

Agenda item	14.2
Report no	HLC/61/26

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 12 May 2026

Report title: Application for the grant of a short term let licence – Skippers View, 15 Johnstone Crescent, Brora, KW9 6PH (Ward 4 – East Sutherland and Edderton)

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 January 2026 a validated application for the grant of a short term let licence was received from Miss Catherine Kidd-Stephenson of North Coast Holiday Homes, acting as agent on behalf of Mr Leslie Macpherson and Mrs Margaret Macpherson.
- 4.2 The property to which the application relates is Skippers View, 15 Johnstone Crescent, Brora, KW9 6PH (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 red 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 Mr Macpherson and Mrs Macpherson will be the hosts/operators of the Premises. The application was made after 1 October 2023 and, as such, the hosts/operators cannot operate the premises as a short term let until they have obtained a licence.
- 4.4 Mr Leslie Macpherson and Mrs Margaret Macpherson are named on the application as the owners 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 Miss Kidd-Stephenson.
- 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 semi-detached dwellinghouse which can accommodate a maximum capacity of seven 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;
- Highland Council's Environmental Health Service; and
- Highland Council's Building Standards Service.

5.2 Police Scotland, The Highland Council's Environmental Health Service and The Highland Council's Building Standards Service 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 2 February 2026.

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 9 February 2026 from Mr Barrie Gregory and Mrs Elizabeth Gregory (**Appendix 2**);
- Objection received by email on 9 February 2026 from Mr Brian Jolly (**Appendix 3**);
- Objection received by email on 10 February 2026 from Ms Molly Macrae (**Appendix 4**);
- Objection received by email on 10 February 2026 from Mr Benjamin Lee Cassidy (**Appendix 5**);
- Objection received by email on 10 February 2026 from Mr Ben Harding (**Appendix 6**); and
- Objection received by email on 10 February 2026 from Ms Kayleigh Anne Macrae (**Appendix 7**).

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 all 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 \(Licensing Committee\) \(highland.gov.uk\)](#)

9. Observations on objections

9.1 In the emails of objection found at Appendices 2 to 7, 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 accessed [here](#) or a hard copy can be supplied where requested.

11. Implications

11.1 Not applicable.

Date: 20 April 2026

Author: Amy Smith

Reference: [FS:791252811](#)

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 9 February 2026 from Mr Barrie Gregory and Mrs Elizabeth Gregory;

Appendix 3: Objection received by email on 9 February 2026 from Mr Brian Jolly;

Appendix 4: Objection received by email on 10 February 2026 from Ms Molly Macrae;

Appendix 5: Objection received by email on 10 February 2026 from Mr Benjamin Cassidy;

Appendix 6: Objection received by email on 10 February 2026 from Mr Ben Harding; and

Appendix 7: Objection received by email on 10 February 2026 from Ms Kayleigh Macrae.

APPENDIX 1



Ground Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



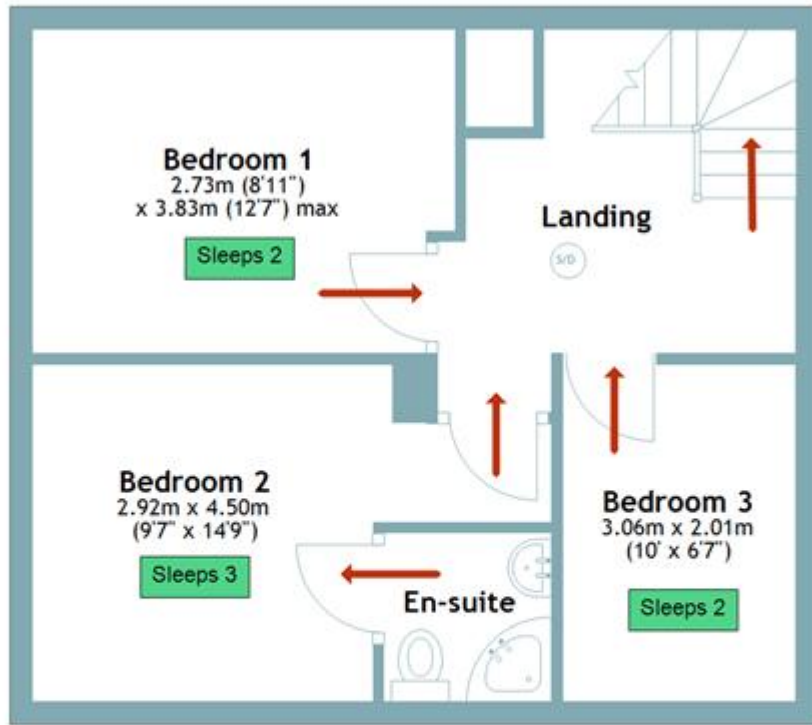
Total area: approx. 78.8 sq. metres (848.6 sq. feet)

This floorplan is intended for guidance and illustrative purposes only. It is not to scale, and all measurements, fixtures, and layouts are approximate. No responsibility is taken for errors, omissions, or misstatements. Produced by Highland Holiday Property Services Ltd (SC773043).
Plan produced using PlanUp.

Skippers View, 15 Johnstone Crescent, Brora

First Floor

Approx. 39.5 sq. metres (425.5 sq. feet)



Amy Smith (Legal (Licensing))

From: [REDACTED]
Sent: 09 February 2026 17:13
To: STL Licensing
Subject: Re: short term lets

Categories: Objection, CV Updated, Amy

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.

My full name is Mrs Elizabeth Gregory.and Mr Barrie Gregory both of [REDACTED]
[REDACTED]

On Mon, 9 Feb 2026, 14:02 STL Licensing, <STL@highland.gov.uk> wrote:

Good afternoon, Mrs Gregory

I can confirm that we have received your email objecting to the application of a short term let licence for [15 Johnstone Crescent, Brora](#)

For your objection to be accepted please can you re-submit it with you full name stated.

Kind regards



Amy Smith
[REDACTED]

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We invest in people Standard

From: ann gregorygre [REDACTED]
Sent: 09 February 2026 12:39
To: STL Licensing <STL@highland.gov.uk>
Subject: short term lets

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.

i wish to make an objection for the short term let requested by mr&mrs macpherson at [15 johnstone crescent .brora](#)

My self and my husband are an elderly couple and not in good health and are concerned about the disruption this application will have on our quiet street ie, parking ,noise and undesirable tenants.

Yours Faithfully

Mrs E Gregory

[REDACTED]

[REDACTED]

Unless related to the business of The Highland Council, the views or opinions expressed within this e-mail are those of the sender and do not necessarily reflect those of The Highland Council, or associated bodies, nor does this e-mail form part of any contract unless so stated.

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.

Amy Smith (Legal (Licensing))

From: Brian Jolly [REDACTED]
Sent: 09 February 2026 18:35
To: STL Licensing
Subject: Re: AIR B&B

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: CV Updated, Objection, Amy

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.

My name is Brian Jolly



to whom this may concern

I have been told that

15 Johnstone Crescent is going to be licensed as a air b&b

I would like to protest against this on the grounds that

1 this a quiet and peaceful neighborhood and think this house could hold upto 8 persons

2 there are small Children living next door to the house and I would imagine people would be arriving any time of day or night

and this would be a noise issue

3 There is the parking on the road the road is not very wide and if families turn up with 3or4 cars this will cause issues with the residents

4 as you know some people do not treat these air b&b with respect and can leave a lot of mess inside and out and then the area gets a bad name and its the residents that have to put up with all

5 Air B&B are great when there outside of a village with a bit space around where the holiday makers or overnighiter can also enjoy there privacy and peace and quiet

But don't think this is suitable in the middle of a housing scheme

On Mon, Feb 9, 2026, 16:45 STL Licensing <STL@highland.gov.uk> wrote:

Amy Smith (Legal (Licensing))

From: Molly Macrae [REDACTED]
Sent: 10 February 2026 10:59
To: STL Licensing
Subject: Objection written and signed

Categories: CV Updated, Objection, Amy

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.

I received an email asking to send in my objection written and signed. I have wrote and print this out and can send it via post if required.

To whom it may concern



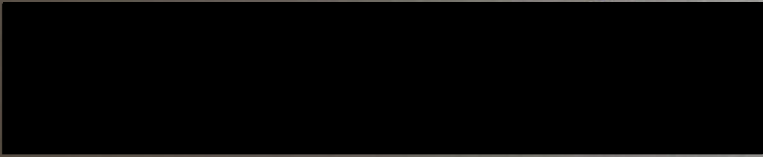
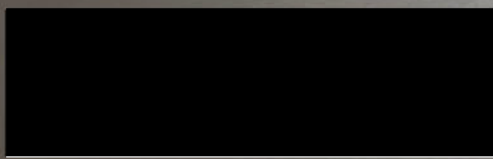
I am writing this letter to object
Brora, KW9 6PH.

I Molly Macrae of 15 Johnstone Crescent
against the Air B&B application for 15 Johnstone Crescent

I object on the grounds that I do not wish to have a inflow of strangers coming and going into our quite neighbour area. The uncertainty of having this in a location is not ideal to be having an air B&B considering there is children and a school just around the corner. Anyone who would rent the property in the short term could be danger to our children. Not to mention having the elderly residents the consideration of neighbours from people who rent for a party house is just not what we need in our street. The stress of my child not being able to be safe within his home bounds and garden or street is not acceptable.

Kind Regards

Molly Macrae



Amy Smith (Legal (Licensing))

From: Ben Cassidy [REDACTED]
Sent: 10 February 2026 11:14
To: STL Licensing
Subject: Airbnb 15 Johnstone Crescent Brora

Categories: Objection, Amy

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,
My name is Benjamin Lee Cassidy and I live at [REDACTED]. I would like to formally object to the short lease application for 15 Johnstone Crescent Brora as my son is 17 months old and is the adjoining neighbour to this property. I feel for my child's safety with all the coming and goings with complete strangers. This is a very quiet street with elderly and unwell people who have lived here for decades. There is a major shortage of rental properties and council houses in the area and my child has already been disturbed as there has been ongoing works until 9pm at night since August on the property. This is the last thing the street needs as will cause concern and disruption.

Signed: Benjamin Lee Cassidy.

[REDACTED]
Sent from my iPhone

Amy Smith (Legal (Licensing))

From: Ben Harding [REDACTED]
Sent: 10 February 2026 14:48
To: STL Licensing
Subject: 15 Johnstone crescent

Categories: CV Updated, Amy, 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 there

Would just like to reject an application for the air bnb at the proposed address as there are many children in the area and feel this would potentially make the risk higher for allowing children to play in the area and engage in activity due to the worry of who may be renting at the proposed property

Signed: Ben harding

[REDACTED]

Sent from my iPhone

Amy Smith (Legal (Licensing))

From: Kayleigh Macrae [REDACTED]
Sent: 10 February 2026 15:10
To: STL Licensing
Subject: Re: Air b&b 15 Johnstone crescent Brora

Categories: CV Updated, Objection, Amy

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

I Kayleigh Anne Macrae of [REDACTED] am writing to object against to the Air B&B application at 15 Johnstone Crescent, Brora, KW9 6PH.

I have spent the last few months listening to builders in at this property at silly times such as 8PM at night. In result of this my children have been disturbing already on several occasions.

The walls between us joining our properties are thin and I do not wish to have my family disturb by anyone who could rent the property. I work and I am a single mother. My daughter and my son come first and foremost. I am not happy to have an inflow of strangers come in and out so close to my children. These people could be dangerous, and this will result in my children not being safe in their home or even within their garden premises. / will have to stop my daughter from being able to bring any friends home as will no longer be able to ensure they are safe when visiting.

This could also result in the fact of a party house which can and will cause further disturbance to mine and my children's life. This not a location suited to be an air B&B.

Thank you

Kayleigh A Macrae
[REDACTED]

Sent from [Outlook for iOS](#)

From: STL Licensing <STL@highland.gov.uk>
Sent: Tuesday, February 10, 2026 10:10:39 AM
To: Kayleigh Macrae [REDACTED]
Subject: RE: Air b&b 15 Johnstone crescent Brora

Good morning, Ms Macrae

Thank you for your email. Unfortunately, we cannot consider your email as an objection and I direct you to the attached objector guidance document, drawing your attention to para 1.3 – we need full name and address of the objector plus I invite you to review the grounds of refusal under the licensing legislation and as described in the guidance, if you do indeed wish to submit an objection

Kind regards



Amy Smith

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We invest in people Standard

From: Kayleigh Macrae [REDACTED]
Sent: 09 February 2026 15:46
To: STL Licensing <STL@highland.gov.uk>
Subject: Air b&b 15 Johnstone crescent Brora

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,

My name is Kayleigh Anne Macrae I'm writing regarding a short term let that an application is in for now, 15 Johnstone Crescent Brora which is my adjoining neighbour. I strongly object this as I'm a single mother of two children one 17 month old and a 9 year old we live on a very quiet street surrounded by elderly and unwell people on either side so I feel putting strangers in next door frequently would really upset the neighbours and myself as I'm very anxious about this and feel strongly that my children will no longer be safe to play outside as who knows who will be next door. I hope you see fit to dismiss this application as it's going to cause nothing but trouble, I have no issues with having new neighbours but just not workmen and holiday partying which we know will happen over the summer months, please consider the people on our street as I'm sure you will here from them as well. In my opinion it's just people getting very greedy and sadly it comes down to financial gains rather than what is best for the area and Brora in general as there is already an abundance of these air bnbs and we definitely do not need more.

Kind Regards, Kayleigh.

Sent from [Outlook for iOS](#)

Unless related to the business of The Highland Council, the views or opinions expressed within this e-mail are those of the sender and do not necessarily reflect those of The Highland Council, or associated bodies, nor does this e-mail form part of any contract unless so stated.

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 chunnradh sam bith mura h-eil sin air innse.