Agenda Item	**3.7**
Report No	**HLC/127/26**

THE HIGHLAND COUNCIL

Committee: **THE HIGHLAND LICENSING COMMITTEE**

Date: **24 November 2026**

Report title: **Application for the grant of a short term let licence – 7 Glasdrum Mews, Fort William PH33 6DL (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 17 June 2026 an application for the grant of a short term let licence was received from Miss Karen MacRaild.

4.2 The property to which the application relates is 7 Glasdrum Mews, Fort William PH33 6DL (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 Miss Karen MacRaild 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 Miss MacRaild 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 Miss Karen MacRaild

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 four 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;
- Scottish Fire & Rescue Service
- 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 Building Standards Team 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 18 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 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 16 July 2026 from Ms Laura Howell **(Appendix 2).**
- Objection received by email on 16 July 2026 from Mr Robin Paton **(Appendix 3**).
- Objection received by email on 16 July 2026 from Ms Joanna Gosling and Mr Ian Stewart **(Appendix 4).**
- Objection received by email on 16 July 2026 from Mr Kyle McLennan **(Appendix 5).**

7.2 The applicant has submitted a written submission in respect of the application, and this is attached as an Appendix to this report **(Appendix 6)**.

8 Non-Timeous Public Objection

8.1 An objection to the application was received by email on 31 July 2026 from Dr Blair Fyffe. However, this was received after the 28-day period for objections or representations to

be made by members of the public had elapsed, namely on 16 July 2026, and therefore this objection cannot automatically be considered by the Committee.

8.2 At the meeting, Dr Fyffe will be invited to address the Members as to the reason(s) why the objection was submitted after the 28 period for objections / representations to be made. The applicant will be invited to address the Committee on the same and thereafter Members will require to determine whether there were sufficient reasons for the non-timeous objection and whether it should be heard.

8.3 If the Committee are minded to accept the non-timeous objection, a copy will be circulated at the meeting. If not, the application will be determined in its absence.

9. Determining issues

9.1 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.

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

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

Highland Licensing Committee Procedure for Hearings Applicants for License/License Holders

10. Observations on objections/representations

10.1 In the emails of objection found at Appendices 2 to 5, points have been made which should not be taken into account by the Committee when determining this licence application, as they are outwith the scope of the grounds that a licensing authority can consider in terms of the refusal of an application to grant or renew a licence, as detailed at point 9.1 of this Report.

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

11. Policies

11.1 The following policy is relevant to this application:

- Short-term let licensing policy statement (which includes the mandatory and additional licence conditions attached to all Short Term Let Licences):-

A copy of this policy can accessed here or a hard copy can be supplied where requested.

12. Implications

12.1 Not applicable.

Date: 4 November 2026

Author: Tina MacInnes

Reference: FS838827036

Background Papers:

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

Appendices:

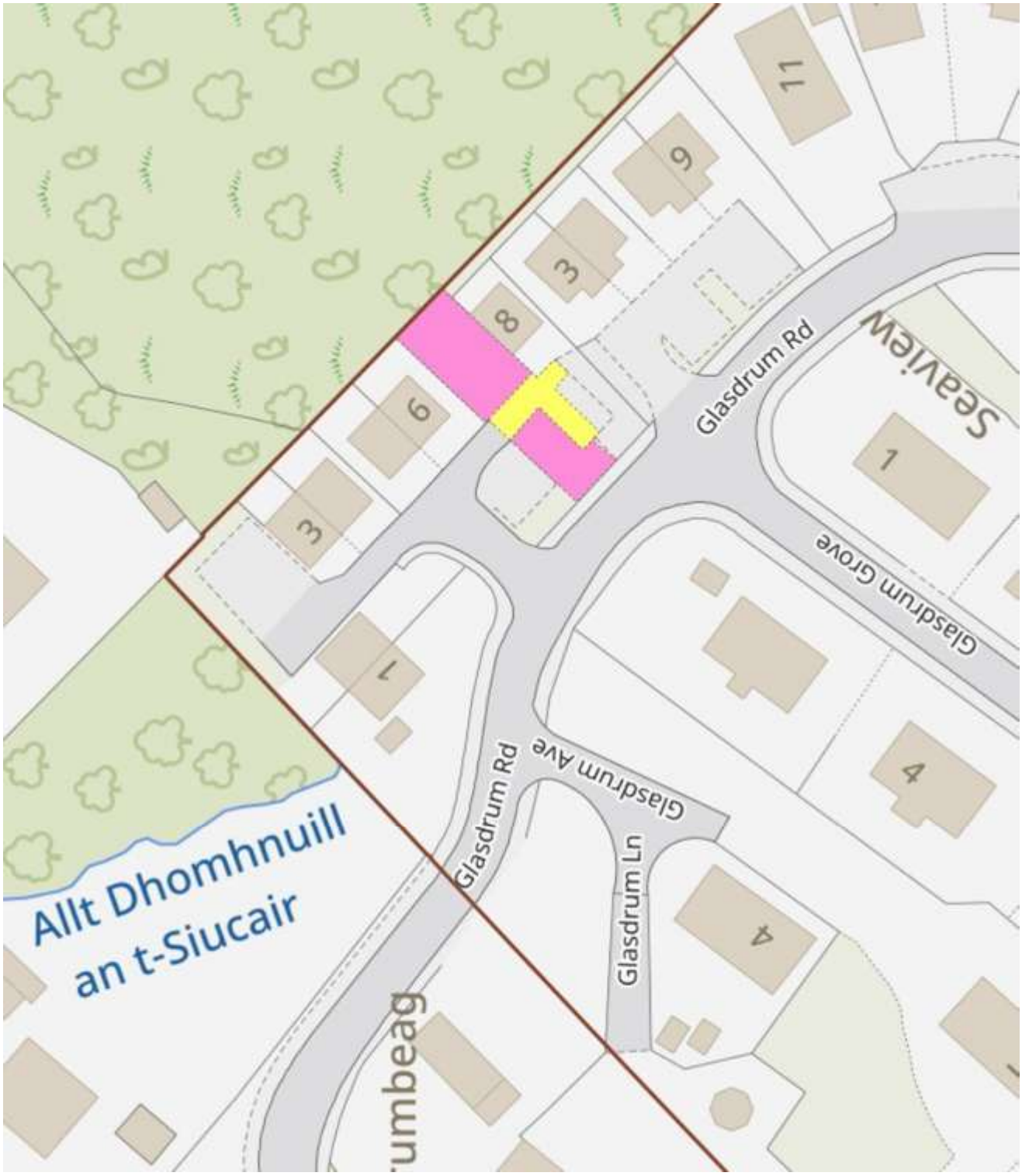
Appendix 1: Site plan detailing the extent of the Premises and floor plans for the Premises;
Appendix 2: Objection received by email on 16 July 2026 from Ms Laura Howell;
Appendix 3: Objection received by email on 16 July 2026 from Mr Robin Paton;
Appendix 4: Objection received by email on 16 July 2026 from Ms Joanna Gosling and

Mr Ian Stewart;

Appendix 5: Objection received by email on 16 July 2026 from Mr Kyle McLennan.

Appendix 6: Written submission received by email on 21 July 2026 from the applicant, Miss Karen MacRaild

Appendix 1


Allt Dhomhnuill
an t-Siucair
Glasdrum Rd
Glasdrum Ln
Glasdrum Ave
Glasdrum Grove
Seaview
Glasdrum Rd
11
9
3
8
6
3
1
1
4
4

Smoke Detector

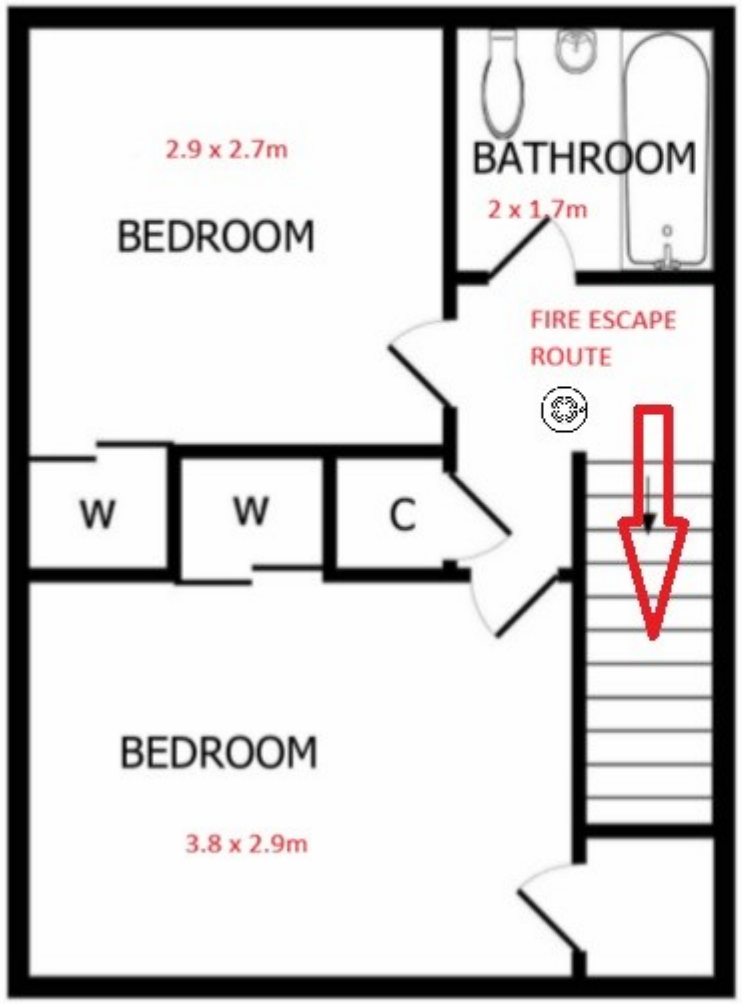
Heat Detector

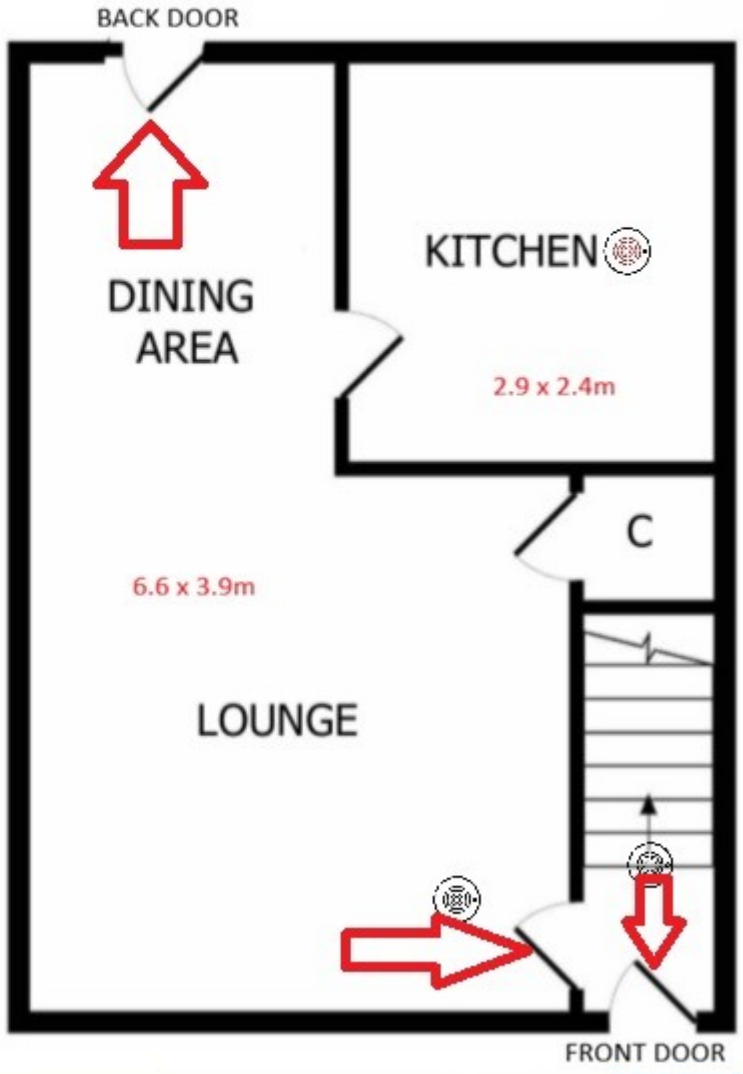
Not suitable for mobility issues

Maximum occupancy of 4

Floor Plan

No CO detectors





APPENDIX 2

Tina MacInnes (Legal (Licensing))

From:	Laura Howell [redacted]
Sent:	16 July 2026 00:04
To:	STL Licensing
Subject:	Representation objecting to Short Term Let (STL) Licence application for 7 Glasdrum Mews, Fort William, PH33 6DL
Attachments:	titledeed2.png; titledeed1.png; fortwilliamstllmapfocusonglasdrum.png; fortwilliamstllmap.png
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.

Re: Objection to Short-Term Let Licence Application - 7 Glasdrum Mews, Glasdrum Road, Fort William, PH33 6DL

Dear Sir/Madam,

I wish to submit a formal objection to the application for a Short-Term Let Licence at 7 Glasdrum Mews, Fort William.

I have lived at the adjoining semi-detached property, for approximately eight years. As the owner and occupier of the property immediately attached to the application premises, I believe I would be directly affected by the granting of this licence.

My objection is based on concerns regarding:

1. the suitability of the premises and location for use as a short-term let;
2. the impact on the residential character of the area;
3. shared parking and access arrangements; and
4. the potential impact on neighbouring residential amenity.

1. Suitability of the Premises and Location

I do not consider that No. 7 Glasdrum Mews is a suitable premises or location for use as a short-term let.

The property forms one-half of a semi-detached dwelling and shares a party wall with my home. Unlike a detached property or purpose-built visitor accommodation, the premises are situated in extremely close proximity to neighbouring residents, meaning that any additional activity associated with short-term visitors would have a direct impact on adjacent occupiers.

The property is located within a very small residential development comprising only four pairs of semi-detached houses. The scale and layout of Glasdrum Mews means that visitor arrivals and departures, additional vehicle movements and changes in occupancy are likely to be more noticeable and have a greater impact than in larger developments or areas specifically designed to accommodate visitor accommodation.

Furthermore, the shared parking and turning arrangements serving the properties were designed to operate between neighbouring householders and not a succession of short-term guests unfamiliar with the area.

Therefore, for these reasons I consider that the premises and immediate surroundings are not well suited to the operation of a short-term let and that there are legitimate concerns regarding the impact on neighbouring residential amenity, particularly given the property's semi-detached nature, its proximity to adjoining residents and the shared parking arrangements.

2. Residential Character of the Area

Glasdrum Mews has historically been a quiet residential community occupied by permanent residents and families.

The property at No. 7 sold following the death of the previous owner. The new owner does not reside in the property and proposes to operate it as a short-term let accommodation.

There is already one licensed short-term let operating within Glasdrum Mews. In addition, there are two further short-term let semi-detached properties within the immediately adjacent section of Glasdrum Road. Given the very limited number of residential properties within the immediate area, even a small increase in the number of short-term lets represents a significant proportion of the housing stock and has a correspondingly greater impact on the character of the locality. If this application were granted, two of the eight properties within Glasdrum Mews would operate as short-term lets. When considered alongside the further short-term let properties within the adjoining section of Glasdrum Road, this would represent a notable concentration of visitor accommodation within a very small residential area.

I also note that the Deed of Conditions governing the Glasdrum Mews development describes the properties as private dwellinghouses intended for occupation by individual families and contains provisions aimed at protecting neighbouring amenity and preventing nuisance. While I recognise that the Licensing Authority is not responsible for enforcing title conditions, I believe these provisions help demonstrate the residential nature and intended character of the development.

3. Shared Parking and Access Concerns

My principal concern relates to parking and access arrangements.

The title documentation for my property confirms that No. 8 Glasdrum Mews includes a one-half pro indiviso share in the shared parking bay and access and turning area serving the properties. The Deed of Conditions further provides that the use of shared parking areas is to be shared equally between the proprietors entitled to use them.

It should be noted that the shared area for parking, access and turning for No. 7 and No. 8 Glasdrum Mews:

- has limited manoeuvring space;
- is located on a steep incline;
- can practically only accommodate two vehicles;
- requires vehicles to manoeuvre carefully when entering or leaving the shared access area.

The shared parking arrangements currently function satisfactorily between neighbouring householders who are familiar with the layout and the practical requirements of day-to-day use. However, if No. 7 is operated as a short-term let, a continual succession of guests would be using these shared facilities.

I am concerned that this could result in:

- obstruction of access to parking spaces;
- parking within the turning area or other inappropriate locations;
- increased vehicle movements associated with guest changeovers;
- difficulties arising from visitors being unfamiliar with the shared nature of the parking arrangements; and
- disputes or inconvenience affecting neighbouring residents.

The parking concerns outlined above are not merely theoretical. Parking pressures already exist within the immediate locality and, in my view, the introduction of further short-term let accommodation will increase the potential for conflict and inconvenience within the shared parking areas serving neighbouring properties.

Any interference with the effective operation of the shared parking and turning area would directly affect my ability to access and use facilities in which I hold a one-half ownership interest together with associated rights of access and use.

4. Impact on Residential Amenity

This application relates to a property which is physically attached to my home.

Unlike permanent residential occupation, short-term letting involves a continual turnover of guests who have no long-term connection with the neighbourhood and may be unfamiliar with the expectations of a small residential community.

Whilst many guests may behave responsibly, short-term accommodation inevitably generates additional arrivals and departures, luggage movements, vehicle activity and changes in occupancy patterns. The cumulative effect of these activities is materially different from the occupation of a home by permanent residents.

Given that the application property shares a party wall with my home and is situated immediately adjacent to my living environment, I am concerned that the operation of the premises as a short-term let would adversely affect residential amenity and enjoyment of my property. The impact of visitor turnover, vehicle movements and general occupancy-related activity is likely to be experienced more directly in a semi-detached property sharing a party wall than would typically be the case with a detached property.

Conclusion

I respectfully request that the Licensing Authority carefully considers whether the premises are suitable for use as a short-term let within such a small residential development and whether granting a further licence would adversely affect neighbouring residential amenity and the character of the area.

In particular, I ask that consideration be given to:

- the small scale and residential nature of Glasdrum Mews;
- the existing concentration of short-term lets within the immediate locality;
- the shared parking and turning arrangements serving Nos. 7 and 8 Glasdrum Mews;
- the fact that the application premises are directly attached to a neighbouring home; and
- the potential impact on neighbouring residents arising from increased visitor turnover and associated activity.

For these reasons, I respectfully object to the application and request that my representation be taken into account when determining the application.

Should this application be referred to the Highland Licensing Committee for determination, I would be grateful to be notified of any hearing or meeting at which my objection will be considered.

Yours faithfully,

Laura Howell (electronic signature)

Laura Howell

[redacted]

APPENDIX 3

Tina MacInnes (Legal (Licensing))

From: ROBIN PATON [redacted]
Sent: 16 July 2026 01:42
To: STL Licensing
Subject: 7 Glasdrum Mews, Fort William, PH33 6DL

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 am writing to submit an objection to the granting of a Short Terms Lets License in regards to 7 Glasdrum Mews, Fort William, PH33 6DL.

This objection is being made by Robin Paton, [redacted]

My objection is based on the fact that Glasdrum Mews consists of only 8 properties and one of those properties is already being utilised for short term lets. To grant another license would mean that 25% of the properties would be being utilised in this way.

As someone who left the army and has struggled to buy a home due to not being able to compete with people in the area buying up property for short term lets I find this sad.

I moved back to the area after finding a job but then struggled to find somewhere to rent let alone buy due to the tiny amount of property that was available. It led to circumstances where I had to agree to pay 30% more than the normal monthly rental to secure somewhere to live.

The other property in Glasdrum Mews that is used for short term lets, 1 Glasdrum Mews, was recently put up for sale and I enquired with a view to buying but was told by the agent that viewings had been arranged over two days for purchasers that were going to continue with short term lets and the property was now sold.

Short Term Lets are skewing the property market in the area. Should my landlord choose to go down this route I know that I would have to give up my job and move away from Fort William.

There have also been issues regarding parking and bins due to the use of 1 Glasdrum Mews for short term lets.

Each property has an allocated parking space but even though these are annotated people park irresponsibly. I have had a number of incidents where someone has parked in my allocated space which has then prevented me from being able to put my bins out for collection. As a result of this I moved my bins but have now had to buy bin locks as people staying in the short term let thought it was acceptable to dump the rubbish from their vehicles in my bin, someone with a camper van staying in the short term let filled my black bin to overflowing, there has been glass bottles dumped in my cardboard/paper recycling and an ashtray of cigarette ends in my metal/plastics recycling.

I hope that this objection is given due consideration.

Regards



Robin Paton

Sent from my iPhone

Appendix 4

From:	Joanna Gosling
To:	STL Licensing
Cc:	Ian Stewart
Subject:	Objection to Short Term Let (STL) Licence application for 7 Glasdrum Mews, Fort William, PH33 6DL
Date:	16 July 2026 17:50:09
Attachments:	titledeed2.png titledeed1.png fortwilliamstllmapfocusonglasdrum.png fortwilliamstllmap.png

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Re: Objection to Short-Term Let Licence Application - 7 Glasdrum Mews, Glasdrum Road, Fort William, PH33 6DL

Dear Sir/Madam,

I wish to submit a formal objection to the application for a Short-Term Let Licence at 7 Glasdrum Mews, Fort William.

Myself and my partner have lived at [redacted] for approximately five years. My partner is the owner (Ian Stewart cc'd) and we are both occupies of the property. We believe that increasing the number of short term lets in the Glasdrum area would directly affect us.

My objection is based on concerns regarding:

1. the suitability of the premises and location for use as a short-term let;
2. the impact on the residential character of the area; and
3. shared parking and access arrangements.

1. Suitability of the Premises and Location

I do not consider that No. 7 Glasdrum Mews is a suitable premises or location for use as a short-term let.

The regular comings and goings of new visitors would be very noticeable to those living in the semi-detached dwelling next door that shares a party wall. Both in terms of noise and constant vehicle traffic within a small parking and turning area.

Our experience of other short term lets in Glasdrum Mews is that multiple vehicles often spill out onto the main road also, creating a hazard to all those accessing their homes as there are multiple blind spots when driving up and down the road where cars need to move into the opposite lane, within those blind spots.

At [redacted] Glasdrum Road we already get at least a person a week coming to our door looking for holiday lets and mistaking our house for no. 9 Glasdrum road (another short term let). This is starting to feel like an invasion of privacy.

The no. 7 property is located within a very small residential development comprising only four pairs of semi-detached houses. The scale and layout of Glasdrum Mews means that visitor arrivals and departures, additional vehicle movements and changes in occupancy are likely to be more noticeable and have a greater impact than in larger developments or areas specifically designed to accommodate visitor accommodation.

Furthermore, the shared parking and turning arrangements serving the properties were designed to operate between neighbouring householders and not a succession of short-

term guests unfamiliar with the area.

Therefore, for these reasons I consider that the premises and immediate surroundings are not well suited to the operation of a short-term let and that there are legitimate concerns regarding the impact on neighbouring residents.

2. Residential Character of the Area

Glasdrum Mews and Glasdrum Road has historically been a quiet residential community occupied by permanent residents and families.

There is already one licensed short-term let operating within Glasdrum Mews. In addition, there are two further short-term let semi-detached properties within the immediately adjacent section of Glasdrum Road. Given the very limited number of residential properties within the immediate area, even a small increase in the number of short-term lets represents a significant proportion of the housing stock and has a correspondingly greater impact on the character of the locality. If this application were granted, two of the eight properties within Glasdrum Mews would operate as short-term lets. When considered alongside the further short-term let properties within the adjoining section of Glasdrum Road, this would represent a notable concentration of visitor accommodation within a very small residential area.

I also note that the Deed of Conditions governing the Glasdrum Mews development describes the properties as private dwellinghouses intended for occupation by individual families and contains provisions aimed at protecting neighbouring amenity and preventing nuisance. While I recognise that the Licensing Authority is not responsible for enforcing title conditions, I believe these provisions help demonstrate the residential nature and intended character of the development.

3. Shared Parking and Access Concerns

My principal concern relates to parking and access arrangements.

It should be noted that the shared area for parking, access and turning for No. 7 and No. 8 Glasdrum Mews:

- has limited manoeuvring space;
- is located on a steep incline;
- can practically only accommodate two vehicles;
- requires vehicles to manoeuvre carefully when entering or leaving the shared access area.

Parking pressures already exist within the immediate locality and, in my view, the introduction of further short-term let accommodation will increase the potential for visitors parking on the road, causing cars the need to move into dangerous blind spots and oncoming traffic on Glasdrum - which we are already experiencing with existing short term lets.

Conclusion

I respectfully request that the Licensing Authority carefully considers whether the premises are suitable for use as a short-term let within such a small residential development and whether granting a further licence would adversely affect neighbouring residential amenity and the character of the area.

In particular, I ask that consideration be given to:

- the small scale and residential nature of Glasdrum Mews and the Glasdrum Road area;

- the existing concentration of short-term lets within the immediate locality;
- the risk of more cars parking on Glasdrum Road causing cars the need to drive into incoming traffic at multiple blind spots up the road.
- the potential impact on neighbouring residents arising from increased visitor turnover and associated activity.

For these reasons, I respectfully object to the application and request that my representation be taken into account when determining the application.

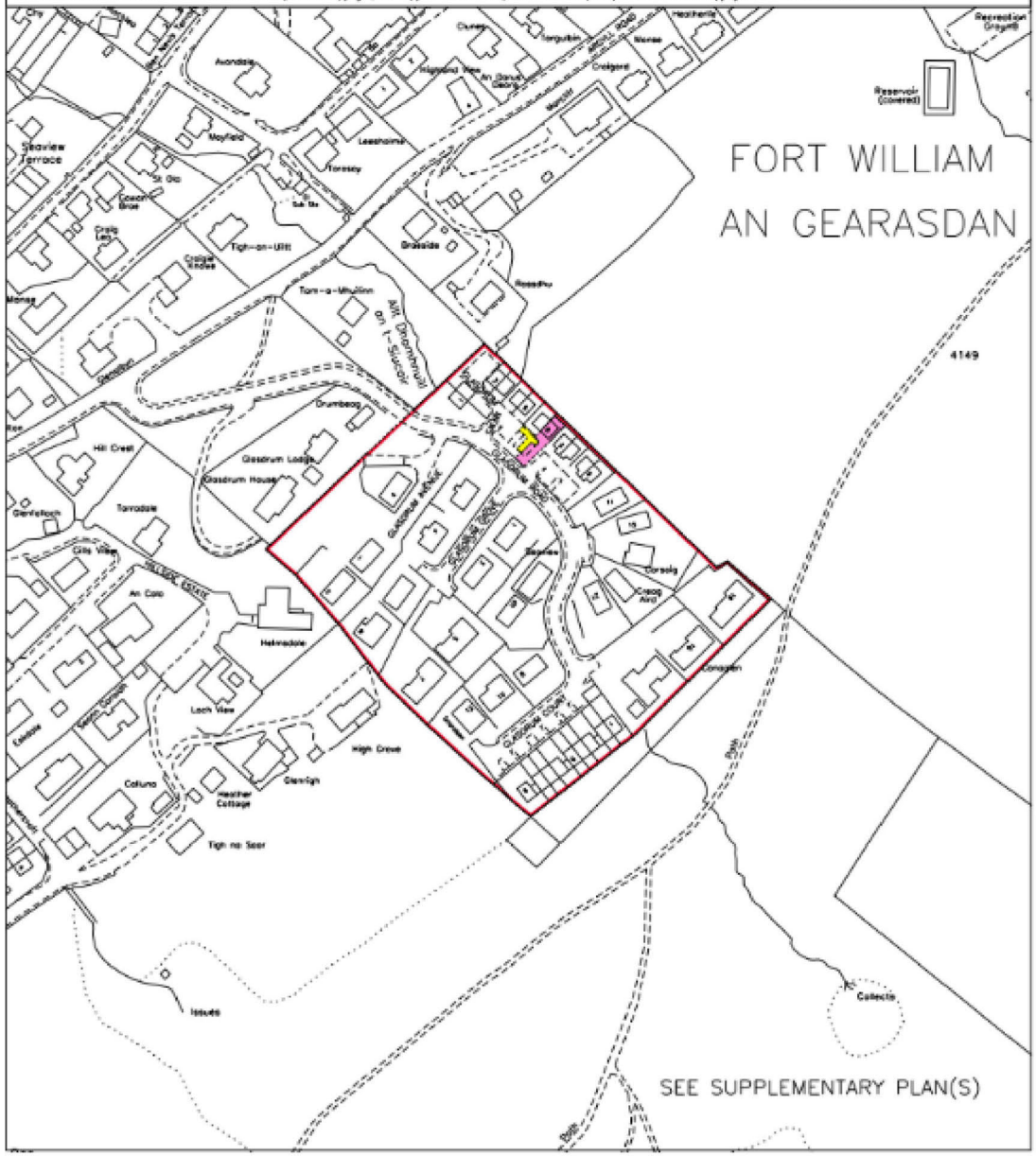
Yours faithfully,

Joanna Gosling and Ian Stewart (electronic signature)

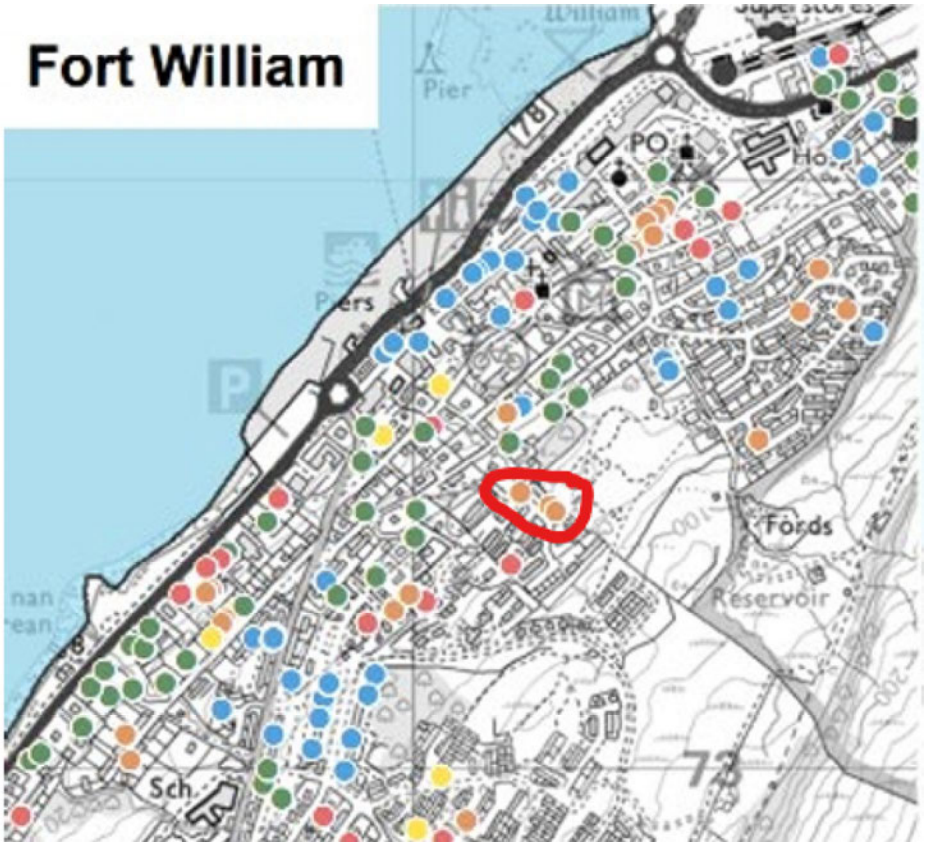


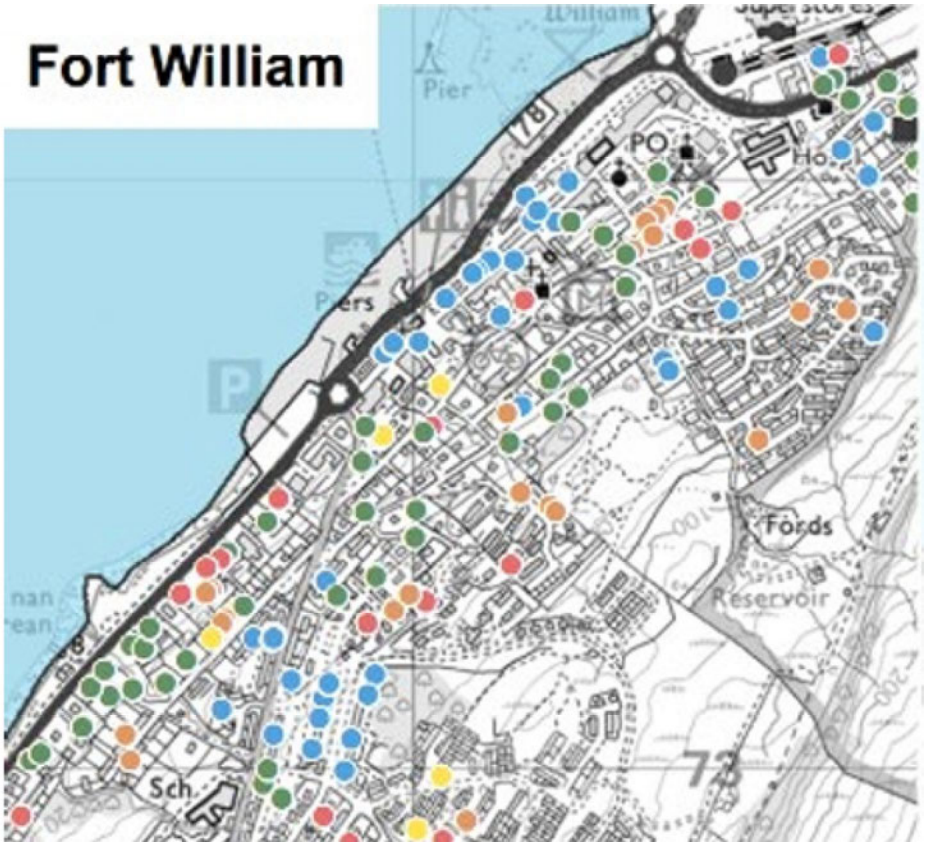
LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
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ORDNANCE SURVEY NATIONAL GRID REFERENCE		140m
NN0973 NN1073 NN07SE NN17SW		Survey Scale 1/2500

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GLASDRUM
GLASDRUM ROAD
GLASDRUM AVENUE


Fort William
Pier
PO
Ho
Fords
Reservoir
Sch


Fort William
Pier
PO
Ho
Fords
Reservoir
Sch

APPENDIX 5

Tina MacInnes (Legal (Licensing))

From: Kyle McLennan [redacted]
Sent: 16 July 2026 23:56
To: STL Licensing
Subject: Representation objecting to Short Term Let (STL) License application for 7 Glasdrum Mews Fort William PH33 6DL

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.

Dear Sir/Madam,

I am writing to submit a formal objection to the application for a Short-Term Let Licence at 7 Glasdrum Mews, Fort William.

Myself and my partner have lived at [redacted] for just over 4 years. We believe that granting this property a Short Term Let License will negatively affect us and our surrounding neighbours for the following reasons

1.
The property is located within a small residential development which is made up of four pairs of semi detached houses. It is a small and tight area with limited space for its full time residents and vehicles. This can be managed safely and efficiently by its full time residents who are aware of its limitations however this shared parking and turning areas would not be suitable for short term guests who would be unfamiliar with the area and it's arrangements.

Continuous guest arrivals and departures would likely impact the local residents on a regular to daily basis than in a larger purposely designed visitor accommodation. For these reasons I believe that the area is not suitable for short term let as there are legitimate concerns regarding its impact on neighbouring residents amenities.

2.
Glasdrum Mews is a quiet and safe residential area occupied by local people who live and work in the area. This has already been impacted by the removal of long term rental tenants from Number 1 Glasdrum Mews in order to create a short term (Air B&B) rental. This has caused issues to our property and others with guests parking in incorrect parking spaces, obstructing access to residents and on occasion disruptive and anti social behaviour. In addition our house has had guests attempting to and entering into our residence, believing it to be the short term rental.

In addition to this short term rental, there are two more which are located on Glasdrum Road immediately next to our properties resulting in a high proportion within the immediate area. By granting permission to another short term let it would represent a higher concentration of visitor accommodation within the small residential area.

It is also noted that the deeds of conditions within Glasdrum Mews describes the properties as being that of private dwelling houses intended for occupation by individuals and families, with provisions aimed at protecting neighbouring amenity and preventing nuisance. This again demonstrates the residential nature of this area.

3.
A granting of another short term let within the immediate area of Glasdrum Mews would greatly reduce the feeling of community and connection within our area. With Fort William and Lochaber having a well recorded issue with housing for local people within the area.

Being a young couple who live in the area and work for the Highland Council it would be a great shame to see more housing being denied to young people trying to make a start in life and to gain access to the property ladder.

Furthermore, with the future potential to have and raise children in the area, short term rentals would force us to relocate to another area as raising children next to a house with a continued changing of strangers would not be a viable option to the safety of young children and families.

To conclude, I respectively request to the Licensing Authority to carefully consider the suitability of this property for short term let to the above outlined points. For the reasons stated I respectively object to the application and request that my objections be taken into account when determining the application.

Kind Regards

Kyle McLennan



Tina MacInnes (Legal (Licensing))

From: STL Licensing
To: Karen MacRaild [redacted]
Subject: RE: STL licence application FS-Case-838827036 - Full licence - (Lochaber): Karen MacRaild - 7, Glasdrum Mews, Fort William, PH33 6DL

From: Karen MacRaild [redacted]
Sent: 21 July 2026 14:13
To: STL Licensing <STL@highland.gov.uk>
Cc: karen macraild [redacted]
Subject: RE: STL licence application FS-Case-838827036 - Full licence - (Lochaber): Karen MacRaild - 7, Glasdrum Mews, Fort William, PH33 6DL

Good afternoon

Thank you for your email, although I must say I am very disappointed by the contents. I fully expected number [redacted] to object but to see [redacted] is a bit disheartening.

I would firstly like to explain the circumstances that led me to apply for a Short-Term Let (STL) licence.

Before deciding to pursue an STL, I explored a number of alternative options. After purchasing the property in November 2025, I made several attempts to secure either an NHS tenancy or a business tenancy for contractors working in the area. I also applied for a landlord licence in February, as I fully intended to let the property on a longer-term basis if possible. Unfortunately, despite my efforts, neither option came to fruition.

I ultimately decided against a private residential tenancy because of the financial risks associated with rent arrears and the potential difficulty of recovering possession if problems arose. As a private individual, this was a level of financial risk I was not prepared to take.

Having reviewed the objections, I note that half have been submitted by tenants rather than property owners. While I appreciate that all residents are entitled to express their views, I believe it is relevant that the occupants of numbers [redacted] do not own their properties. Their circumstances may change at any time, and the owners themselves could decide to apply for an STL licence in the future.

With regard to the objection from number [redacted], it is stated that they have been attempting to purchase a property in the area. However, number 7 was on the market for several months before I purchased it and attracted little interest despite being competitively priced and being reduced twice before I even arranged a viewing. This would suggest that the property had ample opportunity to be purchased by a family, couple or first-time buyer before I acquired it.

Parking has also been raised as a concern. Whilst I acknowledge that parking is limited, this is not an issue unique to a short-term let. A permanent household could own multiple vehicles. For example, if my own family moved into the property, we would bring four vehicles, which would likely have a greater impact than most holiday guests.

My Airbnb listing would clearly state that the property has only one allocated parking space, and guests would be instructed to use only that space. Unlike other nearby listings, there would be no suggestion that guests could park elsewhere within the development.

There are many short-term lets within established residential areas, including in Caol where I currently live. In many of these locations there are no allocated parking spaces at all, yet they continue to operate without significant issues. By comparison, Glasdrum benefits from each property having its own dedicated parking space, making it a more suitable location.

The concern regarding guests arriving and departing regularly does not appear to be an issue unique to a STL. Occupants of any property are free to come and go as often as they wish. At my own home, I have family members, visitors and tradespeople attending regularly throughout the day. My self-employed partner also makes multiple trips to and from the property for work. There are no restrictions on the frequency of arrivals and departures at a residential property, and I do not believe this should be considered a valid objection.

It is also suggested by the occupants of number [redacted] that the title deeds indicate the properties were intended for occupation by individuals or families. However, many properties with similar title conditions have already been granted STL licences. These deeds were drafted over 27 years ago, long before short-term letting became commonplace. Many title deeds also contain restrictive clauses, such as prohibiting pets, which are no longer reflective of modern living. I therefore do not believe this point should carry significant weight.

The objection from number [redacted] relates to guests mistakenly attending their property. Number [redacted] is some distance from number 7 and is a completely different style of property. My listing would contain clear photographs, accurate directions and clear signage to minimise any possibility of confusion. It is difficult to see how this concern relates directly to my application. I feel the objector is likely a friend of my neighbour, trying to add more weight to the objections.

Concerns have also been raised regarding potential noise. The majority of visitors to Fort William come to enjoy the scenery, outdoor activities and local attractions rather than for parties. Numbers [redacted] are not immediately adjacent to my property and would be unlikely to experience any disturbance. A family occupying the property permanently could reasonably be expected to generate an equal or greater level of day-to-day noise. As could a couple or single occupant who may have parties.

With regard to parking, I also own the strip of land adjacent to my allocated parking space. If parking ever proved problematic, I would be willing to partially remove this area to increase the width of the space. Although access is relatively narrow, I have been able to park my Audi Q7 without difficulty, demonstrating that the space is suitable even for larger vehicles.

In response to the concerns raised by number [redacted] regarding her parking space, I would also note that while trying to access my property in January, my allocated parking space was occupied on several occasions by contractors working at number [redacted] for many weeks. On those occasions I parked on the public road without complaint. In addition, my own contractors and visitors have consistently managed to park within the allocated space without issue.

Finally, whilst number [redacted] adjoins my property, the internal layout of both houses means that the adjoining wall primarily contains the staircases. The principal living areas are therefore separated, significantly reducing the transmission of noise between the two properties.

I respectfully ask that these points are taken into account when determining my application. I believe many of the objections are based on assumptions about what may occur rather than evidence of any actual impact arising from my property. I am committed to operating the property responsibly, ensuring guests are fully informed of parking arrangements and expected standards of behaviour, and complying with all licensing conditions.

Kind regards

Karen