

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 16 September 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 R Stewart (remote).

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
Mr M McGinty, Highland Council Trading Standards

Item 9.1: Martin Bruce (applicant)

Item 9.2: Melanie Rankin (applicant)

Item 10.1: Barrie McDonald (applicant)

Item 14.2: Maskut Tasasiz (applicant), Leslie Abrahams (applicant's representative), Ezra Tasasiz (applicant's daughter), Max Tasasiz (applicant's grandson), Ilknur Uzunoglu (applicant's daughter), Matthew Logie (applicant's friend), Tamer Tasasiz (objector), Chudem Tasasiz (objector's wife)

Item 14.3: Andrew Groom (applicant) and Veronica Groom (applicant's wife)

Item 14.5: Liam Mackenzie (applicant), Claire Maclachlan (applicant's partner)

Item 15.2: Killian Dockell (applicant's agent) and Michelle Robertson (applicant), Jill Dryburgh (objector) Annan Dryburgh (objector), Jane MacKenzie (objector)

Item 17.1: Kenneth Finnerty (licence holder)

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 were apologies for absence from Mr D Macpherson and Mr K Rosie.

**2. Declarations of Interest/Transparency Statement
Foillseachaidhean Com-pàirt/Aithris Fhollaiseachd**

Item 9.1: Mrs J Hendry (Transparency Statement)

**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 5 August 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/119/25 by the Principal Solicitor which detailed all Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 24 July 2025 to 3 September 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/120/25 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 23 July 2025 to 3 September 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/121/25 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.

**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/134/25 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** a draft tariff to go out for public consultation for a period of 28 days as follows:

- **Tariff 1** – no change to current tariff
- **Tariff 2** – no change to current tariff
- **Tariff 3** – no change to current tariff
- **Tariff 4** – no change to current tariff
- **Tariff 5** – no change to current tariff
- **New Tariff proposed** – not to implement this.

Extra Charges

- **Booking ahead by the phone charge** – no change to current charge
- **Bridge Tolls, Ferry and Airport Car Parking charges** – no change to current charges
- **Supplementary Bookings charge** – no change to current charge
- **Soiling charge** – no change to current charge
- **Luggage charge** – maximum charge to be increased from £5 to £10.

**7. Civic Government (Scotland) Act 1982
Private hire car driver knowledge testing
Achd Riaghaltais Chatharra (Alba) 1982 Deuchainn eòlais dhràibhearàn
chàraichean air fastadh prìobhaideach**

There had been circulated Report No HLC/135/25 by the Principal Solicitor inviting the Committee to: (i) note the 44 responses received following the public consultation; (ii) consider the responses contained in the report and decide whether Members wish to proceed with introducing knowledge testing for PHC drivers.

Dr C Birt, seconded by Mr J Grafton, **MOVED** to introduce a knowledge test for Private Hire Car drivers

As an **AMENDMENT**, Mrs J Hendry, seconded by Ms E Knox, moved not to introduce a knowledge test for Private Hire Car drivers

On a vote being taken, the **MOTION** received 5 votes and the **AMENDMENT** received 5 votes, with no abstentions, 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: Mr J Bruce, Mrs J Hendry, Ms L Johnston, Ms E Knox, Ms K MacLean

On there being an equality of votes cast, the Chair cast his second and determining vote in favour of the **MOTION** which became the finding of the meeting.

Thereafter, Mr S Kennedy seconded by Dr C Birt moved that the knowledge test apply to new applicants only.

As an **AMENDMENT**, Ms L Johnston seconded by Mr R Stewart moved that the knowledge test apply to new applicants and existing drivers on their renewal application.

On a vote being taken, the **MOTION** received 5 votes and the **AMENDMENT** received 5 votes, with no abstentions, the votes having been cast as follows:-

For the Motion: Dr C Birt, Mr J Bruce, Mr S Kennedy, Ms E Knox, Mr W Mackay

For the Amendment: Mr J Grafton, Mrs J Hendry, Ms L Johnston, Ms K MacLean, Mr R Stewart

On there being an equality of votes cast, the Chair cast his second and determining vote in favour of the **MOTION** which became the finding of the meeting.

Decision

The Committee **AGREED:**

- to introduce a knowledge test for Private Hire Car (PHC) drivers;
- the knowledge test will apply to new applicants only or existing drivers that fail to re-apply timeously;
- the knowledge test will come into effect from 1 September 2026;

- the pass mark will be the same as with the current taxi driver knowledge test, namely 85% for the local area section and 75% for the Highland wide section; and
- this will be reviewed after 3 years of coming into force.

8. The Committee is asked to resolve 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 involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 7A of the Act.

**9 Housing (Scotland) Act 2006 – Part 5
Licensing of Houses in multiple occupation Achd an Taigheadais (Alba)
2006 – Pàirt 5 Ceadachd thaighean ann an ioma-chòmhnaidh**

9.1 Application for the renewal of a licence for a House in Multiple Occupation – 114 Lawers Way, Inverness

Mrs J Hendry made a Transparency Statement in respect of this item as a shareholder in Techlan Ltd. However, having applied the objective test, reviewed her position in relation to the item and any personal connection, she did not consider that she had an interest to declare

There had been circulated to members only Report No HLC/136/25 by the Principal Solicitor relating to an application which had been received from Martin Bruce for the renewal of a licence for a house in multiple occupation (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 Martin Bruce, applicant.

The Committee **AGREED** to **GRANT** the renewal of the licence with the standard conditions, subject to the applicant providing a certificate of compliance confirming that the notice has been displayed at the premises for the required 21 day period.

9.2 Application for the grant of a licence for a House in Multiple Occupation – 66 Telford Road, Inverness

There had been circulated to members only Report No HLC/137/25 by the Principal Solicitor relating to an application which had been received from Melanie Rankin for the grant of a licence for a house in multiple occupation (Ward 14 – Inverness Central). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Melanie Rankin, applicant.

The Committee **AGREED** to **GRANT** the licence with the standard conditions subject to the applicant submitting:

- (1) an up to date electrical installation condition report and;
- (2) an up to date public liability insurance certificate

both to the satisfaction of the Council.

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

10.1 Application for the grant of a Taxi Driver's Licence – Barrie McDonald

There had been circulated to members only Report No HLC/138/25 by the Principal Solicitor relating to an application which had been received from Barrie McDonald for the grant of a taxi driver's licence (Ward 18 – Nairn and Cawdor). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Barrie McDonald, applicant.

Mr S Kennedy, seconded by Dr C Birt, **MOVED** to grant the licence.

As an **AMENDMENT**, Mrs J Hendry, seconded by Ms K Maclean, moved to refuse the licence.

On a vote being taken, the **MOTION** received 5 votes and the **AMENDMENT** received 2 votes, with 2 abstentions.

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

For the Motion: Dr C Birt, Mr J Bruce, Ms L Johnston, Mr S Kennedy, Mr W Mackay.

For the Amendment: Mrs J Hendry, Ms K MacLean.

Abstentions: Mr J Grafton, Ms E Knox.

Decision

The Committee **AGREED** to **GRANT** the licence.

**11. 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

11.1 Application for the grant of a private hire car driver's licence – Arun Manyappan

There had been circulated to members only Report No HLC/139/25 by the Principal Solicitor relating to an application which had been received from Arun Manyappan for the grant of a private hire car driver's licence. The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland. The applicant was not present.

The Committee **AGREED** to **DEFER CONSIDERATION** of the application to a later meeting of the Highland Licensing Committee to allow the applicant to obtain a foreign convictions check.

**12. Civic Government (Scotland) Act 1982
Street Traders licence**

Achd Riaghaltais Chatharra (Alba) 1982 Iarrtas airson ceadachd neach-malairt sràide

12.1 Street Trader's Licence – Mohammed Atiq Mir

There had been circulated to members only Report No HLC/140/25 by the Principal Solicitor relating to a street trader's licence held by Mohammed Atiq Mir (Ward 10 - Eilean a' Cheò). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

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

The Committee **AGREED** to **REVOKE** the licence in terms of paragraph 11(2)(a) of Schedule 1 of the Civic Government (Scotland) Act 1982 as the licence holder is no longer deemed a fit and proper person to hold a licence.

13. The Committee returned to public proceedings for the following items.

**14. Civic Government (Scotland) Act 1982
Short Term Let licensing**

Achd Riaghaltais Chatharra (Alba) 1982 Ceadachd Aontaidhean Màil Geàrr-ùine

14.1 Application for grant of a short term let licence – Moorside, 20 Borge, Portree, IV51 9PE

There had been circulated Report No HLC/141/25 by the Principal Solicitor relating to an application which had been received from Miss Samantha

O'Flynn for the grant of a short term let licence (Ward 10 – Ross & Skye). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** the application had been withdrawn, at the applicant's request.

14.2 Application for grant of a short term let licence – Glasdair, 42 Island Bank Road, Inverness, IV2 4QT

There had been circulated Report No HLC/142/25 by the Principal Solicitor relating to an application which had been received from Mr Maksut Tasasiz for the grant of a short term let licence (Ward 15 – Inverness Ness-side). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Tamer Tasasiz, objector and Leslie Abrahams, applicant's representative.

The Committee **AGREED** to hear the non-timeous objection from Tamer Tasasiz.

The Committee then heard further from the objector and the applicant's representative.

Thereafter, the Committee **AGREED to REFUSE** the licence application under paragraph 5(3)(d) of the Civic Government (Scotland) Act 1982 that there is other good reason for refusing the application, being that the applicant is not the owner of the premises and the applicant has failed to provide a declaration confirming that the owner consents to the application, as required under paragraph 5 (c) of Schedule 2 of the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022.

14.3 Application for grant of a short term let licence – Smithy Croft, Station Road, Carrbridge, PH23 3AL

There had been circulated Report No HLC/143/25 by the Principal Solicitor relating to an application which had been received from Mr Andrew William Groom for the grant of a short term let licence (Ward 20 – Badenoch and Strathspey). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Andrew Groom and Veronica Groom, applicants.

The objectors to the application were not present.

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

14.4 Application for grant of a short term let licence – 130 Dalnabay, Aviemore, PH22 1TD

There had been circulated Report No HLC/144/25 by the Principal Solicitor relating to an application which had been received from Mr Mearns Taylor McCaskie for the grant of a short term let licence (Ward 20 – Badenoch and Strathspey). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** the application had been withdrawn, at the applicant's request.

14.5 Application for grant of a short term let licence – 13 Ross Place, Fort William, PH33 6JZ

There had been circulated Report No HLC/145/25 by the Principal Solicitor relating to an application which had been received from Mr Liam Alexander MacKenzie for the grant of a short term let licence (Ward 11 – Caol and Mallaig). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Liam Mackenzie, applicant.

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

15. Housing (Scotland) Act 2006 – Part 5 Licensing of Houses in multiple occupation Achd an Taigheadais (Alba) 2006 – Pàirt 5 Ceadachd thaighean ann an ioma-chòmhnaidh

15.1 Application for the renewal of a licence for a House in Multiple Occupation – Walker Lodge, Nethy Bridge (Ward 20 – Badenoch and Strathspey)

There had been circulated Report No HLC/146/25 by the Principal Solicitor relating to an application which had been received from Abernethy Trust Ltd for the renewal of a licence for a house in multiple occupation (Ward 20 – Badenoch & Strathspey). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that the outstanding issue with the Tenancy Agreement had now been resolved and the licence had been granted under delegated powers.

15.2 Application for the grant of a licence for a House in Multiple Occupation – 1 Old Church Court, Innes Street, Plockton, IV52 8TW (Ward 5 – Wester Ross, Strathpeffer and Lochalsh)

There had been circulated Report No HLC/147/25 by the Principal Solicitor relating to an application which had been received from Highland Coast Hotels Ltd for the grant of a licence for a house in multiple occupation (Ward 5 – Wester Ross, Strathpeffer and Lochalsh). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Jill Dryburgh and Jane MacKenzie, objectors, and from Killian Dockell, of Shepherd and Wedderburn LLP, agent on behalf of the applicant.

The Committee **AGREED** to **GRANT** the licence for a period of 12 months subject to an updated Tenancy Agreement complying with The Highland Council's HMO standards being provided by the applicant by 17 October 2025.

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

16.1 Taxi driver's licence – Rojob Ali

There had been circulated Report No HLC/148/25 by the Principal Solicitor relating to an application which had been received from Rojob Ali for the grant of a taxi driver's licence (Ward 21 – Fort William and Ardnamurchan). The Committee was invited to determine the matter in accordance with the Council's Hearings Procedure.

The applicant was not present.

The Committee **AGREED** to **DEFER CONSIDERATION** of the application to the meeting of the Highland Licensing Committee on 28 October 2025 to allow the applicant a further opportunity to appear personally.

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

17.1 Private Hire Car Operator's Licence – Taxi 24/7 Ltd.

There had been circulated Report No HLC/149/25 by the Principal Solicitor relating to a Taxi 24/7 Ltd. who are a licensed private hire car operator. The

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

The Committee heard from Kenneth Finnerty, licence holder and Mark McGinty, Highland Council Trading Standards.

The Committee **AGREED** that the operator must present the vehicle associated with this licence for inspection every 3 months, to allow more regular inspections of any vehicle on this licence for the duration of the licence.

The meeting ended at 5.35pm.
