

THE HIGHLAND COUNCIL

Committee: **THE HIGHLAND LICENSING COMMITTEE**

Date: **27 October 2026**

Report title: **Application for the grant of a short term let licence –
Millbank Lodge, 21 Millbank, North Kessock, IV1 3XJ
(Ward 09 – Black Isle)**

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 6 May 2026 an application for the grant of a short term let licence was received from Mrs Julie Elder.
- 4.2 The property to which the application relates is Millbank Lodge, 21 Millbank, North Kessock, IV1 3XJ (the "Premises"). A site plan was provided by the applicant as part of the application process and is attached as an appendix to this report (**Appendix 1**). The Premises are those edged in red on the plan on page 1 of Appendix 1.
- 4.3 The application for the short term let licence has been made on the basis that the said Mrs Julie Elder 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 Mrs Julie Elder and Mr David Elder are named on the application as the owners 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 Julie Elder.
- 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 detached dwellinghouse which can accommodate a maximum capacity of six 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.

In addition, the applicant confirmed as part of the licence application that there is an external socialising area, described as a decking area.

5. Process

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

- Police Scotland;
- Scottish Fire & Rescue Service;
- Highland Council Environmental Health Service; and
- Highland Council Building Standards.

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

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

6. Certificate of Compliance

- 6.1 The applicant has provided a certificate of compliance confirming that a public notice of application for their short term let licence was displayed at or near the Premises for a period of 21 days from 10 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 18 May 2026 from Ms Patricia Campbell **(Appendix 2)**;
- Objection received by email on 22 May 2026 from Ms Lesley-Anne Tamsons **(Appendix 3)**;
- Objection received by email on 25 May 2026 from Lord Andrew Bruce Stephen **(Appendix 4)**;
- Objection received by email on 25 May 2026 from Mrs Linda Gordon and Mr Michael Gordon **(Appendix 5)**;
- Objection received by email on 26 May 2026 from Mr Keith Masson **(Appendix 6)**;

- Objection Received by email on 1 June 2026 from Mrs Louise Gray and Mr Ewan Gray **(Appendix 7)**;
- Objection received by email on 2 June 2026 from Ms Jadine Pell **(Appendix 8)**; and
- Objection received by email on 2 June 2026 from Mr Scott Andrews **(Appendix 9)**.

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 9 inclusive, 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: 26 August 2026

Author: Amy Smith

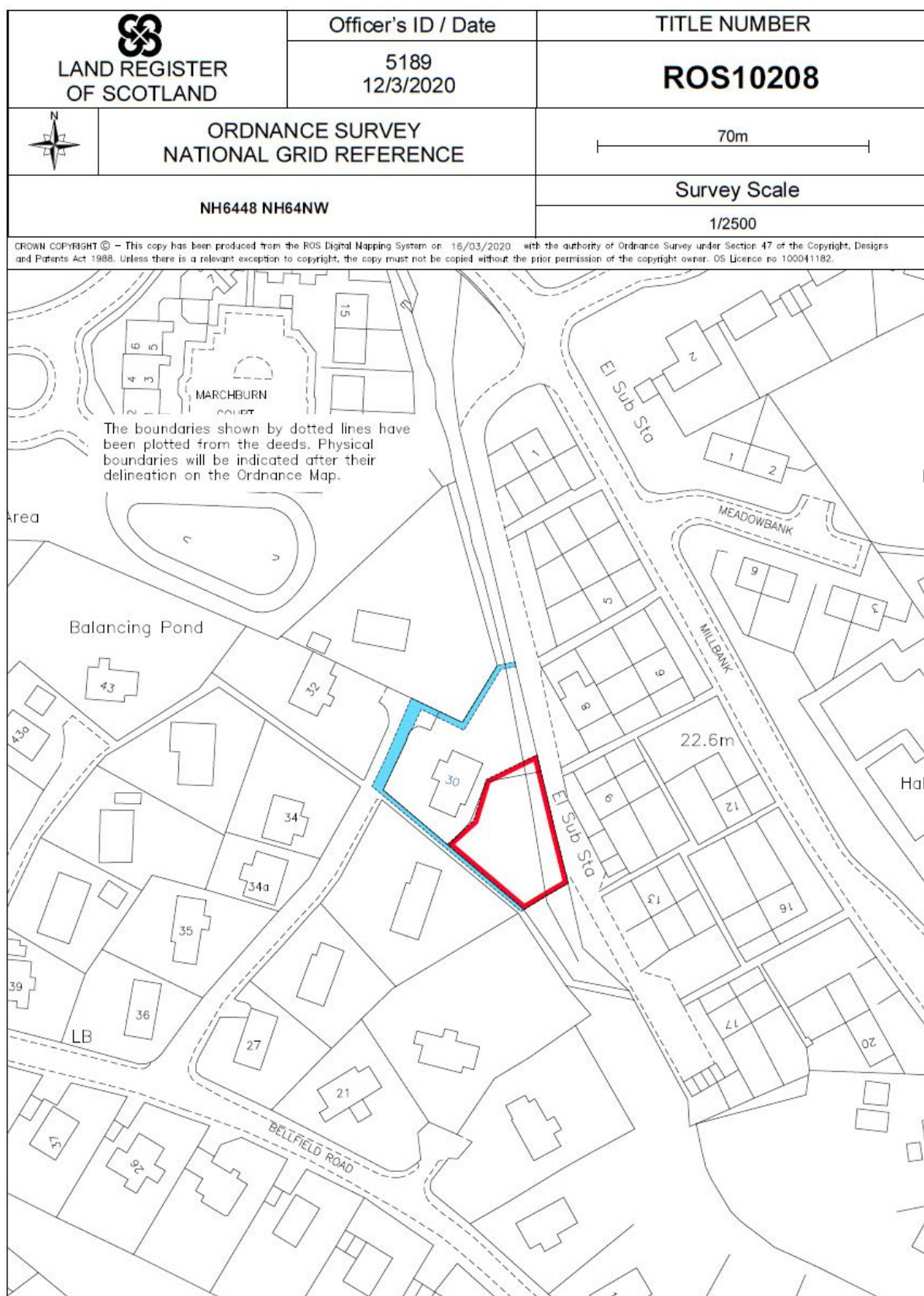
Reference: [FS835374290](#)

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 18 May 2026 from Ms Patricia Campbell;
- Appendix 3: Objection received by email on 22 May 2026 from Ms Lesley-Anne Tamsons;
- Appendix 4: Objection received by email on 25 May 2026 from Lord Andrew Bruce Stephen;
- Appendix 5: Objection received by email on 25 May 2026 from Mrs Linda Gordon and Mr Michael Gordon;
- Appendix 6: Objection received by email on 26 May 2026 from Mr Keith Masson;
- Appendix 7: Objection received by email on 1 June 2026 from Mrs Louise Gray and Mr Ewan Gray;
- Appendix 8: Objection received by email on 2 June 2026 from Ms Jadine Pell;
- Appendix 9: Objection received by email on 2 June 2026 from Scott Andrews.

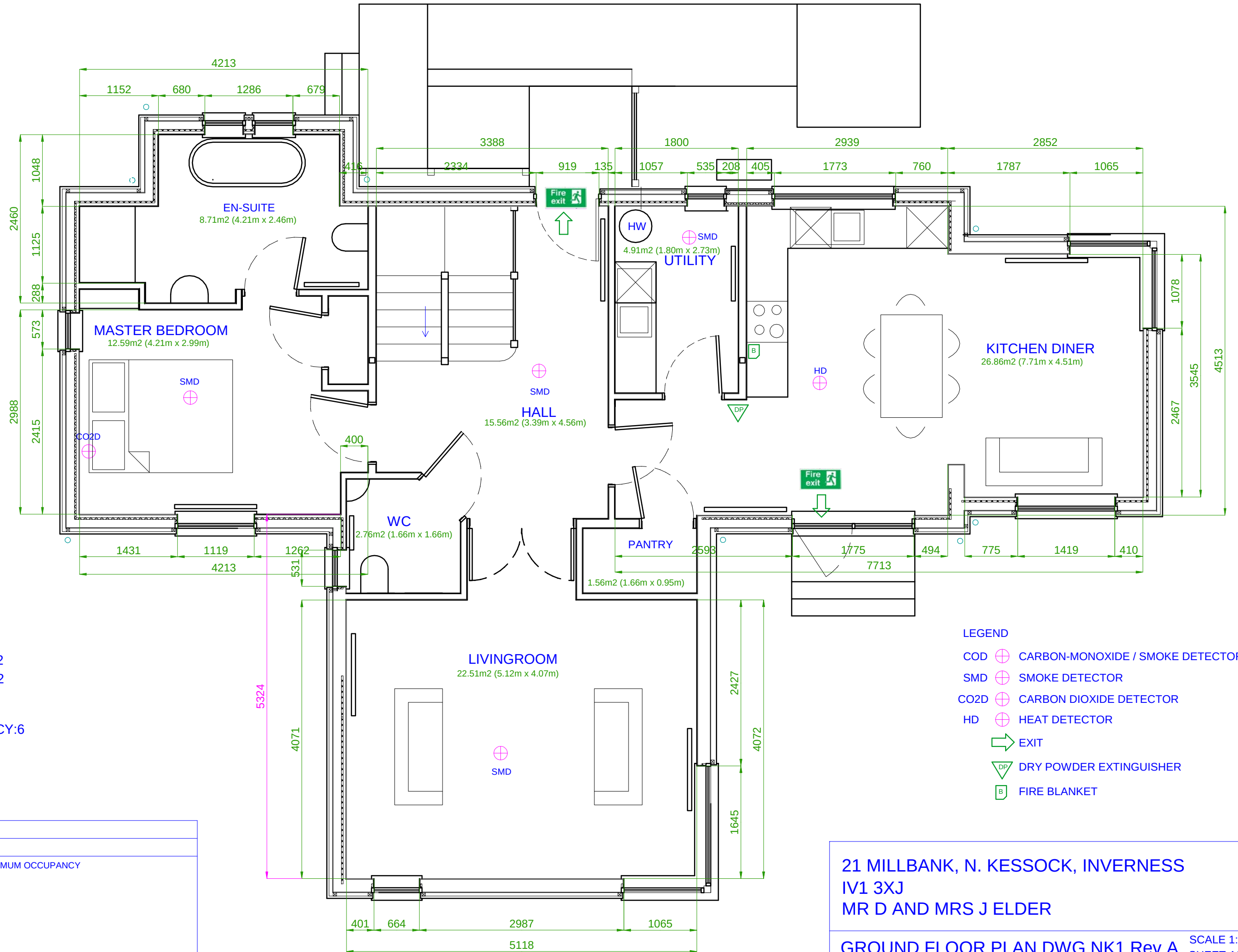


REV	DATE	CHANGE
A	10 MAY 2026	INITIAL RELEASE

21 MILLBANK, N. KESSOCK, INVERNESS
IV1 3XJ
MR D AND MRS J ELDER

LOCATION PLAN DWG Rev A

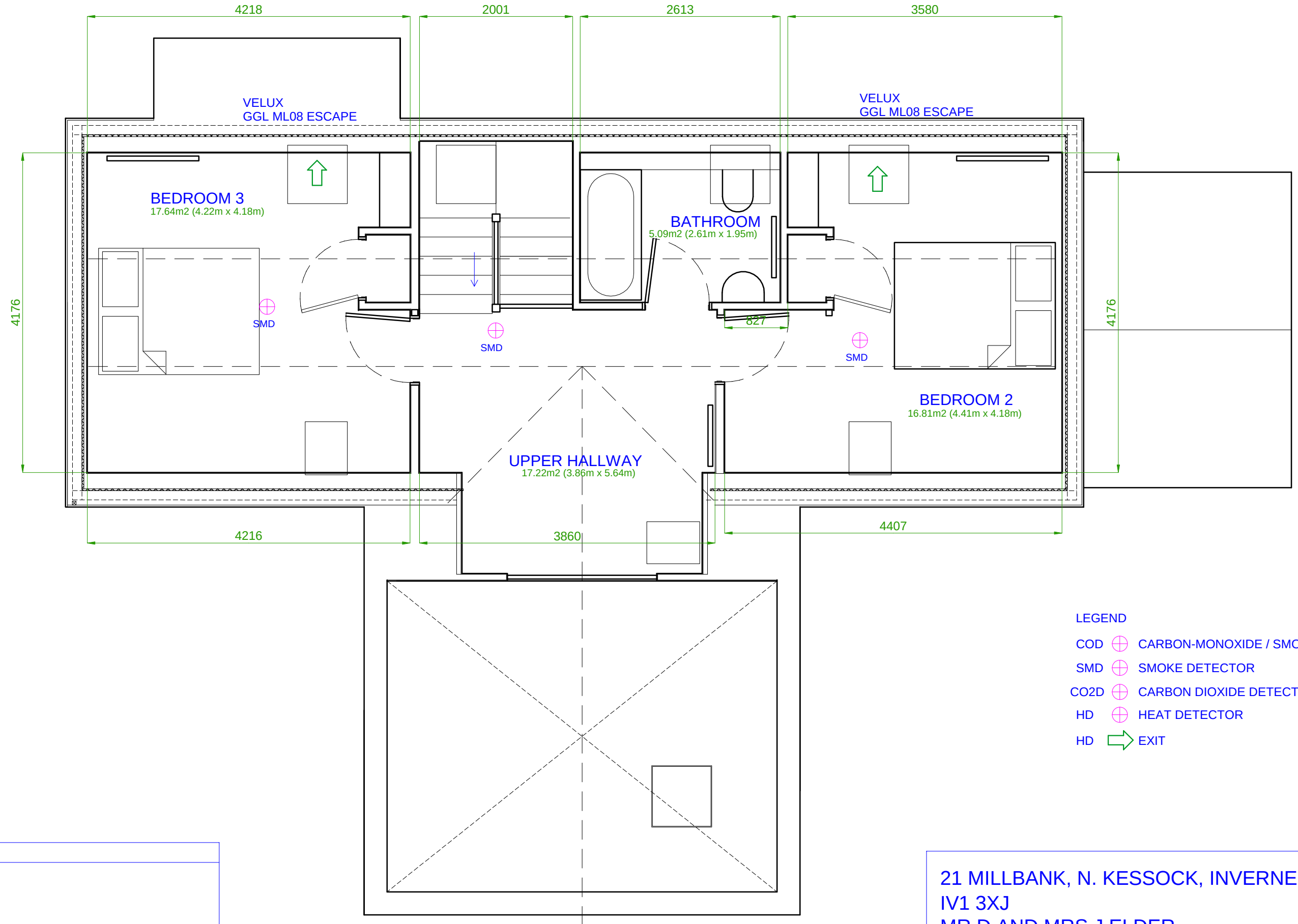
SHEET A4



DETAILS:
TOTAL AREA: 154.6m2
LIVING AREA: 152.2m2
FLOORS: 2
ROOMS: 9
MAXIMUM OCCUPANCY:6

REV	DATE	CHANGE
A	18 APR 2026	INITIAL RELEASE
B	10 MAY 2026	CORRECTED MAXIMUM OCCUPANCY

21 MILLBANK, N. KESSOCK, INVERNESS
IV1 3XJ
MR D AND MRS J ELDER



REV	DATE	CHANGE
A	18 APR 2026	INITIAL RELEASE

From: [PATRICIA CAMPBELL](#)
To: [STL Licensing](#)
Subject: Objection to Application for Short Term Let of Property at Millbank Lodge, 21 Millbank, North Kessock IV1 3XJ
Date: 18 May 2026 19:10:52

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 would like to submit my objection to the short term let application (which is essentially AirB&B approval) for Millbank Lodge, 21 Millbank, North Kessock IV1 3XJ. There are several grounds for my objection as I am extremely concerned if this Application is approved and how it could potentially impact our very small and quiet area of Millbank, North Kessock where homes are currently occupied by long-term, predominantly older, residents who are quiet and respectful of our area, surroundings and neighbours. My objections are as follows:

1. This property is a relatively recent built which was already questionable due to overdevelopment in Millbank because of the location of it's access over the Millbank burn and the small footprint of land. Should the property be used as a Holiday Let (I believe the property can accommodate up to 8 persons) this would increase the flow of traffic significantly down our access road to Millbank (which is not a through road) where permanent residents park their cars, children play and pets roam freely in and around the burn area. Parking is already hugely limited in this area but current permanent residents are respectful of space allocation for parking, movement of elderly walking (there are no pavements on this access road), children playing and pets roaming. Holiday tenants would likely not appreciate, or know, those sensitivities and the limitations of this very small access area.
2. I have had previous experience of an AirB&B rental and not all guests were respectful of the area. Short term lets often attract party groups who show absolutely no consideration for local residents with regards to unacceptable noise disturbance and behaviour. I fear this property (if approval is granted) could potentially become a point of Anti-Social behaviour and the current quiet, respectable area of Millbank with many elderly residents would be violated.
3. Should a short-term let application be granted, I feel strongly that this would impact the character of the area and it could potentially reduce in value.
4. If this Application is granted and future empty properties arise I fear that through Custom and Practice this could potentially be the start of AirB&B lets in our quiet residential area which would completely ruin the current peace, calm and ambience for long-term and elderly residents.

The above is a summary of my objections and reservations to this Application being granted and I sincerely hope the Council will give very careful consideration to those objections as Short Term let properties have proved to ruin other small residential areas and villages across the Country. I would hate to see this happen in our small area of Millbank and would urge the Council to refrain from approving the application.

Thank you for taking the time to consider my objection.

Kind regards

Patricia Campbell (signed electronically by myself, Patricia Campbell)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

APPENDIX 3

From: [Lesley Anne Tamsons](#)
To: [STL Licensing](#)
Subject: Objection to Short-Term Let License – Millbank Lodge 21, Millbank, North Kessock IV1 3XJ
Date: 22 May 2026 13:52:22
Attachments: [Objection Letter 21 Millbank Lodge IV1 3XJ.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 afternoon,

Please find attached objection letter concerning property Millbank Lodge 21, Millbank, North Kessock IV1 3XJ.

Kind regards,
Lesley-Anne Tamsons



Objection to Short-Term Let License

Subject: Objection to Short-Term Let License – Millbank Lodge 21, Millbank, North Kessock IV1 3XJ

Dear Licensing Team,

I write to formally object to the short-term license application for Millbank Lodge 21, Millbank, North Kessock IV1 3XJ.

I am a local resident and have significant concerns regarding the suitability of the premises, public safety, potential for nuisance, and adequacy of management, which are directly relevant to the Council's considerations.

1. Unsuitable location and residential character

The property is located within a quiet, family-based residential area. The introduction of a commercial-style short-term let would alter the character of the area and is incompatible with its established use.

The level of guest turnover associated with short-term letting is not appropriate for this location and raises concerns about whether the premises are suitable for the proposed activity.

2. Public safety – school route

The property sits on a key pedestrian route used daily by children walking to and from school.

Short-term letting would increase vehicle movements, unfamiliar drivers, and drop-offs in this area, creating a risk to pedestrian safety, particularly for children.

3. Risk of nuisance and disturbance

The transient nature of short-term lets introduces a high turnover of occupants, increasing the risk of noise disturbance, anti-social behavior, and disruption to neighboring residents.

4. Environmental risk – watercourse

The property includes a stream/watercourse. There is concern that short-term use could lead to poor management or pollution, posing an environmental risk.

5. Lack of local management and oversight

The owner resides in England and is not locally based. This raises concerns about day-to-day supervision and the ability to respond promptly to issues.

For the reasons above, I consider that the premises are not suitable for the proposed use, presents risks to public safety, and have potential to cause nuisance and environmental harm.

I respectfully request that the Highland Council refuse this application.

Yours faithfully,

Lesley-Anne Tamsons

[REDACTED]

[REDACTED]

[REDACTED]

From: [Andi Stephen](#)
To: [STL Licensing](#)
Subject: Objection to Short-Term Let License – Millbank Lodge 21, Millbank, North Kessock IV1 3XJ
Date: 25 May 2026 13:19:18

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 Licensing Team,

I was speak g with several neighbours who are objecting to the STL as per the subject box. I have added my concerns below. I trust you will do what is appropriate. Thank you in advance.

I write to formally object in the strongest possible terms, to the short-term license application for Millbank Lodge 21, Millbank, North Kessock IV1 3XJ.

I am a local resident and have significant concerns regarding the suitability of the premises, public safety, potential for nuisance, and adequacy of management, which are directly relevant to the Council's considerations.

I have several friends with Air B&B premises and have heard horror stories. One friend decided to give up & sell the house as it was booked by seeming adults, but used many times for teenage parties, leaving damage to the building, surrounding properties and serious complaints from neighbours as well as police intervention. So, my objections are very real.

This house would be better suited to a family as there is a serious lack of housing due to easy money landlords grabbing up cheaper properties up here and renting them out willy nilly. to any old Thomas, Richard or Harriet!

1. Unsuitable location and residential character

The property is located within a quiet, family-based residential area.

The introduction of a commercial-style short-term let would alter the character of the area and is incompatible with its established use.

The level of guest turnover associated with short-term letting is not appropriate for this location and raises concerns about whether the premises are suitable for the proposed activity.

2. Public safety – school route

The property sits on a key pedestrian route used daily by children walking to and from school.

Short-term letting would increase vehicle movements, unfamiliar drivers, and drop-offs in this area, creating a risk to pedestrian safety, particularly for children.

I have already witnessed some serious driving manoeuvres and was almost knocked off my motorbike by some family from London passing a parked car into my path next to the church. Another drove the wrong way around the roundabout. And yet others laugh at the so called (painted) “speed bumps” and I have seen on many occasions, the speed signs showing up to 50mph because they’re “not from around here” and “clearly” don’t know about the school or Gordons Park or the village Hall, all on the way in!!!!

3. Risk of nuisance and disturbance

The transient nature of short-term lets introduces a high turnover of occupants, increasing the risk of noise disturbance, anti-social behaviour, and disruption to neighbouring residents as I alluded to in my opening statement!

4. *Environmental risk – watercourse*

The property includes a stream/watercourse. There is concern that short-term use could lead to poor management or pollution, posing an environmental risk to all manner of local wildlife including birds, frogs & toads, newts, fish, hedgehogs, ducks, etc. All of which I get to encounter in my garden alone!

5. *Lack of local management and oversight*

The owner resides in Hull, England and is not locally based. This raises concerns about day-to-day supervision and the ability to respond promptly to issues.

For the reasons above, I consider that the premises are not suitable for the proposed use, presents risks to public safety, and have potential to cause nuisance and environmental harm.

I respectfully request that the Highland Council **refuse** this application on behalf of myself & my family and all the neighbours whom I know are equally as objectionable to such a proposal.

Yours faithfully,

Lord Andrew Bruce Stephen

A black rectangular redaction box covering the signature of Lord Andrew Bruce Stephen.

APPENDIX 5

From: [LINDA SCOTT](#)
To: [STL Licensing](#)
Subject: Short term let
Date: 25 May 2026 18:55:45

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.

Regarding the application for a short term let at Millbank Lodge 21 Millbank North Kessock IV13XJ . Myself and my husband object to this application for the property to become a short term let . We live directly opposite the said property .Our street is a lovely quiet area where resident parking is at a premium .We feel that letting the property on a short let could bring issues such as extra traffic lack of parking for long term residents , plus possible unsociable tenants as it is a large dwelling which could accommodate a sizeable number of people of which could be stag / hen parties Also the fact that this property has an absent landlord Which we find very concerning

Yours sincerely Linda Gordon (nee Scott)Michael Gordon [REDACTED]

[REDACTED]

[REDACTED]

From: [Jen Keith Masson](#)
To: [STL Licensing](#)
Subject: Representation Objecting to Short-term Let Licence Application - Millbank Lodge, IV1 3XJ
Date: 26 May 2026 12:33:18

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 Licensing Team,

Re: Short-Term Let Licence Application – Millbank Lodge 21, Millbank, North Kessock, IV1 3XJ
Applicant: Julie Elder
Application Type: Secondary Letting

I write to submit a formal representation objecting to the above application under the Civic Government (Scotland) Act 1982 and the Licensing of Short-Term Lets Order.

My objection relates specifically to the statutory test concerning whether the premises are suitable for the proposed activity, having regard to:

- * the location, character and condition of the property;
- * the nature and scale of the proposed short-term let; and
- * the risk of public nuisance, disorder and safety issues.

My concerns are set out below.

1. Unsuitability of the property within its immediate residential setting

The property sits within a predominantly quiet residential area occupied by permanent residents and families. It was designed and established as residential accommodation rather than visitor accommodation intended for continual turnover of guests.

The proposed use as a secondary letting operation represents a materially different pattern of occupation. Unlike a conventional dwelling occupied by a household with established routines and relationships with neighbours, a short-term let inherently involves repeated guest turnover, unfamiliar occupants and less predictable patterns of activity.

In my view, this is incompatible with the established character of the immediate area and raises legitimate concerns as to whether the premises are suitable for the proposed use.

2. Nature and scale of the proposed operation

The application concerns a three-bedroom property. Due to its size, it is reasonable to expect that it may attract larger groups of guests, including family groups, gatherings or social groups.

The licensing guidance specifically permits consideration of the nature and scale of the proposed short-term let. A property of this size creates a materially different potential impact from a small one- or two-bedroom let.

Larger groups can reasonably be expected to generate:

- * increased vehicle movements and arrivals/departures;
- * greater outdoor use of gardens and external areas;
- * increased evening and night-time activity; and
- * a greater cumulative potential for noise disturbance.

This is particularly relevant because the property is located within a close residential setting where neighbouring amenity is sensitive to disturbance. In addition, it is important to note that the applicant does not live locally, therefore their ability to control the behaviour of guests is necessarily constrained.

3. Significant proximity to neighbouring homes and risk of public nuisance

Our principal bedroom is located approximately three metres from the curtilage boundary of the neighbouring property.

This degree of proximity substantially increases the likelihood that ordinary guest activity — including conversations outdoors, arrivals and departures, car doors, socialising, outdoor use of the property and late-night movement — would directly affect neighbouring residents.

Unlike a permanent neighbour, a succession of short-term occupants has little connection to the local community and may have less awareness of how noise travels within this close residential environment.

The legislation specifically identifies risk of public nuisance as a relevant consideration. Given the unusually close relationship between our home and the proposed short-term let, I believe there is a credible and foreseeable risk of repeated disturbance.

This concern is not speculative; it is based on the physical relationship of the properties and the expected intensity of use associated with a three-bedroom secondary letting operation.

4. Impact on residential amenity and family wellbeing

We have two young children living in our household. Like many families, maintaining a quiet environment during evening and night-time hours is extremely important.

Sleep disturbance and repeated noise events can have a disproportionate impact on families with young children.

While I appreciate that family circumstances alone may not determine an application, the Council is entitled to consider whether a proposed use creates an unreasonable impact on neighbouring residential amenity and whether the premises are suitable given their location and proximity to surrounding homes.

The close layout of properties means that any increase in noise or disruption is likely to be experienced directly and repeatedly. In addition, there is a footpath which runs directly between Bellfield Road and Millbank which is well used by children on their way to and from the primary school. Given that the property sits directly adjacent to this walking route, we are somewhat concerned about the potential impact that frequent strangers at the property could have on young children.

5. Existing housing pressures in North Kessock

North Kessock experiences a limited supply of residential housing, particularly for families. The loss of residential properties to secondary short-term letting contributes to pressures on local housing availability and community sustainability. For context, as far as we are aware, there are currently no properties available to rent in North Kessock, but multiple short term holiday lets.

Although I appreciate this issue may not in itself be determinative under the licensing regime, it forms part of the wider context regarding the changing character and balance of the local community, not to mention the increased need for medium and longer term housing supply to meet the economic growth needs of the region as a result of the Inverness and Cromarty Firth Green Freeport, and associated developments.

Conclusion

For the reasons above, I believe there are reasonable grounds for concluding that:

- * the premises are not suitable for the proposed activity in this location;
- * the scale and nature of the proposed use gives rise to legitimate concerns; and
- * there is a foreseeable risk of public nuisance and unacceptable impact on neighbouring residential amenity.

I therefore respectfully request that the Council refuse this application.

Yours faithfully,

Keith Masson



From: [Lou Gray](#)
To: [STL Licensing](#)
Subject: Re: Objection
Date: 01 June 2026 14:42:22
Attachments: [image001.png](#)
[image002.png](#)
[image001.png](#)
[image002.png](#)

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.

Louise & Ewan Gray

On Mon, 1 Jun 2026, 14:41 STL Licensing, <STL@highland.gov.uk> wrote:

Good afternoon, Mr & Mrs Gray

Thank you for your email, for the purposes of the objection please can you provide your full names.

Please find attached, for your information, our guidance on raising objections.

Kind regards



INVESTORS IN PEOPLE®
We invest in people Standard

From: Louise Gray [REDACTED]
Sent: 01 June 2026 11:11
To: STL Licensing <STL@highland.gov.uk>
Subject: 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.

Mr & Mrs Gray

Licensing Team
Highland Council

Subject: Objection to Short-Term Let Licence – Millbank Lodge 21, Millbank, North Kessock, IV1 3XJ

Dear Sir/Madam,

I am writing to formally object to the application for a Short-Term Let Licence in respect of Millbank Lodge 21, Millbank, North Kessock, IV1 3XJ.

As a local resident, I have serious concerns regarding the impact that the proposed short-term let would have on the surrounding community, public safety, residential amenity, environmental protection and the overall character of the area.

Impact on the Residential Character of the Area

The property is situated within a quiet and well-established residential estate that is predominantly occupied by permanent residents, many of whom are elderly. The area has traditionally been characterised by low levels of traffic, a peaceful environment and a strong sense of community. It is not a mixed-use area, nor is it characterised by tourism-related accommodation.

Introducing a commercial short-term letting operation would significantly alter the nature and character of the neighbourhood and would be incompatible with its established residential use. Residents have chosen to live in this area with the reasonable expectation of enjoying a stable and settled residential environment. The continual turnover of short-term occupants would fundamentally change the character of the locality and diminish the tranquillity currently enjoyed by neighbouring households.

Unlike permanent residents, short-term visitors generally have little connection to the local community and are not invested in maintaining long-term neighbourly relationships. The cumulative effect of constantly changing occupancy has the potential to undermine community cohesion and erode the sense of familiarity and security that is particularly important to many elderly residents.

Increased Traffic, Parking and Safety Concerns

The proposed use is likely to generate a substantially higher volume of vehicle movements through the estate than would be expected from a single residential dwelling. Frequent guest arrivals and departures, deliveries and additional visitor vehicles would increase traffic within what is currently a quiet residential area.

This is particularly concerning given the number of elderly residents living nearby, many of

whom regularly walk within the estate. Increased traffic from unfamiliar drivers could create additional hazards and reduce the sense of safety currently experienced by local residents.

The property is also situated on a route used by residents and children travelling through the area. Additional vehicle movements associated with a short-term let inevitably increase the risk to pedestrians, particularly where drivers may be unfamiliar with the layout of the estate and local traffic patterns.

There is also concern that visitor vehicles may place additional pressure on available parking within the estate. Any overspill parking, obstruction of roads or restriction of visibility could inconvenience residents and potentially affect access for emergency services and other essential vehicles.

Noise, Disturbance and Loss of Residential Amenity

A significant concern is the potential for increased noise and disturbance arising from short-term occupancy. Guests are often visiting for leisure purposes and may not be aware of, or sensitive to, the expectations of a quiet residential neighbourhood.

Late-night arrivals and departures, outdoor gatherings, vehicle movements, increased activity levels and the regular turnover of guests all have the potential to create ongoing disruption for neighbouring properties.

Residents should be entitled to enjoy their homes without the uncertainty and disturbance that can arise from a continual flow of short-term visitors. In my view, the proposed use would result in a clear loss of residential amenity for those living in close proximity to the property.

Environmental Concerns and the Watercourse

The property includes a watercourse which is already in a poor state of condition (as noted by our existing contact with the Council already, regarding maintenance of this watercourse and the impact that spates are having downstream). I am concerned that increased occupancy and visitor use could place additional pressure on the local environment.

Permanent residents generally have a vested interest in protecting and maintaining the local surroundings. By contrast, short-term visitors may have limited awareness of local environmental sensitivities and less incentive to act responsibly. This raises concerns regarding litter, waste disposal, pollution, inappropriate use of outdoor spaces and potential impacts on the watercourse and surrounding land.

Given the existing condition of the stream, I would ask the Council to carefully consider whether adequate safeguards are in place to prevent any further environmental degradation.

Lack of Local Management and Oversight

I understand that the owner resides in England and is not based locally. This raises legitimate concerns regarding the day-to-day management of the property and the ability to respond promptly and effectively to complaints, emergencies, noise issues, environmental concerns or anti-social behaviour.

Where a property is operated as a short-term let, effective local management is essential to ensure that any issues are addressed quickly and that neighbouring residents are not adversely affected. I would ask the Council to carefully consider whether the proposed management arrangements are sufficient to provide appropriate oversight of the premises and its occupants.

Cumulative Impact on the Estate

I am also concerned about the wider implications of approving this application. The estate has remained a quiet residential community for many years. Approval of this application could encourage similar applications in the future, leading to a gradual increase in short-term accommodation within the estate and a corresponding erosion of its residential character.

The cumulative impact of multiple short-term lets could result in increased traffic, noise, parking pressures and a reduction in the quality of life for permanent residents.

Conclusion

For the reasons outlined above, I believe the proposed short-term let is unsuitable for this location and would have a detrimental impact on the residential character of the area, the safety and wellbeing of local residents, the enjoyment of neighbouring properties and the surrounding environment.

I respectfully request that Highland Council refuse this application and give due consideration to the concerns of those who live permanently within the community and would be directly affected by the proposed use.

Yours faithfully,

Mr & Mrs Gray

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 chunntadh sam bith mura h-eil sin air innse.

APPENDIX 8

From: [Jadine Pell](#)
To: [STL Licensing](#)
Subject: Short term let licence application objection
Date: 02 June 2026 21:49:02

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 Licensing Team,

Re: Short-Term Let Licence Application – Millbank Lodge 21, Millbank, North Kessock, IV1 3XJ

Applicant: Julie Elder

Application Type: Secondary Letting

I write to submit a formal representation objecting to the above application under the Civic Government (Scotland) Act 1982 and the Licensing of Short-Term Lets Order.

My objection relates specifically to the statutory test concerning whether the premises are suitable for the proposed activity, having regard to:

- * the location, character and condition of the property;
- * the nature and scale of the proposed short-term let; and
- * the risk of public nuisance, disorder and safety issues.

My concerns are set out below.

1. Unsuitability of the property within its immediate residential setting

The property sits within a predominantly quiet residential area occupied by permanent residents and families. It was designed and established as residential accommodation rather than visitor accommodation intended for continual turnover of guests.

In addition, there is a footpath which runs directly between Bellfield Road and Millbank which is well used by children on their way to and from the primary school. Given that the property sits directly adjacent to this walking route, we are somewhat concerned about the potential impact that frequent strangers at the property could have on young children, as well as careless driving from guests who aren't familiar with the area.

2. Existing housing pressures in North Kessock

North Kessock experiences a limited supply of residential housing, particularly for families. The loss of residential properties to secondary short-term letting contributes to pressures on local housing availability and community sustainability. For context, as far as we are aware, there are currently no properties available to rent in North Kessock, but multiple short term holiday lets.

Although I appreciate this issue may not in itself be determinative under the licensing regime, it forms part of the wider context regarding the changing character and balance of the local community, not to mention the increased need for medium and longer term

housing supply to meet the economic growth needs of the region as a result of the Inverness and Cromarty Firth Green Freeport, and associated developments.

Conclusion

For the reasons above, I believe there are reasonable grounds for concluding that:

- * the premises are not suitable for the proposed activity in this location;
- * the scale and nature of the proposed use gives rise to legitimate concerns; and
- * there is a foreseeable risk of public nuisance and unacceptable impact on neighbouring residential amenity.

I therefore respectfully request that the Council refuse this application.

Yours faithfully,

Jadine pell

A black rectangular redaction box covering the signature area.

From: [Scott and Jadine](#)
To: [STL Licensing](#)
Subject: Short term let licence application objection
Date: 02 June 2026 21:51:04

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 Licensing Team,

Re: Short-Term Let Licence Application – Millbank Lodge 21, Millbank, North Kessock, IV1 3XJ

Applicant: Julie Elder

Application Type: Secondary Letting

I write to submit a formal representation objecting to the above application under the Civic Government (Scotland) Act 1982 and the Licensing of Short-Term Lets Order.

My objection relates specifically to the statutory test concerning whether the premises are suitable for the proposed activity, having regard to:

- * the location, character and condition of the property;
- * the nature and scale of the proposed short-term let; and
- * the risk of public nuisance, disorder and safety issues.

My concerns are set out below.

1. Unsuitability of the property within its immediate residential setting

The property sits within a predominantly quiet residential area occupied by permanent residents and families. It was designed and established as residential accommodation rather than visitor accommodation intended for continual turnover of guests.

In addition, there is a footpath which runs directly between Bellfield Road and Millbank which is well used by children on their way to and from the primary school. Given that the property sits directly adjacent to this walking route, we are somewhat concerned about the potential impact that frequent strangers at the property could have on young children, as well as careless driving from guests who aren't familiar with the area.

2. Existing housing pressures in North Kessock

North Kessock experiences a limited supply of residential housing, particularly for families. The loss of residential properties to secondary short-term letting contributes to pressures on local housing availability and community sustainability. For context, as far as we are aware, there are currently no properties available to rent in North Kessock, but multiple short term holiday lets.

Although I appreciate this issue may not in itself be determinative under the licensing regime, it forms part of the wider context regarding the changing character and balance of the local community, not to mention the increased need for medium and longer term

housing supply to meet the economic growth needs of the region as a result of the Inverness and Cromarty Firth Green Freeport, and associated developments.

Conclusion

For the reasons above, I believe there are reasonable grounds for concluding that:

- * the premises are not suitable for the proposed activity in this location;
- * the scale and nature of the proposed use gives rise to legitimate concerns; and
- * there is a foreseeable risk of public nuisance and unacceptable impact on neighbouring residential amenity.

I therefore respectfully request that the Council refuse this application.

Yours faithfully,

Scott Andrews

A black rectangular redaction box covering the signature of Scott Andrews. A small blue horizontal line is visible at the bottom right corner of the redacted area.