

Agenda item	14.3
Report no	HLC/62/26

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 12 May 2026

**Report title: Application for the grant of a short term let licence –
4 Mamore Road, Kinlochleven, PH50 4QP (Ward 21 – Fort
William and Ardnamurchan)**

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 19 February 2026 a validated application for the grant of a short term let licence was received from Miss Alicia Laurie.
- 4.2 The property to which the application relates is 4 Mamore Road, Kinlochleven, PH50 4QP (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 Laurie A Properties Ltd (Company number SC867795) will be the host/operator of the Premises. The application was made after 1 October 2023 and, as such, the host/operator cannot operate the premises as a short term let until they have obtained a licence.
- 4.4 Laurie A Properties Ltd is named on the application as the owner 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 Laurie.
- 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 3 bedroom semi-detached house which can accommodate a maximum capacity of five guests.

Floor plans of the Premises were provided by the applicant as part of the application process, and these can be found on page 2 of Appendix 1.

5. Process

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

- Police Scotland;
- Scottish Fire & Rescue Service;
- 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 have all confirmed that they have no objections to the application.

5.3 The Scottish Fire & Rescue Service have been consulted on the application, and at the time of writing, a response is awaited. If available, a verbal update can be provided to the Committee by the Principal Solicitor – Regulatory Services.

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 25 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 objection was received and is attached as an Appendix 2 to this report:

- Objection received by email on 11 March 2026 from Mrs Josephine Coleman (**Appendix 2**).

7.2 The applicant has submitted a written response to the objection, and this is attached as an Appendix to this report (**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 objector who, in the terms of paragraph 4(2) of the Civic Government (Scotland) Act 1982, have been invited to attend and will be provided with an opportunity to be heard by the Committee.
- 8.3 Both parties have also been advised of the procedure which will be followed at the meeting which may also be viewed via the following link:

[Highland Licensing Committee Procedure for Hearings Applicants for License/License Holders](#)

9. Observations on objections/representations

- 9.1 In the email of objection found at Appendix 2, 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: Patrycja Bujdasz

Reference: [FS800686732](#)

Background Papers:

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



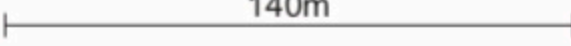
Appendices:

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

Appendix 2: Objection received by email on 11 March 2026 from Mrs Josephine Coleman;
and

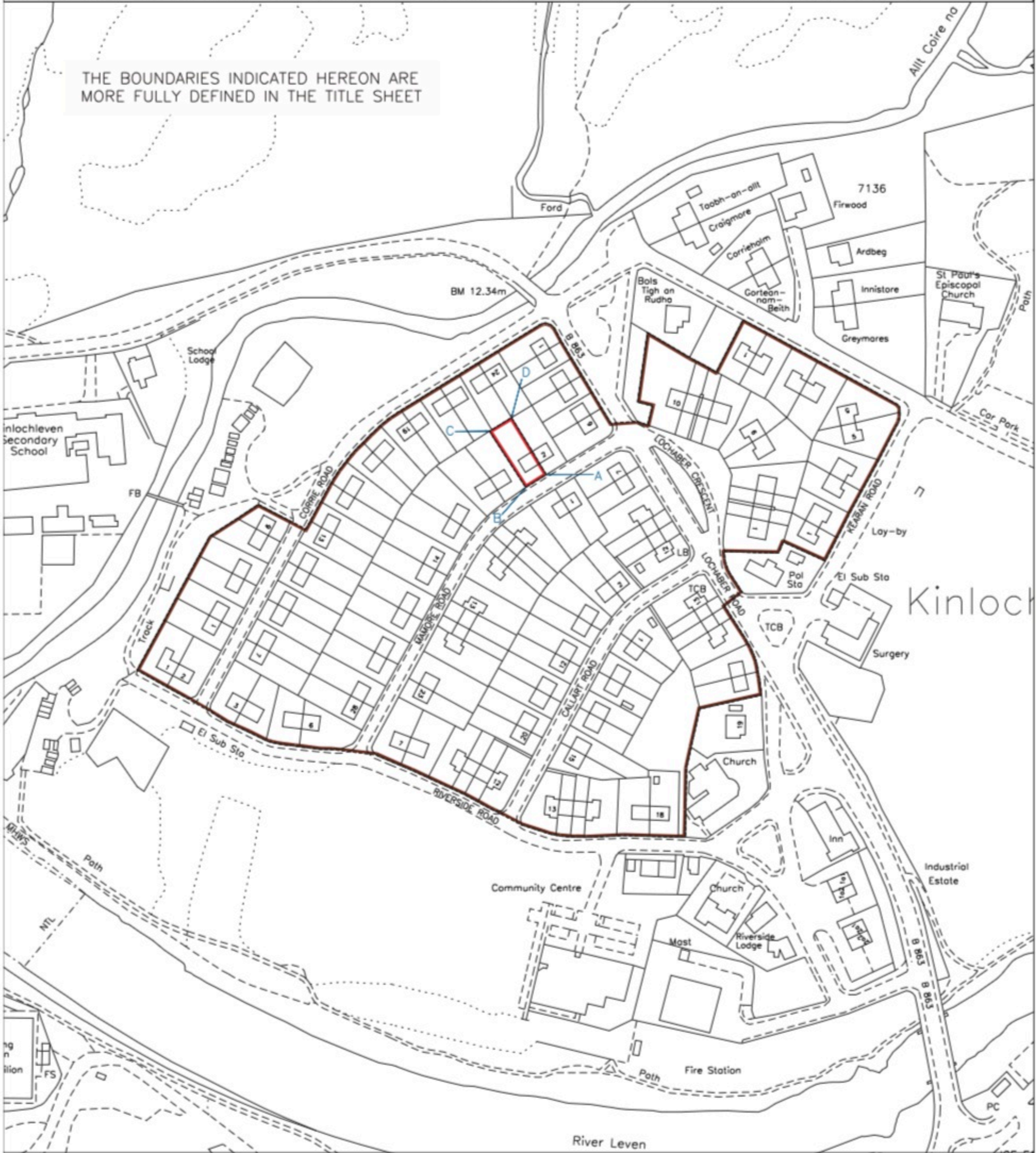
Appendix 3: Written submission received by email on 18 March 2026 from the applicant
Miss Alicia Laurie.

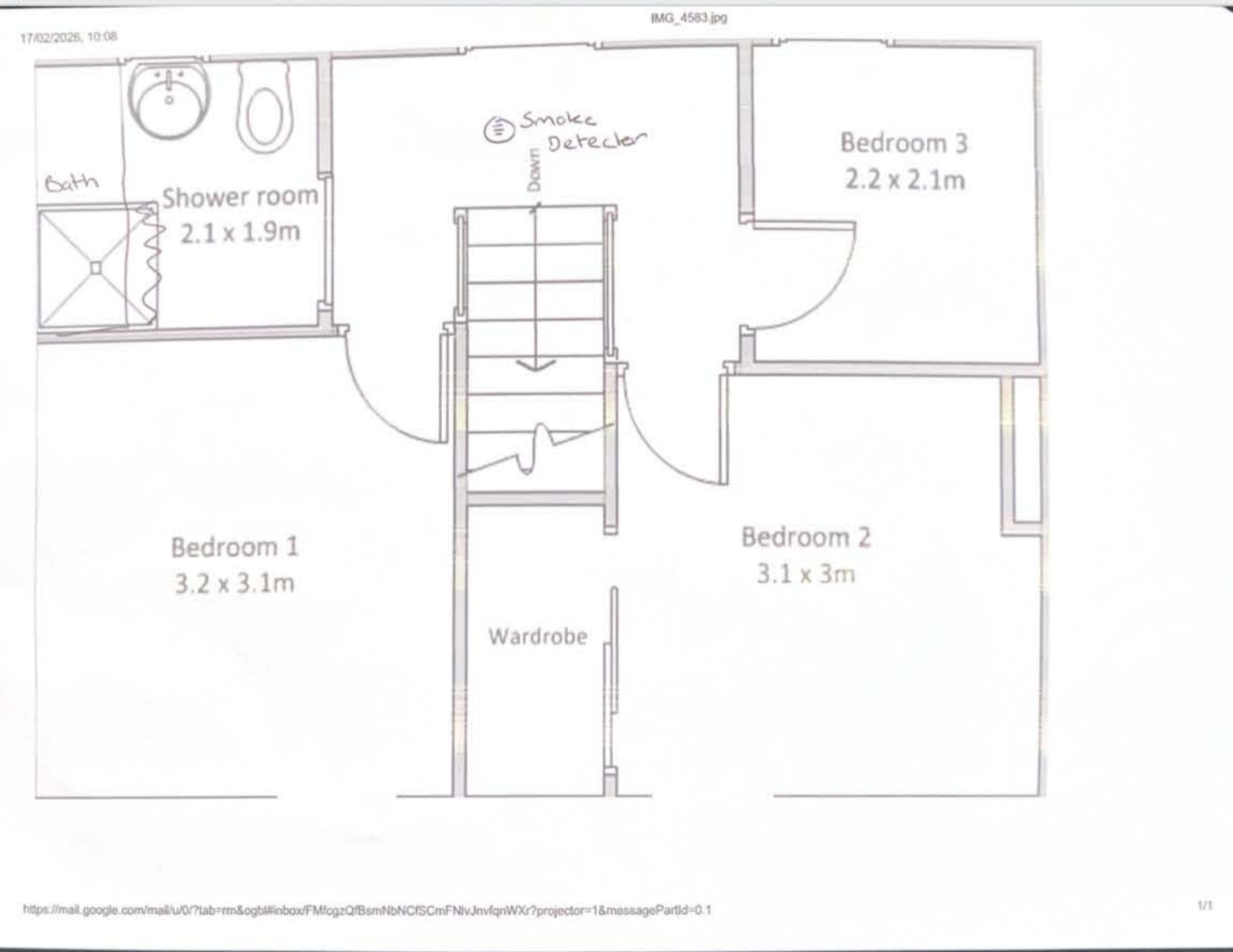
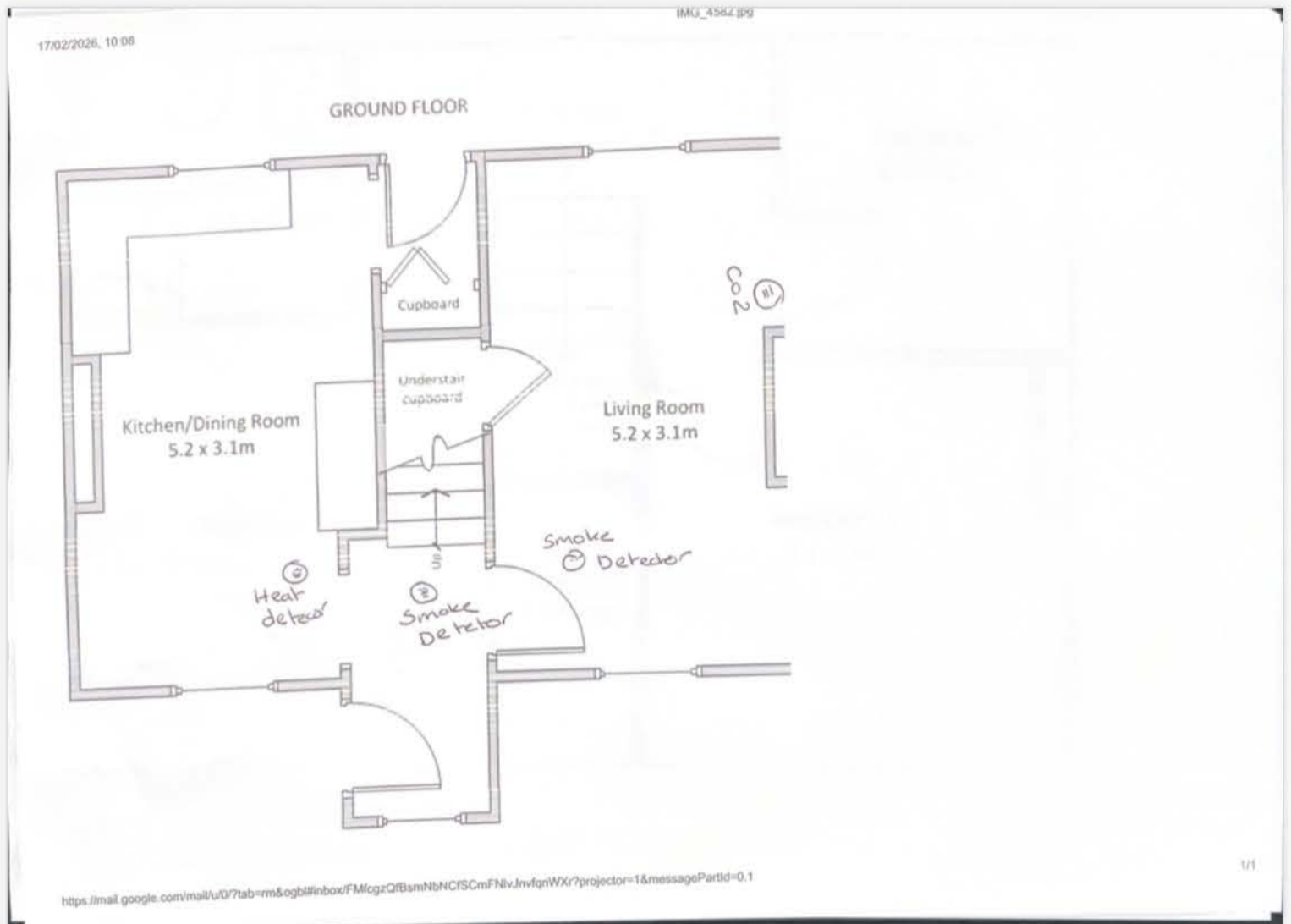
APPENDIX 1

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	9995 16/4/2010	INV9289
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m 
	NN1861 NN1862	Survey Scale 1/2500

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THE BOUNDARIES INDICATED HEREON ARE MORE FULLY DEFINED IN THE TITLE SHEET





APPENDIX 2

Patrycja Bujdasz (Legal (Licensing))

From: STL Licensing
Subject: RE: Objection to Short Term Letting Application 4 Mamore road, Kinlochleven, Ph50 4QP

From: Jo Coleman [REDACTED]
Sent: 11 March 2026 17:45
To: EH Short Term Lets [REDACTED]
Subject: Objection to Short Term Letting Application 4 Mamore road, Kinlochleven, Ph50 4QP

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.

Dear Sir / Madam,

I would like to strongly object to the short term letting application by Alicia Laurie [REDACTED] [REDACTED] for the property 4 Mamore road, Kinlochleven, PH50 4QP.

My grounds for objection are as follows:

The property is unsuitable for short term letting as it is situated in a residential area populated by young families and elderly residents.

There are five short term lets already granted within a 100 metre radius of this property, and there are already issues with parking for residents who live and work in the area due to increased demand for visitors vehicles.

This property has always been a family home and short term letting use will make this unavailable for future family use and will contribute to the lack of available housing in the area.

Short term letting use will only contribute financially to someone not resident locally to the detriment of people who reside here.

There is a potential for more disruption to a quiet neighbourhood from noise and risk of nuisance, antisocial behaviour, public disorder and fire risk safety, which is already evident from the nearby short term lets.

Children use Mamore road as a safe route on foot and cycling to and from Kinlochleven Nursery, Kinlochleven Primary School and Kinlochleven High School from all areas of the village.

An increase in traffic will be a significant threat to the safety of pedestrians, mobility vehicles, cyclists and vehicle users.

This application will have major impact to the lives of residents and change the character of a safe environment.

I hope you will therefore refuse this application.

Yours sincerely,
Mrs Josephine Coleman



APPENDIX 3

Patrycja Bujdasz (Legal (Licensing))

From: STL Licensing
Subject: RE: Short term let licence application FS-Case-800686732 - Notice of Application

From: Alicia Laurie [REDACTED]
Sent: 18 March 2026 12:37
To: STL Licensing <STL@highland.gov.uk>
Subject: Re: Short term let licence application FS-Case-800686732 - Notice of Application

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 would like to respond to the objection submitted regarding my short-term let application for 4 Mamore Road, Kinlochleven.

Firstly, I fully understand and respect the concerns raised by neighbours, particularly regarding parking, noise, and the impact on the local area. I want to reassure the Committee that I am committed to operating this property responsibly and in a way that minimises any impact on residents.

In relation to parking, the property benefits from a private driveway which can accommodate two vehicles. Guests will be clearly instructed to park only within the driveway, and not on the street. This ensures that the short-term let will not add to existing parking pressures in the area.

Regarding concerns about noise and disturbance, the property will be managed under a strict no-party policy. Quiet hours will be enforced, and guests will be made fully aware that this is a residential area where consideration for neighbours is essential. I will also have arrangements in place to respond promptly to any issues should they arise.

The property is a semi detached house, and I believe it is suitable for short-term letting use. I will ensure that occupancy levels are appropriate for the size of the property and that it is managed in line with all safety and licensing requirements.

In relation to road safety, I recognise that Mamore Road is used by local residents, including children travelling to school. Guests will be advised to drive slowly and responsibly within the area and to be mindful of pedestrians and other road users.

Overall, I am committed to being a responsible operator and to ensuring that the property does not give rise to public nuisance or safety concerns. I respectfully ask the Committee to take these measures into account when determining the application.

Sent from [Outlook for iOS](#)
