally.

11.4 Application for grant of a short term let licence – 22, Kirkton Road, Lochcarron, IV54 8UF

There had been circulated to members only Report No HLC/92/25 by the Principal Solicitor relating to an application which has been received from Mr Crisdean Donald Macrae for the grant of a short term let licence (Ward 5 – Ross and Skye).

The Committee **AGREED** to hear the late objection from Environmental Health. Thereafter, **AGREED** to **DEFER CONSIDERATION** of the application to the meeting of the Highland Licensing Committee on 24 June 2025 to allow the applicant a further opportunity to appear personally.

The meeting ended at 3.10pm.

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 3 June 2025 at 10.40am.

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: Dr C Birt, Mr J Grafton (remote), Mr S Kennedy (Chair), Ms E Knox (remote), Mr W Mackay (remote), Ms K Maclean, Mr D Macpherson (remote), Mr K Rosie (remote), Mr R Stewart (remote).

In Attendance:

Ms C McArthur, Principal Solicitor, Regulatory Services
Mr G Somers, Solicitor, Regulatory Services
Ms M Duffy, Solicitor, Regulatory Services
Ms G Macpherson, Committee Officer

Also Attending:

Item 3.3: Ms Lisa Jack for Jacks Homes Ltd (applicant); Mr Neil Davidson (objector), Mr Steven & Mrs Christine Hardwick (objectors), Mr John MacPherson (objector), Mr Iain & Mrs Linda Sutherland (objectors), Ms Lorna MacGregor (objector), Mr Sean & Mrs Moira Unwin (objectors)

Item 3.4: Mrs Aleksandra Kaleva (applicant), Ms Ambar Kaleva (applicant's representative), Mrs Margaret Anderson (objector), Ms Emma Stark (objector), Mrs Gladys Bell (objector)

Item 3.5: Mr Andrew Groom (applicant)

Item 3.6: Mr William Peter Stevenson (applicant), Mr Nick Lyon and Ms Erin McBean of Igloo Holiday Homes (applicant's representatives)

Item 3.7: Mr Malcolm McGregor KC (applicant's representative)

Item 3.8: Mr Stewart James Morrison (applicant)

Business

1. Apologies for absence Leisgeulan

There were apologies for absence from Mr J Bruce, Mrs J Hendry and Ms L Johnston.

2. Declarations of interest Foillseachaidhean 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 – Camisky Lodge,
Torlundy, PH33 6SP**

There had been circulated Report No HLC/93/25 by the Principal Solicitor relating to an application which had been received from Mr Michael Mann for the grant of a short term let licence (Ward 21 – Fort William and Ardnamurchan). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that the non-timeous representation from Scottish Fire & Rescue Service had been withdrawn and the licence could be granted under delegated powers.

**3.2 Application for grant of a short term let licence – John Fisher's
Cottage, Carn-Gorm, Inverinate, IV40 8HQ**

There had been circulated Report No HLC/94/25 by the Principal Solicitor relating to an application which had been received from Mr Roger Whitehead for the grant of a short term let licence (Ward 05 – Wester Ross, Strathpeffer and Lochalsh). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** the application had been withdrawn, at the applicant's request.

**3.3 Application for grant of a short term let licence – Chapelbank, 1
Torris Road, Inverness, IV2 7HW**

There had been circulated Report No HLC/95/25 by the Principal Solicitor relating to an application which had been received from Miss Sarah Jack for the grant of a short term let licence (Ward 17 – Culloden and Ardersier). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

Members were advised that a non-timeous objection had been received from Mr John Ferguson who was not present at the meeting.

The Committee **AGREED** not to consider the non-timeous objection.

The Committee heard from the following objectors;

Mr Neil Davidson, Mr Steven Hardwick, Mr John MacPherson, Mr Iain Sutherland, Mr Sean & Mrs Moira Unwin, Ms Lorna MacGregor.

The Committee then heard from Ms Lisa Jack on behalf of Jacks Homes Ltd, the applicant.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

The Chair advised that Mr D Macpherson had been asked to leave the meeting under Standing Order 10.4.

3.4 Application for grant of a short term let licence – 68 Ballifeary Road, Inverness, IV3 5PF

There had been circulated Report No HLC/96/25 by the Principal Solicitor relating to an application which had been received from Mrs Aleksandra Kaleva for the grant of a short term let licence (Ward 13 – Inverness West). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Ms Emma Stark and Mrs Gladys Bell, objectors, both of whom had to leave the meeting before the end of the hearing. Mrs Margaret Anderson, objector, confirmed that she was happy to rely on her written submission.

The Committee then heard from Ms Ambar Kaleva, applicant's representative.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.5 Application for grant of a short term let licence – Smithy Croft, Station Road, Carrbridge, PH23 3AL

There had been circulated Report No HLC/97/25 by the Principal Solicitor relating to an application which had been received from Mr Andrew William Groom for the grant of a short term let licence (Ward 20 – Badenoch and Strathspey). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Andrew Groom, applicant.

The Committee **AGREED** to **DEFER** consideration of the application to the meeting of the Highland Licensing Committee on either 5 August or 16 September 2025 to allow the applicant to apply for planning permission for a change to short term let use to the Highland Council's Planning Service.

3.6 Application for grant of a short term let licence – Snowmass Lodge, 7 Lodge Lane, Aviemore, PH22 1UJ

There had been circulated Report No HLC/98/25 by the Principal Solicitor relating to an application which had been received from Mr William Peter

Stevenson for the grant of a short term let licence (Ward 20 – Badenoch and Strathspey), The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr William Peter Stevenson, applicant and Mr Nick Lyon of Igloo Holiday Homes, applicant's representative.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.7 Application for grant of a short term let licence – Lag Na Coille, 3 Lettoch Road, Nethy Bridge

There had been circulated Report No HLC/99/25 by the Principal Solicitor relating to an application which had been received from Mrs Lindsey Murray McGregor for the grant of a short term let licence (Ward 20 – Badenoch and Strathspey). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

Members were advised that a non-timeous objection had been received from Mr Carstairs who was not present at the meeting.

The Committee **AGREED** not to consider the non-timeous objection.

The Committee heard from Mr Malcolm McGregor KC, applicant's representative.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.8 Application for grant of a short term let licence – Flat 2, 186 Harbour Street, Nairn, IV12 4PH

There had been circulated Report No HLC/100/25 by the Principal Solicitor relating to an application which had been received from Mr Stewart James Morrison. for the grant of a short term let licence (Ward 18 – Nairn and Cawdor). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Stewart James Morrison, applicant.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

3.9 Application for grant of a short term let licence – 1 Miers Avenue, Inverness, IV2 3SB

There had been circulated Report No HLC/101/25 by the Principal Solicitor relating to an application which had been received from Mr Kevin MacDonald,

agent on behalf of DEB Properties Ltd, for the grant of a short term let licence (Ward 16 – Inverness Millburn). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions.

The meeting ended at 2.30pm.