

## 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.

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