

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 24 February 2026 at 11.05am.

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 (remote), Mr R Stewart.

In Attendance:

Mr I Meredith, Solicitor, Regulatory Services
Mr G Somers, Solicitor, Regulatory Services
Ms A Macrae, Senior Committee Officer

Also Attending:

Sergeant Paterson, Police Scotland

Items 7.1 & 7.2: Rahath Rahman (applicant)

Item 8.1: Laura Seidel (applicant), Samantha Stevenson-Roseblade (day-to-day manager)

Item 9.1: William Henry Parsons (landlord), Ayaz Irshad (landlord's representative)

Item 12.1: Yvonne Richmond, (representor), Claire Menzies (applicant's representative), Charles Girdle (representor)

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

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 13 January 2026, 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 17 December 2025 to 11 February 2026.

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 December 2025 to 11 February 2026.

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. **The Committee RESOLVED that, under Section 50A(4) of the Local Government (Scotland) Act 1973, the public be excluded from the meeting during discussion of the following items on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 7A of the Act.**

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

7.1 Taxi driver's licence – Rahath Rahman

There had been circulated **to Members only Report No HLC/20/26** by the Principal Solicitor relating to Rahath Rahman who is the holder of a taxi driver's licence (Ward 13 – Inverness West). The Committee was invited to determine this matter in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Rahath Rahman, licence holder.

Ms L Johnston seconded by Ms K Maclean **MOVED** to suspend the taxi driver's licence with immediate effect for a period of two weeks.

As an **AMENDMENT**, Mr W Mackay seconded by Mr S Kennedy moved to take no action in relation to the taxi driver's licence.

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

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

For the Motion: Dr C Birt, Mrs J Hendry, Ms L Johnston, Ms K MacLean.

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

Decision

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

7.2 Taxi operator's licence – Rahath Rahman

There had been circulated **to Members only Report No HLC/21/26** by the Principal Solicitor relating to Rahath Rahman who is the holder of a taxi operator's licence (Ward 13 – Inverness West). The Committee was invited to determine this matter in accordance with the Council's Hearings Procedure.

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

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

8.1 Application for grant of a short term let licence – Bla Bheinn, 9 Upper Breakish, Isle of Skye, IV42 8PY

There had been circulated **to Members only Report No HLC/22/26** by the Principal Solicitor relating to an application which had been received from Mrs Laura Seidel for the grant of a short term let licence (Ward 10 – Ross and Skye). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland, Laura Seidel, applicant, and Samantha Stevenson-Roseblade, proposed day-to-day manager.

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

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

9.1 Application for renewal of registration in the register of private landlords – William Henry Parsons

There had been circulated **to Members only No HLC/23/26** by the Principal Solicitor relating to an application for the renewal of a private landlord registration by William Henry Parsons (Ward 7 – Tain and Easter Ross). The Committee was invited to determine this application in accordance with the Council's Landlord Registration Hearings Procedure.

The Committee heard from Police Scotland. William Henry Parsons, landlord, advised he had no comment to make in relation to his application.

The Committee **AGREED** to **REFUSE** the renewal application for a private landlord registration under s.89(1)(b) of the Antisocial Behaviour etc.

(Scotland) Act 2004 on the grounds that he is no longer a fit and proper person to act as a landlord.

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

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

11.1 Application for a taxi driver's licence – Martin MacKinnon

There had been circulated **Report No HLC/24/26** by the Principal Solicitor relating to an application which had been received from Martin MacKinnon for a taxi driver's licence (Ward 21 – Fort William and Ardnamurchan). The Committee was invited to determine this matter in accordance with the Council's Hearings Procedure.

The Committee **AGREED** to **GRANT DELEGATED POWERS** to the Principal Solicitor – Regulatory Services to **REFUSE** the application should the applicant not sit and pass the Council's taxi driver's knowledge test by 21 March 2026.

**12. Civic Government (Scotland) Act 1982
Public Entertainment Licence
Achd Riaghaltais Chatharra (Alba) 1982
Ceadachdan Aoigheachd Phoblaich**

12.1 Premises: Newtonmore Village Hall, Main Street, Newtonmore

There had been circulated **Report No HLC/25/26** by the Principal Solicitor relating to an application for the renewal of a public entertainment licence for Newtonmore Village Hall (Ward 20 – Badenoch & Strathspey). The Committee was invited to determine this matter in accordance with the Council's Hearings Procedure.

The Committee heard from Yvonne Richmond, representor, Claire Menzies, on behalf of the applicant, and Charles Girdle, representor.

The Committee **AGREED** to hear the late representation in support of the application received from Yvonne Richmond.

The Committee **AGREED** to **GRANT** the application for the renewal of the public entertainment licence subject to the standard conditions.

**13. Civic Government (Scotland) Act 1982
Late hours catering licence
Achd Riaghaltais Chatharra (Alba) 1982
Ceadachdan Solarachaidh Uairean Anmoch –**

13.1 Premises – Pepe’s Piri Piri, 33 Harbour Road, Inverness

There had been circulated **Report No HLC/26/26** by the Principal Solicitor relating to an application for the grant of a late hours catering licence for Pepe’s Piri Piri by JA Food Ltd (Ward 16 – Inverness Millburn). The Committee was invited to determine this matter in accordance with the Council’s Hearings Procedure.

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

**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 – Units at the rear of 112-114 Academy Street, Inverness, IV1 1LX

There had been circulated **Report No HLC/27/26** by the Principal Solicitor relating to an application which had been received from Mr Donald MacLean for the grant of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine this application in accordance with the Council’s Hearings Procedure.

The Committee **NOTED** that the applicant had provided the outstanding documentation to the Council’s Building Standards Service, who had now withdrawn their objection, and as there was no other objections/representations or documentation outstanding in relation to this application, the licence had been granted under delegated powers.

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

There had been circulated **Report No HLC/28/26** by the Principal Solicitor which seeks to allow the Committee to amend the Council’s existing short term let licensing policy statement in order to provide further information on the operation of the licensing scheme, particularly in terms of the renewal of a licence, and to update the policy statement to reflect the practices which have developed as the licensing scheme has evolved.

The Committee **APPROVED:-**

- i. the changes made to the STL licensing policy as contained within Appendix 1; and
- ii. the continuation of their existing policy on temporary exemptions to requiring an STL licence, namely that they will not be granted under any circumstances and that the position will be kept under review.

The meeting ended at 2.30pm.