

## Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 2 December 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 (remote), Mr S Kennedy (Chair), Ms E Knox (remote), Mr W Mackay (remote) Ms K Maclean (remote), 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  
Mrs G Macpherson, Committee Officer

### **Also Attending:**

Sergeant Paterson, Police Scotland  
Ms C MacDonald, Environmental Health  
Mr K MacKay, Environmental Health

Item 9.1: Andrew Mackay (applicant)  
Item 9.2: Andrew Mackay (applicant)  
Item 9.4: Hristo Georgiev (applicant), Vittor Daiuyanou (translator)  
Item 10.1: Bryce Leiper (applicant)  
Item 12.1: Rodney Baxter (applicant), Samuel Herbert (applicant's representative)  
Item 12.5: Eilidh McGinness (applicant), Billy Henderson (objector)  
Item 12.6: Eilidh McGinness (applicant), Billy Henderson (objector)  
Item 12.7: Eilidh McGinness (applicant), Billy Henderson (objector), Patricia Nunn (objector)  
Item 12.8: Eilidh McGinness (applicant), Billy Henderson (objector), Patricia Nunn (objector)  
Item 12.9: Katie Irving (applicant), Eleanor Irving (applicant's representative), Finlay MacIver (objector), Ian Wright, (objector), Ryan Murphy (objector)  
Item 15.1: Alan Grant, (applicant), Phyllis Grant (applicant's sister in law)

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/Transparency Statement  
Foillseachaidhean Com-pàirt/Aithris Fhollaiseachd**

There were no declarations of interest/transparency statements.

**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 28 October 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/169/25 by the Principal Solicitor which detailed all Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 16 October to 19 November 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/170/25 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 16 October to 19 November 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/171/25 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/172/25 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. Civic Government (Scotland) Act 1982 Review of taxi tariff 2025/2026  
Achd Riaghaltais Chatharra (Alba) 1982 Ath-bhreithneachadh air Taraif  
Tagsaidh 2025/2026**

There had been circulated Report No HLC/173/25 by the Principal Solicitor relating to the statutory requirement to undertake, and complete, a review of the Council's taxi tariff within 18 months of the current tariff coming into effect.

The Committee **AGREED** the revised tariff as set out in Appendix 2 to take effect from 9 February 2026, subject to any appeal, the only amendment made to the current tariff being to increase the maximum luggage charge from £5.00 to £10.00.

**7. Civic Government (Scotland) Act 1982 Foreign convictions check policy  
Achd Riaghaltais Chatharra (Alba) 1982 Poileasaidh dearbhaidh  
Dhitidhean Cèine**

There had been circulated Report No HLC/174/25 by the Solicitor relating to proposed amendments to the Highland Council's foreign convictions check policy for licensing to ensure it remains compliant with the European Convention on Human Rights.

This Committee **APPROVED** the proposed amendments to the foreign conviction check policy.

**8. 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.**

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

**9.1 Application for the renewal of a taxi driver's licence – Andrew MacKay**

There had been circulated to members only Report No HLC/175/25 by the Principal Solicitor relating to an application for the renewal of a taxi driver's licence by Andrew MacKay (Ward 13 – Inverness West). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Andrew Mackay, applicant.

Ms E Knox seconded by Ms L Johnston **MOVED** to refuse the application on the grounds the applicant was not a fit and proper person to hold a licence.

As an **AMENDMENT**, Dr C Birt seconded by Mr W Mackay moved to grant the application.

On a vote being taken, the **MOTION** received 5 votes and the **AMENDMENT** received 6 votes, with no abstentions.

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

**For the Motion:** Mrs J Hendry, Ms L Johnston, Ms E Knox, Ms K MacLean, Mr K Rosie.

**For the Amendment:** Dr C Birt, Mr J Bruce, Mr J Grafton, Mr S Kennedy, Mr W Mackay, Mr R Stewart.

**Decision**

The Committee **AGREED** to **GRANT** the renewal of the taxi driver's licence.

**9.2 Taxi operator's licence – Andrew MacKay**

There had been circulated to members only Report No HLC/176/25 by the Principal Solicitor relating to Andrew MacKay who is the holder of a taxi operator's licence (Ward 13 – Inverness West). The Committee was invited to determine the matter in accordance with the Council's Hearings Procedure.

Members heard from Police Scotland and Andrew Mackay, applicant.

Dr C Birt seconded by Mr J Grafton **MOVED** to take no action in relation to the taxi operator's licence.

As an **AMENDMENT**, Ms E Knox seconded by Ms L Johnston moved to suspend the private hire car driver's licence with immediate effect for the unexpired portion of the duration of the licence.

On a vote being taken, the **MOTION** received 6 votes and the **AMENDMENT** received 5 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, Mr S Kennedy, Mr W Mackay, Mr R Stewart.

**For the Amendment:** Mrs J Hendry, Ms L Johnston, Ms E Knox, Ms K MacLean, Mr K Rosie.

### **Decision**

The Committee **AGREED** to **TAKE NO ACTION** in relation to the taxi operator's licence.

### **9.3 Private hire car driver's licence – Perry Robinson**

There had been circulated to members only Report No HLC/177/25 by the Principal Solicitor relating to Perry Robinson who is the holder of a private hire car driver's licence (Ward 18 – Nairn & Cawdor). The Committee was invited to determine the matter in accordance with the Council's Hearings Procedure.

Members heard from Police Scotland. The licence holder was not present.

Ms L Johnston seconded by Mr K Rosie **MOVED** to proceed with the hearing on the basis that the public safety concerns outweighed the applicant's reasoning for being unable to attend.

As an **AMENDMENT**, Mr S Kennedy seconded by Dr C Birt moved to defer the application to allow the applicant a further opportunity to attend the Committee.

On a vote being taken, the **MOTION** received 6 votes and the **AMENDMENT** received 5 votes, with no abstentions.

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

**For the Motion:** Mr J Grafton, Mrs J Hendry, Ms L Johnston, Ms E Knox, Ms K MacLean, Mr K Rosie.

**For the Amendment:** Dr C Birt, Mr J Bruce, Mr S Kennedy, Mr W Mackay, Mr R Stewart.

## Decision

The Committee **AGREED** to proceed with the hearing on the basis that the public safety concerns outweighed the applicant's reasoning for being unable to attend.

Thereafter, Ms L Johnston seconded by Ms E Knox **MOVED** to suspend the private hire car driver's licence with immediate effect for the unexpired portion of the duration of the licence.

As an **AMENDMENT**, Mr R Stewart seconded by Mr S Kennedy moved to suspend the private hire car driver's licence with immediate effect until 13 January 2026 and then review at the next Committee.

On a vote being taken, the **MOTION** received 7 votes and the **AMENDMENT** received 4 votes, with no abstentions.

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

**For the Motion:** Mr J Bruce, Mr J Grafton, Mrs J Hendry, Ms L Johnston, Ms E Knox, Ms K MacLean, Mr K Rosie.

**For the Amendment:** Dr C Birt, Mr S Kennedy, Mr W Mackay, Mr R Stewart.

## Decision

The Committee **AGREED** to **SUSPEND** the private hire car driver's licence with **IMMEDIATE EFFECT** for the unexpired portion of the duration of the licence.

### 9.4 Private hire car driver's licence – Hristo Georgiev

There had been circulated to members only Report No HLC/178/25 by the Principal Solicitor relating to Hristo Georgiev who is the holder of a private hire car driver's licence (Ward 15 – Inverness Ness-side). The Committee was invited to determine the matter in accordance with the Council's Hearings Procedure.

Members heard from Police Scotland and Hristo Georgiev, applicant via Vittor Daiuyanou, translator.

Mr S Kennedy seconded by Mr J Grafton **MOVED** to take no action in relation to the private hire car driver's licence.

As an **AMENDMENT**, Mrs J Hendry seconded by Ms L Johnston moved to suspend the private hire car driver's licence for a period of 1 year.

On a vote being taken, the **MOTION** received 5 votes and the **AMENDMENT** received 4 votes, with no abstentions.

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

**For the Motion:** Dr C Birt, Mr J Grafton, Mr S Kennedy, Mr W Mackay, Mr R Stewart.

**For the Amendment:** Mrs J Hendry, Ms L Johnston, Ms K MacLean, Mr K Rosie.

### **Decision**

The Committee **AGREED** to **TAKE NO ACTION** in relation to the private hire car driver's licence.

#### **10. Civic Government (Scotland) Act 1982 Itinerant metal dealers licences Achd Riaghaltais Chatharra (Alba) 1982 Ceadachasan luchd-dèiligidh meatailt siùbhlach**

##### **10.1 Application for the grant of an itinerant metal dealer's licence**

There had been circulated to members only Report No HLC/179/25 by the Principal Solicitor relating to an application which had been received from Bryce John Leiper for the grant of an itinerant metal dealer's licence. The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

Members heard from Police Scotland and Bryce Leiper, applicant.

The Committee **AGREED** to **GRANT** the itinerant metal dealers licence.

#### **11. The Committee returned to public proceedings for the following items.**

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

##### **12.1 Application for grant of a short term let licence – 2 Lochiel Place, St Ninian Road, Nairn, IV12 4EH**

There had been circulated Report No HLC/180/25 by the Principal Solicitor relating to an application which had been received from Mr Rodney Oliver Baxter 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.

Members heard from Chloe MacDonald, Environmental Health, Rodney Baxter, applicant, and Samuel Herbert, applicant's representative.

The Committee **AGREED** to **GRANT** the application for a short term let licence subject to the mandatory conditions, additional licence conditions and a further additional condition as follows:

***“the premises must not be used for short term letting purposes until such time that a valid and satisfactory Electrical Installation Condition Report relating to the premises fixed electrical installation has been submitted and accepted to the satisfaction of the Highland Council’s Environmental Health Service”***

#### **12.2 Application for grant of a short term let licence – Lismore Cottage, Onich, PH33 6SA**

There had been circulated Report No HLC/181/25 by the Principal Solicitor relating to an application which had been received from Mrs Katherine Gormley 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 all outstanding matters had now been resolved and the licence had been granted under delegated powers.

#### **12.3 Application for grant of a short term let licence – The Bothy Beinn Damph, Shieldaig, IV54 8XP**

There had been circulated Report No HLC/182/25 by the Principal Solicitor relating to an application which had been received from Miss Louise Beatrice Gray for the grant of a short term let licence (Ward 05 – Ross and Skye). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that all outstanding matters had now been resolved and the licence had been granted under delegated powers.

#### **12.4. Application for grant of a short term let licence – The Thrail House, Annat, Torridon, IV22 2EU**

There had been circulated Report No HLC/183/25 by the Principal Solicitor relating to an application which had been received from Miss Louise Beatrice Gray for the grant of a short term let licence (Ward 05 – Ross and Skye). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that all outstanding matters had now been resolved and the licence had been granted under delegated powers.



### **12.5 Application for grant of a short term let licence – Flat 1, Ardholm, High Street, Beaul, IV4 7BX**

There had been circulated Report No HLC/184/25 by the Principal Solicitor relating to an application which had been received from Mrs Eilidh Elizabeth McGinness on behalf of Croch Ltd (Company number SC448213) 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.

Members heard from Eilidh McGinness, applicant, and Billy Henderson, objector.

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

### **12.6 Application for grant of a short term let licence – Flat 2, Ardholm, High Street, Beaul, IV4 7BX**

There had been circulated Report No HLC/185/25 by the Principal Solicitor relating to an application which had been received from Mrs Eilidh Elizabeth McGinness on behalf of Croch Ltd (Company number SC448213) 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.

Members heard from Eilidh McGinness, applicant, and Billy Henderson, objector.

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

### **12.7 Application for grant of a short term let licence – Flat 3, Ardholm, High Street, Beaul, IV4 7BX**

There had been circulated Report No HLC/186/25 by the Principal Solicitor relating to an application which had been received from Mrs Eilidh Elizabeth McGinness on behalf of Croch Ltd (Company number SC448213) 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.

Members heard from Eilidh McGinness, applicant, and Billy Henderson and Patricia Nunn, objectors.

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

### **12.8 Application for grant of a short term let licence – Flat 4, Ardholm, High Street, Beauly, IV4 7BX**

There had been circulated Report No HLC/187/25 by the Principal Solicitor relating to an application which had been received from Mrs Eilidh Elizabeth McGinness on behalf of Croch Ltd (Company number SC448213) 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.

Members heard from Eilidh McGinness, applicant, and Billy Henderson and Patricia Nunn, objectors.

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

### **12.9 Application for grant of a short term let licence - 29 Inverloch Court, Fort William, PH33 6XE**

There had been circulated Report No HLC/188/25 by the Principal Solicitor relating to an application which had been received from Miss Katie Irving 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 heard from Katie Irving, applicant, Eleanor Irving, applicant's representative, and Finlay MacIver, Ian Wright, and Ryan Murphy, objectors.

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

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

### **13.1 Application for a taxi driver's licence – Jozsef Simo**

There had been circulated Report No HLC/189/25 by the Principal Solicitor relating to an application which had been received from Jozsef Simo for the grant of a taxi driver's 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 application had been **WITHDRAWN** at the applicant's request.

### **13.2 Application for a taxi operator's licence – Timofei Toderica**

There had been circulated Report No HLC/190/25 by the Principal Solicitor relating to an application which had been received from Timofei Toderica for the grant of a taxi operator's licence (Ward 19 – Inverness South). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that all outstanding matters had now been resolved and the licence had been granted under delegated powers.

### **14. 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**

#### **14.1 Application for a private hire car operator's licence – Bismillah Momand**

There had been circulated Report No HLC/191/25 by the Principal Solicitor relating to an application which had been received from Bismillah Momand for the grant of a private hire car operator's licence (Ward 15 – Inverness Ness-side). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee **AGREED** to **GRANT DELEGATED POWERS** to the Principal Solicitor to refuse the application if the applicant hasn't (1) presented his vehicle for a satisfactory inspection and meter test and (2) submitted a satisfactory copy of his insurance certificate, all by 8 January 2026.

#### **14.2 Application for a private hire car driver's licence – Sanjay Sanjay**

There had been circulated Report No HLC/192/25 by the Principal Solicitor relating to an application which had been received from Sanjay Sanjay for the grant of a private hire car driver's licence (Ward 16 – Inverness Millburn). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that the application had been **WITHDRAWN** at the applicant's request.

### **15. Antisocial Behaviour etc (Scotland) Act 2004 Private landlord registration Achd Dol A-mach Mì-shòisealta (Alba) 2004 Clàradh Uachdarain Phrìobhaidich – Brathan Ùnnlagh Màil**

#### **15.1 Application for renewal of registration in the register of private landlords – Alan Grant**

There had been circulated Report No HLC/193/25 by the Principal Solicitor relating to an application for the renewal of a private landlord registration by Alan Grant (Ward 4 – East Sutherland and Edderton). The Committee was invited to determine the application in accordance with the Council's Landlord Registration Hearings Procedure.

Members heard from Kyle MacKay, Environmental Health and Alan Grant, applicant.

The Committee **AGREED** to **DEFER** the application for renewal of registration until the next Committee meeting on 13 January 2026 to allow Mr Grant to initiate repair works immediately and put in place an action plan for all the required works to be undertaken, including timescales for all the works to be undertaken to ensure the properties meet the tolerable and repairing standards.

The meeting ended at 5.20pm.