

THE HIGHLAND COUNCIL

Committee: **THE HIGHLAND LICENSING COMMITTEE**

Date: **15 September 2026**

Report title: **Application for the grant of a short term let licence –
10 St Columba's Way, Tornagrain, IV2 8AN (Ward 17 -
Culloden and Ardersier)**

Report by: **The Principal Solicitor – Regulatory Services**

1. Purpose/Executive Summary

1.1 This report relates to an application for the grant of a short term let licence.

2. Recommendation

2.1 Members are asked to determine the application in accordance with the Council's
hearings procedure.

3. Background

- 3.1 In terms of The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required for residential accommodation for use as a short term let.
- 3.2 Short term let means the use of residential accommodation provided by a host in the course of business to a guest, where all of the following criteria are met:
- The guest does not use the accommodation as their only or principal home
 - The short term let is entered into for commercial consideration
 - The guest is not:
 1. An immediate family member of the host
 2. Sharing the accommodation with the host for the principal purpose of advancing the guest's education as part of an arrangement made or approved by a school, college, or further or higher educational institution, or
 3. an owner or part-owner of the accommodation
 - the accommodation is not provided for the principal purpose of facilitating the provision of work or services by the guest to the host or to another member of the host's household
 - the accommodation is not excluded accommodation, and
 - the short-term let does not constitute an excluded tenancy

4. Application

- 4.1 On 7 April 2026 an application for the grant of a short term let licence was received from Mr Ian William Curran on behalf of Glenview Luss Ltd (Company number SC509409) and having their registered office at Glenview, Main Street, Luss, Alexandria, G83 8PA.
- 4.2 The property to which the application relates is 10 St Columba's Way, Tornagrain. IV2 8AN (the "Premises"). A site plan was provided by the applicant as part of the application process and is attached as an appendix to this report (**Appendix 1**). The Premises are those edged in blue on the plan on page 1 of Appendix 1.
- 4.3 The application for the short term let licence has been made on the basis that Glenview Luss Ltd 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 Glenview Luss Ltd is named on the application as the owner of the Premises.
- 4.5 The person named on the application as being responsible for the day-to-day management of the Premises is the said Mr Ian William Curran.
- 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 flat with private entrance which can accommodate a maximum capacity of three guests. Floor plans of the Premises were provided by the applicant as part of the application process, and these can be found on page 2 of Appendix 1.

5. Process

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

- Police Scotland;
- Highland Council Environmental Health Service; and
- Highland Council Building Standards.

- 5.2 Police Scotland, the Highland Council's Environmental Health Service and the Highland Council's Building Standards Service have all confirmed that they have no objections to the application.

- 5.3 The Scottish Fire & Rescue Service was not further consulted on the application as the fire safety checklist, which was completed by the applicant, pertaining to the application was deemed satisfactory.

6. Certificate of Compliance

- 6.1 The applicant has provided a certificate of compliance confirming that a public notice of application for their short term let licence was displayed at or near the Premises for a period of 21 days from 1 May 2026.

7. Public objections/representations

- 7.1 It is open to any member of the public to submit an objection or representation in relation to an application for the renewal of a short term let licence.

During the notice of display period, the following timeous objections were received and are attached as Appendices to this report:

- Objection received by email on 5 May 2026 from Mr Cathel Bethune **(Appendix 2)**.
- Objection received by email on 17 May 2026 from Mr Grant Hussain and Mrs Sarah Hussain. **(Appendix 3)**
- Objection received by email on 20 May 2026 from Mr Andrew Webster and Ms Anne Henstridge **(Appendix 4)**.
- Objection received by email on 22 May 2026 from Mrs Mary Scanlon **(Appendix 5)**

- 7.2 The applicant submitted a written response to the objections by email on 8 July 2026, and this is attached as an Appendix to this report **(Appendix 6)**.

8. Determining issues

8.1 Paragraph 5(3) of Schedule 1 of the Civic Government (Scotland) Act 1982 states that a licensing authority shall refuse an application to grant or renew a licence where:

- a) The applicant or, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either:
 - i. for the time being disqualified under section 7(6) of the Civic Government (Scotland) Act 1982, or;
 - ii. is not a fit and proper person to be the holder of the licence.
- b) The activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such licence if he made the application himself;
- c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—
 - (i) the location, character or condition of the premises or the character or condition of the vehicle or vessel;
 - (ii) the nature and extent of the proposed activity;
 - (iii) the kind of persons likely to be in the premises, vehicle or vessel;
 - (iv) the possibility of undue public nuisance; or
 - (iv) public order or public safety; or
- d) there is other good reason for refusing the application.

If required, the Principal Solicitor – Regulatory Services will offer particular advice on the criteria relating to this particular application.

8.2 A copy of this report has been sent to the applicant and objectors who, in the terms of paragraph 4(2) of the Civic Government (Scotland) Act 1982, have all been invited to attend and will be provided with an opportunity to be heard by the Committee.

8.3 All parties have also been advised of the procedure which will be followed at the meeting which may also be viewed via the following link:

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

9. Observations on objections/representations

9.1 In the emails of objection found at Appendices 2 to 5 and the Applicant's written response found at Appendix 6, points have been made which should not be taken

into account by the Committee when determining this licence application, as they are outwith the scope of the grounds that a licensing authority can consider in terms of the refusal of an application to grant or renew a licence, as detailed at point 8.1 of this Report.

9.2 If required, the Principal Solicitor – Regulatory Services will offer further advice or clarification on these points.

10. Policies

10.1 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.

11. Implications

11.1 Not applicable.

Date: 27 August 2026

Author: Elaine Hanby

Reference: [FS818786280](#)

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 5 May 2026 from Mr Cathel Bethune

Appendix 3: Objection received by email on 17 May 2026 from Mr Grant and Mrs Sarah Hussain

Appendix 4: Objection received by email on 20 May 2026 from Mr Andrew Webster and Ms Sarah Henstridge

Appendix 5: Objection received by email on 22 May 2026 from Ms Mary Scanlon

Appendix 6: Written submission received by email on 8 July 2026 from the applicant, Mr Ian Curran



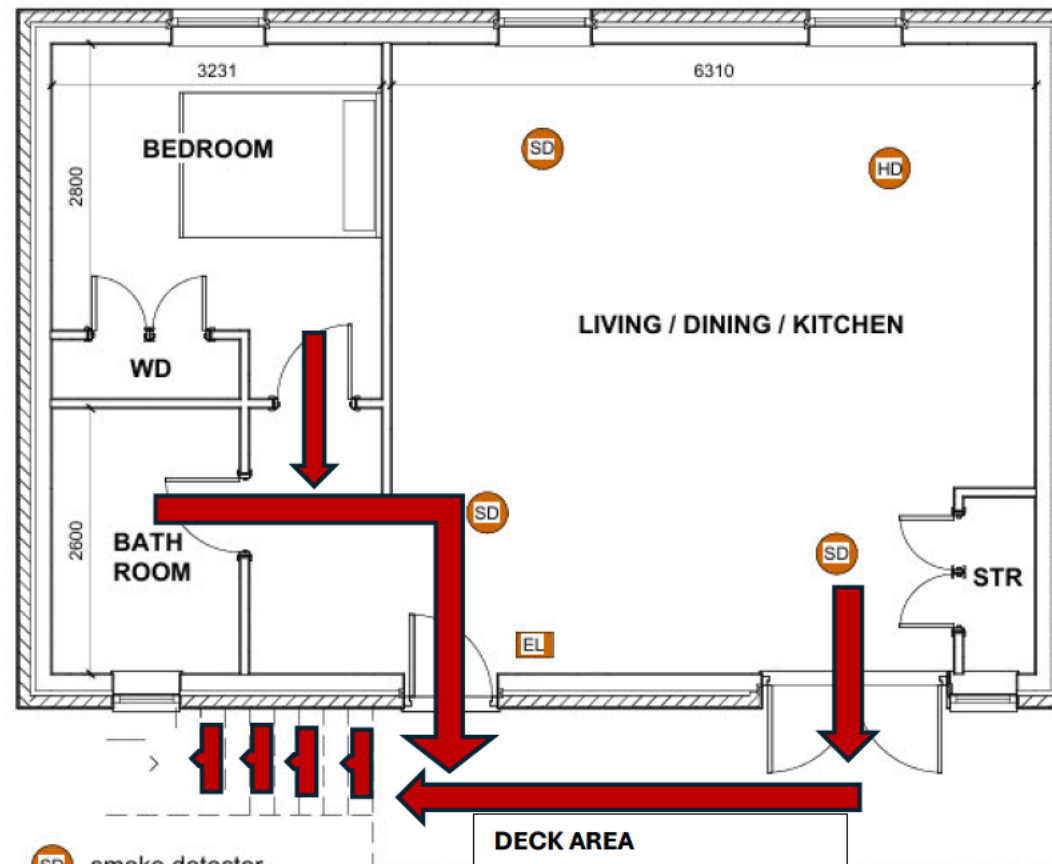
10 St. Columbas Way, Tornagrain, Inverness, IV2 8AN



© Crown copyright and database rights 2024 OS 100054135. Map area bounded by: 278289,850443 278379,850533. Produced on 19 January 2024 from the OS National Geographic Database. Supplied by UKPlanningMaps.com. Unique plan reference: b90e/uk/1048218/1412316



Coachhouse, Tornagrain Max Occupancy 2 Adults



- SD smoke detector
- HD heat detector
- EL emergency lighting

 **Level GF**
1 : 50



Isla (Macleod) McBey
Architect

(+44) 07740 707893
www.PlanAheadDesign.com






PROJECT		CLIENT		
Short Term Let License		Ian Curran		
SHEET	10 St Columba's Way, Tornagrain, Inverness, IV2 8AN	Date	Project number	Scale (@ A3)
		19.03.26	Project Number	1 : 50
		Drawn by IM	DRAWING NUMBER	REV
		Checked by IM	2631 STL01	

From: [Cathel Bethune](#)
To: [STL Licensing](#)
Subject: Objection Letter (Ref. STL licence application for 10 St. Columba's Way, Tornagrain, Inverness, IV2 8AN)
Date: 05 May 2026 09:08:02
Attachments: [Objection Letter.pdf](#)

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 to you,

Please find attached, my Objection Letter relevant to the STL licence application for 10 St. Columba's Way, Tornagrain, Inverness, IV2 8AN.

Kind regards,

Cathel Bethune

Sent from my iPhone

Mr Cathel Bethune

4th May 2026

Dear Sir / Madam,

I am writing to you in order to voice my objections to the granting of a Short Term Lets Licence for the address of; 10 St. Columba's Way, Tornagrain, IV2 8AN.
My objections are on the following grounds:-

1. Parking and Traffic – My property and that of adjacent neighbours, are in a quiet cul-de-sac with limited allocated parking for each property and vehicle only access to our respective properties. It only takes one car to be parked in an incorrect parking bay (or illegally parked in the turning area) and it restricts access for turning / parking cars for the residents, vehicles spreading grit in the winter and potentially emergency services, if ever required.
2. Safety and Security – The property (detailed above) applying for the licence, is a 'coach-house' style property with three car parking spaces beneath it's living area. One car parking space for the owner, one for myself and one for my adjoining neighbour [REDACTED]. The car parking spaces are essentially open porches with no covering doors, that anyone can access. I have never felt that my car and other personal belongings have been particularly secure since buying my property 5 years ago and will feel even less so if there is an obvious increased amount of people who have access to my allocated car parking space and associated property.
3. Waste Management – Further to the previously detailed issue, I also have genuine concerns with regards to waste management. Currently the owner keeps rubbish bins inside their allocated 'car porch' as they are entitled to do so. The problem arises when rubbish is left in bins over a period of time, it becomes a target for cats, dogs and vermin. Due to our 'car porches' being completely open to all, we have continual problems with cats and other animals marking their territory and leaving an unhygienic mess. Increased amounts of rubbish being generated by people staying at the property and the likelihood of refuse lying for periods of time, bin collections being missed etc, will only exasperate the problem.
4. Potential breach of Tornagrain Owner's Title Deeds Agreement - From reading the Tornagrain Owner's Title Deeds agreement (as laid down by Moray Estates and that I signed up to when purchasing my property), it would appear that to utilise your property for Short Term/Secondary letting would be in breach of the agreement, which states in Paragraph Section 9.3.3 that "Each owner shall use and occupy their Completed Unit predominantly as a private dwellinghouse for occupation by one family only and shall not sub-divide it".

Also stated in Paragraph Section 9.3.4 is the following; “No part of the Plot and/or Completed Unit shall be used for carrying on any trade, profession or business or for manufacturing or selling any goods or wares of any sort, except where such use is merely incidental to residential use and does not cause any nuisance to other Owners or the Manager, nuisance including, for the avoidance of doubt, any material impact on traffic or parking in the vicinity of the Plot/Completed Unit.....”.

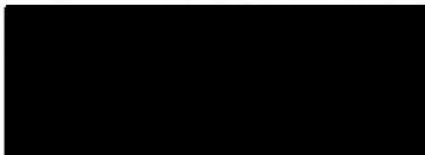
5. Tornagrain Neighbourhood and Community – I’ve done my level best to be objective and fair in considering the various factors relevant to the pending application for a Short Term Letting licence in the vicinity of my home. I know there are a number of long term lets of properties in the Tornagrain development and as far as I am aware there have been no issues with any of these. I also know there is potentially a vast difference in the impact of short and long term letting within a community. From my own personal experience, I was the owner of an apartment for over 10 years in Spain and was forced to sell after a number of my neighbours there started to rent their properties through Airbnb. The main reasons for my grievances there, were a noticeable increase in noise, antisocial behaviour, non-compliance with local policies and regulations but also very similar reasons to why I am objecting to this licence application.

It would be fair to assume that due to the current worldwide political situation causing more people to take short breaks/holidays closer to home and the second golf course being now open at Castle Stuart, that there will be a considerable increase in the amount of people looking for short term lets.

I currently work away from home for long periods of time in the Oil & Gas Industry and regard my home in Tornagrain as my haven and sanctuary, where I consider myself to be blessed with friendly, trustworthy and respectful neighbours. In a relatively short period of time, a great sense of community spirit has developed and I sincerely hope that this will not be adversely affected by a high guest turnover in what is a small close knit community.

Thanking you in advance for taking the time to read and consider my objections to the aforementioned licence application.

Yours sincerely,

A black rectangular box redacting the signature of Mr Cathel Bethune.

Mr Cathel Bethune

From: [REDACTED]
To: [STL Licensing](#)
Subject: Re: Objection - 10 St Columbas Way, Tornagrain
Date: 17 May 2026 11:55:14
Attachments: [attachment 1.pdf](#)

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.

[REDACTED]



Date: 11 May, 2026

Planning Department, Highland Council

Re: Objection to application for Short Term Lets Licence - secondary letting by Ian William Curran of 10 St Columba's Way, Tornagrain, IV28AN

To Whom It May Concern,

We wish to object to the above application on the following grounds.

Noise and disturbance

Short-term holiday lets typically generate more evening/night noise from guests arriving late, socialising and returning at varied hours. This will increase disturbance to immediate neighbours, particularly at night and on weekends.

The proposed use will likely lead to amplified short-term peaks of noise (parties, groups, visitors), which are harder to control or manage than long-term residential occupancy.

There is no clear, enforceable management plan in the application demonstrating how noise will be monitored and prevented (e.g., 24/7 local contact, noise monitoring, curfews, fines, or limits on guest numbers).

Increased traffic, parking and road safety

Short-term lets attract additional vehicles from arriving/departing guests and visitors, increasing local traffic flow, often at unpredictable times.

The property and immediate streets lack capacity for additional parking. Increased on-street parking will obstruct access for residents and could reduce pedestrian safety (especially if children or elderly residents use nearby paths).

The application lacks a robust parking and traffic management plan and does not demonstrate that highway safety or congestion will not be adversely affected.

Impact on residential amenity and community ethos

Our area is primarily residential and has an established community character based on long-term occupancy, neighbourly relationships and local stability. Introducing a short-term holiday let undermines that ethos by replacing permanent neighbours with transient guests.

Transient occupancy can lead to reduced safety, littering, and anti-social behaviour over time.

The loss of housing available for long-term residents contributes to housing pressure locally; properties used mainly for holiday lets can exacerbate availability and affordability issues.

Management and enforcement concerns — landlord location

The landlord is based in [REDACTED] approximately 3.5 hours away, which raises clear concerns about effective, timely management and enforcement. A distant owner is unlikely to respond quickly to complaints, emergencies, noise incidents or damage caused by guests.

The application does not provide evidence of a local, reliable management agent able to provide 24/7 contact and rapid response within the immediate area. Without such provision, neighbour nuisance and safety risks increase.

Requested action

Refuse permission for Short Term Lets Licence - secondary letting of 10 St Columba's Way, Tornagrain, IV2 8AN.

If the Highland Council is minded to grant permission, impose strict conditions that address the points above, including: maximum guest numbers; defined operating hours; a local 24/7 management/contact person with confirmed local address; a robust noise management plan (including monitoring and penalties); parking and traffic mitigation measures; and a condition limiting use so the property cannot operate as multiple separate holiday units.

We trust the Highland Council will consider these material planning considerations and refuse the application in the interests of local amenity, safety and the character of our community.

Yours faithfully,

[REDACTED]

Mr G Hassan and Mrs S Hassan

From: [STL Licensing](#)
To: [STL Licensing](#)
Subject: FW: STL 10 St. Columba's Way, Tornagrain FS case: 818786280
Date: 27 May 2026 10:28:29
Attachments: [2026-05-20_074610.pdf](#)

Sent: 20 May 2026 19:53

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

Subject: STL 10 St. Columba's Way, Tornagrain

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 please find attached our response to the notification of a proposed change of use.

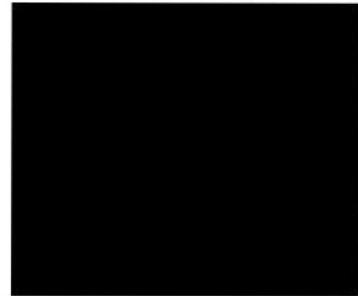
kind regards

Andrew Webster

Sent from [Outlook for Android](#)

Andrew Webster

Anne Henstridge



Dear sir/madam

I am writing to raise our concerns in response to the notice of change of use in the adjacent property (the coach house) at 10 St Columba's Way, from a residence to a short term letting business. My wife and I retired and relocated to Tornagrain as it met with our retirement desire to live in and become part of a community. The Tornagrain development is designed with 'quality of life as the overarching consideration', and we were surprised and disappointed to learn that the neighbouring property will be run as a short term letting business, as we believed that the title deeds state properties would be occupied as sole residence and could not be used for business purposes.

Our specific concerns include day to day management, parking, security and waste management.

Day to day management- The notice states that Mr curran, residing in [redacted] will be responsible for day to day management of the business. In the event of any issue with the property or with visitors actions impacting neighbours, he would be a 3.5-4 hour drive away and would be impossible to take any prompt action.

Parking- Our properties face a pedestrian area, therefore the only vehicle access is rear access via a small cul-de-sac. We already experience vehicles parking in the turning area, restricting movement and preventing access to the rear of our property for large deliveries and emergency access should it be required. This will be exacerbated by the likely high turnover of numerous visitors to a short term let.

Security- Our property has 2 parking spaces at the Coach house, 1 beneath and the other directly in front and below the coach house windows. This is open access, and security will become a greater concern as footfall increases with the increase in visitors.

Waste- Waste management and collection relies on residents maintaining appropriate arrangements for recycling and regular kerb side uplift and prompt return of bins to storage. It is a concern that frequent short term residents will be unlikely to ensure waste bins are routinely set out for collection and returned to appropriate storage.

Having reviewed the Highland Council Short term let register there appears to be 15 properties licensed or currently proposed for license. From around 300 properties that

is already 5% in the brief time Tornagrain has been in development. With the proximity to Inverness, the golf course, airport and rail links, it is evident that businesses view Tornagrain as a popular short term let opportunity. This impacts the quality of life for residents and the viability of current and proposed amenities including the school, nursery and High street. Tornagrain will become less desirable to potential buyers as a permanent residence if it develops into a holiday village rather than the vibrant community it is becoming. Having reviewed the Highland Council survey undertaken to assess the impact of short term lets in the Highlands we are pleased to note that control areas are proposed. It is evident that the concerns raised by us in response to this proposed change of use are reflected in communities across the Highlands. Thank you for the opportunity to respond to the proposal in our own community.

Yours sincerely

Andrew Webster

Anne Henstridge



Appendix 5

-----Original Message-----

Sent: 22 May 2026 22:42

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

Subject: Re: 10 St Columba's Way, Tornagrain

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.

Please see my full complaint below. I apologise for not including my full address.

Mary Scanlon

Kind regards

Mary Scanlon

Sent from my iPhone

> [REDACTED]

> Sent: 22 May 2026 13:46
> To: STL Licensing <STL@highland.gov.uk>
> Subject: 10 St Columba's Way, Tornagrain

> 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 write to object to the application for an STL licence for the above property on the basis of the following concerns:

> 1. There is very limited space for parking and turning at this property. Access to the back gate of my property can be difficult with visitors parking there.

> 2. Tornagrain was built on the basis of a local community. There is considerable emphasis on the development of a community, not a holiday village.

> 3. The title deeds (para 9.3.4) clearly states that businesses should not be run from the properties.

> 4. Given the uniqueness of the Tornagrain development and the contents of the title deed, surely Moray Estates and the Tornagrain Conservation Trust should be consulted on applications for the change of use of a home.

> 5. The owner of the above property lives in [REDACTED] in the [REDACTED] almost 190 miles from the property. Should there be any problems with tenants, this property business is too distant to deal with them.

> 6. Given that bins need to be put out to Lochandinty Road on Monday evenings for collection early Tuesday morning each week, this could be difficult given the turnover of customers at the property.

> It is disappointing that the owner of the property made no effort to talk about his plans for short term letting to

neighbours when he recently visited the property.

>

> I am grateful to Highkand Council for extending the notification period for the STL licence after Mr Curran left the notice of his intentions in a place unseen by neighbours.

>

> Yours sincerely

>

> Mary Scanlon

>

>

>

>

>

Elaine Hanby (Legal (Licensing))

From: [REDACTED]
To: 08 July 2026 16:07
Cc: STL Licensing
Subject: [REDACTED]
 Summary Response to Objections – 10 St Columba's Way, Tornagrain
Categories: Elaine

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.

Summary Response to Objections – 10 St Columba's Way, Tornagrain

Thank you for providing copies of the objections submitted regarding the Short-Term Let licence application for 10 St Columba's Way. I would like to offer the following response addressing all concerns raised.

1. Proven track record of responsible operation

My company, **Glenview Luss Ltd**, will bring over nine years of professional hospitality experience to the management of this property. Since 2015, Glenview House (four-room B&B) and two self-catering cottages have operated with:

- **Zero neighbour complaints**
- **Consistently high ratings** on all major booking platforms
- A reputation for **quiet, respectful, well-managed guest stays**

This demonstrates that the property will be operated responsibly, with strong guest management and neighbour awareness.

2. Professional management structure

Although my home address is in Erskine, I previously lived in Inverness for many years and will continue to rely on a **large, established network of reliable tradespeople** who can attend quickly in the event of any issue.

For Tornagrain specifically:

- A **local management and cleaning team will be in place**
- Guests will receive **clear house rules** covering noise, parking, and waste
- A **24/7 contact number will be provided** to neighbours and guests
- Any issue will be responded to **immediately**, not hours later

This will ensure effective day-to-day oversight and rapid response to any concerns.

3. Scale of the property – very low impact

The Coach House is a **one-bedroom flat** with a **maximum occupancy of two people**. This means:

- Noise will be minimal
- Footfall will be low
- Waste generation will be small
- It will be extremely rare for guests to arrive with more than **one car**
- Visitor turnover will have limited impact

Several objections assume a larger, multi-bedroom holiday property, which is not the case.

4. Parking, access and emergency movement

To address concerns about parking and emergency access:

- Guests will be instructed **exactly which parking space** belongs to the property
- Guests will be told **not to use neighbouring bays** or the turning area
- With a maximum of **one vehicle**, obstruction will be highly unlikely
- Emergency access for gritters, deliveries, and ambulances will be maintained

5. Waste management and bin-day logistics

Waste concerns are fully manageable:

- My cleaning team will attend between guest stays and will ensure bins are **emptied, secured, and stored correctly**
- Guests will be instructed **not to leave loose waste** in the car porch area
- My team will ensure bins are **put out on Monday evenings** and **returned promptly** after collection

This will prevent issues with animals, missed collections, or waste build-up.

6. Title Deeds compliance

Several objections reference Tornagrain Title Deeds. To clarify:

- The property will continue to be used as a **single dwellinghouse occupied by one household at a time**
- The use will **not involve subdivision**
- Short-term letting is **incidental to residential use** and does **not involve retail or commercial trading activity**
- The operation will **not cause nuisance**, nor will it materially impact traffic or parking

The proposed use will remain compliant with the Title Deeds.

7. Neighbour notification

The statutory notice will be displayed exactly as required by Highland Council guidance. I will also be happy to engage constructively with neighbours going forward to ensure transparency and good communication.

8. Community ethos

I fully respect Tornagrain's community character. A single-bedroom, two-person property—professionally managed and monitored—will not create the same impact as larger holiday homes.

Glenview Luss Ltd will operate the property in a way that supports community wellbeing and maintains the peaceful environment residents value.

Closing statement

I hope this response demonstrates that:

- Glenview Luss Ltd will operate the property responsibly and professionally
- The Coach House will be a **small-scale, low-impact** short-term let
- A **local management structure** will be in place
- Clear systems will exist for **noise control, parking, waste, emergency access, and neighbour communication**
- The use will remain **compliant with Title Deeds** and respectful of the Tornagrain community

I remain committed to ensuring the property will operate smoothly, safely, and respectfully within the neighbourhood.

Once again, Many thanks

Ian

Ian Curran

[Redacted signature block]