

Agenda item	11.5
Report no	HLC/116/25

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 24 June 2025

Report title: Application for the grant of a short term let licence – Taigh Abhainn, Station Road, Carrbridge, PH23 3AL (Ward 20 – Badenoch and Strathspey)

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 3 April 2025 a validated application for the grant of a short term let licence was received from Thelma Jennie Elizabeth Slessor.
- 4.2 The property to which the application relates is Taigh Abhainn, Station Road, Carrbridge, PH23 3AL (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 thick in red and marked up as " Taigh Abhainn" on the plan found 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 Slessor and a Mr Andrew Robert Slessor will be the hosts/operators of the Premises. The application was made after 1 October 2023 and, as such, the hosts operators cannot operate the premises as a short term let until they have obtained a licence.
- 4.4 Mr Slessor and Mrs Slessor are named on the application as the owners of the Premises.
- 4.5 The person named on the application as being responsible for the day-to-day management of the Premises is a Ms Jane Scott.
- 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 dwellinghouse which can accommodate a maximum capacity of eight guests. Floor plans of the Premises were provided by the applicant as part of the application process, and these can be found on pages 2 and 3 of Appendix

1. In addition, there is an external socialising area, described in the application as an outdoor deck area with seating and a table.

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 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 12 April 2025.

7. Public objections

7.1 It is open to any member of the public to submit an objection or representation in relation to an application for a licence for a short term let licence.

During the notice of display period, the following timeous objections were received and are attached as an Appendices to this report:

- Objection received by email on 3 May 2025 from Janis Maclean (**Appendix 2**).
- Objection received by email on 3 May 2025 from Anne Dickson (**Appendix 3**)
- Objection received by email on 3 May 2025 from Kay Caldwell (**Appendix 4**)
- Objection received by email on 3 May 2025 from Linda Jolly (**Appendix 5**)
- Objection received by email on 7 May 2025 from Dr Elizabeth Sprunt (**Appendix 6**)

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 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 \(Licensing Committee\) \(highland.gov.uk\)](#)

9. Observations on objections/representations

- 9.1 In the emails of objection appended to the report, points have been made 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.
- 9.2 If required, the Principal Solicitor – Regulatory Services will offer further advice or clarification on these points.

10. Policies

- 10.1 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.

11. Implications

11.1 Not applicable.

Date: 15 May 2025

Author: Audra MacDonald

Reference: [FS699819994](#)

Background Papers:

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

Appendices:

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

Appendix 2: Objection received by email on 3 May 2025 from Janis Maclean.

Appendix 3: Objection received by email on 3 May 2025 from Anne Dickson.

Appendix 4: Objection received by email on 3 May 2025 from Kay Caldwell.

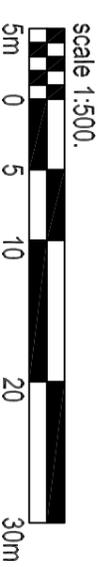
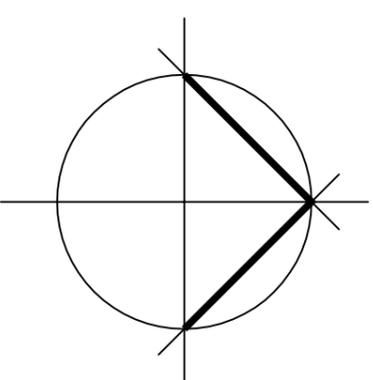
Appendix 5: Objection received by email on 3 May 2025 from Linda Jolly.

Appendix 6: Objection received by email on 7 May 2025 from Dr Elizabeth Sprunt.

Appendix 1



Taigh Abhainn



Joiners & Building contractors

Tel. (01479) 872818

Fax (01479) 873052

info@awlaing.co.uk

78 High Street, Grantown-on-Spey, PH26 3EL

CLIENT A W Laing Ltd.

PROJECT 2 New houses.

ADDRESS Smithy Croft, Carbridge.

DRAWING Site plan.

JOB NO. 1816.

SCALE 1:500.

DRG. NO. PP.

DATE January 2025.

REVISION NO.

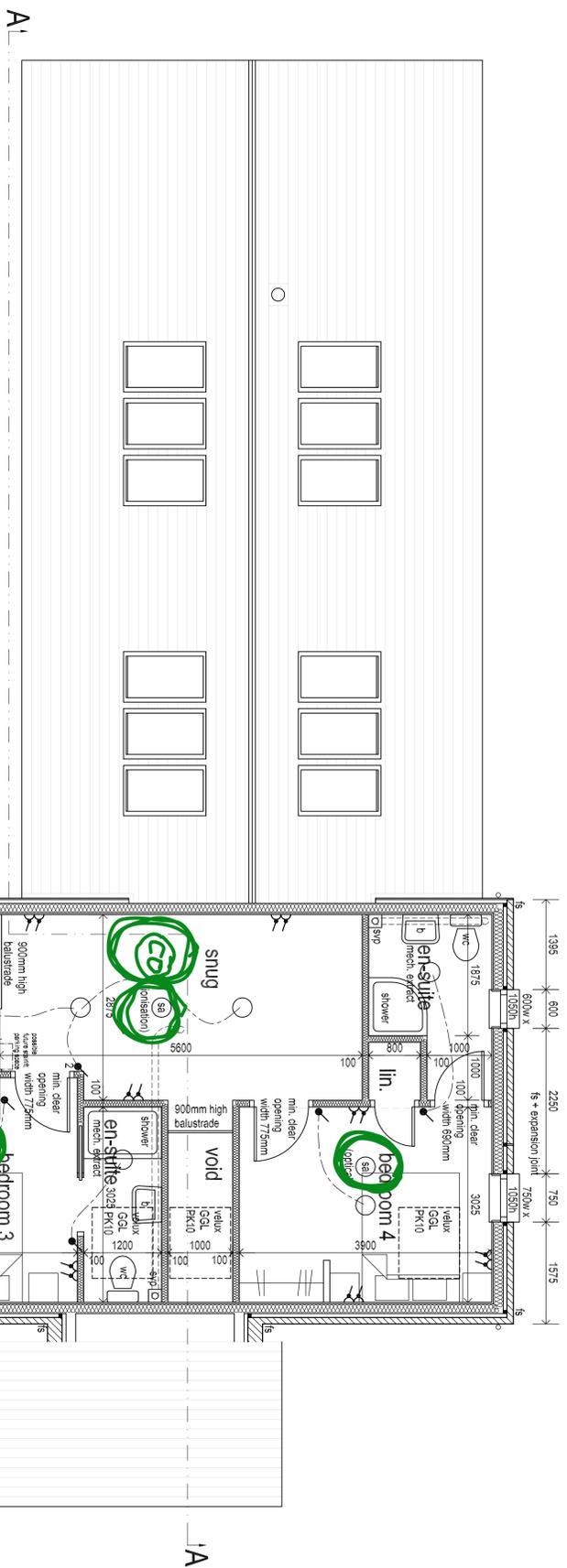
REVISION NO.

Written dimensions to be taken in all cases.

Any discrepancies to be reported to the Client/Architect as soon as possible.

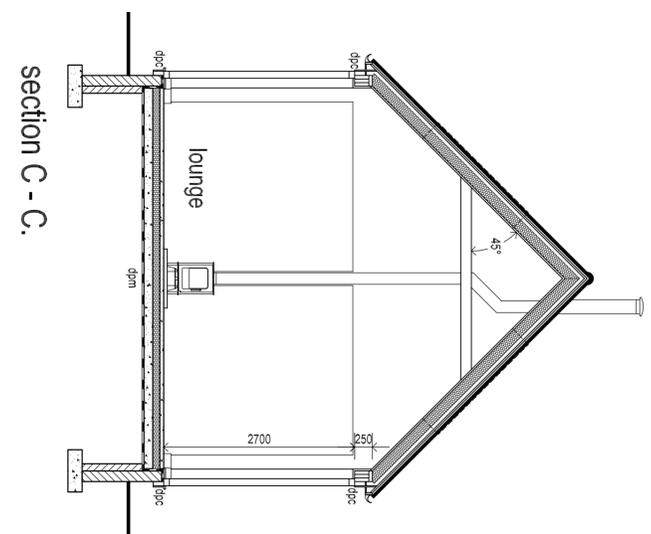
Contractor to check all sizes on site.

This drawing is copyright of AW Laing Ltd

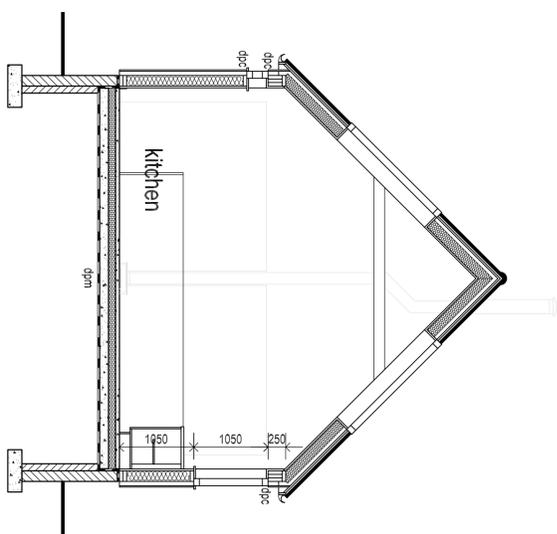


GROUND FLOOR AREA = 117m²
FIRST FLOOR AREA = 53m²

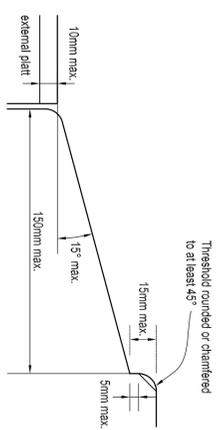
first floor plan.



section C - C.



section B - B.



threshold detail. scale 1:2.

An accessible threshold should meet the following criteria:

- thresholds should be designed to prevent the ingress of rain. Details in the DEFRA publication 'Accessible Thresholds in New Housing' gives guidance on how this might be achieved.
- externally, the surface of the plate should be not more than 10mm below the leading edge of any sill, with any exposed edge chamfered or rounded.
- an external sill or internal transition unit should be at an angle of not more than 15° from the horizontal and, if sloping, be not more than 150mm in length.
- the threshold should either be level or of a height and form that will neither impede unassisted access by a wheelchair user nor create a trip hazard. A threshold piece should have a height of not more than 15mm, with any vertical element of more than 5mm height being chamfered or chamfered to an angle of not more than 45° from the horizontal.
- if the finished internal floor level is more than 15mm below the top of the threshold, an internal transition unit, or not more than 15° to the horizontal, finishing not more than 5mm above the internal floor surface may be used. In accordance with the guidance above, in new housing the sill or ramp of any BS should be used to allow flexibility in subsequent fitting of differing thickness of floor coverings.

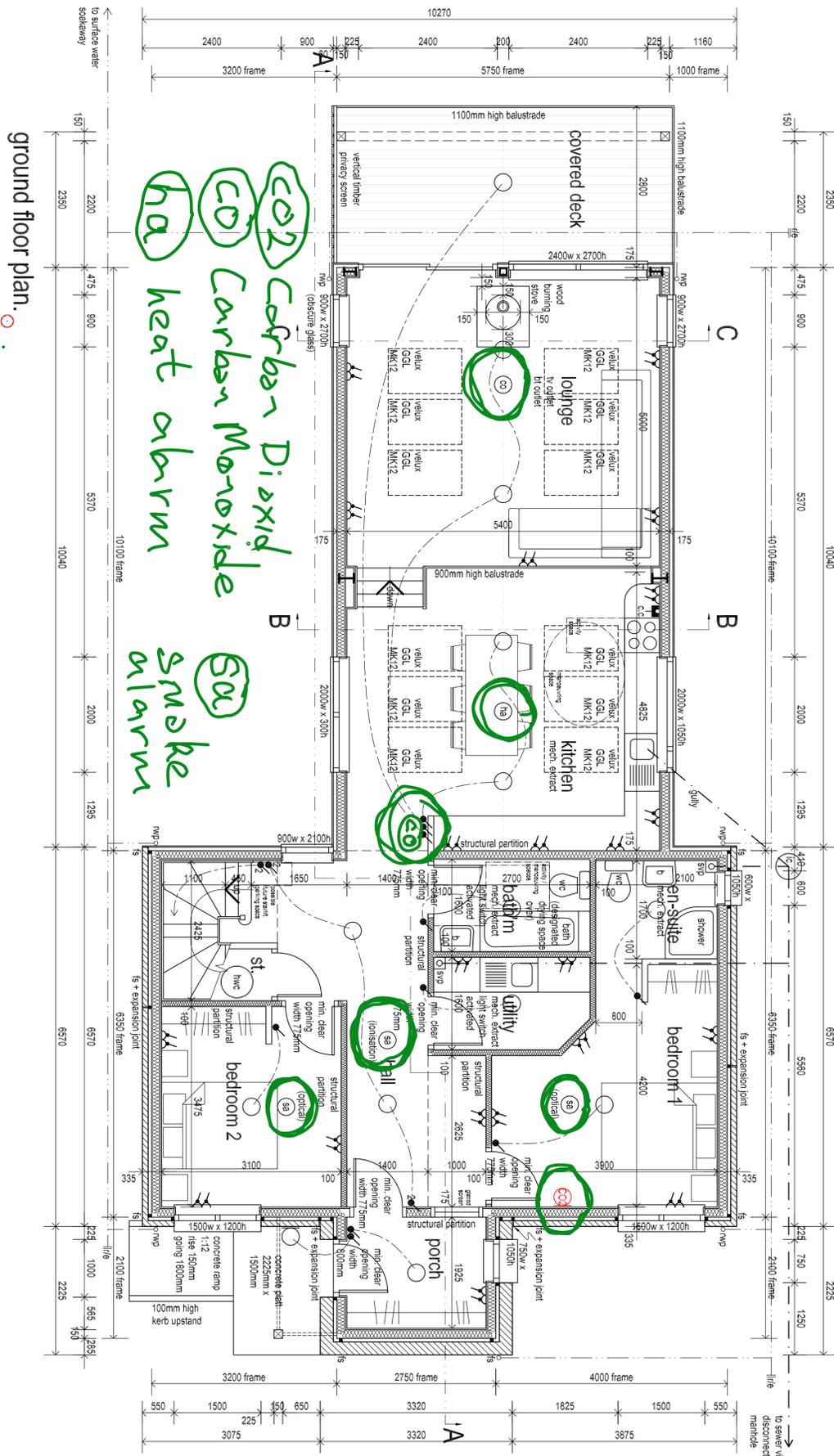
DRAWINGS MUST BE READ IN CONJUNCTION WITH ALLEN GORDON CONSULTING ENGINEERS' DRAWINGS AND DETAILS 600393.



Joiners & Building contractors
Tel: (01479) 872818
Fax: (01479) 873052
info@awlaing.co.uk
PH16 3JL

CLIENT: A W Laing Ltd.
PROJECT: 2 New houses,
ADDRESS: Smilly Cret, Camridge,
DRAWING: Floor plans & sections,
JOB NO.: 1816.
SCALE: 1:50
DATE: April 2016

REVISION NO.
A - Engineer's requirements incorporated.
B - Client's amendments.
C - Client's amendments (April 23)
D - Client's amendments (July 23)
Written dimensions to be reported to the Client/Architect as soon as possible.
Contractor to check all sizes on site.
This drawing is copyright of AW Laing Ltd



ground floor plan.

Fire Evacuation Procedure

- Leave by the nearest exit. All fire exits are marked with signage (front and back door) and have thumb locks for ease of exit.
- Call 999 for the fire service.
- If it is not possible to exit via a marked fire exit, exit through the nearest window or door (where safe to do so). To fully open the window, first open the window until it stops, pull the window back in slightly (wide enough for you to reach into the internal frame), then depress the lever found inside the frame to release the window for opening wider.
- Wait for the emergency services at the Fire Assembly Point - **on the pavement in front of the house next door ('Canagan')**.

Fire Safety – best practice

- Familiarise yourself with fire exits, fire equipment, emergency lighting and Fire Action Plan (on bedroom doors and welcome booklet).
- Keep fire exits clear.
- Turn off all appliances and unplug chargers, etc before you leave the lodge.
- Do not leave appliances running/switched on when you are away from the lodge or sleeping.
- Smoking is not permitted inside the property. Use cigarette bin outside.
- Don't use candles, tea lights or other burners. Don't light outdoor fires or use disposable BBQs.
- Please ensure you close all doors at night to prevent the spread of fire and smoke. This is particularly important as this is a two storey property.
- Follow instructions for use of Stove.

Fire Safety

Taigh Abhainn

Station Road

Carrbridge

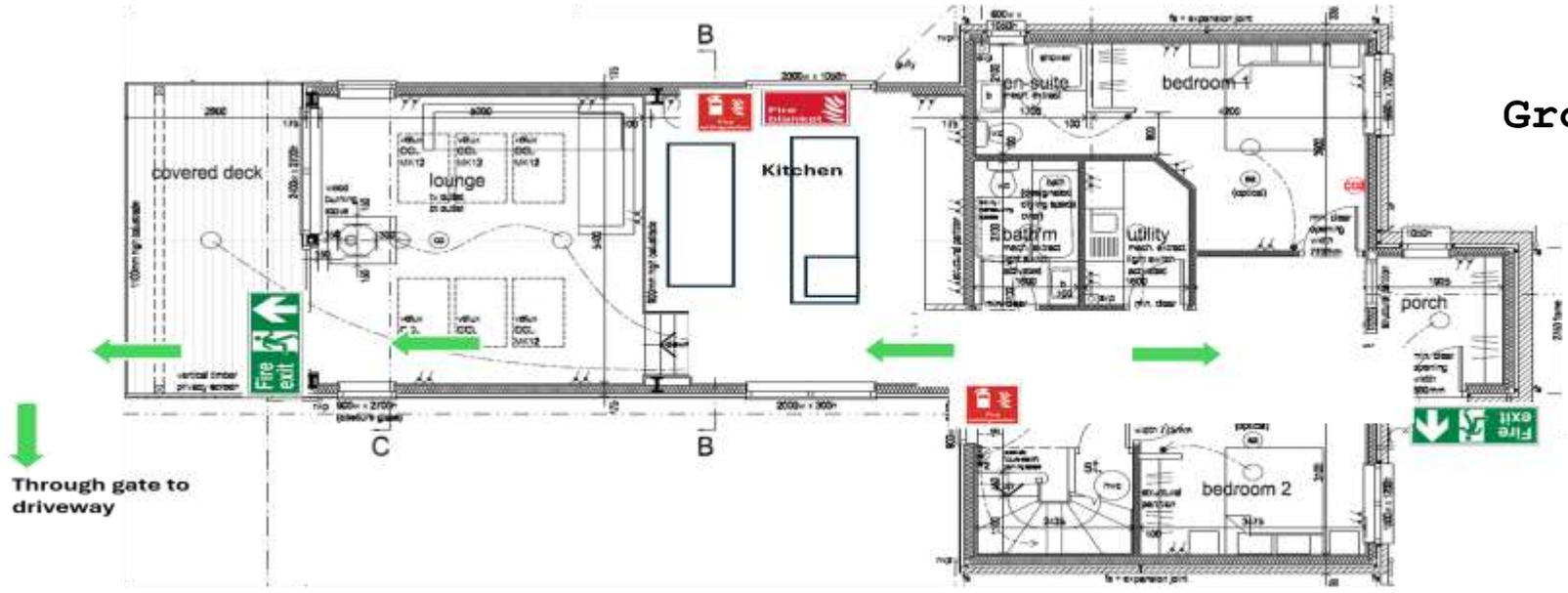
PH23 3AL

What3words location:
Forum.Threaten.Laminate

Fire assembly point:
Pavement in front of
house next door
(Canaghan)

**Always call 999 in an
emergency.**

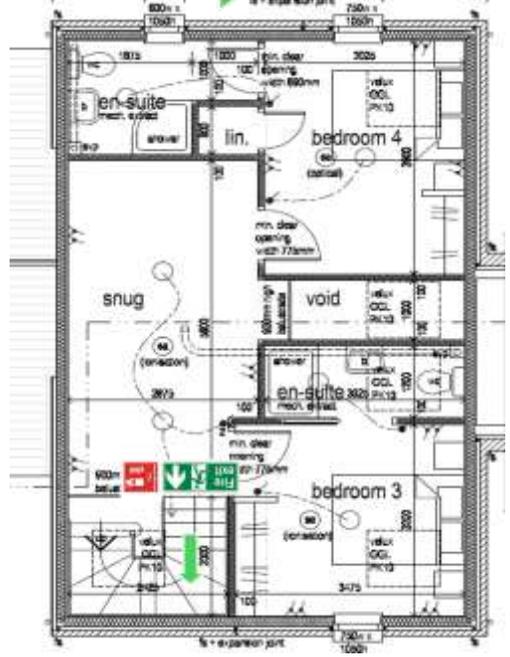
Fire evacuation route, fire exits and fire equipment



Ground floor



On pavement in front of Canagan (house next door).



First floor

Appendix 2

Patrycja Bujdasz (Legal Team (Licensing))

From: Janis Maclean [REDACTED]
Sent: 03 May 2025 19:30
To: STL Licensing
Subject: Use of property as a short term letting house. Taigh Abhainn, Station Road, Carr ridge PH233AL

Categories: Objection, Elaine

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to object to another large party house being established in this part of Station Road.

It would be totally out of character with the area and detrimental to the local amenity.

I would also question the limited amount of parking space for this house.

We have already seen how many vehicles are parked at the already existing adjoining party house.

I would be very concerned that holiday visitors would be likely to park in front of the property and cause both an obstruction to pedestrians as well as an additional hazard on this corner on this narrow part of Station Road.

Ms Janis Maclean [REDACTED]

Get [Outlook for Android](#)

Appendix 3

Elaine Hanby (Legal Team (Licensing))

From: [REDACTED]
Sent: 03 May 2025 19:25
To: STL Licensing
Subject: Use of property as short term letting unit and house Taigh Abhainn Station Road Carrbridge PH23 3AL

Categories: Objection, Elaine

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to object to this holiday let application on two main counts:

1. The lack of sufficient parking space for a four bedroom plus house potential sleeping 10 + people.
2. The addition of yet another large holiday let/ party house in what is a residential neighbourhood. I believe this would have detrimental impact on the amenity and character of the area.

The property is very close to the road on a narrow corner where there are already problems with people parking on the pavement.

I do not feel there is enough parking space for this house for residential use let alone a holiday rental whereby the size and scale of the property indicates there could be upwards of four to five vehicles manoeuvring onto this busy corner of the road.

I would also object on the grounds of potential noise disturbance and other disruption created by holiday guests - an issue we already experience from the existing party house at Smithy Croft.

We do not want another party house to further compound the problem.

Mrs Anne Dickson [REDACTED]

Kind regards

Anne Dickson

Appendix 4

Elaine Hanby (Legal Team (Licensing))

From: [REDACTED]
Sent: 01 May 2025 18:06
To: STL Licensing
Subject: Objection to planning application

Categories: Objection, Elaine

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Carrbridge Community Council has been asked by residents to object on their behalf to the application for a license to operate a property as a short-term let. The property in question is Taigh Abhainn, Station Road, Carrbridge, PH23 3 AL.

While we appreciate that the Community Council is not a statutory consultee for planning applications such as this, the strength of opposition to the proposal was evident at our recent meeting on 24/04/25 was such that we agreed to comment on the application.

There is concern

- (1) that the size of the property makes it likely that there will be increased traffic on the road
- (2) that there will be problems with parking for local residents
- (3) that the size of the property makes it likely that the venue will be used as a 'party house'.
- (4) while the economic benefit of holiday accommodation is not in question, the legislation states that this needs to be balanced with the needs and concerns of local communities. Clearly there is concern in the local community. I understand that objections were lodged to the initial planning application changing the use from residential to commercial.
- (5) there is already a self-catering property near the property in question if approved, this additional short term accommodation will alter the balance of residential and commercial properties in an area—which was originally primarily residential— and will impinge on the character of the neighborhood.

These are the local objections that the Community Council wishes to represent to you in your consideration of the application.

Kay Caldwell

[REDACTED]

Sent from Outlook for Mac

Appendix 5

Audra MacDonald (Legal Team (Licensing))

From: Linda Jolly [REDACTED]
Sent: 09 May 2025 20:01
To: STL Licensing
Subject: Fw: OBJECTION Taigh Abhainn Station Road Carrbridge PH23 3AL
Categories: Elaine, Objection

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

[REDACTED]

----- Forwarded message -----

From: Linda Jolly [REDACTED]
To: stl@highland.gov.uk <stl@highland.gov.uk>
Sent: Saturday 3 May 2025 at 19:11:30 BST
Subject: OBJECTION Taigh Abhainn Station Road Carrbridge PH23 3AL

Use of property as short term letting unit and house
Taigh Abhainn Station Road Carrbridge PH23 3AL

We would like to make strong objection to the application for the use of the property, Taigh Abhainn, Station Road, Carrbridge as a short term letting unit.

There is already some history with this overdeveloped site.
Taigh Abhainn is one of two new supersize holiday houses which dominate the landscape in towering over existing properties.

There is also a neighbouring four bedroom house which is already a short term let often rented as a "party house" accommodating potentially 12 + holidaymakers.

When the planning application for these houses was originally submitted there was very strong objection from local residents robustly backed up by Carrbridge Community Council.
The main objection was the inappropriate size and scale of the properties which are totally out of keeping with the character of the immediate area, the visual impact of the properties on the view of the famous old packhorse bridge plus the lack of sufficient parking space.

It was considered that these houses were detrimental to the amenity of the area.

There was a more recent planning application for a change of use of Taigh Abhainn to secondary letting. There was again strong objection from local residents and, despite the objections being upheld by Highland Council, the application was permitted by the Reporter on appeal.
We live diagonally opposite Taigh Abhainn and also operate a low impact self catering property (max four guests) from a small, iconic red tin roof cottage right next door.

Taigh Abhainn, sits right on the border with our cottage garden/ drive area literally towering over our small cottage and overlooking the windows and the cottage garden.

Despite the size of their garden, the owners of Taigh Abhainn have already placed a childrens play area literally right next to the cottage boundary fence. We are concerned that this, combined with an outdoor elevated back deck, will create a noise disturbance.

We are very concerned that it is proposed for this house to be used a holiday rental/ "party house" and would like to make strong objection on the grounds of

1. insufficient car parking space
2. potential disturbance created by large numbers of guests (potentially 12 plus holidaymakers) renting the property
3. impact on the amenity and traditional character of the area
4. the inappropriate establishing of a second "party house" in a quiet residential area

We are very concerned about the impact this holiday house might have on us and other local residents as well as the impact on our self catering business where guests enjoy the peace and quiet.

There is already disturbance due to an existing holiday house at the neighbouring four bedroom (sleeping 12 people) Smithy Croft. It is certainly not an appropriate site for yet another "party house."

As regards, parking, we do not believe there is adequate parking for the potential number of vehicles visiting the property. The property is fenced off curtailing the amount of easily accessible parking space with vehicles therefore having to park nose to tail in the narrow driveway and backing out onto the road on a corner.

We have seen from the existing neighbouring party house and others of a similar size, that there can often be six or more cars parked especially for hen and stag groups.

This is exacerbated in the winter when holiday guests staying at the existing party house just abandoned their vehicles on the road side as being unable to access the snow covered driveway.

We believe it is likely that holidaymakers will park in front of Taigh Abhainn and onto the limited pavement area not only creating a hazard for pedestrians and other motorists but also blocking the sightlines for our guests turning in and out of the cottage driveway.

We are concerned at the potential disturbance to local residents particularly due to the size of the property and the number of people which could be accommodated.

There is already disturbance, including noise created by people staying at the neighbouring holiday let/ party house with late night partying in the garden and people shouting up the street on returning from the pub and ad hoc fireworks.

We are furthermore concerned about the future management of the property by owners who are based in the Central Belt and are not on hand to deal with any situations or issues which might arise.

Overall we object to any increase in the number of totally inappropriate "party houses" in what is primarily a residential area on the grounds of it being an unacceptable impact on the local amenity and character of the neighbourhood.

We hope this STL application is rejected.

Thank you.

Linda Jolly



Appendix 6

Audra MacDonald (Legal Team (Licensing))

From: Audra MacDonald (Legal Team (Licensing))
Sent: 15 May 2025 11:52
To: Audra MacDonald (Legal Team (Licensing))
Subject: FW: Representation on the applications for the Short Term Letting Licences for Taigh Abhainn [REDACTED] Station Road Carrbridge PH23 3AL
Attachments: Guidance for those wishing to raise an objection or representation STL licence - SPT.pdf
Importance: High

From: [REDACTED]
Sent: 07 May 2025 23:02
To: STL Licensing <STL@highland.gov.uk>
Subject: Representation on the applications for the Short Term Letting Licences for Taigh Abhainn [REDACTED] [REDACTED] Station Road Carrbridge PH23 3AL

CAUTION: This email was sent from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear All

Could you please consider the following with regard to the above applications.

There are currently two small licenced short term lets on the corner of Station Road in question, generally accommodating 2-4 guests per property, so a maximum of 8 guests. The concern of property owners in the immediate area is that there are now two more short term let licences in application for properties on the same corner:

- [REDACTED]
- Taigh Abhainn – 8 – 10 guests (4 bedrooms and a snug)

If these two applications are approved, this will greatly increase the number of holiday guests in this immediate area to up to 30 guests across the four properties. [REDACTED]

Highland Council refused the planning application for the STL for Taigh Abhainn for reasons that are also relevant to the licensing applications for these two properties including the hollowing out of the community and safety issues including car access and parking capacity. The Cairngorms National Park have proposed to widen the pavement and narrow the road on this corner to improve pedestrian usage. This is a dangerous point in the road where Taigh Abhainn cars in particular would be reversing in or out. It would be appreciated if these reasons could be considered again as part of the Short Term Let licence applications.

Thank you for your consideration,

Best wishes

Elizabeth

Dr Elizabeth Sprunt