

Agenda item	16.1
Report no	HLC/13/26

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 13 January 2026

**Report title: Application for the grant of a short term let licence
- 23 Evan Barron Road, Inverness, IV2 4JA (Ward 15 -
Inverness Ness-side)**

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 28 October 2025 a validated application for the grant of a short term let licence was received from Mrs Sylwia Tyczynska.

4.2 The property to which the application relates is 23 Evan Barron Road, Inverness, IV2 4JA (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 coloured blue on the site plan on page 2 of Appendix 1.

4.3 The application for the short term let licence has been made on the basis that the said Mrs Sylwia Tyczynska and Mr Lukasz Tyczynski will be the host/operators of the Premises. The application was made after 1 October 2023 and, as such, the host/operators cannot operate the premises as a short term let until they have obtained a licence.

4.4 The said Mr Tyczynski and Mrs Tyczynska are named on the application as the owners of the Premises.

4.5 The persons named on the application as being responsible for the day-to-day management of the Premises are the said Mr Tyczynski and Mrs Tyczynska.

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 is described as a flat which can accommodate a maximum capacity of six guests.

Floor plans of the Premises were provided by the applicant as part of the application process, and these can be found on pages 3 and 4 of Appendix 1.

5. Process

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

- Police Scotland;
- Highland Council Environmental Health Service; and
- Highland Council Building Standards.

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

5.3 The Scottish Fire & Rescue Service was not further consulted on the application as the fire safety checklist, which was completed by the applicant, pertaining to the application was deemed satisfactory.

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 28 October 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 Appendices to this report:

- Objection received by email on 8 November 2025 from Ms Lucia Iordan (**Appendix 2**).
- Objection received by letter on 17 November 2025 from Mrs Ashley Pocock (**Appendix 3**).

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, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either:
 - i. for the time being disqualified under section 7(6) of the Civic Government (Scotland) Act 1982, or;
 - ii. is not a fit and proper person to be the holder of the licence.

- b) The activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such licence if he made the application himself;
- 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 the 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
 - (iv) 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 objectors who, in the terms of paragraph 4(2) of the Civic Government (Scotland) Act 1982, have all 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 \(Licensing Committee\) \(highland.gov.uk\)](https://www.highland.gov.uk/licensing-hearings-procedures)

9. Observations on objections/representations

- 9.1 In the email and letter of objection found at Appendices 2 and 3 respectively, 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

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

11. Implications

11.1 Not applicable.

Date: 4 December 2025

Author: Alexander Florence

Reference: [FS760067934](#)

Background Papers:

- Civic Government (Scotland) Act 1982
- The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022

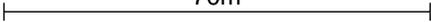
Appendices:

Appendix 1: Site plan detailing the extent of the Premises and floor plans for the Premises;

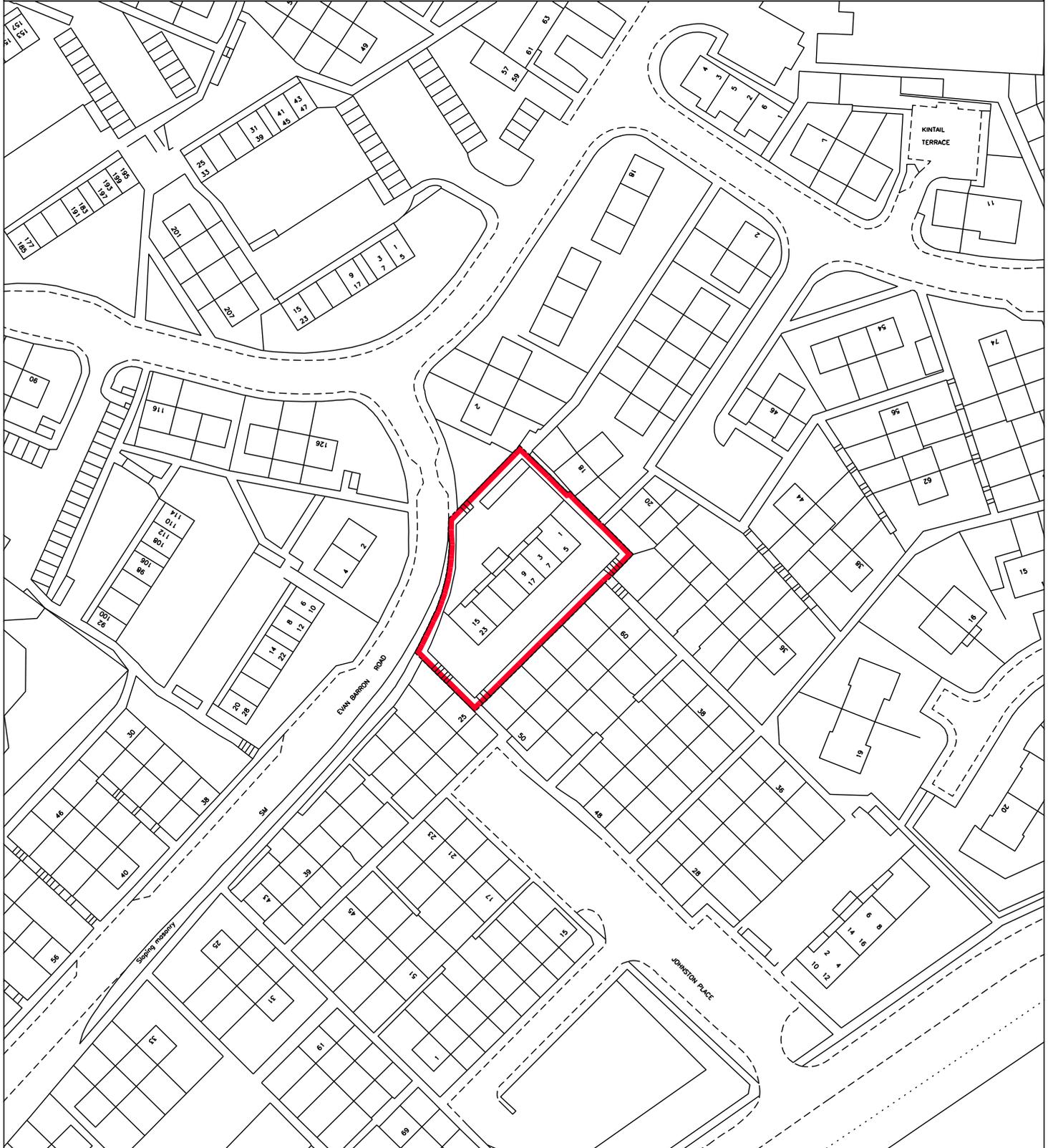
Appendix 2: Objection received by email on 8 November 2025 from Ms Lucia Iordan;

Appendix 3: Objection received by letter on 17 November 2025 from Mrs Ashley Pocock.

Appendix 1

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	5026 4/8/2017	INV38149
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m 
	NH6742NW NH6743SW	Survey Scale 1/1250

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LAND REGISTER
OF SCOTLAND

Officer's ID / Date

5026
4/8/2017

Supplementary Plan to Title

INV38149-1



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

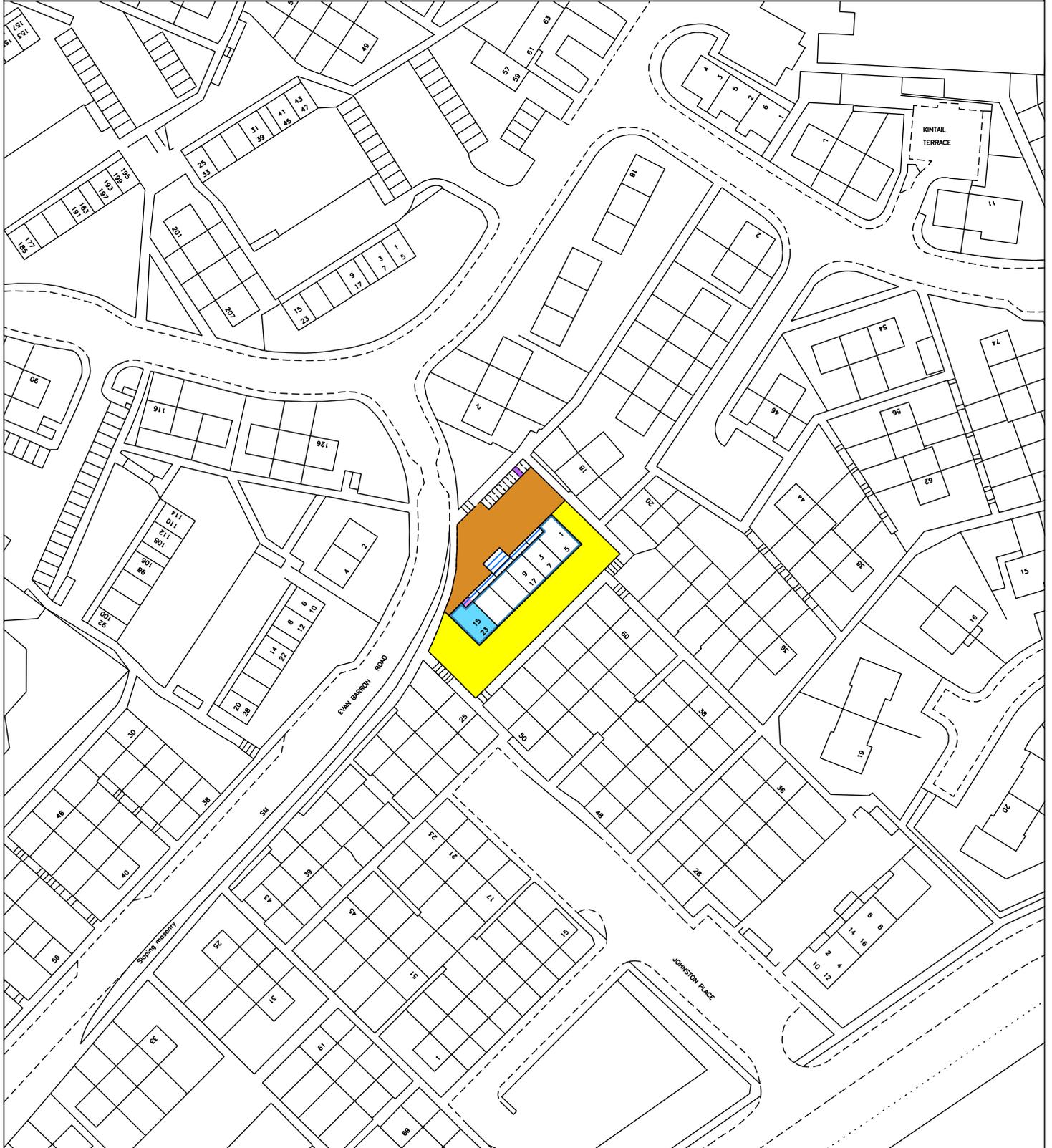
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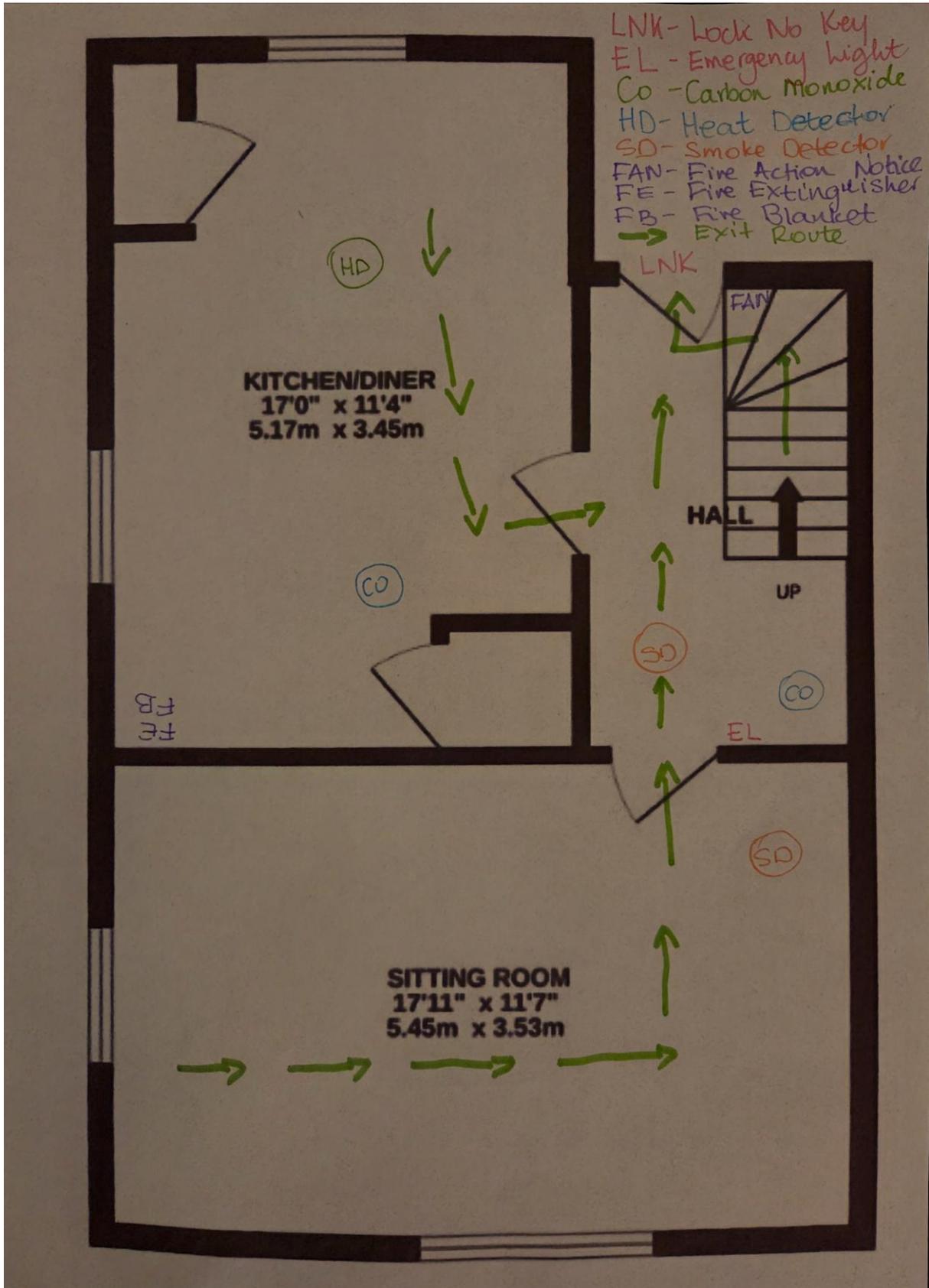
NH6742NW NH6743SW

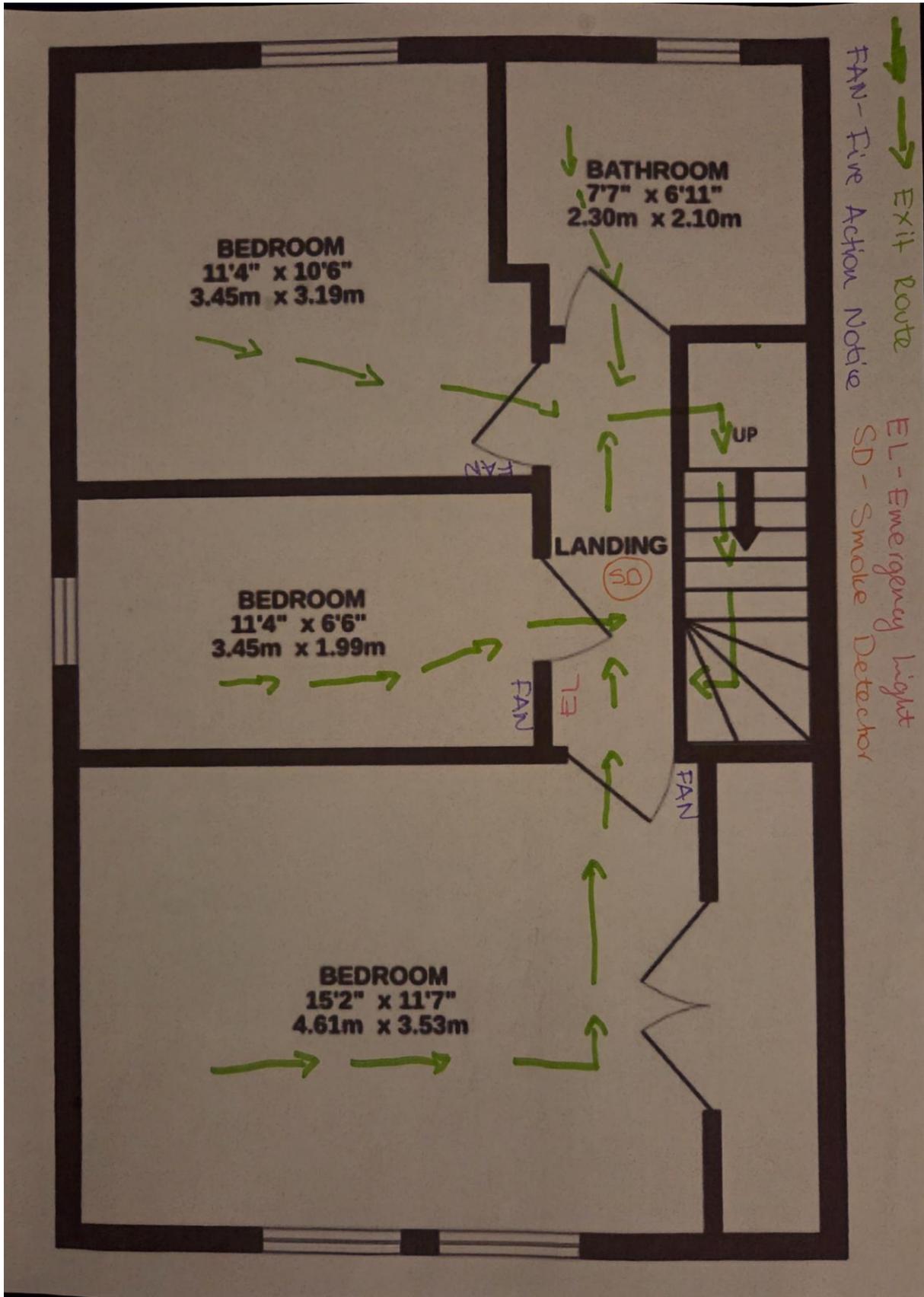
Survey Scale

1/1250

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Appendix 2

From: Lucia Iordan [REDACTED]

Sent: 08 November 2025 20:27

To: STL Licensing

Subject: SHORT TERM LET LICENSE APPLICATION - 23 Evan Barron Road,
Inverness, IV2 4JA

Categories: Objection, Alex

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 whomever this may concern,

I am formally writing on behalf of my parents and I to reject the proposal in regards to granting Sylwya Tczynska, the proposer, a short-term let license for the aforementioned property.

Our residence is above the property and we are disapproving of the proposal for the following reasons:

1. Noise

Short term residents could create higher levels of noise at completely random patterns, which could disturb the various residents in this building, especially as there would be potentially less consequences for them than if they were long-term residents. This would not only disturb the sleep of adult residents that may be working full time but as well as several school-aged children that live in the building.

2. Safety

An influx of ever-changing new faces around our building could pose a safety risk as we'd

have no way of knowing these individuals as well as we can know our neighbours. There are several households which have young children as well as an elderly couple that would reside on the same floor as the proposed property. There is also a primary school, Hilton Primary School, around the corner from the property.

3. Bins

We have already had issues with our bins being mixed up by residents and our recycling bins being misused. There is a high likelihood that short-term residents will also misuse our bins and possibly even some of our neighbours' bins in a similar fashion.

4. Parking

It is seldom an ease to find a parking spot nearby our residence. Furthermore, there have

been cases of people parking too close or right in the bus stop up the street from the apartment building, impeding not only drivers but public transport too. Adding short term

residents could only worsen this issue.

Consequently, both I, Lucia Iordan, and my parents, Mariana and Adrian Iordan object to

this proposal due to the risk of noise pollution, potential safety risk, bin management issues as well as issues with parking for long term residents of the area.

Lastly, I'd like to note that this type of business proposal could bring a threat to the sense

of community of this neighbourhood, especially since the Hilton Community Centre is not

even a 5 minute walk away from the property.

We sincerely hope you can take these viewpoints into consideration while reviewing this short-term let license application.

Kind Regards,

Lucia Iordan

Appendix 3

Mrs Ashley A. Pocock

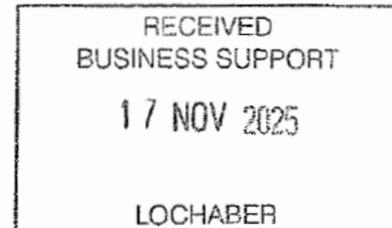


E-mail: [REDACTED]

Mobile: + [REDACTED]

05/11/2025

Highland Council
Charles Kennedy Building
Achintore Road
Fort William
PH33 7RQ



Dear Sir or Madam,

SHORT TERM LET LICENCE APPLICATION – 23 EVAN BARRON ROAD, INVERNESS, IV2 4JA

I am writing to formally object to the above proposal, regarding granting the proposer (Sylwia Tyczynska), a licence to operate a Short-Term Let at the above property.

As my property is located directly above the proposers, I would be grateful if you would kindly note my disapproval for the following reasons: -

Noise

I am primarily concerned regarding the likelihood of loud noise coming from the above property due to different individuals being in the property and the likelihood of different noise levels on a regular basis. Please note, I also have two children residing in my residence of which prolonged noise would certainly disrupt their sleep.

Parking

Due to the structure of the building and the surrounding blocks and houses, parking is not always available for residents at present. I am concerned that there would be even less parking available for those residents who reside in Evan Barron Road and the surrounding buildings on a permanent basis.

Consequently, I would personally object to this licence being granted due to the potential higher congestion rate so close to a Primary School. This may result in carers being unable to park nearby, for those receiving at home care at the Bungalows directly across from the property.

Finally, I would like to express my concern regarding the above application as this type of business is certainly not in keeping with the local community. The surrounding homes include Local Authority Housing, Disabled residents, a local Community Centre and the property is located near the local Primary School. I strongly feel that these local facilities provide a community atmosphere, and a Short-Term Lettings business is certainly not in line with the local area.

I would be grateful if you would take my concerns into consideration whilst reviewing the above application.

Kind regards,

A black rectangular redaction box covering the signature of Ashley A. Pocock.

Ashley A. Pocock