

Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 23 June 2026 at 11.15 am.

The webcast of the meeting will be available within 48 hours of broadcast and will remain online for 12 months: <https://highland.public-i.tv/core/portal/home>

Present: Dr C Birt, Mr J Grafton, Mrs J Hendry, Ms L Johnston, Mr S Kennedy (Chair), Ms E Knox (remote), Mr W Mackay (remote), Ms K Maclean, Mr D Macpherson, Mr K Rosie (remote), Mr R Stewart.

In Attendance:

Mr I Meredith, Solicitor, Regulatory Services
Ms M Duffy, Solicitor, Regulatory Services
Ms A Macrae, Senior Committee Officer

Also Attending:

Sergeant S Paterson, Police Scotland

Item 6.1: Roberta Weber Mayer and David Shayer (applicants), Michael Denmark, Brian McIntosh, Dawn Fraser, Bruce Turnbull and Donna Turnbull; Ronnie Munro and Shona Munro, Cecille Cameron and Alasdair Cameron, Janet Montgomery, Brenda Treasurer and Bill Treasurer, Catherine Brogan, Sean Browner (objectors)

Item 6.2: Joanna Smart (applicant), Alasdair Mackenzie, Rachael Cameron Mackenzie, Anthony Brookes (objectors)

Item 6.3: James Mckeachie and Corrine Mckeachie (applicant)

Item 6.4: Tanya Sinclair (applicant), Lilly Hunter (objector).

Item 6.5: Asmat Abro (applicant).

Item 7.1: Mirel Zidaru (applicant).

Item 10.1: Ross Faulds (solicitor for applicant) Lauren Thomas, and Joe Dunn (applicant's representatives), Ralph Tortolano (objector).

Item 12.1: Anne Marie Brown (licence holder's representative).

The Chair confirmed that the meeting would be webcast and gave a short briefing on the Council's webcasting procedure and protocol.

Business

1. Apologies for absence Leisgeulan

There was an apology for absence from Mr J Bruce.

2. Declarations of Interest/Transparency Statement Foillseachaidhean Com-pàirt/Aithris Fhollaiseachd

There were no declarations of interest/transparency statements.

3. Confirmation of minutes
Dearbhadh a' Gheàrr-chunntais

There had been submitted for confirmation as a correct record the minutes of meeting of the Committee held on 12 May 2026, the terms of which were **APPROVED**.

4. Licences granted under delegated powers
Ceadachdan a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLC/65/26 by the Principal Solicitor which detailed all Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 30 April 2026 to 10 June 2026.

The Committee **NOTED** the report.

4.1 Short Term Let Licences granted under delegated powers
Ceadachd Aontaidhean Màil Geàrr-ùine Ceadachdan a bhuilicheadh fo ùghdarras air a thiomnadh

There had been circulated Report No HLC/66/26 by the Principal Solicitor which detailed all Short Term Let Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 30 April 2026 to 10 June 2026.

The Committee **NOTED** the report.

5. Pending applications – 3 monthly considerations
Iarrtasan ri thighinn – beachdachaidhean 3 mìosach

There had been circulated Report No HLC/67/26 by the Principal Solicitor relating to applications which are currently pending for the grant or renewal of licences under the Civic Government (Scotland) Act 1982.

The Committee **AGREED** to defer the determination of the applications, either:

(a) to allow them to be approved under delegated powers in the event that no objections/representations are received and all outstanding documentation has been received from the applicants; or

(b) to a future meeting of the Committee when the applications will be determined in terms of the Hearings Procedure.

**5.1 Short Term Let Pending applications – 3 monthly considerations
Ceadachd Aontaidhean Màil Geàrr-ùine Iarrtasan ri thighinn –
beachdachaidhean 3 mìosach**

There had been circulated Report No HLC/68/26 by the Principal Solicitor outlining the Short Term Let applications which are currently pending for the grant or renewal of licences under the Civic Government (Scotland) Act 1982.

The Committee **AGREED** to defer the determination of the applications, either:

(a) to allow them to be approved under delegated powers in the event that no objections/representations are received and all outstanding documentation has been received from the applicants; or

(b) to a future meeting of the Committee when the applications will be determined in terms of the Hearings Procedure.

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

**6.1 Application for grant of a short term let licence – Glenfruin, 50
Fairfield Road, Inverness, IV3 5QW**

There was circulated Report No HLC/69/26 by the Principal Solicitor relating to an application which had been received from Mrs Roberta Weber Mayer for the grant of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee was advised that a non-timeous objection had been received from Stuart Dustan on behalf of himself and Mhairi McGowan, Celia Martin and Keegan Murray, Angus Mackie, and Esme Gray and Amelia England, who were not in attendance in the meeting.

The Committee **AGREED NOT** to **ACCEPT** the non-timeous objection.

Thereafter, the Committee heard from Roberta Weber Mayer and David Shayer, applicants, and from the following objectors:

Michael Denmark, Dawn Fraser, Sean Browner, Bruce Turnbull, Brian McIntosh, Ronnie Munro, and Janet Montgomery.

Dr C Birt seconded by Mr R Stewart **MOVED** to grant the application subject to the standard conditions and the additional licence conditions.

As an **AMENDMENT**, Mr S Kennedy seconded by Mr J Grafton moved to grant the application for a period of 1 year, subject to the standard conditions and the additional licence conditions.

On a vote being taken, the **MOTION** received **3** votes and the **AMENDMENT** received **5** votes, with no abstentions. The **AMENDMENT** was therefore **CARRIED**, the votes having been cast as follows:-

For the Motion: Dr C Birt, Mr W Mackay, Mr R Stewart.

For the Amendment: Mr J Grafton, Mrs J Hendry, Mr S Kennedy, Ms E Knox, Mr D Macpherson.

Decision

The Committee **AGREED** to **GRANT** the application for a period of 1 year, subject to the standard conditions and the additional licence conditions.

6.2 Application for grant of a short term let licence – Harbour Haven, Flat 4 Harbour Buildings, Harbour Street, Portmahomack, IV20 1YG

There was circulated Report No HLC/70/26 by the Principal Solicitor relating to an application which had been received from Mrs Joanna Smart for the grant of a short term let licence (Ward 7 – Tain and Easter Ross). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Joanna Smart, applicant, Alasdair Mackenzie and Rachael Cameron Mackenzie and Anthony Brookes, objectors.

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

6.3 Application for grant of a short term let licence – 3c Friars Street, Inverness, IV1 1RJ

There was circulated Report No HLC/71/26 by the Principal Solicitor relating to an application which had been received from Mr James McKeachie for the grant of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from James McKeachie and Corrine McKeachie, applicants.

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

6.4 Application for grant of a short term let licence – 36 Grant Street, Wick, KW1 5AY

There was circulated Report No HLC/72/26 by the Principal Solicitor relating to an application which had been received from Miss Tanya Sinclair for the grant of a short term let licence (Ward 03 – Wick and East Caithness). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Tanya Sinclair, applicant and Lilly Hunter, objector.

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

6.5 Application for grant of a short term let licence – 15 Inverlochry Place, Fort William PH33 6BX

There was circulated Report No HLC/73/26 by the Principal Solicitor relating to an application which had been received from Miss Asmat Abro on behalf of BKazmi Properties Ltd for the grant of a short term let licence (Ward 21 – Fort William and Ardnamurchan). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Asmat Abro, applicant.

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

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

7.1 Application for a taxi driver's licence – Mirel Zidaru

There was circulated Report No HLC/74/26 by the Principal Solicitor relating to an application which had been received from Mirel Zidaru for a taxi driver's licence (Ward 16 – Inverness Millburn). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Mirel Zidaru, applicant.

The Committee **AGREED** to **GRANT** delegated powers to the Principal Solicitor to refuse the application if the applicant has not completed a satisfactory right to work check and sat and passed the taxi driver knowledge test by 6 July 2026.

7.2 Application for a taxi driver's licence – Kenneth Roberts

There was circulated Report No HLC/75/26 by the Principal Solicitor relating to an application which had been received from Kenneth Roberts for a taxi driver's licence (Ward 15 – Inverness Ness-side). The Committee was invited

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

The Committee **AGREED** to **GRANT** delegated powers to the Principal Solicitor to refuse the application if the applicant has not completed a satisfactory right to work check and sat and passed the taxi driver knowledge test by 17 July 2026.

- 8. Civic Government (Scotland) Act 1982 Private hire car driver's / operator's licences**
Achd Riaghaltais Chatharra (Alba) 1982 Iarrtasan airson ceadachdan do dhràibhearan / oibrichean chàraichean airson fastadh prìobhaideach

8.1 Application for a private hire car driver's licence – Arfan Ali

There was circulated Report No HLC/76/26 by the Principal Solicitor relating to an application which had been received from Arfan Ali for a private hire car driver's licence. The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee **AGREED** to **GRANT** delegated powers to the Principal Solicitor to refuse the application if the applicant has not completed a satisfactory right to work check by 9 July 2026.

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

9.1 Application for the grant of a skin piercing and tattooing licence – IV Twelve, 65 High Street, Nairn

There was circulated Report No HLC/77/26 by the Principal Solicitor relating to an application which had been received from Lena Fraser for the grant of a skin piercing and tattooing licence in respect of premises at IV Twelve, 65 High Street, Nairn (Ward 18 – Nairn and Cawdor). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee **AGREED** to **GRANT** the licence subject to the standard conditions and an additional condition that:

No skin piercing or tattooing activities should take place until evidence of completion of the practical training and first aid certificate have both been submitted and deemed satisfactory by the Environmental Health Service.

- 10. Housing (Scotland) Act 2006 House in Multiple Occupation**
Achd an Taigheadais (Alba) 2006 Ceadachd thaighean ann an ioma-chòmhnaidh

10.1 Application for the grant of a house in multiple occupation licence – Tor Aluinn, 390 Coldbackie, Tongue

There was circulated Report No HLC/78/26 by the Principal Solicitor relating to an application which had been received from Ben Loyal Ltd for the grant of a house in multiple occupation in respect of premises at Tor Aluinn, 390 Coldbackie, Tongue (Ward 1 – North, West and Central Sutherland). The Committee was invited to determine the application in accordance with the Council's Hearings Procedure.

The Committee heard from Ross Faulds, solicitor for applicant, Lauren Thomas and Joe Dunn, applicant's representatives, and Ralph Tortolano, objector.

The Committee **AGREED** to **GRANT** the licence for a period of 3 years subject to the standard licence conditions.

11. **The Committee RESOLVED that, under Section 50A(4) of the Local Government (Scotland) Act 1973, the public be excluded from the meeting during discussion of the following item on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 7A of the Act.**
12. **Civic Government (Scotland) Act 1982 Taxi driver's / operator's licences Achd Riaghaltais Chatharra (Alba) 1982 Ceadachdan Dhràibhearan / Oibrichean Tagsaidh**

12.1 Taxi operator's licenses – David Brown

There was circulated to members only Report No HLC/79/26 by the Principal Solicitor relating to David Brown who is the holder of two taxi operator's licences (Ward 17 – Culloden & Ardersier). The Committee was invited to determine the matter in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Anne Marie Brown, licence holder's representative.

Mr R Stewart seconded by Dr C Birt **MOVED** to **TAKE NO ACTION** in relation to the taxi operators licences on the basis that the licence holder was not a danger to the public due to him currently being imprisoned and likely to remain in prison for the remainder of the licences.

As an **AMENDMENT**, Ms L Johnson seconded by Ms K Maclean moved to **REVOKE** the taxi operators licences on the grounds that the licence holder is not a fit and proper person to hold the licences on the basis that he had been convicted of a serious offence, as outlined in Police Scotland's letter.

On a vote being taken, the **MOTION** received **6** votes and the **AMENDMENT** received **4** votes, with no abstentions. The **MOTION** was therefore **CARRIED**, the votes having been cast as follows:-

For the Motion: Dr C Birt, Mr J Grafton, Mr S Kennedy, Mr W Mackay, Mr D Macpherson, Mr R Stewart.

For the Amendment: Mrs J Hendry, Ms L Johnson, Ms E Knox, Ms K Maclean.

Decision

The Committee **AGREED** to **TAKE NO ACTION** in relation to the taxi operator's licences.

13. The Committee returned to public proceedings for the following item.

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

14.1 Premises: Resolis Memorial Hall, Balblair, IV7 8LQ

There was circulated Report No HLC/80/26 by the Principal Solicitor relating to an application for the grant of a public entertainment licence for Resolis Memorial Hall Management Committee (Ward 9 – Black Isle). The Committee was invited to determine the matter in accordance with the Council's Hearings Procedure.

The Committee **NOTED** that all outstanding matters had now been resolved and the licence had been **GRANTED** under delegated powers

The meeting ended at 7.10pm.