

Agenda item	10.4
Report no	HLC/163/25

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 28 October 2025

Report title: Application for the grant of a short term let licence – Birches and Rowan Caravan - Half Of 16 Waterloo, Breakish, IV42 8QE (Ward 10 – Eilean a' Cheo)

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 10 June 2025 a validated application for the grant of a short term let licence was received from Mrs Rebecca Revill.
- 4.2 The property to which the application relates is Birches and Rowan Caravans, Half Of 16 Waterloo, Breakish, IV42 8QE (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 in black on the plan 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 Revill will be the host/operator of the Premises. Mrs Revill is a temporary licence holder that was granted on 28 April 2025. As such, the host/operator is permitted to operate until a full licence is determined.
- 4.4 Mrs Revill is named on the application as the owner of the Premises.
- 4.5 The person named on the application as being responsible for the day-to-day management of the Premises is the said Mrs Revill.
- 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 are described as two static caravans which can accommodate a total maximum occupancy of ten guests.
- Birches caravan is described as a three-bedroom caravan which can accommodate a maximum occupancy of six guests; and

- Rowans caravan is described as a two-bedroom caravan which can accommodate a maximum occupancy of four 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.

5. Process

5.1 The application was circulated to the following Agencies/Services for consultation:

- Police Scotland
- Scottish Fire & Rescue Service
- Highland Council Environmental Health Service; and
- Highland Council Building Standards

5.2 Police Scotland, the Highland Council's Environmental Health Service, the Highland Council Building Standards and Scottish Fire & Rescue Service have all confirmed that they have no objections to the application.

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 21 June 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 7 July 2025 from Mr Lee Rowlands (Appendix 2)
- Objection received by email on 7 July 2025 from Mrs Helen Connell (Appendix 3)
- Objection received by email on 9 July 2025 from Mr Denis Connell (Appendix 4)
- Objection received by email on 14 July 2025 from Mr Tyler Shipley (Appendix 5)

8. Determining issues

8.1 Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that a licensing authority shall refuse an application to grant or renew a licence where:

- (a) the applicant or anyone else detailed on the application is not a fit and proper person;
- (b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused;

- (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 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
 - (v) 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 each of the 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 found at Appendices 2 to 5, 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

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 be accessed [here](#) or a hard copy can be supplied where requested.

11. Implications

11.1 Not applicable.

Date: 7 October 2025

Author: Kirsty Blackmore

Reference: [FS718864983](#)

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.

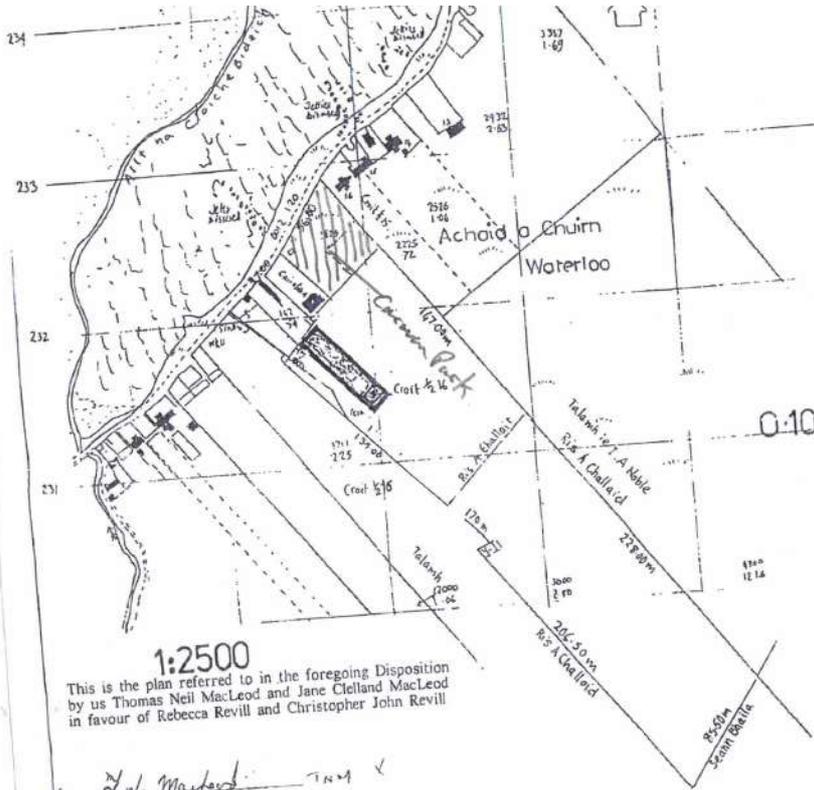
Appendix 2: Objection received by email on 7 July 2025 from Lee Rowlands.

Appendix 3: Objection received by email on 7 July 2025 from Helen Connell.

Appendix 4: Objection received by email on 9 July 2025 from Denis Connell.

Appendix 5: Objection received by email on 14 July 2025 from Tyler Shipley.

Appendix 1

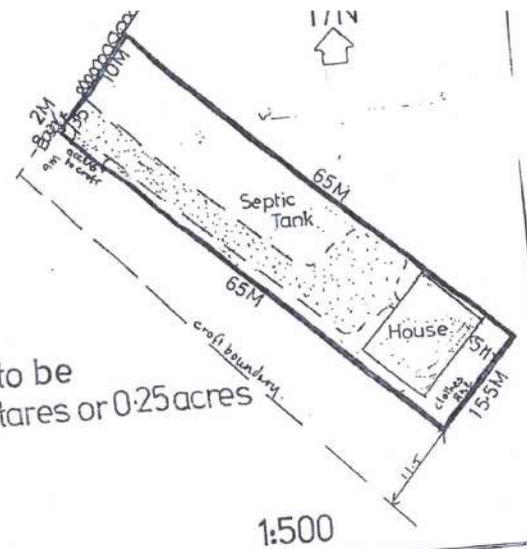


1:2500
 This is the plan referred to in the foregoing Disposition
 by us Thomas Neil MacLeod and Jane Clelland MacLeod
 in favour of Rebecca Revill and Christopher John Revill

T.N. MacLeod T.N.M.
J.C. MacLeod J.C.M.

INV 0 8 0 5 0

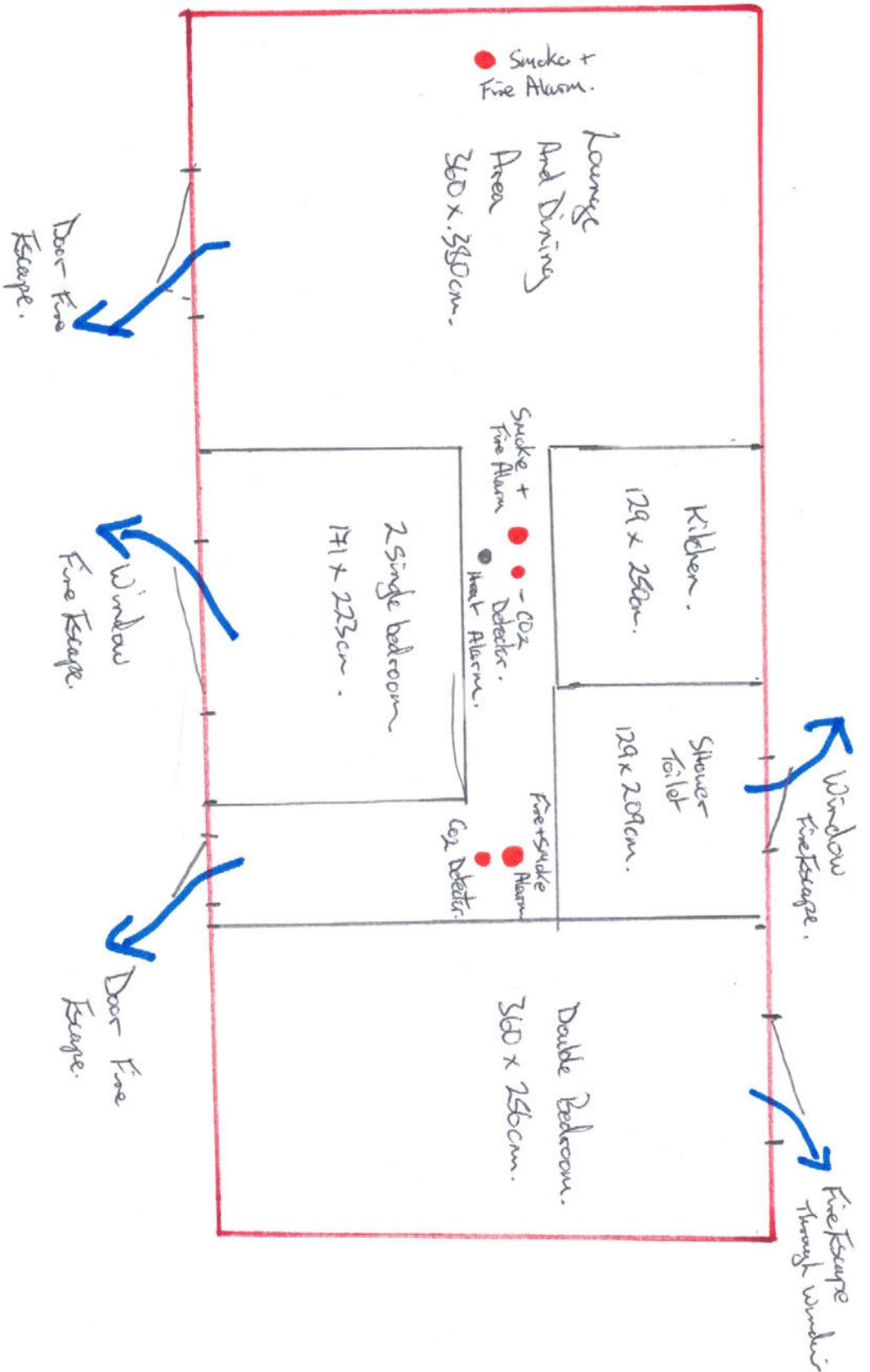
Area to be
 0.10075 Hectares or 0.25 acres



1:500

PLAN RELATIVE TO 0.10075 HECTARES AT
 1/2 16 WATERLOO BREAKISH, ISLE OF SKYE
 (OTHERWISE CROFT 1/16 ACHAIHD A CHUIRN
 AN I-EILEAN SGIATHANACH

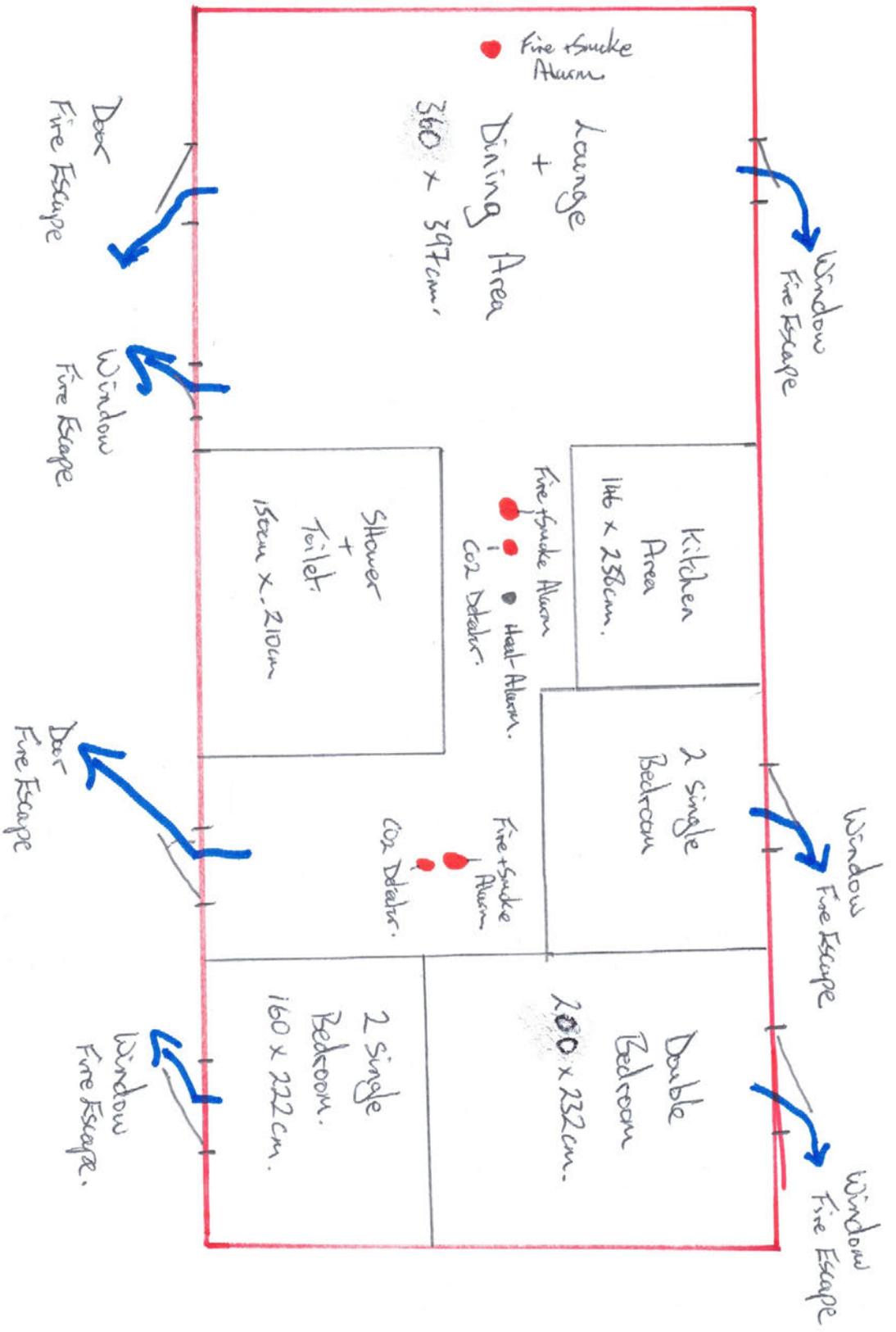
Scale-1:500, 1:2500 Only given dimensions to be used.
 Drawn by Mrs.J.M.Scott L.S.I.A., L.C.A.D. Date, 6:9:97



Rowans Caravan Floorplan.

For 4 persons

Not suitable for people with mobility issues.



Bitches Caravan for 6 persons.
 No Disabled Amenities, Not suitable
 for Mobility Issues.

Kirsty Blackmore (Corporate Governance)

From: STL Licensing
To: Lee Rowlands
Subject: RE: Objection to licence application

From: Lee Rowlands <[REDACTED]>
Sent: 09 July 2025 14:48
To: STL Licensing <STL@highland.gov.uk>
Subject: Re: Objection to licence application

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.

Good afternoon

Thank you for your response, although I am very unhappy to supply my address since the applicant will receive it, I would like my unhappiness recording please due to the issues I have raised with yourselves, this is my address.

[REDACTED]

Thanks

Lee

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.

From: Lee Rowlands <[REDACTED]>
Sent: 07 July 2025 16:48
To: STL Licensing <STL@highland.gov.uk>
Subject: Fwd: Objection to licence application

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.

To whom it may concern

I would like to object to a licence application for 1 Birches and 2 Rowan half of 16 Waterloo IV428QE

I stayed in holiday accommodation next door to the caravan park, this was a romantic break for a special occasion for myself and my partner, everything in our accommodation was lovely and the host was so nice.

My Reasons for objecting are myself and my partner were woken up early hours one morning to loud music coming from a convertible car parked in the caravan park and guests of one of the caravans out drinking, we also felt we had no privacy as when we sat out to eat on the decking a drone was constantly being flown above and around where we were eating and sitting, because we felt we had no privacy we closed the curtains in the pod we stayed in whilst inside, we spoke to Helen about this and she was very apologetic about this, she offered us a free nights stay, we also know Helen challenged a man staying in the caravan over his actions with the drone, I also believe whilst sat out I could smell drugs being smoked next door in the caravan park, I viewed a man on the decking of the caravan in the direction of the smell smoking

Having spoken to Helen she informed us that the caravan park owner was applying for a licence, I asked Helen for the information to put in my thoughts and an objection, such a shame if a licence was approved next door to such beautifully thought out accommodation.

Could I please ask for confirmation of this objection.

Thanks

Lee Rowlands

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Mura h-eil na beachdan a tha air an cur an cèill sa phost-d seo a' buntainn ri gnothachas Chomhairle na Gàidhealtachd, 's ann leis an neach fhèin a chuir air falbh e a tha iad, is chan eil iad an-còmhnaidh a' riochdachadh beachdan na Comhairle, no buidhnean buntainneach, agus chan eil am post-d seo na phàirt de chunradh sam bith mura h-eil sin air innse.

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Mura h-eil na beachdan a tha air an cur an cèill sa phost-d seo a' buntainn ri gnothachas Chomhairle na Gàidhealtachd, 's ann leis an neach fhèin a chuir air falbh e a tha iad, is chan eil iad an-còmhnaidh a' riochdachadh beachdan na Comhairle, no buidhnean buntainneach, agus chan eil am post-d seo na phàirt de chunradh sam bith mura h-eil sin air innse.

Kirsty Blackmore (Corporate Governance)

From: STL Licensing
To: Helen connell
Subject: RE: Objection against Rowans and Birches the caravan park half of 16 waterloo Isle of Skye IV42 8QE

From: Helen connell [REDACTED]
Sent: 08 July 2025 14:33
To: STL Licensing <STL@highland.gov.uk>
Subject: Re: Objection against Rowans and Birches the caravan park half of 16 waterloo Isle of Skye IV42 8QE

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.

Good afternoon and thank you for your response to my objection .
My full address is

[REDACTED]

Regards
Helen Connell

From: Helen connell [REDACTED]
Sent: 07 July 2025 12:20
To: STL Licensing <STL@highland.gov.uk>
Subject: Objection against Rowans and Birches the caravan park half of 16 waterloo Isle of Skye IV42 8QE

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.

To whom it may concern,

Please find enclosed my objections against caravan park 16 waterloo IV42 8QE

Objections

Location Character

As you will be aware from my previous objection to the state of the caravans within the caravan park which have now been replaced for slightly more updated static caravans however! ...

New replacement static caravans are not with in keeping of the surrounding environment instead they are now an eye saw which stand out from the main road over half a mile away able to be seen from Broadford village. These caravans are not in keeping with the more muted natural tones of buildings including our own holiday let which blends into the natural habitat which is also made with a more eco friendly set of materials. New decking which has been constructed without planning permission with a seating area that sits looking out directly into our own private garden invading the minimal privacy we did have from the problematic caravan park.

Nature and extent of proposed activity

As previous issues with drones being used by guests staying within the caravan park has not been addressed. Within the second week of the caravan park being granted a six week temporary license I have evidence of a drone invading the privacy of our own garden this garden is not only a private place for ourselves and guests but also a safe space for our severely disabled Autistic son who has recently been diagnosed with the chronicle age of between 11 months up to 4yrs old our sons actual age is 17. Our son enjoyed his safe space as he loves the sensory stimulation from the environment the garden provides however, during this event I was alerted to the sound of our son screaming "get it off, get it off" mummy the fly is trying to get me. The fly he is concerned about is the noise from the drone hovering around the garden area. My son has many phobias and minimal understanding that the noise he was hearing was not in fact a fly but a drone belonging to an elder gentleman staying at the caravan park. The outcome from this event that brought my son into a distressed state and meltdown resulted in a twenty minute period of pure fear anxiety, distress and self harm until he could be calmed down and reassured. The same person was told by myself the previous day not to fly his drone over our private property, may I add at another time we have had another individual found halfway across our fence reaching out to retrieve an item from within our garden area when confronted I was sworn at. The issue still continues with people entering the garden and as well as knocking at our front door with people unsure as to where the applicant lives to then park the car in our private parking area blocking us from parking outside our own home. Although some guests are young families with children. We have again seen and experienced a large increase of groups with dogs with no recall barking day and night roaming freely around the caravan park and surrounding area, this week alone there are four dogs staying within the caravan park and owners sending their own family out to retrieve their pet dog as it had gone wondering. Guests within the caravan park don't always appear to collect their dogs mess up off the road along Waterloo and at times the smell can be over bearing due to the number of dogs staying at any one time. I also have ring footage of an Alsatian on the third week of this holiday season belonging to guests in caravan three running freely up and down our fence line barking aggressively while our elder family pet is resting on the grass in the garden where i felt I had no option to bring her indoors as not only did I have concerns over the dog entering our private garden but also for the fact as I have been bitten as a young child by a strangers pet though no fault of my own walking home from school I do become anxious when I see this aggressive behaviour from other peoples pets especially when it was drawing its attention to my own pet within our supposed safe space. It appears that again the applicant does not control the number of dogs allowed to stay in the caravans at any one time or had made any restrictions. As previously mentioned my live stock were temporary rehoused for safety reasons and will be due back to their home within a few weeks I wonder if again my live stock will come to harm due to lack of care or respect shown from the applicant and her paying guests?

As already we are having issues with noise from the caravan park music, people outside smoking chatting at all hours, car and caravan doors banging at all times of the day and night again causing a disturbance to ourselves, son and guests with the added interference of guests staying at the caravan park driving to the far side of our property at the entrance of our own private shared access with the applicant and our holiday let, using it to pull in and making U-turns when realising they have forgotten something to then not only hinder us but also other road users and the guests from our holiday let from entering or leaving and in turn blocking the road for other road users.

Some returning guests from the caravan park calling at the applicants address for a couple of minutes at the time driving up and down our private access at ridiculous speed without slowing or stopping causing danger to both myself and others family members including disabled son who live in our property and also a danger to our pet dog who I take out for a small wander due to her age, how long will it be before one is injured or worse due to the idiocy by caravan park guests that should not really be accessing this route this latest incident was last week where a white car sped up the drive and then back down within a couple of minutes to then turn into the caravan park this car was spotted whilst walking to be staying at the Birches caravan. The other issue being caused by the guests staying in the caravan park is that of them using the passing place outside of our house for parking when it is clearly signed as a no parking passing place only area which by doing so is committing a criminal offence. We are aware that the caravan park is not insured for campervans but yet at times they are seen present at the park unless they are parked in the passing place as previously mentioned which block the road and make it harder for local residents and other road users. Guests staying at the caravan park for a fourth week are evidenced pulling up onto our grass verge using it as a passing area tearing up the turf making our area look untidy again an issue that continues to be on repeat we have laid rocks along this verge like many others along Waterloo to stop this from happening but appears to be ignored. We had also reported issues with the septic tank which is servicing three caravans two of which the applicant has applied for an STL for occupancy of ten the additional caravan could have an occupancy of four and a chalet in addition that could have two occupants so the septic tank could have to deal with a volume of sixteen people. May I make the STL aware that during a meeting with myself and employee from SEPA that they confirmed there was an issue with the problematic septic tank and pipework, of which fecal fungi and slime was found seeping from the broken pipe work and a letter to the applicant was sent out asking them to rectify and maintain. With the caravan park up to capacity the smell is already starting to reappear and we are not even half way through the season.

I raise this objection and ask is that the STL licensing committee arrange a visit to inspect this site and see for their own eyes the issues raised. Being fully aware that this infringement on our privacy, health and mental wellbeing goes against our human rights in all aspects of the issues raised. With constant sleep interruption from the caravan park. Previous guests staying in our own holiday let have commented on how busy this quite little corner of Waterloo is due to the volume of traffic in and out of the caravan park from the early hours to last thing at night. Finally I see the application is for two static caravans rowans and birches and the third caravan is deemed as a fulltime let but has been empty for almost a year up until the last two months were there appears to a variation of different cars parked for a number of days With different people inhabiting and gaps in between stays so I bring to question is this older caravan which is not mentioned on the STL application also being used for short lets without a license ?

I am more than happy to bring forward evidence stored of these events noted within my objections by a number of cameras located around our property due to on going issues over the last number of years.

Kind regards

Mrs H m connell

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Mura h-eil na beachdan a tha air an cur an cèill sa phost-d seo a' buntainn ri gnothachas Chomhairle na Gàidhealtachd, 's ann leis an neach fhèin a chuir air falbh e a tha iad, is chan eil iad an-còmhnaidh a' riochdachadh beachdan na Comhairle, no buidhnean buntainneach, agus chan eil am post-d seo na phàirt de chunradh sam bith mura h-eil sin air innse.

Kirsty Blackmore (Corporate Governance)

From: denis Connell <[REDACTED]>
Sent: 09 July 2025 18:32
To: STL Licensing
Subject: Objection to STL application
Attachments: IMG_1359.JPG; IMG_1358.JPG; IMG_5175.PNG; IMG_5174.PNG; IMG_5173.PNG; IMG_5172.PNG; IMG_5171.jpg; IMG_5170.jpg
Categories: Objection, Kirsty

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.

Please accept this is my objection to 1 birches 2 Rowan half of 16 Waterloo IV42 8QE

Firstly, I would like to thank the licencing authority and objection committee for taking into consideration my objections.

According to the STL licencing policy statement 1.4 The licensing scheme was brought in by the Scottish Government with the aim to ensure short term lets are safe, address issues faced by neighbours, to facilitate local authorities in knowing and understanding what is happening in their area and handling complaints effectively. It also enables local authorities to ensure the people providing short term lets are suitable. The legislation aims to make sure that the economic and tourism benefits from short term lets are balanced with the needs and concerns of local communities.

I feel it is very important that it is understood that this has been an objection over a prolonged period of time and my fist chance in 6 years of living next to a nightmare to finally have my voice heard through an objection to this proposed STL, Although in correspondence over a protracted time with Gary Somers Solicitor Licencing since a previous application was withdrawn by the applicant as we had challenged through Gary some inconsistencies with that application, which were proven to be correct from our initial objection to the first application by the applicant, thus leading to that application being withdrawn , Gary informed me via email any previous objection would not count and this has to be a new objection, I feel it is very important that the committee understand the History of objections by the same applicant for the same units and I am sure Gary Somers Solicitor and Claire Mc Arthur principal solicitor legal team would be able to share that information if requested to do so.

I also fully understand the STL Authority work within legislative requirements under the short term let licensing legislation.

Part of the Highland council own published information is around public trust, stating a licence can build trust with potential guests, indicating the property is well managed and meets acceptable standards,it also states, your application may require neighbors to be notified, potentially giving them a chance to comment on your plans, again it states the council can monitor your operation and take action if you fail to comply with licence conditions, also mentioned is other health and safety requirements.

Due to your published statements I would like the following to be taken into account.

visually intrusive to our holiday let business now the seated area of the new raised decking looks directly into our holiday pod, reducing privacy.

Having taken subject matter expert advice on this newly constructed decking, this would most probably require retrospective planning permission, which I can find no evidence of any submission, whatever the outcome of the applicants application, I am happy to take this forward with planning enforcement if the applicant cannot evidence a submission or does not submit such.

The second issue I would like to raise is, I Previously served in the Royal Engineers and was trained to an extremely high degree in water supply, water purification, sewage treatment and drainage, setting up many fully operational systems around the world.

The septic tank servicing the two properties on this STL application as well as two further units was installed in approximately 1900, it was installed to service a two bedroom property at the time of its construction, in my opinion it is not any longer fit for purpose and is at the end of its life, I believe it may be leaking into the subsoil, I also believe it is being used over capacity, hence the smell omitted once the tourist season is well up and running and it has been in use for approximately two months, it is expected to deal with waste from up to 18 people, although as previously stated it was installed to service a two bedroom property, the Committee should be aware however I have no issues with an independent expert being employed by the applicant to carry out an examination and complete a report over the serviceability, capacity and life expectancy if any of this septic tank, The drainage pipes from the septic tank run onto the local shore, they are cracked and broken and the applicants husband has concealed these issues and continues to do so with grass cuttings from the caravan Park, which again can be evidenced by photographs, if this application was to go ahead in my opinion a modern system of size and capacity to deal with the possible number of occupants over the four units and should replace the old system and should form part of any recommendations before agreement to issue a licence.

SEPA have inspected the shore around the pipes and have confirmed faecal fungi, which unfortunately for the applicant I feel confirms my thought over the septic tank, its condition and its current working order, I believe SEPA have been in touch with the applicant, I am also aware we hold authority to discharge from this septic tank and that discharge allowance is for 5 people, the tank was in fact installed to service our property until we disconnected from it, since as previously stated I felt it had issues. I have not been able to find myself on SEPA records any authority for the applicant to actually discharge from this tank, only for one installed at their own property approximately 150 metres being the caravan park, which services the applicant's own home and not the Caravan Park.

I would hope that the committee although working within legislation would not dismiss this as it has been brought to their attention and as such going forward, they would hold some responsibility having been informed about these issues.

As of the day of this submission 09/07/25 the committee would have been able to view on line isleofskye.net current images for both caravans Rowans and Birches that evidence some of the below issues, I am sure as the applicant has sight of any objections before a committee meeting some of the issues raised will be hidden pending a possible site visit.

I feel the site is not manged or maintained correctly or at all well, there are some major health and safety issues that can even be seen on the photographs displayed on the site the lets are advertised on, The 47kg gas bottles are neither stored on a hard standing or flat surface, they are not stored upright or in fact can be seen as secure from interference or movement, there is no gas safety signs including no smoking or naked flames and the bottles are not caged, the weight of up to 3 47kg bottles stored openly together could cause serious if not fatal injury to anything they fell on and since small children and small animals regularly stay in both caravans this is of very grave concern to me, I am also concerned that the person/business who supplies the gas cylinders and changes them when required has not informed the applicant of these H&S issues, as a gas supplier he should be aware of all the legislation and H&S around the storage of gas bottles.

The STL within this application known as Rowan, has again some major Health and safety issues over both access stairs into the caravan, the stairs only have a baluster rail on one side on each set of stairs and are not built out of suitable materials to levitate slips, trips and falls, there is also poor external lighting to all sets off stairs across both units within this STL application.

Other issues arising with regard to NPF4 Policy 14: Design, Quality, and Place, particularly in relation to contextual fit, visual amenity, and streetscape integrity, the caravans are out of place in Waterloo.

Moreover, the proposal does not meet the standards of HWLDP Policy 29 (Design Quality and Place-Making), which requires developments to contribute positively to sense of place, integrate with the existing built form, and avoid features that appear piecemeal or discordant. Instead, the design appears out of context, lacking any design-led justification or evidence of thoughtful place-making.

With regards to HWLDP Policy 28 (Sustainable Design) the development fails to meet the expectations of this policy which requires proposals to be sensitive to local character, promote accessibility, and demonstrate compatibility with existing infrastructure and layout.

Although I completely understand the caravans do not require planning permission, as an example when we placed our pod, we had to seek approval over materials and colour, which meet HWLDP Policies 28 or 29, the new caravans do not meet these Policies.

I think that it is also worth noting there is no future potential guest protection in place, the website the units are advertised on has no way of leaving feedback on guests stays, so there is no real way of knowing what your actual stay or the accommodation may actually be like other than potentially holding an STL issued again potentially by your authority, this I feel is fundamentally wrong for future potential guests and could cause the HC STL authority some long term complaint issues going forward.

HUMAN RIGHT IMPLICATIONS

This proposal has potential Human Right implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). Planning Objections Scotland is of the view that refusal of the application or withdrawal are the only measures that can be deployed to ensure compliance with the Human Right Act and although this is not a planning application as so, the STL authority still have to take these points into consideration, as I am sure the Legal team will agree, Proceeding on this basis would constitute a justified and proportionate control of the use of property and is necessary in the public interest to ensure there is no interference with Article 8 and First Protocol, Article 1

I would also draw the committee's attention to Article 5. No one shall be subjected to torture, inhuman or degrading treatment or punishment, the committee may look at this comment strangely, but I can assure all living next to the smell of human waste during the summer months falls into this articles wording, due to the way the STL was introduced and its policies, the applicant has been allowed to operate for an additional 3 seasons, until we are finally allowed to object to living with the smell of human excrement.

other issues i would like to raise.

Our son [REDACTED] has a disability and now is restricted to use of the garden apart from the fore mentioned Human rights implications, due to strangers just entering, dogs off the leads running up and down and him becoming frightened by the noise of drones.

I challenged a caravan guest pulling apart our natural fence attempting to recover a football for his son, we had to construct the natural fence as the applicant flatly dismissed a request to pay 50% for the renewal costs of the fence that separates both our properties in this area and in fact would not give permission for it to be replaced, although I asked the guest why he had not just knocked on the door and asked for the ball back without the need to damage the fence, This guest stated " Rebecca has told us all about you and your [REDACTED] objections, So why don't you just Fuck off" turning and returning to the rented caravan known as birches and laughing from its decking.

I would like to raise with the committee there is no restrictions on the amount of dogs staying over the STL units, we have had previously five dogs staying in one unit, Two Units on this STL application during the week of the 23/06/25 had 4 dogs across two units, there is the possibility with the 3rd caravan and the chalet this could increase to more additional dogs i.e. there could be at present an unlimited amount of dogs who are not used to each other across 4 units and no restrictions at present over the said dogs being under control or on leads.

I would like the committed to be aware although this application is for two units, there are in fact 4 units at this site also used as accommodation, i am sure the applicant can explain to the committee there actual use and length of stays.

I also feel that it is important to bring up inconsistencies with applications, Having asked for clarification with Gary Somers legal team over a displayed notice, which stated the STL application was for caravan 3, Gary stated the site notice is generated with data provided, after clarification Gary asked the applicant to display a new notice with the correct addresses of the units the STL application refers to, the address caravan 3 has appeared on a number of occasions including appearing previously on the STL published public register, again this was previously challenged due to inconsistency of the number of occupants, this was again quickly replaced with the current applications details, I would hope that this is not an attempt by the applicant to suggest they live at Caravan 3, Thus suggesting to the licencing authority and this committee that they actually live on the caravan site and would be aware of the on goings









Home

10 March 17:44



LIVE



Home

17 March 13:53



LIVE



28 June

12:39



Friday

15:02



Kirsty Blackmore (Corporate Governance)

From: Tyler Shipley <[REDACTED]>
Sent: 14 July 2025 15:41
To: STL Licensing
Subject: STL objection for 1 birches and 2 Rowan half of 16
Attachments: IMG_4651.jpeg

Categories: Kirsty, 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.

Hi my name is Tyler Shipley , my address is [REDACTED].

I am writing to you to raise an objection to the recent application for a short term license for caravans at 1 Birches and 2 Rowan half of 16 , Waterloo on the Isle of Skye

On a recent holiday to this area I was aware of a lot of noise coming from this caravan site as I walked past with my dog . The occupants of the caravan were openly drinking alcohol outside whilst allowing their dogs (which there were several of) to roam around freely and aggressively which resulted in the dogs approaching me. I thought my dog was going to suffer an injury . When I asked them politely to call their dogs off I was met with hostility. I quickly moved on as I was concerned about their behaviour which I could only describe as being out of control-anti-social behaviour

After this incident I did manage to find out who the owners are of this site and it came to my attention that the owners (who quite clearly have no regard for decent members of the public by allowing these kind of people to stay in their holiday lets) were applying for a new license for 2 of these caravans

It has come to my attention that they have more than 2 caravans on the site . There are 3 caravans and a chalet . Why is the application not being made for all of these ? I have taken some photographs which I can send if needed .

Whilst walking on the shoreline I stumbled across the septic tank pipe from the caravan site . It is clear that this pipe is broken(I have attached a picture of the pipe)and the result is raw sewage being strewn across this beautiful place. I would have thought that anyone making an application would ensure that any infrastructure that they are using with their application would be functional, not an environmental hazard. This kind of thing will only contribute to putting law abiding people off coming to the area . It would also be fair to say that the tank being used is not suitable for the house , chalet and 3 caravans it is servicing . Surely there must be some regulations in place to prevent people from being able to pollute the area in this way

I felt that I should raise my concerns as it's clear to me that no licence should be granted for this application as the owners have no regard for public safety or for the surrounding environment's wellbeing

Yours faithfully

Tyler Shipley

