

Agenda item	6.1
Report no	HLC/69/26

THE HIGHLAND COUNCIL

Committee: THE HIGHLAND LICENSING COMMITTEE

Date: 23 June 2026

**Report title: Application for the grant of a short term let licence –
Glenfruin, 50 Fairfield Road, Inverness, IV3 5QW (Ward 14 –
Inverness Central)**

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 (“2022 Order”), 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 5 November 2025 a validated application for the grant of a short term let licence was received from Mrs Roberta Weber Mayer.
- 4.2 The property to which the application relates is Glenfruin, 50 Fairfield Road, Inverness, IV3 5QW (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 coloured in pink on the plans on page 1 of Appendix 1.
- 4.3 The application for the short term let licence has been made on the basis that RD&T Limited (Company number 11004740) and having their registered office at 128 City Road, London, United Kingdom, EC1V 2NX 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 Aye Trade Limited (Company Number: SC832677) and having their registered office at 16 High Street, Inverness, Scotland, IV1 1JQ, 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 Mrs Weber Mayer.
- 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 terraced dwellinghouse which can accommodate a maximum capacity of seventeen 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. Ownership of the Premises

- 5.1 RD&T Limited was named on the application as the owner of the Premises.
- 5.2 On 27 May 2026, the Licensing Team received an email complaint from a Mr Michael Denmark, stating that the Land Register of Scotland identified Aye Trade Limited as the owner of the Premises.
- 5.3 The 2022 Order inserted additional provisions in to the Civic Government (Scotland) Act 1982 and states that where an applicant is not the owner of the application premises or the land on which the premises are located, the following must be provided along with an application for the grant or renewal of a licence:
- (i) the name and address of the owner (or, as the case may be, each owner), and
 - (ii) a declaration from the owner (or, as the case may be, each owner) or a person authorised to act on their behalf, that they consent to the application.
- 5.4 The Licensing Team conducted a property search for the Premises and this confirms that the registered owner of the Premises in the Land Register of Scotland is Aye Trade Limited.
- 5.5 On 27 May 2026, the Licensing Team contacted the applicant, Mrs Roberta Weber Mayer, who confirmed that Aye Trade Limited is the registered owner of the Premises. A letter of consent from Mr David Shayer, a Director of Aye Trade Limited, was provided to the Licensing Team on 29 May 2026, confirming Aye Trade Limited's consent for RD&T Limited to make the short-term let licence application for the Premises and for the Premises to be used for the purposes of short-term letting.

6. Process

- 6.1 The application was circulated to the following Agencies/Services for consultation:
- Police Scotland;
 - Scottish Fire & Rescue Service;
 - The Highland Council Environmental Health Service; and
 - The Highland Council Building Standards.
- 6.2 Police Scotland, The Scottish Fire and Rescue Service, The Highland Council Environmental Health Service and The Highland Council Building Standards have all confirmed that they have no objections to the application.

7. Site notice / Certificate of Compliance

- 7.1 Paragraph 2 of Schedule 1 of the Civic Government (Scotland) Act 1982, as amended by the 2022 Order, requires a public notice of application for a short term let licence to be displayed at or near the application premises for a period of 21 days.
- 7.2 A public notice of application in respect of the short term let licence application for the Premises ("Site Notice") was prepared by the Licensing Team and was issued to the

applicant on 5 November 2025, together with instructions regarding the display of the Site Notice.

- 7.3 The applicant advised the Licensing Team that they displayed the Site Notice for a period commencing on 4 December 2025.

During the notice of display period, however, a complaint was made to the Licensing Team which stated that the Site Notice was not being displayed in line with the legislative requirements.

The applicant was informed of this complaint by the Licensing Team and the applicant advised that they would arrange to re-display the Site Notice.

- 7.4 The applicant advised the Licensing Team that the Site Notice was re-displayed for a period commencing on 30 January 2026.

During this notice of display period, the Licensing Team received a further complaint that the Site Notice was not being displayed in line with the legislative requirements. Specifically, it was noted that the Site Notice was not dated to reflect the date from which it was re-displayed.

- 7.5 The applicant subsequently agreed to re-display the Site Notice at the premises, which the applicant confirms as having been re-displayed from 30 April 2026.

The applicant confirmed that the notice remained on display as at 20 May 2026. However, upon the applicant's inspection on 21 May 2026, it was found to no longer be on display. The applicant informed the Licensing Team that the Site Notice was then re-displayed from 21 May 2026 until 22 May 2026.

- 7.6 A certificate of compliance was then submitted by the applicant stating that the Site Notice was displayed from 30 April 2026 to 22 May 2026, which was accepted by the Licensing Team.

- 7.7 Paragraph 2(5) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that an applicant shall not be treated as having failed to comply with the site notice requirements if the notice was, without any fault or intention of the applicant, removed, obscured or defaced before the 21 days have elapsed. This is as so long as the applicant has taken reasonable steps for its protection. If this is the case then the applicant shall state the relevant circumstances when providing their declaration of compliance.

- 7.8 On this basis and having had sight of photographic evidence of the display method of the notice, it is accepted that the applicant has complied with the site notice requirements.

8. Public Objections

- 8.1 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 third notice of display period which commenced 30 April 2026, all parties who raised objections in connection with the first and second notice of display period resubmitted fresh timeous objections and these are attached as Appendices to this report:

- Objection received by email on 13 May 2026 from Mr Robert and Mrs Carole Coghill (**Appendix 2**)
- Objection received by email on 13 May 2026 from Ms Maria Dickson (**Appendix 3**)
- Objection received by email on 15 May 2026 from Ms Morag Barron (**Appendix 4**)
- Objection received by email on 18 May 2026 from Mr Ronnie and Mrs Shona Munro (**Appendix 5**)
- Objection received by email on 18 May 2026 from Ms Susie Mackenzie (**Appendix 6**)
- Objection received by email on 19 May 2026 from Mr Allan and Mrs Cecille Cameron (**Appendix 7**)
- Objection received by email on 19 May 2026 from Mrs Jana Lazdane-Denmark (**Appendix 8**)
- Objection received by email on 19 May 2026 from Mr Bruce and Mrs Donna Turnbull (**Appendix 9**)
- Objection received by email on 20 May 2026 from Ms Catherine Brogan (**Appendix 10**)
- Objection received by email on 20 May 2026 from Ms Claire MacLeod (**Appendix 11**)
- Objection received by email on 20 May 2026 from Mr Michael and Mrs Audrey Macfarlane (**Appendix 12**)
- Objection received by email on 21 May 2026 from Mr Brian McIntosh (**Appendix 13**)
- Objection received by email on 21 May 2026 from Mr Tommy and Mrs Janet Montgomery (**Appendix 14**)
- Objection received by email on 24 May 2026 from Ms Brenda Treasurer (**Appendix 15**)
- Objection received by email on 25 May 2026 from Ms Elspeth Kennedy (**Appendix 16**)
- Objection received by email on 25 May 2026 from Mr Colin Woodard (**Appendix 17**)
- Objection received by email on 26 May 2026 from Mr Malcolm and Mrs Rosie Brennan (**Appendix 18**)

- Objection received by email on 26 May 2026 from Mr Alasdair and Mrs Dawn Fraser (**Appendix 19**)
- Objection received by email on 26 May 2026 from Mr Mark and Mrs Stacey Noble and further submission received by email on 26 May 2026 (**Appendix 20**)
- Objection received by email on 27 May 2026 from Mr Sandy and Mrs Laura Patience (**Appendix 21**)
- Objection received by email on 27 May 2026 from Mr Michael Denmark and further submission received by email on 28 May 2026 (**Appendix 22**)
- Objection received by email on 28 May 2026 from Mr Sean Browner (**Appendix 23**)
- Objection received by email on 28 May 2026 from Lesley Frame (**Appendix 24**)

9. Determining issues

9.1 Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that the 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 a 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, the 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
 - (v) 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 criteria relating to this particular application.

- 9.2 A copy of this report has been sent to the applicant and objectors, 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.
- 9.3 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:

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

10.0 Observations on objections/representations

- 10.1 In the emails of objection found at Appendices 2 to 24, 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 9.1 of this Report.
- 10.2 If required, the Principal Solicitor – Regulatory Services will offer further advice or clarification on these points.

11. Policies

- 11.1 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.

12. Implications

- 12.1 Not applicable.

Date: 20 April 2026

Author: Sophie Shearer

Reference: [FS:727695862](#)

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 13 May 2026 from Mr Robert and Mrs Carole Coghill
- Appendix 3: Objection received by email on 13 May 2026 from Ms Maria Dickson
- Appendix 4: Objection received by email on 15 May 2026 from Ms Morag Barron
- Appendix 5: Objection received by email on 18 May 2026 from Mr Ronnie and Mrs Shona Munro
- Appendix 6: Objection received by email on 18 May 2026 from Susie Mackenzie
- Appendix 7: Objection received by email on 19 May 2026 from Mr Allan and Mrs Cecille Cameron
- Appendix 8: Objection received by email on 19 May 2026 from Mrs Jana Lazdane-Denmark
- Appendix 9: Objection received by email on 19 May 2026 from Mr Bruce and Mrs Donna Turnbull
- Appendix 10: Objection received by email on 20 May 2026 from Ms Catherine Brogan
- Appendix 11: Objection received by email on 20 May 2026 from Ms Claire MacLeod
- Appendix 12: Objection received by email on 20 May 2026 from Mr Michael and Mrs Audrey Macfarlane
- Appendix 13: Objection received by email on 21 May 2026 from Mr Brian McIntosh
- Appendix 14: Objection received by email on 21 May 2026 from Mr Tommy and Mrs Janet Montgomery
- Appendix 15: Objection received by email on 24 May 2026 from Ms Brenda Treasurer
- Appendix 16: Objection received by email on 25 May 2026 from Ms Elspeth Kennedy
- Appendix 17: Objection received by email on 25 May 2026 from Mr Colin Woodard
- Appendix 18: Objection received by email on 26 May 2026 from Mr Malcolm and Mrs Rosie Brennan
- Appendix 19: Objection received by email on 26 May 2026 from Mr Alasdair and Mrs Dawn Fraser
- Appendix 20: Objection received by email on 26 May 2026 from Mr Mark and Mrs Stacey Noble and further submission received by email on 26 May 2026
- Appendix 21: Objection received by email on 27 May 2026 from Mr Sandy and Mrs Laura Patience
- Appendix 22: Objection received by email on 27 May 2026 from Mr Michael Denmark and further submission received on 28 May 2026
- Appendix 23: Objection received by email on 28 May 2026 from Mr Sean Browner
- Appendix 24: Objection received by email on 28 May 2026 from Lesley Frame



LAND REGISTER OF SCOTLAND



50, FAIRFIELD ROAD, INVERNESS, IV3 5QW

Survey scale 1:1250

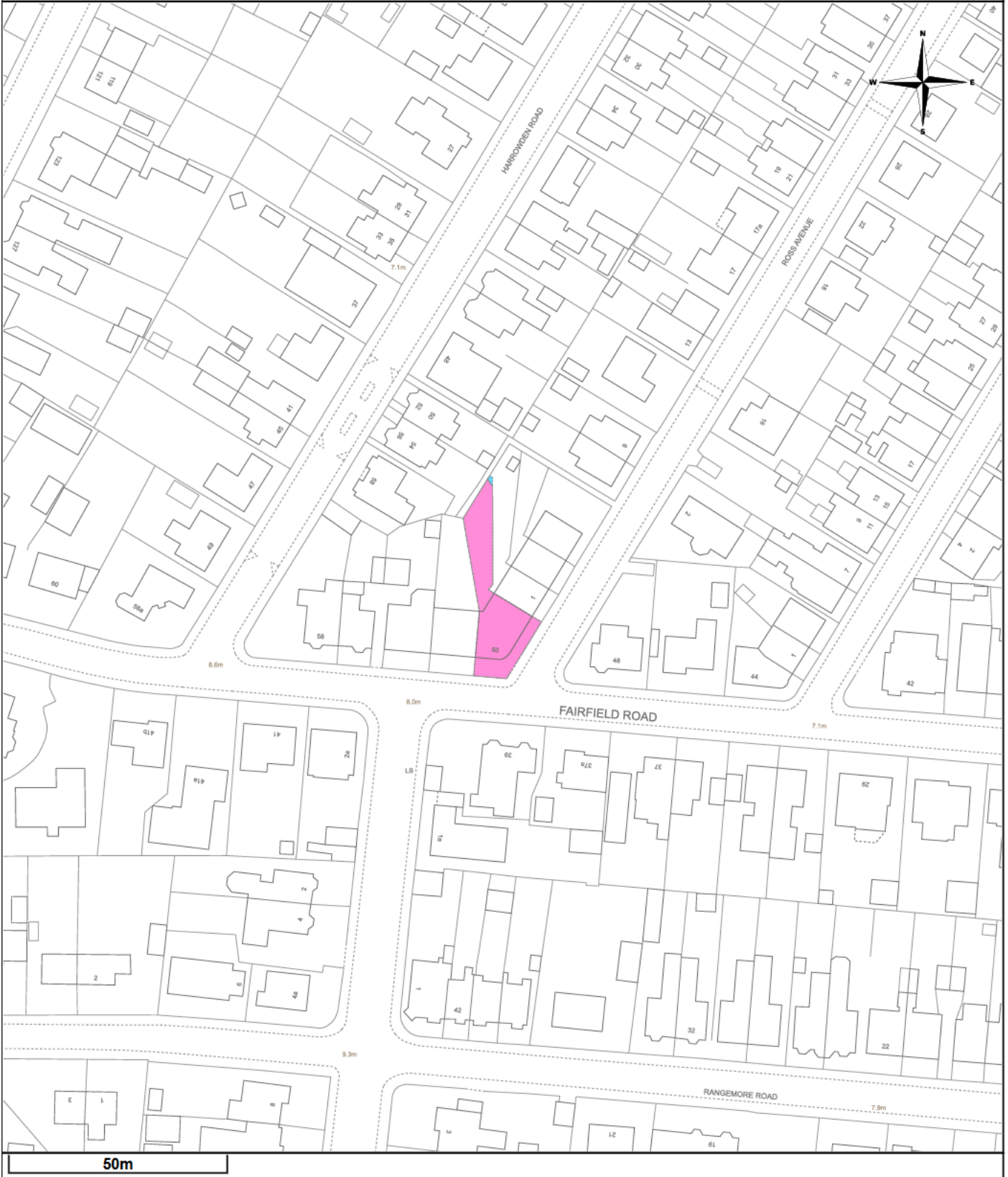
Print scale 1:1250 @ A4

26/03/2025

REQUEST NUMBER 5541917INV

265740 845158 265969 845422

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Ground Floor
Approximate Floor Area
1,170 sq. ft.
(108.7 sq. m.)



First Floor
Approximate Floor Area
1,160 sq. ft.
(107.7 sq. m.)

● Carbon Monoxide Alarm

○ Heat Alarm

○ Smoke Alarm



Ground Floor
Approximate Floor Area
1,170 sq. ft.
(108.7 sq. m.)



First Floor
Approximate Floor Area
1,160 sq. ft.
(107.7 sq. m.)

Sophie Shearer (Legal (Licensing))

From: Carole Coghill [REDACTED]
Sent: 13 May 2026 16:18
To: STL Licensing
Subject: Re: Short term let 50 Fairfield Road Inverness

Categories: Sophie

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.

Our full address is [REDACTED] Sent from my iPhone

> On 13 May 2026, at 10:04, STL Licensing <STL@highland.gov.uk> wrote:

>

> Good morning,

>

> Thank you for your email. Could you please confirm your full address so that this can be treated as a competent objection?

>

> Many thanks.

>

> Kind regards

>

> Sophie Shearer

> Administrative Assistant

>

> [REDACTED]

[REDACTED]

>

> Email: STL@highland.gov.uk

>

>

>

> -----Original Message-----

> From: Carole Coghill [REDACTED]

> Sent: 12 May 2026 12:15

> To: STL Licensing <STL@highland.gov.uk>

> Subject: Short term let 50 Fairfield Road Inverness

>

> 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.

>

>

> We would like to lodge our objections to above property being used for short term let's.

> At the moment there is already traffic problems on the street without adding any additional traffic. With resident parking, traffic has to pull into side to let cars past and at busy times this already causes problems. Apart from

children that live in the street some of the residents also look after grandchildren causing a dangerous situation if even more traffic was added, especially as we have a dangerous junction where property sits.

>

> At present at either end of our street there is already short term let properties, often causing late night noise, also several Airbnb flats , (which so far have not caused any issues whatsoever) so as this is a small street and 2 already in our area we feel we have our share of short term let properties where no one on site if there are problems.

>

> Robert & Carole Coghill

>

> [REDACTED]

>

> Sent from my iPad

> 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 gnòthachas 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.

Sophie Shearer (Legal (Licensing))

From: Maria Dickson [REDACTED]
Sent: 13 May 2026 17:26
To: STL Licensing
Subject: proposal re 50 Fairfield Road Inverness

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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Dear Sir or Madam

I am emailing to express my extreme concern over the proposals to turn Glenfruin, 50 Fairfield Road into a 17 bed short term let.

As a resident at [REDACTED] I have seen an overwhelming increase in short term let properties in Ross Ave and Fairfield Road over the last few years.

This is a residential area and whilst guest houses operate well in the area, because their owners are part of our community, short term let properties with no resident owner onsite have caused many problems in this previously quiet street. In particular the property opposite this one where drunk people in the hot tub at night has definitely affected local residents. I understand this is the same owner who wants to flood a residential area with yet more short term stay tourists.

There is insufficient parking for the proposed change of use which will impact on residents parking, and noise and anti-social behaviour and littering will greatly affect what has previously been a great place to live. With schools nearby, we need people to live in the houses they own and enhance our community.

I therefore wish to register my strong objection and hope that you will reject the application for the licence.

Thank you

Maria Dickson

Sent from my iPhone

Sophie Shearer (Legal (Licensing))

From: Morag Barron [REDACTED]
Sent: 15 May 2026 10:05
To: STL Licensing
Subject: Re: 50 Fairfield road objection

Categories: Sophie

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.

Apologies. I wish to object to the above property being used as short term let's.
Morag Barron
[REDACTED]

On Wed, May 13, 2026, 10:14 STL Licensing <STL@highland.gov.uk> wrote:

Good morning,

Thank you for your email. Could you please confirm if you wish to object to the short term let licence application, as I note you have addressed your email to the planning officer, which is a separate department. If you wish to raise a planning objection or complaint regarding operating without planning permission, please do so at [Planning – Highland Council](#)

Many thanks.

Kind regards

Sophie Shearer

Administrative Assistant

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Email: STL@highland.gov.uk

From: Morag Barron [REDACTED]
Sent: 12 May 2026 13:20
To: STL Licensing <STL@highland.gov.uk>
Subject: 50 Fairfield road 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.

Morag Barron

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

12/05/2026

To: Highland Council

Inverness

Objection to:

17 bed short term key flats

Glenfruin

Site Address: 50 Fairfield road

Inverness

Proposed development: 17 short term let flats.

To the planning officer in charge.

I am writing to formally register my objection to the above proposed change of usage. I believe the proposed development will have a detrimental effect on Ross avenue. There is very little permit holder parking spaces. We fought for neatly 3 years to achieve this. With this development and the number of people in one place what is there to stop the residents from parking after 6 pm when a permit is not required. Therefore putting further pressure on our on street parking.

With no owner on site there is a risk of noise and antisocial behavior with having so many different people in one house. This potentially could impact on the residents.

I therefore strongly object to such a development.

I look forward to a response and hope you take into account the residents in this area.

Yours

Morag Barron

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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.

Sophie Shearer (Legal (Licensing))

From: [REDACTED]
Sent: 18 May 2026 10:24
To: STL Licensing
Subject: Re: Glenfruin, 50 Fairfield Road, Inverness - proposed 17 bed short-term let
Categories: Objection, Sophie

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 Sophie

Our address is [REDACTED]

Kind Regards
Shona

From: STL Licensing
Sent: Monday, May 18, 2026 9:56
To: [REDACTED]
Subject: RE: Glenfruin, 50 Fairfield Road, Inverness - proposed 17 bed short-term let

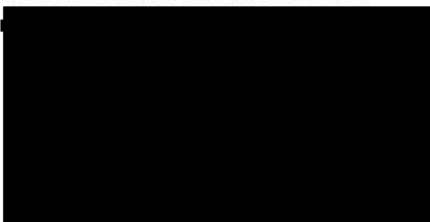
Good morning,

Thank you for your email. Could you please confirm your full address so that this can be treated as a formal objection?

Many thanks.

Kind regards

Sophie Shearer
Administrative Assistant



Email: STL@highland.gov.uk

INVESTORS IN PEOPLE®
We invest in people Standard

From: [REDACTED]
Sent: 17 May 2026 12:39
To: STL Licensing
Subject: Fw: Glenfruin, 50 Fairfield Road, Inverness - proposed 17 bed short-term let
Importance: High

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.

Apologies and with regards to my email below, I forgot to include that we have been residents of Ross Avenue for over 30 years and care a lot about the area.

Kind Regards

From: [REDACTED]

Sent: Sunday, May 17, 2026 12:22

To: stl@highland.gov.uk <stl@highland.gov.uk>

Subject: Glenfruin, 50 Fairfield Road, Inverness - proposed 17 bed short-term let

I would like to register my objection to the proposed short term let detailed above.

This is a totally unacceptable proposal in an established residential area. The property is totally unsuitable for the works proposed which is a 17-bed short term let. The house is situated on a dangerous junction with poor visibility to Ross Avenue . It is terraced with neighbors on either side, and there is already very limited parking. Few properties in the street have driveways, therefore an increase of 17 guests will cause increased traffic posing a real danger to pedestrians, pets, and other road users. Unfortunately, a pedestrian was killed in 2011 directly outside Glenfruin after being hit by a vehicle, I believe one of the factors that caused the accident was poor visibility in the street for both the parties involved. Noise and anti-social behaviour from a property with no owner on site is a very real possibility. The owners of this proposed development also own 48 Fairfield Road, whose garden is situated at the top of Ross Avenue . This property also has no one on site. There have been numerous complaints regarding 48 Fairfield Road, mainly the anti-social behaviour of some guests renting the property. Guests have been drinking, shouting using a hot tub and partying in its garden until 3 and 4 in the morning, on one occasion a group of young men renting the house were seen drunk and running around the garden with no clothes on! The owner of both property's has been contacted directly by residents regarding these concerns but he will not engage with them and I believe has been rude and dismissive when contacted and not willing to address there concerns, this behavior does not bode well for any further possible problems regarding the 2 properties and leaves permanent residents in a very vulnerable position.

The whole situation is very unfair on the wellbeing of residents of both Ross Avenue and Fairfield Road; it seems now that these short-term lets are passed with absolutely no concern for the impact on people living in the near vicinity of these establishments. I feel certain areas of Inverness such as the Crown area and this area in the west of Inverness are now completely saturated with short-term lets which in turn is destroying communities. I was under the impression that Highland Council were going to be looking into possible further planning applications for short term lets but as works have already commenced and are well advanced in Glenfruin for the 17 bed short term let I feel the owner must be very confident of gaining planning permission, which is very concerning.

I believe there is a meeting being held by Highland Council shortly to discuss short term lets but unfortunately, I cannot attend as I am out of the country therefore would be grateful if you could acknowledge this email and keep us abreast of any developments.

Kind Regards

Ronnie and Shona munro

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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.

Sophie Shearer (Legal (Licensing))

From: Susie Mackenzie [REDACTED]
Sent: 18 May 2026 20:20
To: STLHLC
Subject: Objection Of Use Airbnb - Glenfruin

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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 Sirs

I am writing to formally express my strong objections to the application for a short term let licence for an Airbnb for 17 persons at Glenfruin, 50 Fairfield Road, Inverness. Further to my original objections I was advised to re-submit my objections as the original notification was not dated.

The property was sold as residential, although previously this had been a class 7 use. Surely, the proposed change under new ownership would require planning permission for an Airbnb for capacity of 17 persons. I would also note that it was classed as a detached house which is incorrect as it is a terraced house, it is attached to a property on Fairfield Road and Ross Avenue. In the original property deeds, it is referred to as a mid-terrace property. When the property was bought the owners used it originally for staff accommodation, the staff were openly using drugs, which was reported to the police and to the owners. The police did attend at the property but the owners did nothing.

I have also noted from the plans the owners have increased the bedrooms from 6 to 8 bedrooms to accommodate additional guests. Did the owners apply for change of use and did they obtain the correct planning permission, especially as this is a change of use and why were the residents not informed.

There is already over 400 formally listed hotels and guests houses which totals to nearly 800 accommodation options.

- The Marriot is currently undergoing a room expansion to bring it up to 191 rooms;
- Planning permission has been secured for a hotel on the site of The Old Ironworks although this has been deferred for another 3 years but will go ahead;
- There is a new hotel under development on Church Street in Inverness, the Kin Hotel which on completion will have 72 bedrooms.
- The former Royal Northern Infirmary building has been sold to CJ Hospitality and approved plans for April 2026 will see it transformed into a 45 bedrooms;
- There is an estimated 10,000 Airbnb style properties in the Highlands.

We currently have 5 Airbnb, 2 B&B and an HMO operating on Ross Avenue

Public nuisance/noise/antisocial behaviour.

The property is located in a quiet residential area already filled with numerous bed and breakfast's and Airbnb's in the area this new Airbnb will bring further disruption to the peace and quiet of existing long-term residents.

The constant turnover of guests including the late-night arrivals and parties will significantly impact on the quiet enjoyment of my home. A 17 bed Airbnb are typically booked for bachelor/bachelorette parties, large family reunions, or wedding groups seeking to house everyone!! They have no dedicated management plan, and the owner does not live nearby, meaning no one can address incidents or noise or anti-social behaviour as and when it happens. Will the owners install a hot tub in the garden as they have done with their other properties. When neighbours have attempted to contact the owners regarding concerns, they are met with indifference, and no attempt is made to appease the local residents. When the property was bought the owners used it as staff accommodation for employees, who had no respect for the property and the staff were openly using drugs which was reported to the police and to the owners.

Due to the noise pollution at the front of the house from no 48 Fairfield Road that Airbnb has a hottub, I have had to move to the back of the house, as the noise was impacting my enjoyment and my sleep. I work full time with an early start, with an intended 17 bed in close proximity this can only result in multiple drunk guests, swearing, loud music and nudity which I am already experiencing from number 48 Fairfield; Business up front party in the back!!!

Short term guests don't act like long-term tenants. Long term tenants learn the rhythm of a neighbourhood. They get to know parking rules, quiet hours, and where not to dump trash. Guests don't have that baseline. They arrive ready to relax, not to study local customs. When guests are on holiday they don't have a timeline hosting disruptive parties in the garden when residents are trying to sleep because they have work commitments guests do not give a dam about noise level. Our gardens are adjacent with only a small wall or fence to separate the property boundaries.

There is also a lack of parking availability for the guests at the property. It can only accommodate one car on the property. However, with the multiply recycling bins at the property you would not be able to park a car at the house. The residents of Ross Avenue campaigned for round the clock resident parking, This size of Airbnb will impact on the availability of parking. Ross Avenue is a busy two way street with restricted width, due to parked cars. How many permits would be issued to the business? Whether guests have a permit or not they will park close to the property which will impact on the residents. Please note the emergency services use Ross Avenue as a thoroughfare.

This property should be used for long term housing. Allowing it to become a commercial holiday rental reduces the availability of homes for permanent residents. The owners at no time indicated the use of the property and started works removing all the old original features; There was no notices put up for change of use. Only after complaining did a notice appear. Contractors have been working on the property 7 days early starts and late finishes. The contractors were parking illegally with no respect for the residents, They would also continue to park their large vans on the corner of Ross Avenue and Fairfield Road to unload their vans and leaving their vans on the corner for long periods of time disrupting traffic especially at peak times. There has been 3 near accidents, one involving a cyclist and when approaching the contractors to move their vans the response was we need to unload!!

An Airbnb in mid terrace will negatively impact on the property's value! What buyer wants to live next to a noisy party house or transient accommodation!!!!

We strongly feel this property should be used for long term housing as allowing it to become a commercial holiday rental reduces the availability of homes for permanent residents looking for a long-term home. We want to protect the character and safety of our neighbourhood.

I have sacrificed so much and worked incredibly hard to buy this house but living next to 2 party houses fundamentally comprises my right to a peaceful restorative home environment. This is taking a severe toll on my mental health and the constant state of being on edge.

Please acknowledge receipt of my objection and thank you for considering my views
Susie Mackenzie



Sophie Shearer (Legal (Licensing))

From: Cecille Cameron [REDACTED]
Sent: 19 May 2026 12:39
To: STL Licensing
Subject: Re: Short-term let

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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

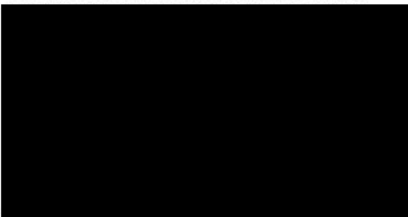
Apologies for not including our full address. It is [REDACTED].
With thanks

A & C Cameron

On Friday, 15 May 2026 at 14:17:30 BST, STL Licensing wrote:

Good afternoon,
Thank you for your email. Could you please confirm your full address so that this can be treated as a formal objection?
Many thanks.
Kind regards

Sophie Shearer
Administrative Assistant



Email: STL@highland.gov.uk

INVESTORS IN PEOPLE®
We invest in people Standard

From: Cecille Cameron
Sent: 15 May 2026 13:02
To: STL Licensing
Subject: Short-term let

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.

Glenfruin, 50 Fairfield Road, Inverness

We write in connection with the granting of a licence to turn the above address into a secondary short-term let and would strongly object to the proposal.

As you are aware, this property is situated at a dangerous junction which was the site of a fatal accident in August 2011 when a woman was killed. Increased traffic at this junction generated by short-term lets for up to 17 persons will pose an increased risk to children, pedestrians and other road users. Ross Avenue is already used as a rat-run to avoid the traffic lights on Kenneth Street and also by fire engines on callouts.

We live on Ross Avenue and are in the fortunate position of having a driveway. However, we are aware that on-street parking in the area is already scarce so where are any vehicles generated by the persons at No 50 going to park?

There are already several short-term lets in this area which is reducing the availability of houses for local families and changing the ambience of the area. As far as we are concerned our home is in a residential area and not a commercial one.

When there is a turnover of clients occupying secondary short-term lets the people in the neighbourhood have no idea who these occupants are and this impacts on the wellbeing of residents.

There has been nuisance due to disturbance/noise at No 48 Fairfield Road where no owner lives on site and I understand both No 48 and No 50 are owned by the same family. It would be our hope that residents here are not going to be exposed to more noise, disturbance and anti-social behaviour from occupants of No 50.

I trust you will take all of the above into account when you consider this proposal.

Allan & Cecille Cameron

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.

Sophie Shearer (Legal (Licensing))

From: Jana Lazdane [REDACTED]
Sent: 19 May 2026 13:57
To: STLHLC; STL Licensing
Subject: 50 Fairfield Rd STL licence objections

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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.

Hello,

My name is Jana Lazdane-Denmark and i live in [REDACTED]

Please see below noted objections for above property STL licence.

Parking and Infrastructure:

Lack of on-street parking for residents due to high turnover of guests.

With an intended capacity of 17 guests and only one parking space for one vehicle, it is difficult to see how sufficient parking for the likely number of vehicles could be provided.

Excessive pressure on waste collection services, food delivery and overall STL overload in the area.

The owner has placed approximately fifteen refuse bins at the front of the property. This arrangement is visually intrusive, environmentally unsound, and inappropriate for a residential setting.

Given the proposed accommodation of up to 17 occupants, there is a significant risk that waste will be generated at a level disproportionate to the area's capacity. This raises legitimate concerns regarding inadequate waste management, the potential for unpleasant odours, and adverse impacts on local amenity and public health.

The current provision and siting of refuse storage further demonstrate insufficient consideration for neighbouring residents and contribute to concerns regarding the suitability of the property's management as a short-term let.

Food delivery drivers arriving late at night and maybe delivering to the wrong address, slamming doors, knocking on door. We have an experience holiday maker knocking on our door thinking that we are a holiday home. That would have a detrimental impact on residents.

Recent STL control zone documentation shows that on Fairfield Rd alone from Kenneth St to Ross Ave without no 50 being given permission, the current percentage of STL's is 42%. This is a gross overprovision. We are also losing our local community and people who want to move to the area being prices out of the market because they are going up against the businesses who wants to turn house to STL.

Noise and Disturbance and a lack of management:

Absentee landlords who are difficult to contact to resolve anti-social behaviour.

Increased comings and goings, loud noises and parties, especially in the back garden.

The owner proposes to accommodate up to 17 guests at the property while not residing on site, effectively operating the premises as an unmanaged short-term let. This gives rise to serious concerns that the property would function as a "party house," with no effective on-site supervision or control of guest behaviour. High-capacity (e.g., party houses), short-term lets turning a residential area into a commercial zone.

These concerns are well founded, as the owner already operates a short-term let of similar capacity directly across the road (48 Fairfield Road) That property has demonstrably resulted in excessive noise and disturbance during guest occupancy, adversely affecting neighbouring residents.

Other concerns

Following the purchase of the property, the owner operated the premises as an unlicensed House in Multiple Occupation (HMO) around June 2025 demonstrating a lack of compliance with existing housing and licensing requirements. This raises serious concerns regarding the owner's understanding of or willingness to adhere to regulatory obligations.

In addition, the owner installed a CCTV camera at the rear of the property, which directly overlooked our private garden, without consultation or consent. This installation caused significant distress and gave rise to concerns regarding privacy and reasonable enjoyment of our home.

Furthermore, notices relating to the licensing process were repeatedly displayed incorrectly. As a consequence, we were compelled to submit multiple objections simply to ensure that the licensing process was conducted correctly. This placed an unnecessary and ongoing burden on us as neighbouring residents.

Since the commencement of renovation works and associated activities, the property has generated persistent noise and disturbance (even on Sundays), adversely affecting our household. Work vans parking on double yellow lines, pavements, on permit street without a trades permit. The cumulative impact of these issues has caused prolonged stress, disruption and uncertainty, materially diminishing our quality of life.

Taken together, these matters demonstrate a pattern of poor management, disregard for regulatory compliance, and insufficient consideration for neighbouring residents.

The old licence on 50 Fairfield Rd should have been class 7 use. The proposed change of use would require a planning permission. I am concerned that property maybe operating in the future in breach of planning control.

Kind regards

Jana



Sophie Shearer (Legal (Licensing))

From: Bruce Turnbull [REDACTED]
Sent: 19 May 2026 22:36
To: STL Licensing
Subject: STL Application 50 Fairfield Road Inverness.

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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 Sirs

I am writing to express the concerns of both my wife and I over the application for a STL License from the owner of No. 50 Fairfield Road , Inverness.

We reside in the adjoining property at [REDACTED] and are deeply concerned about this application.

The reasons for our concerns and objection to this application are as follows;

The owner purchased this property last year and immediately began operating it as an unlicensed HMO , which , as per Highland Council guidelines, is a criminal offence This was brought to the attention of Mr Deryck MacKay and colleagues at Highland Council by ourselves , other nearby residents and Councillor Michael Gregson.

(Please refer to numerous previous emails from ourselves and neighbours) .

We were subsequently informed that unlicensed HMO procedures had been instigated against the persons operating No.50. but it was still several months before the residents eventually moved out. This, In our view, shows that the applicant has a total disregard for rules and procedures and is therefore not a fit and proper person to hold a STL License.

Residents of the property were also seen to be openly smoking cannabis joints in the driveway and at the open upstairs bedroom windows. This was reported to Police Scotland who thereafter attended the property and spoke with residents.

The applicant for the STL License at No.50 Fairfield Road is of the same family which owns another STL property at No.48 Fairfield Road which is directly across the road from our property, and on the opposite corner of the Ross Avenue/Fairfield Road junction from No.50.

This commercial property (No.48) has been operating as an air bnb since around 2020/21 . The owner does not reside on the premises and guests access the property via a keybox . A very substantial pergola has been erected in the back garden beneath which a hot tub has been installed . A barbecue hut has also been erected nearby . (I do not know if planning permission has been granted or is indeed required for these structures and this may be something that should be passed to the planning dept. for their attention.)

These facilities are very popular with the guests (up to nine as per website) who sit out in the

hot tub drinking alcohol , listening to music and chatting loudly . This has also included full nudity and foul language. The noise emanating from the back garden until the early hours is at times ridiculous such that we have moved to the back of our house to escape the noise , as have our neighbours .This is not acceptable as one of us starts work at 7am and was getting very little or no sleep . Others in the street have also been similarly affected. This , In our view , is not acceptable in a residential area , especially when residents are working early in the morning. This is all taking place in full view of Numbers 1 - 5 Ross Avenue which face side on to the rear of No. 48 Fairfield Road.

We are deeply concerned that this behaviour would be replicated in the grounds of No.50 Fairfield Road if a STL License is granted to the same owners. Are we to be expected to put up with the noise and disruption, front, back and through the walls????

No 50 is in the middle of a large terrace, which starts on Fairfield Road and continues round into Ross Avenue. It is flanked on both sides by family homes, we are very concerned regarding both the safety and security implications that would come with this property getting an STL License. We would like it noted that it is our HOMES that are at risk if anything was to go wrong, due to fire, flood, theft etc.... as we have no idea who will be residing in this property, nor we suspect, would the owners!!

A number of road safety measures were implemented following a campaign by residents of Ross Avenue after the tragic death of a pedestrian struck by a vehicle turning onto Ross Avenue from Fairfield Road 15 years ago . We have concerns that this could be repeated if an STL License is granted to No.50 due to the expected increase in vehicles coming to this property .

There are also concerns over the parking situation in Fairfield Road ,Ross Avenue and surrounding streets as there are very few if any available spaces for cars already . The parking spaces at the applicants property at no.48 Fairfield Road are narrow and awkward to manoeuvre into and on occasions the guests are parking vehicles in the permit holders bays on Ross Avenue and Fairfield Road as they cannot fit their hired vehicles into the spaces provided for them.

The property at No.50 Fairfield Road only has enough room for one car in the driveway and has approximately eight bedrooms for up to 17 people therefore we are concerned that the probable influx of vehicles using this address will only exacerbate the parking issues and have a detrimental impact on the area.

On Fairfield Road alone , from Kenneth Street to Ross Avenue, we believe that the current percentage of STL' s is 42% . This is already gross overprovision for a relatively small area.

There is currently an HMO next door to us at No.5 Ross Avenue and a further 5 STL properties on Ross Avenue that we are aware of , as well as numerous others in the vicinity .

Having lived in Ross Avenue for 21 years we are noticing a sharp decline in families living in the community due to the amount of residential, family sized homes being bought up by businesses and turned into STL's .

The landlords of STLs would like us to believe that that the service they provide is all about the tourists and Inverness/ Highlands when in fact, in most cases, it's solely about the money!!!! They are not interested in community, parking, litter or noise. They buy the property and walk away, not even welcoming the very people they claim they are providing a service for!!

Having previously run our home as a B&B , we welcomed visitors into our home and endeavoured to give them the Highland experience they craved and deserved. The STL experience is the exact opposite of this . There is a place for STLs, but it is not in the middle of residential areas, sandwiched between family homes, and should never be at the expense of young families, or anyone trying to get onto the property ladder!!

Please consider this an objection to the application for a STL License at Glenfruin, 50 Fairfield Road, Inverness , IV3 5QW .

Regards

Bruce and Donna Turnbull



Sophie Shearer (Legal (Licensing))

From: Catherine Brogan [REDACTED]
Sent: 20 May 2026 11:22
To: STL Licensing
Subject: Objection to the application for the grant of a short term let licence – Glenfruin, 50 Fairfield Road, Inverness IV3 5QW (Ward 14 – Inverness Central)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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 am a resident who lives close to the proposed short-term let (STL) at 50 Fairfield Road.

This property has previously been used as a B&B which means it would have had a class 7 licence. Changing the use to an STL would require planning permission which, following a search of the eplanning site, has not been applied for.

The applicant's family owns and operates the property opposite (48 Fairfield Road) as a STL. This is a detached property but has impacted local residents negatively with excessive noise (it is a 'party house'), anti-social behaviour and parking in permit only areas. This is with a maximum guest occupancy of 9.

Glenfruin is a terraced house with neighbours directly through the wall. The impact of what looks like 17 beds on these homes will be detrimental to them and other neighbours.

Since the applicant purchased the property, it was used as an illegal HMO for workers for several months and had police presence due to the HMO residents openly smoking cannabis. Rubbish bins were often overflowing, and, in at least one instance, rubbish was over the pavement and road and stayed there for many days.

Glenfruin has 1 parking spot and is located on a street that has permit parking. Guests at no. 48 often park on Ross Avenue/Fairfield Road (without a permit) causing issues for residents trying to park. There is no reason to believe that this behaviour would not continue at Glenfruin. Locally, Dochfour Drive has no restrictions on parking but is already heavily used by people using it as a car park for their work and impacting those who live there including my Mother.

According to the STL Licencing Public Register published by yourselves and downloaded by me 29/04/2026 there are currently 428 (maximum guest occupancy 1995) properties with a granted STL for secondary or home letting and a further 14 (maximum guest occupancy 70) waiting for a decision on a first licence application in ward 14 and 85 granted for home sharing.

With home sharing, there is someone on site who can police bad behaviours from guests, with secondary or home letting there is no-one on site keeping a check on guest behaviour.

More locally, in this small part of Dalneigh, there is an HMO and seven STL properties (maximum guest occupancy totals 31) on Ross Avenue and 14 STL properties (maximum guest occupancy totals 93) already on Fairfield Road.

With 428 STL properties in this ward, I would suggest this is over provision and is negatively impacting the ability of residents to live and to purchase or rent a home.

The data put together by Highland Council for the current consultation on short term let control areas supports my belief that there is already an over provision of STLs within Inverness but particularly in Ward 14.

For the reasons detailed above I believe that the application should be refused.

Regards

Catherine Brogan

[REDACTED]

[REDACTED]

[REDACTED]

Sophie Shearer (Legal (Licensing))

From: Claire MacLeod [REDACTED]
Sent: 20 May 2026 14:08
To: STL Licensing
Subject: Re: 50 Fairfield Road, Inverness

Categories: Objection, Sophie

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 Sophie,

Many thanks for your email.

My address is [REDACTED]

Many thanks,
Claire

On Wed, May 20, 2026 at 2:06 PM STL Licensing <STL@highland.gov.uk> wrote:

Good afternoon,

Thank you for your email. Could you please confirm your full address so that this can be treated as a formal objection?

Please see attached guidance for those wishing to object to a short term let licence application.

Many thanks.

Kind regards

Sophie Shearer

Administrative Assistant

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Email: STL@highland.gov.uk

From: Claire MacLeod [REDACTED]
Sent: 18 May 2026 21:30
To: STL Licensing <STL@highland.gov.uk>
Subject: 50 Fairfield Road, Inverness

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 this may concern,

It has been brought to our attention that a 17-bed short term let has been proposed for Glenfruin, 50 Fairfield Road, Inverness.

As a community, we have major concerns on the impact this will have on this street and surrounding areas. It will create further pressure on our on street parking which is already limited, increased traffic and noise and anti-social behaviour from a property where there will be no owner on-site.

Please take this email as an objection to this proposition.

Many thanks,

Claire MacLeod

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.

Sophie Shearer (Legal (Licensing))

From: Audrey Macfarlane [REDACTED]
Sent: 20 May 2026 15:27
To: STL Licensing
Subject: Re:RE: 50 Fairfield Road Inverness

Categories: Sophie

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

Thank you for replying to my email regarding 50 Fairfield Road Inverness.

Our names and address is:

Audrey & Michael Macfarlane

[REDACTED]

[REDACTED]

[REDACTED]

Kind regards

Audrey Macfarlane

From: STL Licensing
Sent: May 20, 2026 at 1:47 PM
To: Audrey Macfarlane
Subject: RE: 50 Fairfield Road Inverness

Good afternoon,

Thank you for your email. Could you please confirm your full address so that this can be treated as a formal objection?

Please see attached guidance for those wishing to object to a short term let licence.

Kind regards

Sophie Shearer

Administrative Assistant

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Email: STL@highland.gov.uk



From: Audrey Macfarlane [REDACTED]
Sent: 18 May 2026 16:40
To: STL Licensing <STL@highland.gov.uk>
Subject: 50 Fairfield Road Inverness

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

We are residents living at Ross Avenue Inverness for nearly 20 years , and this is a lovely friendly area, where we have lots of guest houses and B&Bs, and also lots of elderly residents, also the neighbours know one another from Ross Avenue and Fairfield Road, I am writing to you after receiving a letter regarding proposal of short-term let's at the above address.

I object to the proposed 17 bedroom short term let's, at 50 Fairfield Road Inverness, the reasons I am concerned about is the danger posed by increased traffic to further pressure on our on street parking, risk to human health from increased bins, waste and noise and anti- social behaviour from the property where there will be no owner on site, with impact on wellbeing of residents.

We have lots of visitors and tourists who enjoy visiting this part of Inverness.

Can you please take my objection to the proposal of the short term let's of the above address into account as part of the planning process, please do not hesitate to contact me if you have any questions.

Kind Regards

Audrey & Michael Macfarlane

[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.

Appendix 13

From: Brian McIntosh [REDACTED]
Sent: 21 May 2026 11:08
To: STLHLC <STLHLC@highland.gov.uk>
Subject: Objection to STL licence at 50 Fairfield Road, Inverness

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 morning,

Please find attached my objection to the application of an STL licence for the above property.

Kind regards

Brian McIntosh

[REDACTED]
[REDACTED]
[REDACTED]

I would like to object to the STL application for the property at 50 Fairfield Road, Inverness for the reasons listed below.

This area already has a very high number of STL's. On Fairfield Road, from the junction with Kenneth Street up to the junction of Ross Avenue where the application property is situated is a distance of only 315 metres. Within this, there are 40 properties of which 16 are currently STL's. (**Inverness City Short Term Let Control Area, Statement of Reasons, Page 19**). This equates to 40%. No matter how you look at it, this is an unacceptably high number of properties which have a detrimental effect on the local area. It's also no accident that in the Statement of Reasons publication, one of the areas used to highlight the issue of excessive STL's is Fairfield Road and Greig Street.

As mentioned above, there are a few detrimental effects these STL's have on our neighbourhood.

- Noise – There are no controls over when guests arrive and leave these STL's. It's not uncommon for them to be leaving early in the morning or arriving late at night. There's also the issue of tour buses that stop in the road to collect and drop off passengers. The collections can be very early in the morning and the drop offs very late at night. Usually, they will sit with their engines running while loading and unloading cases and bags.

The applicant also runs a STL at 48 Fairfield Road which is let out to workmen on a regular basis. These workmen will quite often load and unload their vans early in the morning and late at night and, when the weather is cold, start their vans in the morning and leave them running while they are inside to heat them up.

Waste collection is done by private contractors who, in some cases, arrive very early to empty the industrial size bins.

There's also the noise created by the guests when they are staying in these STL's. The applicants other STL has a hot tub and barbeque hut in the garden and there are often parties going on with the associated noise these create and because there are no owners on site guests are left to their own devices.

- Parking – This area is a controlled parking area but there are never enough wardens to patrol the area. It's not uncommon for commercial vehicles and tour buses to be parked long term in Fairfield Road.

The applicant has submitted plans for a STL that will accommodate 17 people. A family of four won't be renting this property. It will be multiple families, groups or workmen that will all have their own transport and need to park somewhere. With one parking space at the property, the rest will park where they want and normally, through experience, this will be in the residents' areas or on the double yellow lines at the

corner of Ross Avenue and Fairfield Road with the issues this will cause with vehicles having to mount the pavement to negotiate the corner.

- Environment – The appearance of the street is being altered. A lot of these STL's have private waste collection contracts which means the normal sized bins are changed for industrial size bins that can't be accommodated at the side of the properties and are left at the front. For STL's that don't have management on site, these bins can be left out on the pavement for days on end which is not only detrimental to the look of the area, but they also block a good part of the pavement and make it difficult to get past without having to go on the road. Overflowing bins attract vermin and it's not uncommon to see rubbish on the street because seagulls have picked holes in the black bags and pulled out the contents. The increase in footfall in the area also exacerbates the issue of litter.

A lot of the STL's in this area have external attachments on the frontage, i.e. keyboxes and CCTV cameras. The applicant has already installed CCTV on the building and these affect the character and function of the street.

- Community – There used to be a thriving community in this area but it is being eroded by the number of STL's and the fact that the owners don't stay in the area and are only interested in ensuring that there is a high turnover of guests. Removing yet another property from the local housing market decreases the available private long term rental accommodation for housing for people who want to move to the area.
- Management - The applicant doesn't seem to care about the rules when operating STL's. Their other property at number 48 was run as an unlicensed HMO to house employees from their restaurant who were then moved into the application property when they bought it. This was also run as an unlicensed HMO with all the issues that brought to the local community. Currently, the application property is a building site and has been for a few month's while the internal structure is torn out to maximise occupancy and I get the impression that the applicant has done this because obtaining a licence is a foregone conclusion otherwise, why spend all the money on renovations?

This area doesn't need another STL. If the applicants other STL is anything to go by, this new STL will not bring anything to the area that will improve it and there is nothing to suggest that this property will be managed any differently to their other property next door exacerbating the issues listed above. Because the applicant doesn't stay on site there's no representation or contact if there is an emergency or issues to be resolved.

For these reasons I would ask that the application be declined.

Kind Regards

Brian McIntosh

Sophie Shearer (Legal (Licensing))

From: Janet Montgomery [REDACTED]
Sent: 21 May 2026 18:13
To: STL Licensing
Subject: 50 Fairfield rd

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Sophie, 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.

Sent from my iPhone

To whom it may concern

We wish to oppose the forthcoming application of short /long term let being proposed at 50 Fairfield Rd with view to house 17 residents in a house which originally contained 5 bedrooms .

Reasons

1)The most obvious obstacle is the dangerous junction the house in question is situated .

Not so long ago a lady was instantly killed in front of the house . This has had an impact on the whole street from the day it happened .

2)There is barely enough room for residents to park cars on the avenue , let alone an additional 17 residents . Again this poses danger of placing congestion on a busy corner as well as the entire street .

3)Prior to the proposed set of people arriving the house had 5-6 people staying in it short term . It caused trauma to the neighbouring housing because of the partying , drug taking (smoking drugs outside) and the worst overflow of bins they'd ever seen . What is it going to be like with 17 residents there when the bin collection can barely contain a normal uptake from the residents of Inverness as it is .

This is an environmental hazard dangerous to adults, children and pets and cannot seriously be contained and will cause distress on a daily scale .

4) Having been in the hospitality trade for 25 years We as a community welcome visitors worldwide. .The Highland tourist industry is vital for the community . We want people to enjoy the area and all it has to offer . However , can you imagine 17 people whom you have never met living in your home day in day out . There will be no warden present either to monitor the house .

Any decent home owner would never tolerate it .

This is not to say that all people staying in an HMO are bad people . Many are good decent people , but this is what is not known . A example is the HMO at the other end of Ross avenue which has a continuous police presence there . It is abuse on every holistic level both for the neighbours as well as the 17 proposed residents .

This is a friendly peaceful street , and the persons responsible for the application have no consideration or empathy for the residents.

The concept of such a dangerous and selfish proposal is totally unacceptable on every holistic level .

We object in the strongest possible terms , and ask that this proposal be revoked for the safety and peace of the residents of Ross Avenue and surrounding streets Yours sincerely Janet & Tommy Montgomery

[REDACTED]

Sophie Shearer (Legal (Licensing))

From: Brenda Treasurer [REDACTED]
Sent: 24 May 2026 09:31
To: STLHLC
Subject: .objection to STL licence at 50 Fairfield Road, Inverness
Attachments: ..pdf

Categories: Actioned, Sophie

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 morning

Please find attached my objection to the application of an STL licence for the above property.

Regards

Brenda Treasurer

Sent from my iPhone

[REDACTED]
[REDACTED]
[REDACTED]

I have become aware of the application for the grant of a STL licence at Glenfruin, 50 Fairfield Road, Inverness.

I wish to lodge a formal objection based on the following concerns.

The operation of a short term let at this address is very likely to further increase noise levels within the area particularly from frequent guest turnover, late arrivals and early morning departures, anti social behaviour, outdoor activity and general holiday accommodation use. This has the potential to disturb nearby residents and negatively affect the enjoyment of neighbouring homes. Surely this area has a saturation of STL properties and another house full of rotating visitors will feel completely different from one with long term residents.

Traditional B&B guest houses are in abundance around here, owner operated, accountable and very much part of the community. The proposed short term let application for 50 Fairfield Road feels very different as it will remove ordinary housing stock from the local market making it harder for families and young people to stay, work and be engaged locally. Instead it will be converted into a commercial high earning investment property with absentee irresponsible landlords who care little about the neighbourhood as is the case with the other property at 48 Fairfield Road which is also owned by this family.

I note that the redesigned property shows that there will be 17 beds over 7 bedrooms surely excessive for a house of this size but perfect for stag/hen party groups. Also only 1 driveway parking space. Already we have limited street parking available and congestion around this area. We also have the added problem of the many commuters enjoying free street parking instead of using pay and display in designated car parks. The introduction of additional short term visitors is likely to place further pressure on existing parking provision causing much frustration and inconvenience to local residents.

I believe the above issues would have a detrimental impact on the residential character and amenity of this neighbourhood and I would respectfully ask that these concerns be fully considered when determining this application.

Regards
Brenda Treasurer

Sophie Shearer (Legal (Licensing))

From: Elspeth Kennedy [REDACTED]
Sent: 25 May 2026 09:23
To: STL Licensing
Subject: Short Term Let application Objection

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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.

OBJECTION TO APPLICATION FOR SHORT-TERM LETS AT GLENFRUIN, 50 FAIRFIELD ROAD, INVERNESS IV3 5PJ Notice displayed at property on 30/4/2026

I wish to object to the above application for the following reasons –

1. Increased traffic, car and pedestrian, at a busy staggered junction at Fairfield Road, Ross Avenue and Dochfour Drive, as well as close-by Harrowden Road that gives direct access to and from the 'ALDI' roundabout at Kenneth St.
2. Increased pressure on Parking - on-street parking in Ross Avenue requiring parking permits, and adjacent streets, already up to maximum capacity.
3. As no owner or manager will be living on site, there will be no monitoring of Health and Safety, waste management and behaviour of guests. The availability of 6 bedrooms with up to 17 beds would attract large group bookings with an increased possibility of noise and interactive behaviour affecting adjacent homes. Problems have been experienced nearby with similar lets. This is not a detached property.

The property was, some time ago, run as a guesthouse but with fewer beds available as the owner lived in the property.

This is a quiet residential area with most homes being occupied by the owners or by long term tenants. As such, properties are respected and well maintained. We are a friendly neighbourhood welcoming new tenants who will be part of the community and contribute to the mutual welfare of residents.

Elspeth Kennedy
[REDACTED]

24th May 2026

Sophie Shearer (Legal (Licensing))

From: Col Woodard [REDACTED]
Sent: 25 May 2026 11:32
To: STL Licensing
Subject: Proposed development of 50 Fairfield Road Inverness

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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,

I have concerns for the above development proposal to convert 50 Fairfield Road.

When I moved to Inverness for work, I found it near impossible to find a long-term rental property. The market is saturated with short-term holiday lets (Air B&B and the like) and there is next to no quality family rentals available as they have all been converted. I was fortunate enough to be able to afford to buy but many others are not. The development above is an example of this and will not benefit our community. This sort of development is only going to provide the owner with a significant income stream but potentially negatively impact our community.

I urge you to consider rejecting this proposal.

Kind Regards

Colin Woodard
[REDACTED]

Sophie Shearer (Legal (Licensing))

From: i-mage [REDACTED]
Sent: 26 May 2026 13:56
To: STL Licensing
Subject: Objection to 17 bed short term let at Glenfruin 50 Fairfield Road Inverness.
Categories: Objection, Sophie

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 Madam, Sir.

We, the owners of [REDACTED], Rosie and Malcolm Brennan wish to register our objection to the grant of a short term let license to the owners of Glenfruin 50 Fairfield Road Inverness.

Our objections are as follows.

1. This area is already provided with plenty of well maintained B&B's.
2. A 17 bed let at that address is completely out of proportion to the building and the area.
3. Such a let invites and encourages the airbnb-isation of Inverness which would be a most unwelcome development for the city generally.
4. Many other tourist cities have come to regret the consequences of this type of liberalisation of the market. Cities such as Barcelona and Prague are struggling to correct a similar policy which has made it harder for local people to buy or even rent accommodation.
5. This type of let has encouraged secondary problems of anti-social behaviour which can ruin the ability of adjacent home owners to enjoy the utility of their properties.
6. There are ancillary problems created by on street parking which is already under strain but still arguably manageable. We don't believe that exacerbating this problem would be wise with such a letting license.

In summary we feel it would be prudent to, at the very least, restrict the terms of the license to a more reasonable number of tenants. Mandate owner / occupier supervision, and not fall into the trap from which other cities are desperately trying to extricate themselves.

Respectfully yours, Rosie & Malcolm Brennan.

Sophie Shearer (Legal (Licensing))

From: [REDACTED]
Sent: 26 May 2026 20:53
To: STL Licensing
Subject: Objection - 50 Fairfield Road STL proposal
Attachments: 20260522_211351 (1).jpg; Corner terrace from above - property at no 50 and 48 highlighted.png; Email from Highland Council on material change of use.jpg; STL notice .jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Actioned, Objection, Sophie

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 STL team

We live at [REDACTED] and wish to object to the plan for a 17-bed secondary short-term let (STL) at Glenfruin, 50 Fairfield Road, Inverness. Firstly, it is not a semi-detached house (per previous council papers); it is a corner terrace spanning both Fairfield Road and Ross Avenue. Parking is via Ross Avenue.

I have serious concerns about road safety, congestion and noise (related to management of the property).

I have attached an aerial photo showing the property in relation to both neighbours through the walls on either side and the particularly close proximity of the back garden to various other gardens due to the tight corner plot.

The property to which the current proposal relates is outlined in yellow. A second STL (which is referred to below), 48 Fairfield Road, is circled in blue.

I'm very concerned about road safety. Glenfruin is right next to the scene of an accident which happened in August 2011 when a local woman was knocked down and killed at the junction of Ross Avenue and Fairfield Road. Neighbours ran to help, but she died in the street.

A few years later, I was walking my daughter to school when a woman cycling down Fairfield Road towards Kenneth Street was hit by a van exiting Ross Avenue. Again, neighbours rushed to help with blankets and to stop and redirect traffic while waiting for the ambulance. The cyclist recovered, but this indicates how dangerous the junction can be. The staggered junction with Dochfour Drive is just metres away and contributes to the volume of traffic and the potential hazards.

This proposal would result in up to 17 guests staying in the property at one time. Number 50 has one parking space at the front of the house. While in theory 17 beds could mean 17 cars, a more realistic guess might be six or seven but there may well be more.

Congestion at busy times is already a safety issue and this development will add to the dangers faced by pedestrians, cyclists and other drivers. With permit parking along one side of Ross Avenue, there's not enough space for vehicles to pass each other on the carriageway and I have seen some very dangerous driving, including drivers who are too impatient to wait mounting the pavement at one end of the street and speeding down to the other in order to pass oncoming traffic. Obviously this is incredibly dangerous for pedestrians and for the young or unwary coming out of their gate and not expecting a car or van on the pavement. There is also an area of parking used by Attadale Road residents halfway down Ross Avenue who exit onto Ross Avenue and this is very dangerous for them too.

By chance, I was out walking on the evening of 22 May 2026, and there was a van parked on the double yellow lines outside the front of 50 Fairfield Road, on Fairfield Road. I've attached a picture.

Whether or not the van was connected to number 50 in any way is irrelevant (and I've no reason to believe it was). It was very dangerous and blocked the view of both streets for pedestrians and other drivers turning into or out of Ross Avenue. Visitors turning up who don't know the area, who need to stop to find out where to park, will only increase the instances of this happening. There will also be an issue with increased numbers of delivery drivers turning up with food orders which will increase the instances of dangerous parking or stopping as well as congestion and traffic levels generally.

Quite apart from the increased level of traffic arising from such a number of visitors, and the associated risks to children, adults, pets and so on, where will the 17 guests park?

Ross Avenue operates permit parking but Dochfour Drive, which does not, will undoubtedly feel the effects. Moreover, permit parking doesn't stop people parking if they really want to, as demonstrated by the fact that when the traffic wardens show up here, there are always cars ticketed.

The owners of Glenfruin are also the owners of the existing secondary short-term let directly across the junction at 48 Fairfield Road (Aye Stay). This has a hot tub and substantial barbecue hut in the garden and it's known as the party house because of the noise and disruption. While this licence application is for number 50, it's not unreasonable to believe that two short-term lets which are metres from each other and which are run by the same people are likely to be run similarly.

The existing short-term let is licenced for nine people (although I have seen more than this number in the garden). Guests are often noisy well into the evening and you can hear them when you go to bed.

This latest STL proposal is for 17 people, and there are neighbours on both sides of the property. The corner terrace position means the gardens for all the houses are tightly packed as can be seen from the aerial shot. An STL licence would be completely inappropriate for this property.

The owners of the property appear to be very confident that they are going to get this licence and work has been ongoing for some time. They appear either unwilling or unable to follow the rules because the site notice for the STL application has had to be displayed three times - the first time it was not displayed long enough and the second it was not dated. Even the third time the notice was badly put up (please see attached pic).

(As an aside, the owners were also supposed to display a notice on the site of number 48. I saw no such notice, nor did my neighbours, and we had no idea that an STL was planned for that property and therefore never had a chance to raise any concerns. I think this is indicative of the owners' attitude that the rules don't really matter.)

When 50 Fairfield Road was sold last summer, it was marketed as a six-bedroom house and a former (not current) guest-house. This guest house was run on traditional lines, with a landlady (the owner) who was lived there and who kept an eye on guests. My understanding is that this former guest house would have had a guest house licence, but that a different licence would be needed for a STL (see attached email from Highland Council official).

I believe, given the factors I have outlined above, that the proposed STL would constitute a material change of use. I believe that the impact beyond the walls of the property itself (which would have at least seven bedrooms, compared to six previously) on the surrounding environment, and those who live here, in terms of traffic, parking, and noise, and the change in the nature of the property from being a home run as a guest house by a landlady to being a repository for guests with no-one on site to supervise it, would certainly constitute a material change of use.

I've lived in this area for a long time. Guest houses and B and Bs have always been part of its character. When we moved in, the house next door was a B and B. Visitors contribute greatly to the character and economy of the area. There is also a House of Multiple Occupation (HMO) on the other side of our house which is well run and has caused us no issues. It's the party house over the road which is the source of late night noise and which disturbs residents who have to get up for work next day.

I have huge concerns generally about overprovision of STLs in this area of Inverness. When I was in my twenties, I bought a flat in Attadale Road, something I would almost certainly never be able to do now because of the competition from those keen to buy what could have been a home in order to run a business.

We are losing our community because of the number of short-term let properties and the more STLs there are, the more permanent residents will leave because they want to get away from the increasingly dangerous roads and the noise or because they fear a party house will eventually spring up through the wall.

If the proliferation of STLs continues, the day will come when someone else is hit by a vehicle, or knocked off their bike, and no neighbours will come to help, because there won't be any left.

Yours sincerely

Dawn Fraser

Alasdair Fraser



PatMunro
SKIP
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www.patmunro.co.uk
01348 882377
01463 255888

DISPATCH
SORTI OFFICER

CITROËN

ART STAY



16

58

2

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49



3D





On 11/05/2026, 10:22 STL Planning

< [REDACTED] > wrote:

Good Morning

The change from a Class 7 use to a secondary short term let would be a material change of use requiring planning permission. If you are concerned that the property may be operating in breach of planning control this can be reported via our website

<https://www.highland.gov.uk/planning/planning-enforcement>

The rest of the points you raise relate to licencing and the licensing process. These queries would be best addressed to my colleague Gary Somers (cc'd into this email).

Kind regards
Jennifer

Jennifer Mair
Planner
The Highland Council

This advice is given without prejudice to the future consideration of and decision on any application received by the Council. Register at consult.highland.gov.uk to be kept updated on Development Plan documents in Highland.

Follow up documentation for existing planning applications



Follow up documentation should no longer be submitted directly to Planning Officers or to Area Planning Offices. If you would like to submit revised



Sophie Shearer (Legal (Licensing))

From: Mark Noble [REDACTED]
Sent: 26 May 2026 22:18
To: STL Licensing
Subject: Objection regarding 50 Fairfield Road

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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 object to the STL license proposed for 50 Fairfield Road, Inverness.

The owner of this property also has numerous short term let property, one of which is 48 Fairfield Road. The large property with hot tub attracts loud parties all year round. This is a disregard for, what is otherwise, a quiet residential area of families and elderly couples. The owner of these properties does not live in the area to witness this and have dismissed previous complaints of noise and inconsiderate behaviours.

With renovations of number 50 underway, the large number of work vans, skip lorries, and contractors at all times of the day, there have been almost daily instances of parking on double yellow lines and blocking the corner junction that have caused countless near-misses; one of which included myself with my children in the car. There is also a huge amount of construction waste littered around the property, pavement, and road outside the property including nails and screws which are a hazard to cars and pedestrians.

I understand that 17 persons are expected to stay at this property. There is no way that additional traffic and parking is manageable with regard to the permit parking space available. Inverness also has a sad history of STLs being used for "County lines" cases, there would be serious concern of this happening due to the behaviour of the owners previously running unlicensed HMOs for the workers of their restaurant business in the High Street.

This proposed STL license is of no benefit to the area. I believe the attitude and behaviour of the owner should not be allowed to expand further and disrupt more local people and introduce the above risks to our area.

For the reasons above I would ask for the license to be rejected.

Kind regards

Mark and Stacey Noble
[REDACTED]

Sophie Shearer (Legal (Licensing))

From: stacey craigie [REDACTED]
Sent: 26 May 2026 22:22
To: STL Licensing
Subject: Objection regarding 50 Fairfield Road

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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.

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The owner of this property also has numerous short term let property, one of which is 48 Fairfield Road. The large property with hot tub attracts loud parties all year round. This is a disregard for, what is otherwise, a quiet residential area of families and elderly couples. The owner of these properties does not live in the area to witness this and have dismissed previous complaints of noise and inconsiderate behaviours.

With renovations of number 50 underway, the large number of work vans, skip lorries, and contractors at all times of the day, there have been almost daily instances of parking on double yellow lines and blocking the corner junction that have caused countless near-misses; one of which included myself with my children in the car. There is also a huge amount of construction waste littered around the property, pavement, and road outside the property including nails and screws which are a hazard to cars and pedestrians.

I understand that 17 persons are expected to stay at this property. There is no way that additional traffic and parking is manageable with regard to the permit parking space available. Inverness also has a sad history of STLs being used for "County lines" cases, there would be serious concern of this happening due to the behaviour of the owners previously running unlicensed HMOs for the workers of their restaurant business in the High Street.

This proposed STL license is of no benefit to the area. I believe the attitude and behaviour of the owner should not be allowed to expand further and disrupt more local people and introduce the above risks to our area.

For the reasons above I would ask for the license to be rejected.

Kind regards

Mark and Stacey Noble

[REDACTED]

Sophie Shearer (Legal (Licensing))

From: Laura Patience [REDACTED]
Sent: 27 May 2026 17:28
To: STL Licensing; Alexander Patience
Subject: Objection to STL 50 Fairfield Road Inverness

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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,

We write to give you our formal objections to the above.

We have lived nearby since 1990. The area has always been a family orientated one with a great community spirit. This will be the loss of a once family home then small B and B.

There will be an exacerbation of;

Lack of parking
Illegal parking in permit bays (your residents pay for)
Pavement parking
Double yellow line parking
Blocking of driveways
Noise
Litter
Unsocial behaviour
Gatherings of large groups e.g. hen/stag parties etc

The evidence we have for that is by looking at the house across the road owned by the same people. There is also the danger children, pedestrians and pets will be put in. There was already a road traffic accident just be the house in question resulting in the death of a 70 year old woman in 2011.

I hope you will look at these objections and act accordingly by refusing the licence for a 17 bed accommodation.

Yours sincerely
Laura and Sandy Patience

[REDACTED]

Appendix 22

From: michael denmark <[REDACTED]> Sent: 27 May 2026 22:19 To: STL Licensing <STL@highland.gov.uk>; STLHLC <STLHLC@highland.gov.uk> Cc: Gary Somers (Legal (Licensing)) [REDACTED] Michael Gregson (Councillor) [REDACTED]
Subject: Objection to Licence Application 50 Fairfield Rd, Inverness

My name is Michael Denmark and I am the owner and occupier of [REDACTED]. I have lived in and owned the property for nearly five years, with my wife and our three children. I would like to object, in the strongest possible terms, to the granting of a short term lets licence for 50 Fairfield Road (Glenfruin), the property next door to my own. The reasons are outlined below. My reasons broadly fall into two categories; Firstly, that the granting of more short term lets licences in this area (Inverness Central, or Fairfield Road and neighbouring streets to be more specific) is having a negative impact upon the local residents, local community, local infrastructure and on the residents of Inverness as a whole; Secondly, that David and Roberta Shayer have demonstrated they are not fit and proper persons to be granted a short term lets licence.

It also needs to be noted, in the first instance, that although the licence appears to have been applied for under the name of "Roberta Weber Mayer", this would appear to be the same person as Roberta Shayer, wife of David Shayer. With the Registers of Scotland, 50 Fairfield Road is listed as being owned by AYE TRADE LIMITED, 16 High Street, Inverness (the site of the currently closed restaurant "AYE EAT", not the actual residence of David and Roberta Shayer). At Companies House David Shayer is listed as the director of the company and Roberta Shayer is listed as the company secretary. The nature of the company is described as buying, selling and managing real estate. I do not know why Roberta Shayer would choose to use what appears to be her maiden name to apply for an STL licence with the Highland Council. It might be that there is an attempt to obfuscate proceedings by deliberately not using the surname 'Shayer' – which is associated with complaints at their STL property at 48 Fairfield Road and the previous use (summer 2025) of 50 Fairfield Road as an unlicensed HMO. The couple also operate at least one other company - RD&T Limited, with a correspondence address of 128 City Road, London, which appears to offer management consultancy for hotels or similar, where Roberta Shayer's name is also listed as Roberta Weber Mayer. I believe that in their application for an STL license at number 50, RD&T Limited are listed as the owners of the property. The couple's two properties on the street, 48 & 50 Fairfield Road, straddle the junction of Ross Avenue and Fairfield Road.

The granting of more short term lets licenses in this area is having a negative impact upon the local residents, local community, local infrastructure and on the residents of Inverness as a whole.

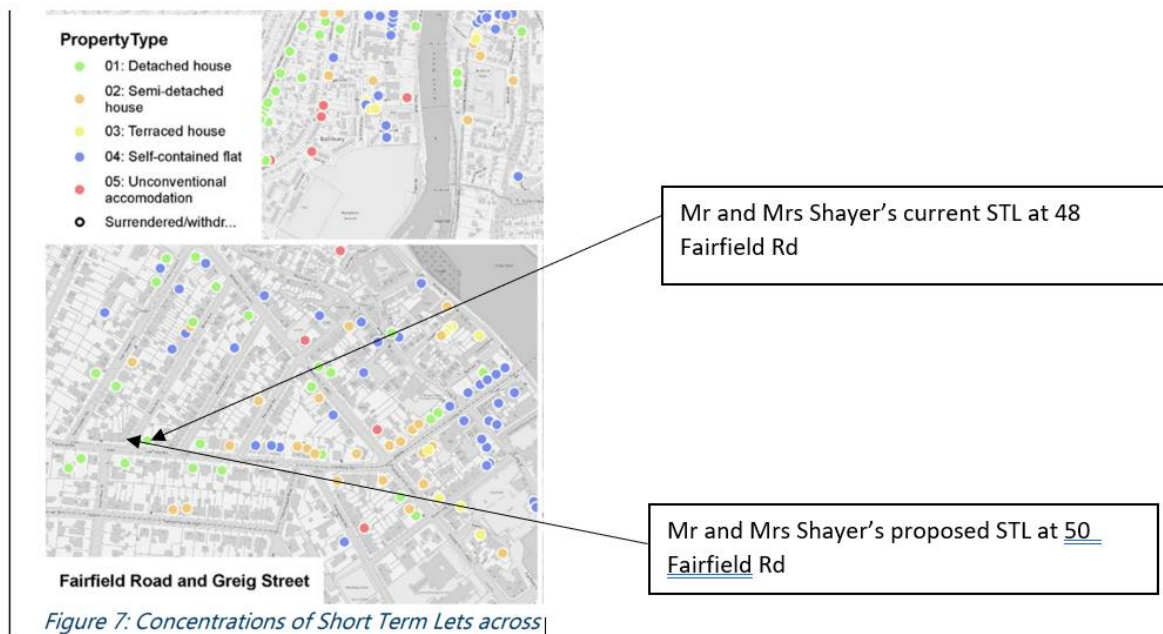
The rapidly changing nature of this part of Inverness, caused by the high number of STLs

As councillors will be aware, we are now in a consultation period on making Inverness an STL control zone. The number of properties on Fairfield Road that have been converted into STLs has risen dramatically over recent years. This is also a problem on streets with Victorian built houses that lead onto Fairfield Road. However, it is on Fairfield Road where their overwhelming presence is most easily identified. Although Fairfield Road would have previously housed many traditional 'Bed and Breakfast' guest houses, they were still traditionally houses where individuals, couples and families also resided. These were true microbusiness that genuinely contributed to the income of local families and the wider local economy. Any potential anti-social behaviour was curtailed by the presence of the guest house owner and there was still a year-round community of residents to enjoy some of the most pleasing Victorian houses in Inverness. Price houses on the street - and in the surrounding Victorian streets - are now so high that young families are largely priced out of these properties. It is also worth considering that many of these STL owners are frequently people with multiple properties and multiple businesses, like Mr and Mrs Shayer. I fear that in this part of town

we may end up, like some areas of the Crown or in Edinburgh, with no neighbours that we know - only transient guests who sometimes behave and sometimes do not. It is a great shame that these built to last, attractive Victorian properties can no longer be so easily enjoyed by local residents and local tax payers - especially by younger people in Inverness - who are often priced out and instead have to move into our new build suburbs, putting further demands on the council to create and pay for infrastructure in those new suburbs of the town.

A search of the STL property register shows there are already 35 STL licences on Fairfield Road. This is over a third of the properties on the street. Most of these are concentrated on the east side of the street, between mine and the Shayer's properties and Kenneth Street. Roberta and David Shayer already have one STL on the street. It is clearly not in the best interests of the residents of Inverness for more of this street to become STL properties.

I actually have faith that the Council will shortly see sense and make this an STL controlled area. On page 20 of the 'Statement of Reasons' document, attached in the Council's consultation report, the east side of Fairfield Road is actually one of three highlighted areas used to illustrate the detrimental impact of local amenity caused by the large numbers of STLs in this part of the city. I have annotated a detail from the figure below, in order to illustrate just how much this property is right in the heart of one of the recognised major STL problem areas in Inverness:



Parking and road safety issues

The parking situation in this area, which is already intolerable is rapidly becoming worse. Whilst larger properties on the street, such as the two owned - but not lived in - by Mr and Mrs Shayer, have limited parking, smaller properties such as my own do not. Increasingly often, I have to park a few hundred meters from my house after finishing at work, such is the limited supply. Once, whilst parked opposite Mr and Mrs Shayer's STL at number 48, a tourist staying in the accommodation reversed all the way across the street, into the side of my car. I was without a car for over a week as the door had to be replaced. Luckily the accident was witnessed by one of the - ever decreasing - residents still left living on the street, so I was able to make contact with the guest of Mr and Mrs Shayer who was responsible, to ensure their insurance paid for the damage they had caused to my

car. Many tourists staying in these properties are in large, unfamiliar hire cars and have no idea how to park a right-hand drive vehicle. I watch and grimace as they reverse out of properties, or try to squeeze into spaces as buses, commuters and cyclists go up and down the street. 50 Fairfield Road has parking for one space at the front of the property (in a space that would have traditionally been the property's front garden). The granting of a licence for a 17 bed STL would create an impossible situation for residents and also the guests trying to park in the very limited spaces on the roads nearby.

There was a pedestrian fatality on the junction between Ross Avenue and Fairfield Road a few years ago – right between 48 & 50 Fairfield Road. My wife witnessed a near collision between a cyclist and a tradesman (parked illegally) working at 50 Fairfield, just a few days ago. Ross Avenue and the section of Fairfield Road in front of number 50 are also frequently used by emergency services. Since building work commenced at the property a few months ago, illegal parking has now become a specific problem at this junction. I fear there is another fatal accident waiting to happen outside the property, especially if permission for a 17 bed STL be granted there.

Mr and Mrs Shayer appear to use their property at 48 Fairfield Road to house workmen in the winter months. This results in vans and trucks at no. 48 frequently reversing and manoeuvring in the early mornings, a particularly dangerous time on the roads around here. There is enough of a danger of road traffic accidents caused by their property at number 48 already, it would pose a further significant danger to the residents to grant them an STL licence for no. 50.

Anti-Social behaviour caused by STLs in general

My family and I were driven from our previous property, on Kenneth Street, very nearby, as the property to the rear of ourselves (with right of access through our back yard) was turned into a STL. Twice we were subjected to prostitutes staying in the property and a string of men trailing through the back of our house at regular intervals, from early evening into the night. I have heard of several other accounts of this happening to STLs in the area. Although the owner of that particular STL was shocked and troubled by the experience, as were we, he was not in a position to police and monitor the property, as the very nature of turning residential homes into STLs renders them unsupervised with regards to anti-social behaviour.

Potential spread of anti-social behaviour already associated with Mr and Mrs Shayers properties

The anti-social behaviour at 48 Fairfield Road is so bad that I expect my family and I may well be driven from a second property in Inverness, due to the problems caused by STLs, if number 50 is now granted an STL license. Outside drunken parties, loud music and shouting are quite regular at number 48. We can hear this from our back garden and sometimes even in our bedroom with the windows closed. Residents on the southern end of Ross Avenue hear the disturbances from the property far louder though. One of our main concerns, with regards to number 50, is that a hot tub and BBQ hut will also be constructed in the garden of this property. It is the activity in these outside areas that cause the majority of drunken and noisy behaviour at number 48. The rear garden at number 50 is in extremely close vicinity to a large number of other garden's properties. It could absolutely destroy the quality of life for a large number of residents who all cherish and value our quiet garden spaces.



Garden at 50 Fairfield Road, in close proximity to many other rear gardens on Fairfield Road, Ross Avenue and Harrowden Road

Further evidence of anti-social behaviour associated with Mr and Mrs Shayers properties

In the past, the parking area at the rear of 48 Fairfield Road was a focal point for anti-social behaviour. There was a time when it was often being frequented by people who would sit and drink and smoke cannabis in the parking space all day long. It appeared as if the gatherers there may have been intoxicated with other substances too. On the opposite side of this small parking area, on Ross Avenue, there is a very small alleyway that leads to both the back gate of my property - [REDACTED] - and also to the back gate of no.50. In the period when his unattended parking space at no.48 was being frequented by people who appeared to be completely out of it, on two mornings my wife and I had to remove human excrement and used toilet/tissue paper from the alleyway - on one morning with our teenage son nearly running his bike over the soiled area on his way to school. Mr Shayer has now put a camera in this parking space, which has temporarily stopped the gathering of people there for drinking and drug taking. However, whilst the property continues to be owned by someone who does not reside there, we live in worry that the gatherings in the space for drinking and drug taking will return.

David and Roberta Shayer have demonstrated they are not fit and proper persons to be granted a short term lets license.

Previous use of the property as an unlicensed HMO

David and Roberta Shayer purchased the property at 50 Fairfield Road in June 2025. They then proceeded to run the property as an unlicensed HMO for several months. After alerting the Highland Council to what was happening at the property an unlicensed HMO procedure was initiated for the property. I have seen an email from Deryck Mackay, of the Highland Council's Environmental Health team, that confirms "A site visit took place on 20 June, I [presumably Deryck Mackay] spoke with a resident of 50 Fairfield Road, Inverness, who told me there were 6 unrelated persons, sharing the property, sharing facilities and the length of stay is 'likely to be long term'. On the basis of the above information the unlicensed HMO procedure was initiated." I am not party to information on whether Mr and Mrs Shayer have been referred to the procurator fiscal yet, and whether they are now facing legal proceedings for breaking the law with regards to operating the property as an unlicensed HMO. However, it is something I will be glad to bring up with the Sheriff Court should I need to object the granting of a STL licence for the same property less than twelve months later. The operating of an unlicensed HMO is a criminal offence under the Housing (Scotland) Act 2006. It can result in a criminal conviction and a fine of up to £50,000.

Problems already associated with Mr and Mrs Shayer's poor management of 50 Fairfield Road

In the time when Mr and Mrs Shayer were operating the property as an unlicensed HMO there was cannabis being smoked at the property on a daily basis. My self and other neighbour's gardens were overwhelmed with the smell, sometimes in the early morning and at times when our children and neighbour's grandchildren were playing in our gardens, or taking their bikes out on their way to school. I am told that some of our neighbours reported this to the Police, on more than one occasion. I challenged Mr and Mrs Shayer's tenants whilst smoking cannabis at the front door of the property, they then moved to the rear of the property. My concerns were emailed to the Council.

Mr and Mrs Shayer also had a CCTV camera directly pointed into our back garden for several months, for what purpose I have no idea. The camera has now been removed. It is also worth noting that the back garden of the property is an overgrown eyesore, with no attempt at all to maintain the external grounds of the property being made since its purchase in June 2025. The weeds are chest high. There is a collapsed and decaying shed and a collapsed, broken and decaying green house and trees and weeds encroaching onto adjacent properties and paths. As the back garden is in such an inaccessible state, the bins of the property now have to be stored at the front of the house. As complaints were raised about how these bins were blowing over and spilling rubbish on the street, the **nine** wheely bins of the property are now strapped with a bungee cord to the front fence. Other properties on the street have only three large bins for household rubbish. I assume the excessive number of bins were previously needed due to the high numbers of tenants that were illegally residing in the property when the couple ran it as an unlicensed HMO, and now for the large number of guests (17) they are applying to accommodate in the house, if they are successful in being granted an STL license for the property.

50 Fairfield Road is an architecturally beautiful, Victorian terrace, corner property, with a traditional terraced house long, thin back garden. In the time David and Roberta Shayer have owned the property they have shown no care or pride in owning such a lovely historical home in the centre of Inverness, in fact they have shown complete disregard towards the custodianship of a type of property which is now becoming unaffordable for the majority of Inverness families. Recent building work appears to have gutted the house with original fireplaces, original internal walls and doors all seen being removed from the property. The once beautiful front of the property has now been replaced with the nine wheely bins, a frequently overflowing skip that has been there for months and two completely out of place security cameras. The current state of the rear and front of the property (photos below) show a complete disregard for the well being of the area and for neighbouring properties and residents.



Rear Garden of 50 Fairfield Rd .



Front of 50 Fairfield Rd.

Lack of Supervision of their property at 48 Fairfield Road

There has been much anti-social behaviour associated with the couple's STL property at 48 Fairfield Road. These include late night, loud parties based in the property's large outdoor hot tub. The council have been informed of this behaviour by more than one resident of Ross Avenue, the street along which the garden of 48 Fairfield Road is situated. Boisterous and drunken behaviour is not uncommon and guests at the property have been seen entering and leaving the hot tub in an undressed state. Whilst it may be expected that the short term guests at the property have little or no care for the well being of the area and its residents it is noteworthy that Roberta and David Shayer have managed to alienate an entire local community with their lack of regard for the area and the concerns of the neighbours of their properties. They have been spoken to by local residents several times about concerns at 48 Fairfield Road. The anti-social problems persist.

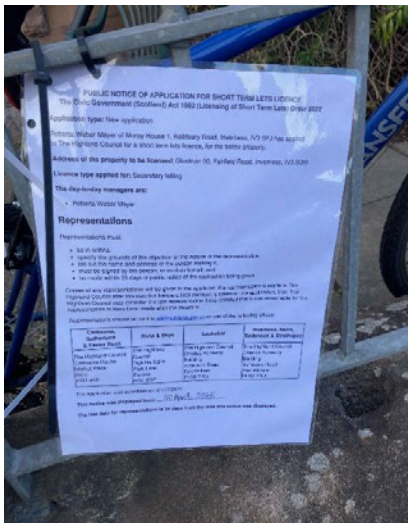
Proven lack of regard for rules and laws around STLs and licensing procedures

Mr and Mrs Shayer also show a dismissive attitude with regards to rules and laws around the licensing of their property at 48 Fairfield Road, Inverness. Although a STL licence was granted on the 30th June 2025, no site notice was **ever** displayed to allow neighbours to object, despite the owners claim that it had been and the council's "good faith" in believing them that it had been displayed. I complained to the Council in August 2025 regarding the failure of David and Roberta Shayer to ever display a public notice for their application of an STL license for 48 Fairfield Road. My complaint was met with the following explanation from Gary Somers of the legal team at the Highland Council "we received a certificate of compliance from the applicant regarding the site notice and we accepted this site notice in good faith. Prior to granting the licence, we did not receive any evidence of this site notice having not been displayed in line with the statutory requirements and, therefore, in line with our processes we are accepting the certificate of compliance in good faith and issued this licence accordingly". In my opinion, Mr and Mrs Shayer can regard themselves as very lucky that the Highland Council have so far shown such astounding leniency in not rescinding their STL license for 48 Fairfield Road. There are several neighbours who will confirm that there was never a notice displayed at the property. The conclusion must, therefore, be that Roberta and David Shayer supplied false information in obtaining an STL license for number 48. It is hard to imagine that the false information – claiming a notice had been displayed when it had not – could be accidental on their behalf.

The lengthy process of displaying a notice for 50 Fairfield Road also displays the couples disregard for the council’s rules around STLs. Their first attempt to display a notice in December was not accepted as the notice was not on display for the 21 day required length (nor was the notice dated). Their attempt to display a notice in February was again not accepted as the couple failed to display a date on the notice. A third notice was dated and displayed in May this year. For the first twenty days of the display period this was on a deteriorating piece of paper protected only by a poly-pocket, but then, bizarrely, laminated and clearly displayed for only the last day of the notice period. Photos of the two notices displayed in May are below.



Licence as displayed for the first twenty days of the notice period



Licence as displayed for the twenty-first day of the notice period only

Incorrect information provided in the application for an STL licence at no. 50

In a report provided to me by the Highland Licensing Committee concerning the now cancelled proposed committee meeting on the 12th of May, it is stated in section 4.7 that “The Premises is described as a semi-detached house which can accommodate a maximum capacity of seventeen guests.” The property is clearly not a semi-detached house and is clearly a terraced house – with ourselves at [REDACTED] having one adjoining wall with the property, and with Number One Ross Avenue having another adjoining wall with the property. I do not know if this error represents

incompetence, a careless and, therefore, contemptuous disregard for the whole licensing procedure, or a deliberate attempt to provide false information to downplay the impact of the proposed STL on the neighbouring properties.

Conclusion

A BBC article of June 2025 states that of over 7000 applications for STLs in the Highlands, at that point only four had been refused. If Roberta Shayer is granted a STL licence for 50 Fairfield Road, after her and her husband's previous history with the property and with their STL property at 48 Fairfield Road, it would seem that they have been correct in having had such disregard and cynicism for the Council's licensing rules and their willingness to enforce the law around them. If a STL licence is granted I will enjoy raising an objection with the Sheriff Court and being given an opportunity to further highlight my concerns, particularly around their claims that a notice was displayed at their other property at 48 Fairfield Road for 21 days.

Yours, in great appreciation of the time taken to read and consider this,

Michael Denmark,

████████████████████

██████████

Sophie Shearer (Legal (Licensing))

From: michael denmark [REDACTED]
Sent: 28 May 2026 09:52
To: Gary Somers (Legal (Licensing))
Cc: STLHLC; STL Licensing; Michael Gregson (Councillor)
Subject: Display of Notice 50 Fairfield Rd 30.4.26-20.5.26
Attachments: STI 50 Display Notice May26x3.docx

Categories: Sophie

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 Gary,

I submitted my objection yesterday evening. However, it is such a long document that I feared you may not see a point I raised about the most recent display of the Shayer's notice at 50 Fairfield Rd.

I have attached a word document that has relevant photographs of the display notice at three points through the 21 days it was displayed. I fully accept that it is your decision on whether the notice was displayed properly. In my opinion, it was not though. The notice on the first day was clearly not going to withstand any poor weather and indeed by day 20 it was in a sorry and dilapidated state, that I doubt anyone would have read. It is very odd that a proper laminated version of the notice appeared only on the final day of the 21 day period. I wonder if Mr and Mrs Shayer had become alerted to the fact that their notice may not be displayed adequately. Please see the document attached.

Also, I do not know if there is any requirements as to where on the property the notice is placed. The Shayer's have displayed the notice on the Ross Avenue front of the property and not the Fairfield Road front of the property. I believe that there have been objections from residents on Dochfour Drive and Fairfield Road who have emailed recently. This is because last Friday I got into a conversation with a resident on Dochfour Drive, who was asking me what was going with the property, but had no idea a notice had been displayed on Ross Avenue. This led to a further three people contacting me from Dochfour Drive and Fairfield Road who had never seen the notice, but were deeply concerned about what was happening with the property. It is Fairfield Road that is the busy thoroughfare for pedestrians, not Ross Avenue, which is a much quieter street.

As always, thanks for taking the time to read through this and the attachments.

Regards,
Michael.

Sophie Shearer (Legal (Licensing))

From: Sean Browner [REDACTED]
Sent: 28 May 2026 14:33
To: STL Licensing
Subject: Objection to Glenfruin, 50 Fairfield Road

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Objection, Sophie

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Objection to planning application 26/00598NDOM5

I am writing as a resident of Fairfield Road, [REDACTED] to object to the conversion of Glenfruin, 50 Fairfield Road to a residential property. There are several grounds for objection;

1. The applicant David Shayler, (although it is not his name that appears on the application displayed on the property? An Amanda Weber Meyer?) is an absentee landlord of Aye Stay (a more accurate name would be Aye Stay Up All Night!) 48 Fairfield Road. This property is often the source of considerable nuisance and annoyance to neighbours. There is a hot tub in the garden -which was installed without permission, I believe - and the garden is often party central with the noise and smell of cannabis causing considerable disturbance to neighbours!

2. 50 Fairfield Road is a corner terrace house with several close neighbours and whose garden in particular shares a boundary with several other properties. It is totally unsuited to being converted into a residential dwelling sleeping 17, especially with no owner on site. The applicant has already used the property as an unlicensed HMO. As with number 48, the frequent smoking of illegal substances in the small garden caused considerable disruption and disturbance to neighbours and their children.

3. The location and layout of the property make it completely unsuitable for use by up to 17 people. There is room for possibly one car on the property. There is no on-street parking on Fairfield Rd outside the property and any on-street parking in the locale is already under severe pressure.

4. The volume of refuse produced by the property's occupants would require a considerable number of bins, all in front of the property..

The fact that the applicant has already commenced the work to convert the property some time ago, suggests that he, or she, has little concern for local residents, has a low opinion of the Highland Council Planning Department and sees the consideration of the application as merely a rubber stamping exercise. Given that he has so far installed an outdoor hot tub at an adjacent property without permission and used number 50 as an unlicensed HMO, without any action taken by the HCPD, it's understandable that he thinks this.

The granting of this application would have an extremely detrimental effect on what is a desirable residential area with a mix of private housing and guest houses. The last thing the residents of Fairfield Road Ross Avenue and Dochfour Drive is an unsupervised property with 17 short let beds for an absentee landlord who cares only about the money he can make.

Best Regards

Sean Browner

Sophie Shearer (Legal (Licensing))

From: Lesley Frame [REDACTED]
Sent: 28 May 2026 23:36
To: STL Licensing
Subject: 50 Fairfield Road

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Actioned, Objection, Sophie

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 am writing with concerns of a short term let property at 50 Fairfield road , Inverness.
I am concerned that the property has limited off street parking and it will put pressure on the parking on Ross Avenue which has limited permit spaces.
I would like to object to issuing a licence for this property,

Yours faithfully ,

Lesley Frame
[REDACTED]