

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The Committee **NOTED** that the non-timeous representation from Scottish Fire & Rescue Service had been withdrawn and the licence could be granted under delegated powers.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