Highland Council

Minutes of the **Highland Licensing Committee** held in the Council Chamber, Council Headquarters, Glenurquhart Road, Inverness on Tuesday, 27 October 2026 at 11.00 am.

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

Present: Mr L Fraser, Ms C Gillies, Mrs J Hendry, Ms L Johnston, Ms E Knox, Ms K MacLean, Mrs J McEwan, Mr K Rosie, Mrs M Ross.

In Attendance:
Ms C McArthur, Strategic Lead (Legal & Regulatory)
Mr I Meredith, Principal Solicitor
Ms M Duffy, Solicitor
Mr M Elsey, Senior Licensing Officer
Ms A Macrae, Senior Committee Officer
Mr C Ross, Committee Officer

Also Attending:
Sergeant S Paterson, Police Scotland (Except Item 10.1)
Mr M McGinty, Trading Standards (Item 10.1)

Item 6.2: Mrs Julie Elder & Mr David Elder (applicants), Laura Mitchell (applicant's agent), Ms Lesley-Anne Tamsons, Mr Keith Masson, Mrs Louise Gray (objectors)
Item 6.3: Miss Eilidh Fiona Mackenzie (applicant) & Mrs Claire Silver (applicant's representative), Mrs Jacqueline Fraser, Mrs Mairi Lumsden (objectors)
Item 6.4: Mr Richard Lawrence (applicant), Mr Hugh Black (objector)
Item 6.5: Mrs Jean Wright (applicant), Ms Heather Grant (applicant's representative)
Item 7.1: Mr Angus MacKillop (applicant), Mr Ross McRobert (applicant's representative) Mr Baktosch Gillan (applicant's solicitor)
Item 7.2: Mr Angus MacKillop (applicant), Mr Ross McRobert (applicant's representative) Mr Baktosch Gillan (applicant's solicitor)
Item 9.1: Ms Claire Donaldson (applicant)
Item 10.1: Mr Mohammed Shuaab (applicant)
Item 11.2: Mr Mumtaz Ahmed (licence holder) & Ms Susan Shaw (licence holder's representative)
Item 12.1: Mrs Anne-Marie Brown (applicant), Mr Antony MacIver, Ms Laura Hansler, Mr Allan Duffy (objectors)
Item 12.2: Mrs Anne-Marie Brown (applicant)

Business

1. Appointment of Chair
Suidheachadh de Chathraiche

Nominations were invited for the post of Chair of the Highland Licensing Committee.

Ms L Johnston was nominated by Mrs J Hendry and this was seconded by Ms K Maclean.

On there being no other nominations, it was **AGREED** that Ms L Johnston be appointed as Chair of the Committee

1.a Apologies for absence
Leisgeulan

An apology for absence was received from Dr C Birt.

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

The Committee **NOTED** the following declarations of interest/transparency statements:

Items 12.1 & 12.2: Mrs J Hendry, Ms L Johnston, Ms E Knox, Ms K Maclean.

3. Confirmation of minutes
Dearbhadh a' Gheàrr-chunntais

There had been submitted for confirmation as a correct record the minutes of meeting of the Committee held on 15 September 2026, the terms of which were **APPROVED**.

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

There had been circulated Report No HLC/103/26 by the Strategic Lead (Legal & Regulatory) which detailed all Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 3 September 2026 to 14 October 2026.

The Committee **NOTED** the report.

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

There had been circulated Report No HLC/104/26 by the Strategic Lead (Legal & Regulatory) which detailed all Short Term Let Licences granted under delegated powers under the Civic Government (Scotland) Act 1982 in the period from 3 September 2026 to 14 October 2026.

The Committee **NOTED** the report.

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

There had been circulated Report No HLC/105/26 by the Strategic Lead (Legal & Regulatory) relating to applications which are currently pending for the grant or renewal of licences under the Civic Government (Scotland) Act 1982.

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

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

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

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

There had been circulated Report No HLC/106/26 by the Strategic Lead (Legal & Regulatory) outlining the Short Term Let applications which are currently pending for the grant or renewal of licences under the Civic Government (Scotland) Act 1982.

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

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

(b) to a future meeting of the Committee when the applications will be determined in terms of the Hearings Procedure.
The meeting ended at 1.00pm.

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

6.1 Short term let licence holder - Mr Ian Smith – Tower Ridge House, Fort William, PH33 6SN

There was circulated **Report No HLC/107/26** by the Strategic Lead (Legal & Regulatory) relating to Mr Ian Smith who is the holder of a short term let licence (Ward 21 – Fort William and Ardnamurchan).

The Committee **NOTED** the licence holder had now surrendered the licence.

6.2 Application for grant of a short term let licence – Millbank Lodge 21, Millbank, North Kessock, IV1 3XJ

There was circulated **Report No HLC/108/26** by the Strategic Lead (Legal & Regulatory) relating to an application which had been received from Mrs Julie Elder for the grant of a short term let licence (Ward 09 – Black Isle). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Mrs Julie Elder,applicant and Mr David Elder, applicant's representative, Laura Mitchell, applicant's agent, and Ms Lesley-Anne Tamsons, Mr Keith Masson, Mrs Louise Gray, objectors.

The Committee **AGREED** to **GRANT** the short term let licence subject to the mandatory conditions and the additional licence conditions.

6.3 Application for grant of a short term let licence – 46 Diriebught Road, Inverness, IV2 3QS

There was circulated **Report No HLC/109/26** by the Strategic Lead (Legal & Regulatory) relating to an application which had been received from Miss Eilidh Fiona Mackenzie for the grant of a short term let licence (Ward 16 – Inverness Millburn). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

Miss Eilidh Fiona Mackenzie, applicant, and Mrs Claire Silver, applicant's representative, and Mrs Jacqueline Fraser and Mrs Mairi Lumsden, objectors.

The Committee **AGREED** to **GRANT** the short term let licence subject to the mandatory conditions and the additional licence conditions.

6.4 Application for grant of a short term let licence – Shiro, Juniper Bank Caravan Park, Janet Street, Thurso, KW14 7EF

There was circulated **Report No HLC/110/26** by the Strategic Lead (Legal & Regulatory) relating to an application which had been received from Mr Richard Lawrence on behalf of Shiro Holidays Ltd for the grant of a short term let licence (Ward 02 – Thurso and Northwest Caithness). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Richard Lawrence, applicant, and Mr Hugh Black objector.

The Committee **AGREED** to **GRANT** the short term let licence subject to the mandatory conditions and the additional licence conditions.

6.5 Application for renewal of a short term let licence – Dove Cottage, The Doves, 2 Kingsmill Road, Inverness, IV2 3JR

There was circulated **Report No HLC/111/26** by the Strategic Lead (Legal & Regulatory) relating to an application which had been received from Ms Jean Rintoul Wright for the renewal of a short term let licence (Ward 14 – Inverness Central). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Mrs Jean Wright, applicant and Ms Heather Grant, applicant's representative.

The Committee **AGREED** to **GRANT** the short term let licence subject to the mandatory conditions and the additional licence conditions.

7. Civic Government (Scotland) Act 1982
Second hand vehicle dealers licence
Achd Riaghaltais Chatharra (Alba) 1982
Ceadachdan luchd-malairt ath-làimhe

7.1 Application for the renewal of a second hand vehicle dealers licence – Reduit House, Culloden Moor, Inverness

There was circulated **Report No HLC/112/26** by the Strategic Lead (Legal & Regulatory) relating to an application which had been received from Angus MacKillop for the renewal of a second hand vehicle dealers licence in respect of premises at Reduit House, Culloden Moor, Inverness (Ward 17 Culloden & Ardersier). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Angus MacKillop, applicant, and Mr Baktosch Gillan, applicant's solicitor.

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

- the storage of vehicles at Reduit House is prohibited.

7.2 Application for the grant of a second hand vehicle dealers licence – Reduit Lodge, Culloden Moor, Inverness

There was circulated **Report No HLC/113/26** by the Strategic Lead (Legal & Regulatory) relating to an application which had been received from Angus MacKillop for the grant of a second hand vehicle dealers licence in respect of premises at Reduit Lodge, Culloden Moor, Inverness (Ward 17 Culloden & Ardersier). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Angus MacKillop, applicant, and Mr Baktosch Gillan, applicant's solicitor.

The Committee **AGREED** to **GRANT** the renewal application subject to the standard conditions.

8. The Committee RESOLVED that, under Section 50A(4) of the Local Government (Scotland) Act 1973, the public be excluded from the meeting during discussion of the following Items on the grounds that they involved the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 7A of the Act.

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

9.1 Application for the grant of a taxi driver's licence – Claire Donaldson

There was circulated **to members only Report No HLC/114/26** by the Strategic Lead (Legal & Regulatory) relating to an application which had been received from Claire Donaldson for a taxi driver's licence (Ward 11 - Caol and Mallaig). The Committee was invited to determine this matter in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Ms Claire Donaldson, applicant.

Ms J McEwan seconded by Mr L Fraser **MOVED** to **GRANT** the application.

As an **AMENDMENT**, Ms E Knox seconded by Ms C Gillies moved to **REFUSE** the application in terms of paragraph 5(3)(a)(ii) of Schedule 1 of the Civic Government (Scotland) Act 1982 on the basis that the applicant is not a fit and proper person to be the holder of a taxi driver's licence.

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

For the Motion: Mr L Fraser, Ms J McEwan, Mr K Rosie

For the Amendment: Ms C Gillies, Mrs J Hendry, Ms L Johnston, Ms E Knox, Ms M Ross

Decision

The Committee **AGREED** to **REFUSE** the application in terms of paragraph 5(3)(a)(ii) of Schedule 1 of the Civic Government (Scotland) Act 1982 on the basis that the applicant is not a fit and proper person to be the holder of a taxi

driver's licence.

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

10.1 Application for a private hire car driver's licence – Mohammed Shuaab

There was circulated **to members only Report No HLC/115/26** by the Strategic Lead (Legal & Regulatory) relating to an application which had been received from Mohammed Shuaab for a private hire car driver's licence (Ward 6 – Cromarty Firth). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Mr Mohammed Shuaab, applicant, and Mr Mark McGinty, Highland Council Trading Standards, objector.

The Committee **AGREED** to **REFUSE** the licence in terms of paragraph 5(3)(a)(ii) of Schedule 1 of the Civic Government (Scotland) Act 1982 on the basis that the applicant is not a fit and proper person to be the holder of a private hire car driver's licence.

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

11.1 Private hire car driver's licence – Muhammed Kabir Ali

There was circulated **to members only Report No HLC/116/26** by the Strategic Lead (Legal & Regulatory) relating to Muhammed Kabir Ali who is the holder of a private hire car driver's licence. The Committee was invited to determine this matter in accordance with the Council's Hearings Procedure.

The Committee **AGREED** to **REVOKE** the licence, with immediate effect, in terms of paragraph 11(2)(a) and 11(2)(c) of Schedule 1 of the Civic Government (Scotland) Act 1982 on the grounds the licence holder is not a fit and proper person to be the holder of the private hire car driver's licence and that the carrying on of the licensed activity has caused, is causing, or is likely to cause, a threat to public safety.

11.2 Private hire car driver's licence – Mumtaz Ahmed

There was circulated **to members only Report No HLC/117/26** by the Strategic Lead (Legal & Regulatory) relating to Mumtaz Ahmed who is the holder of a private hire car driver's licence. The Committee was invited to

determine this matter in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland and Mr Mumtaz Ahmed, licence holder and Ms Susan Shaw licence holder's representative.

The Committee **AGREED** to **SUSPEND** the licence, with immediate effect, under paragraph 11(2)(a) and 11(2)(c) of Schedule 1 of the Civic Government (Scotland) Act 1982 until the hearing of the Licensing Committee on 1 December 2026 on the grounds the Committee was not satisfied the licence holder was a fit and proper person to be the holder of the licence and that that the carrying on of the licensed activity has caused, is causing, or is likely to cause a threat to public safety.

11.3 Private hire car driver's licence – Robert Devine

There was circulated **to members only Report No HLC/118/26** by the Strategic Lead (Legal & Regulatory) relating to Robert Devine who is the holder of a private hire car driver's licence (Ward 18 – Nairn and Cawdor). The Committee was invited to determine this matter in accordance with the Council's Hearings Procedure.

The Committee **AGREED** to **DEFER** the hearing until the Committee meeting on 1 December 2026, to allow the licence holder a further opportunity to attend.

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

<u>Declarations of Interest</u>: Ms L Johnston, Mrs J Hendry, Ms E Knox, and Ms K Maclean declared an interest in Items 12.1 and 12.2 on the grounds of perceived public perception of a conflict of interest and they left the meeting for the determination of these items.

Note: At this point, the Committee **AGREED** to suspend Standing Order 2.3 to allow the meeting to continue after 6pm.

12.1 Application for a taxi operator's licence – Anne-Marie Brown

There was circulated **to members only Report No HLC/119/26** by the Strategic Lead (Legal & Regulatory) relating to relating to an application which had been received from Anne-Marie Brown for the grant of a taxi operator's licence (Ward 17 – Culloden & Ardersier). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland, representation, Mrs Anne-Marie Brown, applicant, and Mr Antony MacIver, Mr Allan Duffy, and Ms Laura Hansler, objectors.

The Committee **AGREED** to accept the late objection submitted by Mr A MacIver. The Committee **AGREED** not to accept the late objection submitted by Ms L Hanser.

Thereafter and following further discussion, the Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and subject to the vehicle being submitted for and passing a vehicle inspection test before 31 March 2027.

12.2 Application for a temporary taxi operator's licence – Anne-Marie Brown

There was circulated **to members only Report No HLC/120/26** by the Strategic Lead (Legal & Regulatory) relating to relating to an application which had been received from Anne-Marie Brown for the grant of a temporary taxi operator's licence (Ward 17 – Culloden & Ardersier). The Committee was invited to determine this application in accordance with the Council's Hearings Procedure.

The Committee heard from Police Scotland, representation, and Mrs Anne-Marie Brown, applicant.

The Committee **AGREED** to **GRANT** the licence subject to the mandatory conditions and subject to the vehicle being submitted for and passing a vehicle inspection test before 31st March 2027.

The meeting ended at 6.15pm.