

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 24 June 2025 at 11.00am.

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: Dr C Birt, Mr J Bruce, Mr J Grafton, Mrs J Hendry, Ms L Johnston, Mr S Kennedy (Chair), Ms E Knox (remote), Mr W Mackay (remote), Ms K Maclean, Mr K Rosie (remote), 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:

Sergeant Paterson, Police Scotland (for items 1 – 9.4)
Ms C MacDonald, Environmental Health (for items 9.1 – 9.3)
Ms I Cameron, Environmental Health (for items 9.1 – 9.3)

Item 7.1: Gerard Wright (licence holder), Alasdair Gillies (licence holder's solicitor),
Item 8.1: Abdullah Alkhalaf (applicant)
Item 9.4: Alan Bain (applicant)
Item 11.1: Lynn Melvin (applicant), Vernon Davies (objector)
Item 11.2: Jennifer Hill (applicant), Eileen Gordon, Jillian Cawdron, Bruce and Ruth Farquhar (objectors)
Item 11.3: Conner Brown (applicant), Gareth Meadows (objector's representative), Jim Paterson (objector)
Item 11.4: Linda Mackenzie (applicant) and Iain Inglis (objector)
Item 11.5: Mr Slessor (applicant's representative) Allyson Jones on behalf of Carrbridge Community Council, objector)
Item 11.6: Angus Brown (applicant's solicitor)

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

There was an apology for absence from Mr D Macpherson.

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 29 April 2025, 13 May 2025 and 3 June 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/27/25 by the Principal Solicitor which detailed all Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 1 May 2025 to 11 June 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/28/25 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 30 April 2025 to 11 June 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/29/25 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/30/25 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. **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 involved the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 7A of the Act.**

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

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

There had been circulated to members only Report No HLC/106/25 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 was invited to determine the matter in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland, Alasdair Gillies, solicitor for the licence holder, and Gerard Wright, licence holder

The Committee **AGREED** to take no action in relation to both the taxi driver's licence and the taxi operator's licence.

8. **Civic Government (Scotland) Act 1982 Private hire car driver's / operator's licences
Achd Riaghaltais Chatharra (Alba) 1982 Iarrtasan airson ceadachdan do dhràibhearan / oibrichean chàraichean airson fastadh prìobhaideach**

8.1 Private hire car driver's licence – Abdullah Allkhalaf

There had been circulated to members only Report No HLC/107/25 by the Principal Solicitor relating to Abdullah Allkhalaf who is the holder of a private hire car driver's licence (Ward 13 – Inverness West). The Committee was

invited to determine the matter in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Abdullah Alkhalaf, applicant.

The Committee **AGREED** to: (i) take no action in relation to the private hire car driver's licence; and (ii) that a formal written warning be issued to the licence holder.

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

**9.1 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/108/25 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 was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Environmental Health. The applicant was not present.

The Committee **AGREED** to **REFUSE** the application for a short term let licence under paragraph 5(3)(a)(ii) and paragraph 5(3)(c)(v) of the Civic Government (Scotland) Act 1982 for the following reasons:

- the applicant is not deemed a fit and proper person to hold such a licence; and
- Due to the missing mandatory property safety documentation, namely the Electrical Condition Installation Report, it cannot be established that the premises is suitable for short term letting purposes, having regard to public safety.

**9.2 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/109/25 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 was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Environmental Health. The applicant was not present.

The Committee **AGREED** to **REFUSE** the application for a short term let licence under paragraph 5(3)(a)(ii) and paragraph 5(3)(c)(v) of the Civic Government (Scotland) Act 1982 for the following reasons:

- The applicant is not deemed a fit and proper person to hold such a licence; and
- Due to the missing mandatory property safety documentation, namely the Electrical Condition Installation Report, it cannot be established that the premises is suitable for short term letting purposes, having regard to public safety.

9.3 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/110/25 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 was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Environmental Health. The applicant was not present.

The Committee **AGREED** to **REFUSE** the application for a short term let licence under paragraph 5(3)(a)(ii) and paragraph 5(3)(c)(v) of the Civic Government (Scotland) Act 1982 for the following reasons:

- The applicant is not deemed a fit and proper person to hold such a licence; and
- Due to the missing mandatory property safety documentation, namely the Electrical Condition Installation Report, it cannot be established that the premises is suitable for short term letting purposes, having regard to public safety.

9.4 Application for grant of a short term let licence – Flotnar Hús, Keiss, KW1 4XG

There had been circulated to members only Report No HLC/111/25 by the Principal Solicitor relating to an application which has been received from Mr Alan Wares Bain for the grant of a short term let licence (Ward 3 – Wick and East Caithness). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Alan Bain, applicant.

Dr C Birt, seconded by Mr S Kennedy, **MOVED** to grant the application for a short term let licence subject to the mandatory conditions and additional conditions for a period of 12 months.

As an **AMENDMENT**, Ms K Maclean, seconded by Ms E Knox, moved to refuse the application on the grounds the applicant is not deemed to be a fit and proper person to hold such a licence

On a vote being taken, the **MOTION** received 8 votes and the **AMENDMENT** received 3 votes, with no abstentions.

The **MOTION** was therefore **CARRIED**, the votes having been cast as follows:-

For the Motion:

Dr C Birt, Mr J Bruce, Mr J Grafton, Mrs J Hendry, Mr S Kennedy, Mr W Mackay, Mr K Rosie, Mr R Stewart

For the Amendment:

Ms L Johnston, Ms E Knox, Ms K MacLean

Decision

The Committee **AGREED** to **GRANT** the application for a short term let licence subject to the mandatory conditions and additional conditions for a period of 12 months.

10. The Committee **AGREED** to return to public proceedings for the following Items.
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 – 51c King Street, Inverness, IV3 5DG

There had been circulated Report No HLC/112/25 by the Principal Solicitor relating to an application which had been received from Mrs Lynn Melvin 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 Lynn Melvin, applicant, and Vernon Davies, objector. Margaret Mahon, objector was present, however left the meeting before the item was heard due to other commitments.

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

11.2 Application for grant of a short term let licence – 38 Old Bar Road, Nairn, IV12 5BX

There had been circulated Report No HLC/113/25 by the Principal Solicitor relating to an application which had been received from Mrs Jennifer Hill 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 Jennifer Hill, applicant, and the following objectors:

Eileen Gordon, Jillian Cawdron, Bruce & Ruth Farquhar.

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

11.3 Application for grant of a short term let licence – The Willows, 1 Albermarle Place, Douglas Street, Nairn, IV12 4DL

There had been circulated Report No HLC/114/25 by the Principal Solicitor relating to an application which had been received from Mr Conner Brown 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 Conner Brown, applicant, Gareth Meadows - representative for Jane Douglas, objector, and Jim Paterson, objector.

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

11.4 Application for grant of a short term let licence – 6 Stafford Street, Tain, IV19 1BP

There had been circulated Report No HLC/115/25 by the Principal Solicitor relating to an application which had been received from Mrs Linda Helen Mackenzie for the grant of a short term let licence (Ward 7 – Caithness, Sutherland and Easter Ross). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Linda Mackenzie, applicant, and Iain Inglis, objector.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and additional licence conditions together with the following further additional condition:

- In the event of a drainage issue at the Premises, the licence holder shall contact the owner of the neighbouring property 8 Stafford Street, Tain and Scottish Water to report the issue.

11.5 Application for grant of a short term let licence – Taigh Abhainn, Station Road, Carrbridge, PH23 3AL

There had been circulated Report No HLC/116/25 by the Principal Solicitor relating to an application which had been received from Ms Thelma Jennie Elizabeth Slessor 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 Slessor on behalf of Thelma Slessor, applicant, and Allyson Jones on behalf of Kay Caldwell, Carrbridge Community Council, objector.

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

11.6 Application for grant of a short term let licence – 4 St Vincent's Place, Kingussie, PH21 1PH

There had been circulated Report No HLC/117/25 by the Principal Solicitor relating to an application which had been received from Mrs Rachel Carmichael on behalf of Applecross Healthcare Limited 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 Angus Brown, solicitor for Rachel Carmichael, applicant.

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

11.7 Application for grant of a short term let licence – 31a Greig Street, Inverness, IV3 5PX

There had been circulated Report No HLC/118/25 by the Principal Solicitor relating to an application which had been received from Mrs Stella Campbell 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 **NOTED** that the Certificate of Compliance and Scottish Fire and Rescue Service declaration had been provided by the applicant and therefore the item was withdrawn and the licence could be granted under delegated powers.

The meeting ended at 5.00pm.
