

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 31 March 2026 at 11.30am.

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, Mrs J Hendry, Ms L Johnston, Mr S Kennedy (Chair), Ms E Knox (remote), Mr W Mackay (remote) Ms K Maclean (remote), Mr K Rosie (remote), Mr R Stewart.

In Attendance:

Ms C McArthur, Principal Solicitor, Regulatory Services
Ms M Duffy, Solicitor, Regulatory Services
Ms A Macrae, Senior Committee Officer

Also Attending:

Inspector P MacLaren, Police Scotland
Sergeant S Paterson, Police Scotland
Mr K MacKay, Environmental Health
Mr T Lush, Environmental Health

Item 7.2: Yasir Ali (applicant)
Item 8.1: Yasir Ali (licence holder)
Item 8.2: Hameedullah Azizi (applicant)
Item 9.1: Mark Janes (licence holder)
Item 11.1: Sandor Ross & Mrs Ruth Ross (applicants), Hayley Lewis (objector)
Item 11.2: Fiona Gunn (applicant), Emma Glass, objector
Item 11.3: Mike Donald (applicant) Nicholas Lyon (applicant's agent), Colin McPherson and Jackie Clark (objectors)
Item 11.4: Chris Martin (applicant's representative)
Item 12.1: Alan Grant (landlord), Phyllis Grant (landlord's representative)
Item 16.1: Breda Naciri and Michael King (applicants), Chloe Crawford (applicant's solicitor)

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 J Bruce, Mr J Grafton, Mr D Macpherson.

**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 24 February 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 12 February 2026 to 18 March 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 12 February 2026 to 18 March 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 and taxi operator's licence – David Toth

There had been circulated **to members only Report No HLC/33/26** by the Principal Solicitor relating to David Toth who is the holder of both a taxi driver and taxi operator's licence (Ward 9 – Black Isle). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

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

The Committee **AGREED** to suspend both the taxi driver's licence and taxi operator's licence with immediate effect until the next meeting of the Highland Licensing Committee on 12 May 2026. A further hearing will be held on 12 May 2026 to allow the licence holder to be present and determine what further action is required.

7.2 Application for a taxi driver's licence – Yasir Ali

There had been circulated **to members only Report No HLC/34/26** by the Principal Solicitor relating to an application which had been received from Yasir Ali for the grant of a taxi driver's licence (Ward 13 – Inverness West).

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

The Committee heard from Police Scotland and Yasir Ali, applicant.

The Committee **AGREED** to hear the non-timeous objection from Police Scotland.

The Committee then heard further from Police Scotland and the applicant.

The Committee **AGREED** to **REFUSE** the application under paragraph 5(3)(a)(ii) of Schedule 1 of the Civic Government (Scotland) Act 1982 on the basis that the applicant is not a fit and proper person to hold the licence

**8. 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 priobhaideach**

8.1 Private hire car driver's licence – Yasir Ali

There had been circulated **to members only Report No HLC/35/26** by the Principal Solicitor relating to Yasir Ali who is the holder of a private hire car 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 Yasir Ali, licence holder.

The Committee **AGREED** to suspend the licence, with immediate effect, in terms of paragraph 11(2)(a) of Schedule 1 of the Civic Government (Scotland) Act 1982 for the unexpired portion of the duration of the licence as the licence holder is no longer a fit and proper person to hold such a licence.

**8.2 Application for a temporary private hire car operator's licence –
Hameedullah Azizi**

There had been circulated **to members only Report No HLC/36/26** by the Principal Solicitor relating to an application which had been received from Hameedullah Azizi for the grant of a temporary private hire car operator's 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 Police Scotland and Hameedullah Azizi, applicant.

The Committee **AGREED** to grant the application subject to the standard conditions.

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

**9.1 Short term let licence holder – Mark Janes – The Studio at Croft
Roy, Croft Roy, Crammond Brae, Tain, IV19 1JG**

There had been circulated to **members only Report No HLC/37/26** by the Principal Solicitor relating to Mr Mark Janes who is the holder of a short term let licence (Ward 3 - Wick and East Caithness). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Mark Janes, licence holder.

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

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

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

**11.1 Application for grant of a short term let licence – 4 Fraser Place,
Ullapool, IV26 2UX**

There had been circulated **Report No HLC/38/26** by the Principal Solicitor relating to an application which had been received from Mr Sandor Ross on behalf of the Partnership of Mr Sandor Ross and Mrs Ruth Ross for the grant of a short term let licence (Ward 5 – Ross & Skye). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Hayley Lewis, objector, and Sandor Ross and Ruth Ross, applicants.

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

**11.2 Application for grant of a short term let licence – 10 Moray Park
Avenue, Inverness, IV2 7LS**

There had been circulated **Report No HLC/39/26** by the Principal Solicitor relating to an application which had been received from Mrs Fiona Giselle Gunn for the grant of a short term let licence (Ward 17 – Inverness). The Committee

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

The Committee heard from Emma Glass, objector, and Fiona Gunn, applicant.

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

11.3 Application for grant of a short term let licence – Innisbeg, Kingussie, PH21 1NT

There had been circulated **Report No HLC/40/26** by the Principal Solicitor relating to an application which had been received from Mr Nicholas Lyon of Igloo Highland Ltd, agent acting on behalf of Dr Colin Bothwell Donald 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 heard from Colin McPherson and Jackie Clark, objectors, Mike Donald, applicant, and Nicholas Lyon, applicant's agent.

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

11.4 Application for grant of a short term let licence – 42 Great Glen Place, Inverness, IV3 8FA

There had been circulated **Report No HLC/41/26** by the Principal Solicitor relating to an application which had been received from Mr Kevin MacDonald, agent on behalf of Dunain Holdings Limited for the grant of a short term let licence (Ward 13 – Inverness West). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Chris Martin, applicant's representative.

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

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

12.1 Application for renewal of registration in the register of private landlords – Alan Grant

There had been circulated **Report No HLC/42/26** by the Principal Solicitor relating to an application for the renewal of a private landlord registration by Alan Grant (Ward 4 – East Sutherland and Edderton). The Committee was

invited to determine this application in accordance with the Council's Landlord Registration Hearings Procedure.

The Committee heard from Kyle Mackay, Environmental Health and Alan Grant, landlord.

The Committee **AGREED** to **GRANT DELEGATED POWERS** to the Principal Solicitor to authorise removal of Mr Grant from the register of private landlords if all his registered properties do not meet the required tolerable and repairing standards, to the satisfaction of Environmental Health, by 31 May 2026.

**13. Civic Government (Scotland) Act 1982
Street Traders licence
Achd Riaghaltais Chatharra (Alba) 1982
Iarrtas airson ceadachd neach-malairt sràide**

13.1 Application for the renewal of a street trader's licence – Arnold MacBeth

There had been circulated **Report No HLC/43/26** by the Principal Solicitor relating to an application which had been received from Arnold MacBeth for the renewal of a street traders licence (Ward 05 – Wester Ross, Strathpeffer and Lochalsh). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The applicant was not present.

The Committee **AGREED** to **GRANT DELEGATED POWERS** to the Principal Solicitor to refuse the application if the gas safety certificate has not been received, and the Environmental Health Service have not inspected and passed the catering unit. all by 30 April 2026.

**14. Civic Government (Scotland) Act 1982
Skin Piercing and Tattooing licence
Achd Riaghaltais Chatharra (Alba) 1982
Ceadachdan Dhràibhearan / Oibrichean Tagsaidh**

14.1 Application for the grant of a skin piercing and tattooing licence – Fine Line Beauty by Sam, 42 Culcabock Road, Inverness

There had been circulated **Report No HLC/44/26** by the Principal Solicitor relating to an application which had been received from Samantha Garrow for the grant of a skin piercing and tattooing licence in respect of premises at Fine Line Beauty by Sam, 42 Culcabock Road, Inverness (Ward 16 Inverness Millburn). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The applicant was not present.

The Committee **AGREED** to **GRANT DELEGATED POWERS** to the Principal Solicitor to refuse the application if a satisfactory first aid certificate has not been received from the applicant by 28 April 2026.

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

15.1 Application for grant of a taxi driver's licence – Graham Thomson

There had been circulated **Report No HLC/45/26** by the Principal Solicitor relating to an application which had been received from Graham Thomson for a Taxi Driver's Licence (Ward 10 - Eilean a' Cheò). The Committee was invited to determine this matter in accordance with the Council's Hearings Procedure.

The applicant was not present.

The Committee **AGREED** to **GRANT DELEGATED POWERS** to the Principal Solicitor to refuse the application if the applicant has not completed a satisfactory right to work check and sat and passed the taxi driver knowledge test by 5 April 2026.

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

16.1 Premises – KFC, Millburn Road, Inverness

There had been circulated **Report No HLC/46/26** by the Principal Solicitor relating to an application for the grant of a late hours catering licence for KFC, Millburn Road, Inverness by Clokken Ltd. (Ward 16 Inverness Millburn). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Chloe Crawford, applicant's solicitor.

The Committee **AGREED** to **GRANT** the application subject to the standard conditions and an additional condition that the late hour catering activity is solely for deliveries and drive through after 12am midnight, until the terminal hours applied for.

The meeting ended at 3.50pm.