Agenda Item	**3.4**
Report No	**HLC/124/26**

THE HIGHLAND COUNCIL

Committee: **THE HIGHLAND LICENSING COMMITTEE**

Date: **24 November 2026**

Report title: **Application for the grant of a short term let licence – 2 Corrie Road, Kinlochmore PH50 4QJ (Ward 21 – Fort William and Ardnamurchan)**

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 4 June 2026 an application for the grant of a short term let licence was received from Mr John Hesketh.

4.2 The property to which the application relates is 2 Corrie Road, Kinlochmore PH50 4QJ (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 Mr Hesketh 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 Mr Hesketh 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 John Hesketh.

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 semi-detached dwellinghouse which can accommodate a maximum capacity of five 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. 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 Team.

5.2 Police Scotland, the Highland Council's Environmental Health Service and the Highland Council's Building Standards Team 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 16 June 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 grant 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 30 June 2026 from Mr Tony Rooney and Ms Monika Herrmann (**Appendix 2**)
- Objection received by letter on 1 July 2026 from Mr Michael Doherty and Mrs Sarah Doherty (**Appendix 3**)
- Objection received by letter on 2 July 2026 from Mr Richard Heskey and Mrs Valerie Heskey (**Appendix 4**)
- Objection received by letter on 3 July 2026 from Ms Liz Friel (**Appendix 5**)
- Objection received by letter on 6 July 2026 from Mr Donald Griffin (**Appendix 6**)
- Objection received by email on 6 July 2026 from Ms Fiona Groundwater (**Appendix 7**)
- Objection received by email on 12 July 2026 from Mr Richard Ward and Mrs Mary Ward (**Appendix 8**)

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 and letters of objection found at Appendices 2 to 8 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: 4 November 2026

Author: Tina MacInnes

Reference: FS844121223

Background Papers:

- Civic Government (Scotland) Act 1982
- The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022

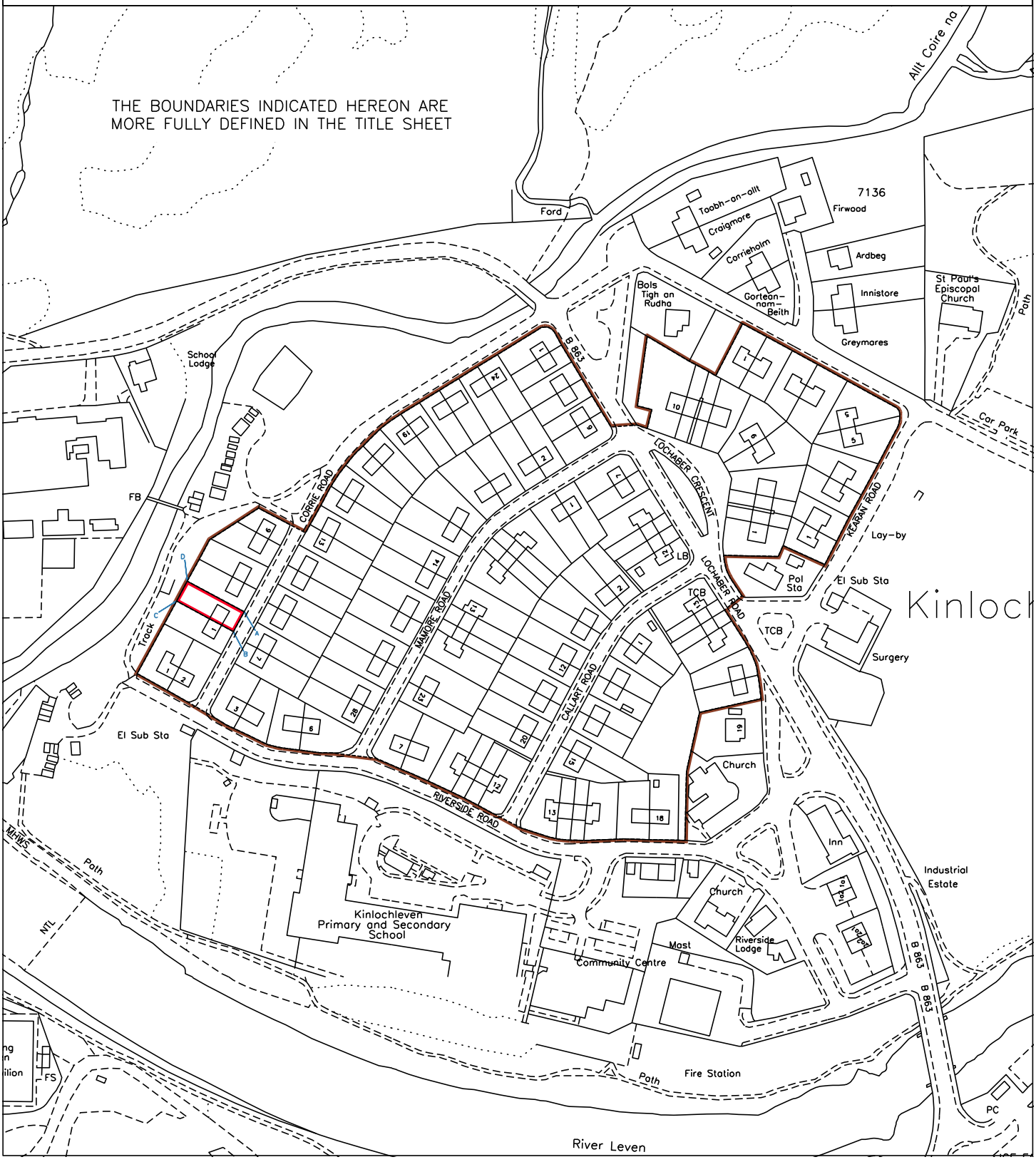
Appendices:

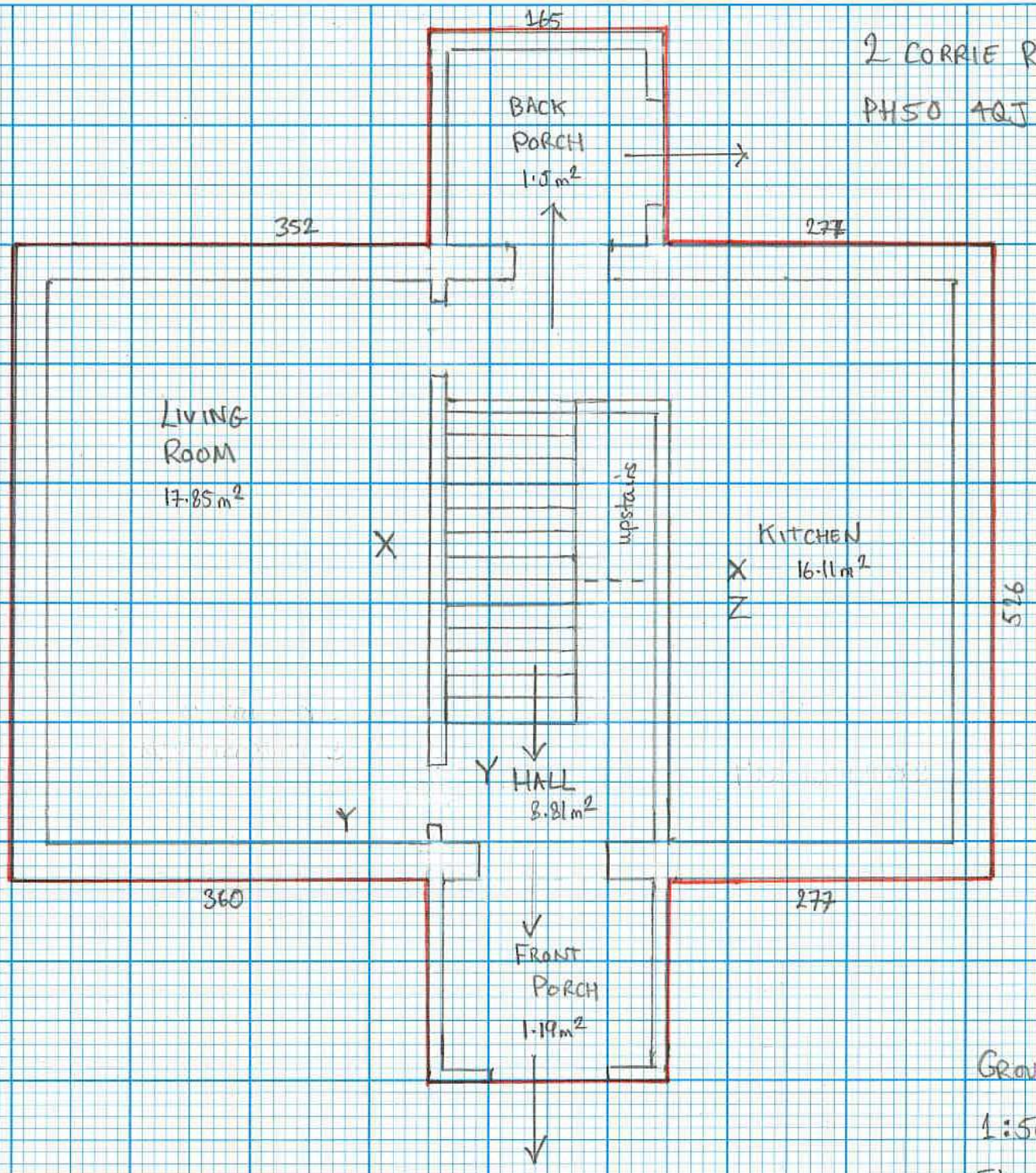
Appendix 1: Site plan detailing the extent of the Premises and floor plans for the Premises;
Appendix 2: Objection received by email on 30 June 2026 from Mr Tony Rooney and Ms Monika Herrmann;
Appendix 3: Objection received by letter on 1 July 2026 from Mr Michael Doherty and Mrs Sarah Doherty;
Appendix 4: Objection received by letter on 2 July 2026 from Mr Richard Heskey and Mrs Valerie Heskey;
Appendix 5: Objection received by letter on 3 July 2026 from Ms Liz Friel;
Appendix 6: Objection received by letter on 6 July 2026 from Mr Donald Griffin;
Appendix 7: Objection received by email on 6 July 2026 from Ms Fiona Groundwater; and
Appendix 8: Objection received by email on 12 July 2026 from Mr Richard Ward and Mrs Mary Ward.

Appendix 1

LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	4548 10/8/2011	**INV28240**
N ORDNANCE SURVEY NATIONAL GRID REFERENCE		140m
NN1861 NN1862 NN16SE		Survey Scale 1/2500

CROWN COPYRIGHT © – This copy has been produced from the ROS Digital Mapping System on 19/08/2011 and was made with the authority of Ordnance Survey pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.





2 CORRIE ROAD, KINLOCHLEVEN

PH50 4QJ

LEGEND

X = carbon monoxide detector

Y = smoke detector

Z = heat detector

All inter-connected with radio link. Lithium batteries. (long life)

→ Fire escape routes

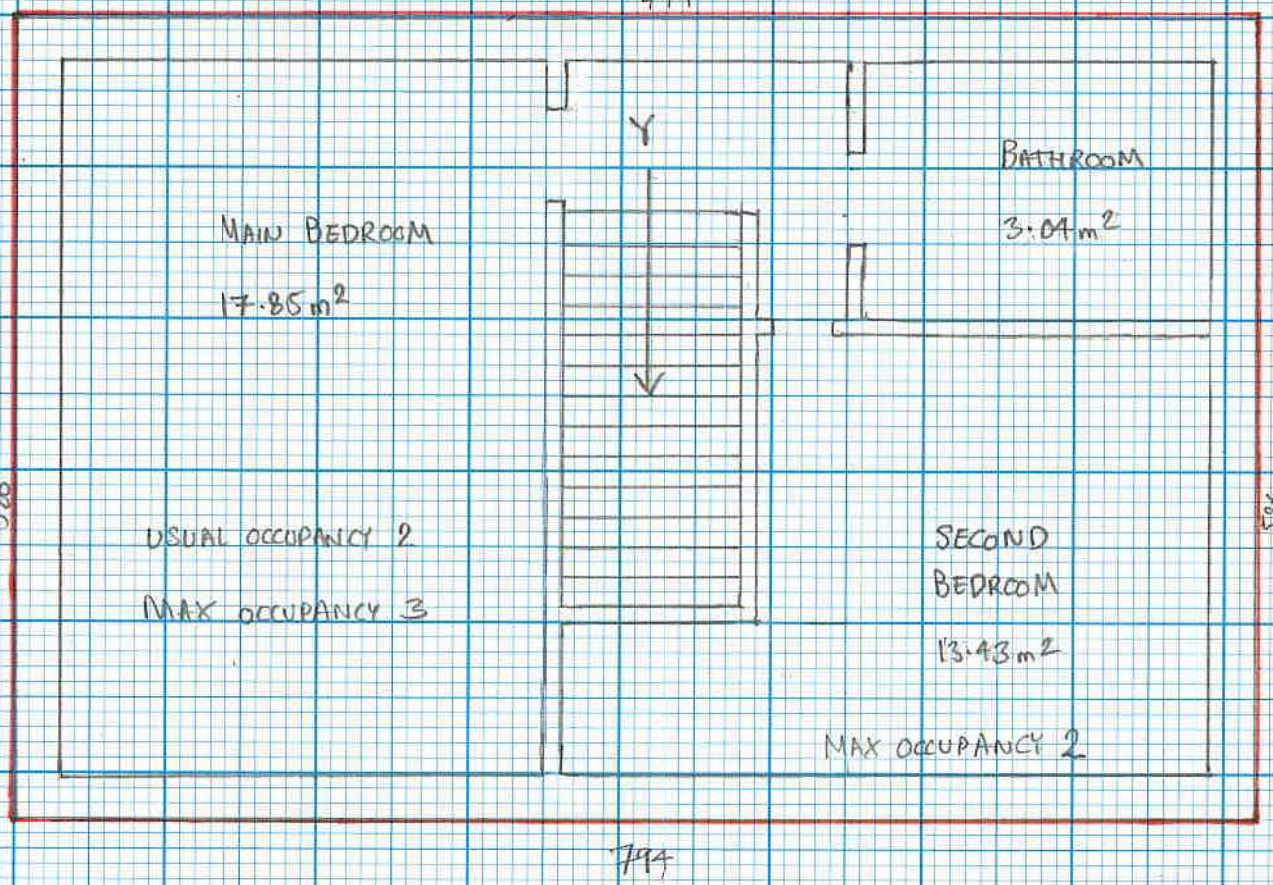
For comments on disability access, see application 'additional information'.

GROUND FLOOR - FLOOR PLAN

1:50

Floor area measurements are internal

2 CORRIE ROAD, KINLOCHLEVEN PH50 4QJ



LEGEND

Y = Smoke detector

⟶ = fire escape route

FIRST FLOOR - FLOOR PLAN

1:50

Floor area measurements are internal

Appendix 2

Monika Herrmann and Tony Rooney
[redacted]

Kinlochleven 30 June 2026

Highland Council
Charles Kennedy building
Achintore Road
Fort William
PH33 7RQ

Planning application:

John Hesketh, [redacted] has applied to the Highland Council for a short-term lets licence, for the below property:

2 Corrie Road, Kinlochleven PH 50 4QJ

The notice was displayed on 16 June 2026

Objection:

With this letter, we ask that the council decline the above listed planning application for the following reasons:

1. General

Kinlochleven is a quiet village. Because we have the high school close by it will be very good for the future of the village to welcome more families with children. To get affordable housing in our area is difficult for young families because of the location of the village. Diverting housing to short-term lets will make the problem even bigger.

Because the population of the village in general is getting older it will be even more important to make the village more attractive for young families.

Many residents of Kinlochleven feel safe here, because of the close community. Over the summer months many west highland way walkers pass through the village and there is enough accommodation available at the moment. More incoming visitors and traffic will make this small town more unsafe.

2. Parking

Parking in Corrie Road is already difficult during the holiday season, because there is already holiday lets close by. Further visitors will make the situation for residents nearly unacceptable.

Corrie Road is a small road and there is only parking available for the residents living in Corrie road. 2 Corrie Road has no ramp or dropped kerb to allow parking next to the house so visitors would have to park on the street or drive across the pavement to enter the garden space. When visitors arrive with more than one car it will make parking more difficult for locals. There is no more parking available in Corrie road.

3. Safety

The school is close to Corrie road and every morning many pupils pass through on the way to school. More traffic in the road will make it less safe for the school children.

Many residents in Corrie Road are elderly and might need walking aids, more traffic in the road could also make this more unsafe. It could also cause problems for ambulances attending houses on our street in an emergency.

Ongoing visitors from various areas and social backgrounds could cause some anxiety for some residents. The short-term lettings could increase cases of antisocial behaviour, robberies and other incidents in the village.

There is also a concern regarding fire safety because visitors may leave appliances on or have camp fires in the garden. With Mr Hesketh not living in the village, he cannot respond quickly.

4. Premises

There were already visitors at the premises in the past and as recently as May 2026 who were staying at the house without the homeowner, Mr Hesketh, being present. This has caused issues with parking and an increase of traffic in Corrie Road. The visitors drove large SUV type vehicles across the pavement to park on the gravel drive, narrowly missing other vehicles parked on the road.

Your sincerely

[redacted] [redacted]

Monika Herrmann Tony Rooney date: 30/06/2026

Appendix 3

Sarah & Michael Doherty
[redacted]

The Highland Council
Charles Kennedy Building
Achintore Road
Fort William
PH33 7RQ

28th June 2026

To Whom it May Concern,

Re: New application for Short Term Lets Licence (Secondary Letting) for 2 Corrie Road, Kinlochmore, PH50 4QJ by John HESKETH of [redacted]

We wish to raise an objection to the application for a short term lets licence for the above property which is situated directly across the road from our home on Corrie Road, Kinlochmore.

Mr Hesketh has owned the property which is the subject of this licence application for many years and the property has been used as a holiday home primarily for the sole use of the applicant and his family. They are decent neighbours when they visit the area and we have no problem with them. They are a known variable and don't disrupt the lives of the permanent residents of the street.

However, we cannot support Mr Hesketh's application (dated 16/06/2026) for a short term lets licence because it would not be in keeping with the quiet residential street on which the property is situated.

Having short term lets on a quiet suburban street like Corrie Road risks altering the character of the area and could inadvertently cause problems for the locals living there. We are concerned about the potential for antisocial behaviour to occur. Mr Hesketh lives [redacted]. He could not respond promptly to any issues or complaints raised.

Mr Hesketh has allowed visitors to use his property when he is not there on a number of occasions over the last few years. In spring this year his visitors were seen driving across the pavement onto the gravelled garden area at the front of the property and subsequently struggled to manoeuvre their vehicles out again safely because of the other cars parked on the road. Lack of available parking spaces has led to visitors and tradespeople parking in front of the driveways of neighbouring properties or blocking the road. This impacts the homes at 2 and 3 Riverside Road, Kinlochmore, PH50 4QH as

well because they have driveways exiting on to Corrie Road close to the property. Parking is at a premium and a new short term let on the street would exacerbate this situation and lead to more car traffic on our road.

Our home receives deliveries of over 50kg of essential medical supplies every couple of weeks. The delivery van needs to be able to park as close to our property as possible because of the heavy weights involved. It would be a nuisance for us if the driver were forced to haul such large weights over long distances because of parking difficulty caused by holidaymakers. Health professionals also carry out home visits to our home and need to be able to park close to bring in their equipment.

The increase in the number of unfamiliar people that would be in the Corrie Road area because of this proposed short term let is concerning to us. There are already too many existing short term lets nearby to our home on Riverside Road, Mamore Road, Callart Road and Lochaber Road. It takes away from a sense of safety we have within our community and impacts the freedom our children have to play in our garden and our surrounding area. There is ample accommodation already in the village and over-tourism is known to be detrimental to our community in the long-term.

One family using a property as their primary or secondary residence is vastly preferable to having different people coming and going every few days or so. It permanently alters the dynamics of a residential street and causes a nuisance for the people who live there year-round. We hope Mr Hesketh and his family will continue to visit their second home in Kinlochleven, but we wholeheartedly oppose the plans to turn yet another house in the village into a short term let for holidaymakers, especially when it negatively impacts the residents of the road.

Yours Faithfully,

[redacted]

Mrs Sarah Doherty and Mr Michael Doherty

Appendix 4

RECEIVED
BUSINESS SUPPORT
02 JUL 2026
LOCHABER

Mr & Mrs R.J. Heskey
[redacted]

The Highland Council
Charles Kennedy Building
Achintore Road
Fort William
PH33 7RQ

28th June 2026

Dear Sir/Madam,

Re. Application for short-term let licence, 2 Corrie Road, Kinlochmore, PH50 4QJ by John HESKETH of [redacted]

The above property has been owned by Mr Hesketh for several years as a second home.

We have always found him and his family to be pleasant visitors to our area who have made efforts to respect the area and their neighbours.

However; we feel that we cannot support his application to use this house for short-term holiday lets.

The street is residential is character with a mix of elderly neighbours and working families with school- age children who need to have peace and quiet in the evenings in readiness for work and school. We feel that holidaymakers on short-term lets are unlikely to keep the same hours.

There is a general concern that too many of the houses are being turned over to short-term holiday lets reducing the housing stock available to the local population and to incoming key workers. We have already lost our bank, our post office, our police station and many of our shops. School numbers have also fallen.

We would happily see the house let long -term to provide much-needed housing to people who would have a vested interest in the area and who would contribute to the local economy.

Yours Faithfully,

[redacted]
Mr Richard Heskey and Mrs Valerie Heskey

APPENDIX 5

loer.

, JOHN HESKETH HAS PROPERTY IN GLASGOW AND EDINBURGH, BUT I JUST WANT A REGULAR CONSTANT NEIGHBOUR.

Yours Sincerely

[redacted]

02-07-26

Liz Friel.

[redacted]

RECEIVED
BUSINESS SUPPORT
- 3 JUL 2026
LOCHABER

SUBJECT
JOHN HESKETH APPLICATION FOR A SHORT TERM LETS LICENCE

Dear Sir/Madam,

I wish to register my strong objection to the above proposal.

1, I STRONGLY OBJECT TO THE HOUSE ADJOINING MY HOUSE BECOMING A HOLIDAY HOME.

2, NEIGHBOURS ALREADY STRUGGLE WITH INSUFFICIENT PARKING.

3, I DON'T WANT CONSTANT STRANGERS AND NOISY HOLIDAY MAKERS NEXT

APPENDIX 6

DONALD GRIFFIN
[redacted]

LICENSING DEPT.
HIGHLAND COUNCIL
FORT WILLIAM

RECEIVED
BUSINESS-SUPPORT
06 JUL 2026
LOCHABER

03.07.2026

SCANNED

OBJECTION TO SHORT-TERM LET LICENCE
2 CORRIE ROAD, KINLOCHMORE PH50 4QJ

I am writing to formally object to the above short-term let licence application at 2 Corrie Road. As a long term local resident living in the immediate vicinity at [redacted], I believe this application should be refused on the following grounds:

NOISE, DISTURBANCE AND LOSS OF AMENITY

This property will be operated as holiday accommodation which could result in a high turnover of guests, late night noise, disruptive behaviour and a lack of respect for permanent residents. This is entirely out of character for our quiet residential street and would significantly disrupt the peace of local families, most of whom are long term residents of this street.

INADEQUATE PARKING AND TRAFFIC CONGESTION

Many of the families in this street have more than one vehicle and this would cause problems with parking for local residents.

No 2 Corrie Road has a driveway at the side of the house, but does not have a dropped kerb which could deter guests from using the driveway and having to park on the road.

CHANGE TO THE CHARACTER OF THE COMMUNITY

Short term holiday lets result in a loss of permanent housing supply for local people and, as a result, we would lose the close knit community that we have here.

SECURITY AND SAFETY CONCERNS

The continuous influx of unknown individuals into our quiet and peaceful street would diminish the security of the area, as we would have no idea who these people are.

For the reasons outlined above I urge the council to refuse this application.

Yours faithfully

[redacted]

APPENDIX 7

Tina MacInnes (Legal (Licensing))

From: Fiona Groundwater [redacted]
Sent: 06 July 2026 21:22
To: STL Licensing
Subject: Objection - 2 Corrie Road, Kinlochleven, PH50 4QJ

Categories: [redacted]

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 application for 2 Corrie Road to obtain a short term let license. After growing up here and returning home to raise a family because of it's quiet and safe rural nature I feel these aspects of village life are slowly being eroded.
This street is one of the quietest in the village and this could change due to an influx of people who may not respect this and cause noise and disruption at varying times, which for me is detrimental as I am a shift worker.
It is also extremely close to a school which could raise safety issues.
Parking is also an issue as when all current residents are home the street is full, which also means general access up and down the street is difficult, especially for large vehicles.
On a general note the increase in these type of properties throughout the village is steadily increasing and making it difficult for couples/families to find accommodation. This has a knock on effect of reduced population, school enrollment and provisions in the village. There are 7 'second homes' in this street alone!
Another issue is people coming to work in the area for example in the school and hospital cannot get housing in Lochaber and therefore cannot accept jobs which therefore affects these services.
People choose to live here as a lifestyle choice and that shouldn't be taken away from us!

Yours sincerely
Fiona Groundwater
[redacted]

APPENDIX 8

Patrycja Bujdasz (Legal (Licensing))

From: Mary Ward [redacted]
Sent: 12 July 2026 23:49
To: STL Licensing
Subject: Short term letting licence

Categories: Trisha, Catrina

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 object to the above licence application at 2 Corrie Road Kinlochleven PH50 4 QJ for the following reasons

Inadequate parking on a road that already has lots of parked cars on it , we could struggle to get off our driveway

The noise from guests coming and going at all times of the day and night

It's a quiet residential road and the dynamics would be changed with an influx of holiday makers

There are several elderly residents (ourselves included) who could feel at risk from strangers temporarily living on the road

Richard and Mary Ward

Sent from my iPhone