Agenda Item	**9.3**
Report No	**HLC/138/26**

THE HIGHLAND COUNCIL

Committee: **THE HIGHLAND LICENSING COMMITTEE**

Date: **1 December 2026**

Report title: **Application for the grant of a short term let licence – The Beeches Lamington, Invergordon, IV18 0PE (Ward 7 – Tain and Easter Ross)**

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 25 June 2026 an application for the grant of a short term let licence was received from Mrs Beverley May Munro.

4.2 The property to which the application relates is The Beeches Lamington, Invergordon, IV18 0PE (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 and coloured in pink 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 Munro and Mr Andrew Munro will be the hosts/operators of the Premises. The application was made after 1 October 2023 and, as such, the hosts/operators cannot operate the premises as a short term let until they have obtained a licence.

4.4 The said Mr and Mrs Munro 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 Munro.

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 eight guests. In addition, there is an external socialising area which accommodates a wood fired hot tub.

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.

5.2 Police Scotland, Scottish Fire & Rescue Service, 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.

6. Site Notice / Certificate of Compliance

6.1 A public notice in respect of the Short Term let licence application for the Premises ("**Site Notice**") was prepared by the Licensing Team and was issued to the applicant on the 29 June 2026, together with instructions regarding the display of the Site Notice.

During this notice of display period, a complaint was made to the Licensing Team. stating stated that the Site Notice was not being displayed in line with the legislative requirements.

The applicant was informed of this complaint by the Licensing Team and the applicant advised that they would arrange to-redisplay the Site Notice

6.2 The applicant thereafter advised the Licensing Team that the Site Notice was re-displayed for a period commencing on the 30th July 2026.

During this notice of display period the Licensing Team received a further complaint that the Site Notice was not being displayed in line with the legislative requirements.

The applicant was informed of the complaint by the Licensing Team and the applicant advised that they would arrange to re-display the Site Notice.

6.3 The applicant advised the Licensing Team that the Site Notice was re-displayed for a period of 21 days commencing on the 5th August 2026.

6.4 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 5 August 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 (detailed at point 6.4 of this Report), the following timeous objections were received and are attached as Appendices to this report:

- Representation received by email on 11 August 2026 from Ian and Alison Oliver **(Appendix 2).**
- Representation received by email on 25 August 2026 from Keith Bennett and Rebecca Hemingway **(Appendix 3**)

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 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 representation found at Appendices 2 and 3, 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: 11 November 2026

Author: Amy Smith

Reference: 818407522

Background Papers:

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

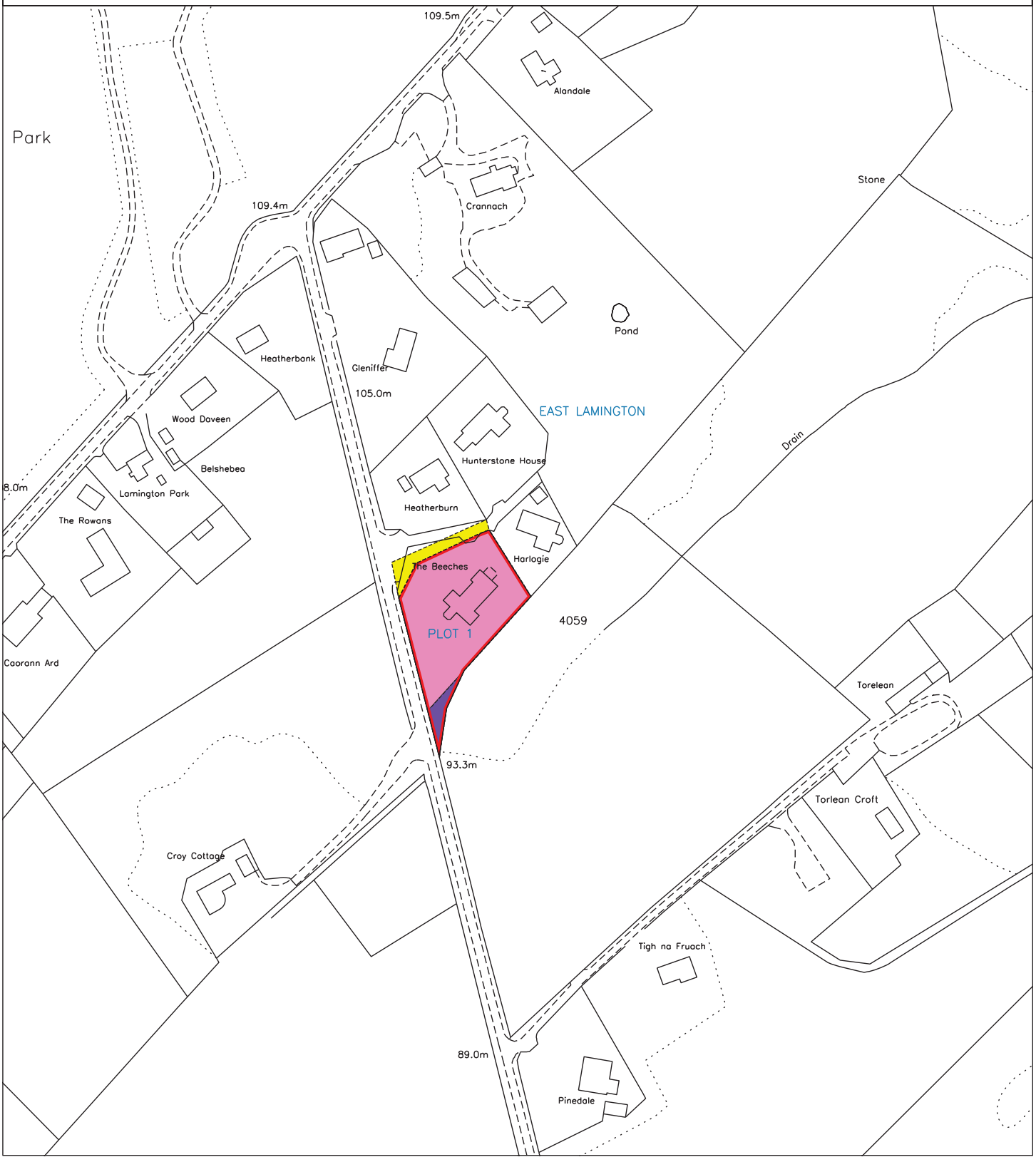
Appendices:

Appendix 1: Site plan detailing the extent of the Premises and floor plans for the Premises;
Appendix 2: Representation received by email on 11 August 2026 from Ian and Alison Oliver
Appendix 3: Representation received by email on 25 August 2026 from Keith Bennett and Rebecca Hemingway

APPENDIX 1

LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	9995 8/4/2011	**ROS6453**
N ORDNANCE SURVEY NATIONAL GRID REFERENCE		140m
NH7577 NH7578		Survey Scale 1/2500

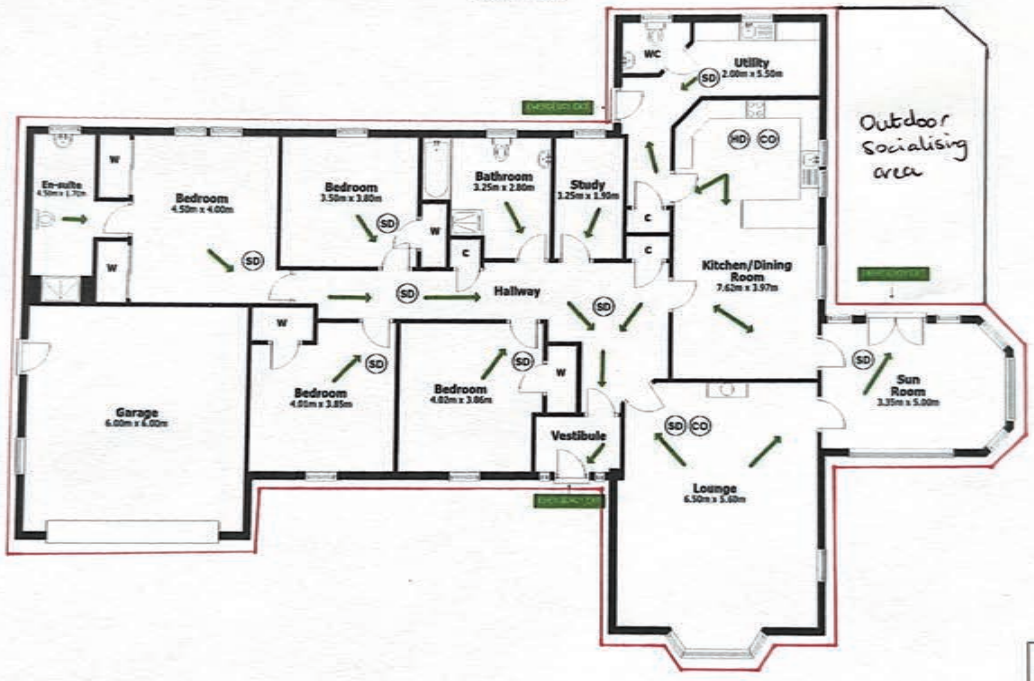
CROWN COPYRIGHT © – This copy has been produced from the ROS Digital Mapping System on 08/11/2011 and was made with the authority of Ordnance Survey pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.



The Beeches, Lamington, Invergordon IV18 0PE

MAXIMUM OCCUPANCY 8 PERSONS

Ground Floor



KEY:

- SD = Smoke Detector
- HD = Heat Detector
- CO = Carbon Monoxide Detector
- = Fire Escape Route

Scale: 1:100 A3

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the landlord, nor their agent.

APPENDIX 2

Amy Smith (Legal (Licensing))

From: [redacted]
Sent: 07 July 2026 17:32
To: STL Licensing
Subject: Short Term Let licence application for The Beeches, Lamington IV18 0PE.

Categories: Objection, Amy

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,
We do not seek to formally object to the above application, but would like to raise the following concerns about the proposed change of use from a residential property to a short term let property, and ask that these be considered and noted by the appropriate committee.

1. The proposal concerns one of 4 properties accessed only by a single track in a residential area. We are worried about the effect the increase in use by client vehicles will have on this track, which is already starting to break up in areas due to increased works traffic to the property.
2. We ask that no stag or hen parties be allowed at the property, and that noise is kept to a minimum after 10pm, due to the close proximity of other residential properties.
3. The track leading past The Beeches to Harlogie and Hunterstone House is narrow, and parking must not be allowed on it. Access for emergency vehicles and residents must be maintained at all times. The entrance to the track is used as a passing place on the single track road, and hence also must not be used for client parking.

We thank you for your attention.
Mr and Mrs Ian and Alison Oliver.
[redacted]

APPENDIX 3

Amy Smith (Legal (Licensing))

From: [redacted]
Sent: 25 August 2026 16:16
To: STL Licensing
Subject: Short Term Let Licence Application - The Beeches, Lamington, Invergordon, IV18 0PE
Attachments: 25 August The Beeches STL Representations Harlogie copy.pdf

Categories: Objection, Actioned, Amy

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.

FAO Amy Smith [redacted]

Hello Amy [redacted]

Please find attached our Representations regarding the application for a Short Term Let at The Beeches.

We hope that this reaches you successfully (we are concerned that the file size may be too large). We will also send the document by post just to be sure.

We have included 'italic' signatures in the attached which, we understand from a previous telephone conversation with Mike, should be acceptable to you.

If you require any further information please let us know.

Regards

Keith A Bennett & Rebecca M Hemingway

[redacted]

[redacted]

REPRESENTATION TO THE HIGHLAND COUNCIL LICENSING COMMITTEE

Application for a Short-Term Let Licence (Secondary Let)
The Beeches, Lamington, Invergordon, IV18 0PE

Representation submitted by the Owners and Occupiers of [redacted]

Keith A Bennett & Rebecca M Hemingway

Executive Summary

This representation concerns the application for a Short-Term Let Licence (Secondary Let) relating to The Beeches, Lamington, Invergordon, IV18 0PE.

The representation is submitted by the owners and occupiers of [redacted], one of only four detached residential properties situated within a small rural residential enclave accessed from Brenachie Road (also known locally as The Kildary Road).

At the outset it is important to make clear that this representation is not an objection to tourism, nor is it submitted in opposition to short-term letting as a matter of principle.

The representors recognise the positive contribution that visitor accommodation makes to the Highland economy and acknowledge the investment made by the current owners in improving The Beeches.

The purpose of this document is considerably narrower.

It is submitted that The Beeches occupies a site possessing a number of unusual physical characteristics which distinguish it from many detached dwellings used for visitor accommodation.

Those characteristics include:

• access from a narrow rural single-track public road;
• a narrow privately maintained single-track shared driveway;

• close proximity between neighbouring residential properties;
• private infrastructure maintained at the expense of neighbouring householders;
• an entrance junction situated on a hill which regularly experiences severe winter snowfall and heavy icing;
• individual private wastewater treatment systems;
• an established woodland setting supporting regular wildlife activity;
• a quiet rural residential environment occupied by permanent residents.

Individually none of these matters necessarily renders the application unsuitable.

Taken collectively, however, they create a combination of operational constraints which merit careful consideration by the Licensing Committee.

This representation therefore does not ask the Committee to refuse the application simply because it relates to a short-term let.

Instead, the representors respectfully invite the Committee to consider whether the particular characteristics of this site justify the imposition of appropriate management arrangements and licence conditions designed to protect neighbouring residential amenity, shared infrastructure and public safety whilst allowing the property to operate successfully.

1. Introduction

1.1 Purpose of this Representation

This representation has been prepared following submission of an application for a Short-Term Let Licence (Secondary Let) relating to The Beeches, Lamington, Invergordon, IV18 0PE.

The document has been prepared by the owners and occupiers of Harlogie, whose property lies immediately adjacent to the application site.

Its purpose is to assist the Highland Council Licensing Committee by providing detailed factual information concerning the physical characteristics of the site, its access arrangements and the surrounding environment that may not be readily apparent from the application documents alone.

The report also identifies a number of practical matters which the representors respectfully invite the Committee to consider before determining the application

1.2 Scope of the Report

This representation deliberately avoids matters falling outside the Committee's statutory remit.

Accordingly, no criticism is made of:

- the personal character of the applicant;
- property values;
- competition with existing accommodation providers;
- tourism generally.

Instead, this document concentrates upon matters directly relevant to the operation of the premises, including:

- the physical characteristics of the site;
- shared access arrangements;
- highway safety;
- winter conditions;
- neighbouring residential amenity;
- management arrangements;
- shared infrastructure; and
- the rural environment.

The representors believe that this approach reflects both the purpose and the spirit of Scotland's Short-Term Let Licensing Scheme.

2. Licensing Framework

The representors recognise that the Licensing Committee is required to determine this application in accordance with the Civic Government (Scotland) Act 1982, the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, Highland Council's Short-Term Let Licensing Policy and any relevant Scottish Government guidance.

This representation has therefore been prepared to assist the Committee by concentrating on matters directly relevant to the operation of the proposed licensed premises. It deliberately avoids matters outside the Committee's remit such as property values, competition with other accommodation providers or general opposition to tourism.

3. Site Description and Context

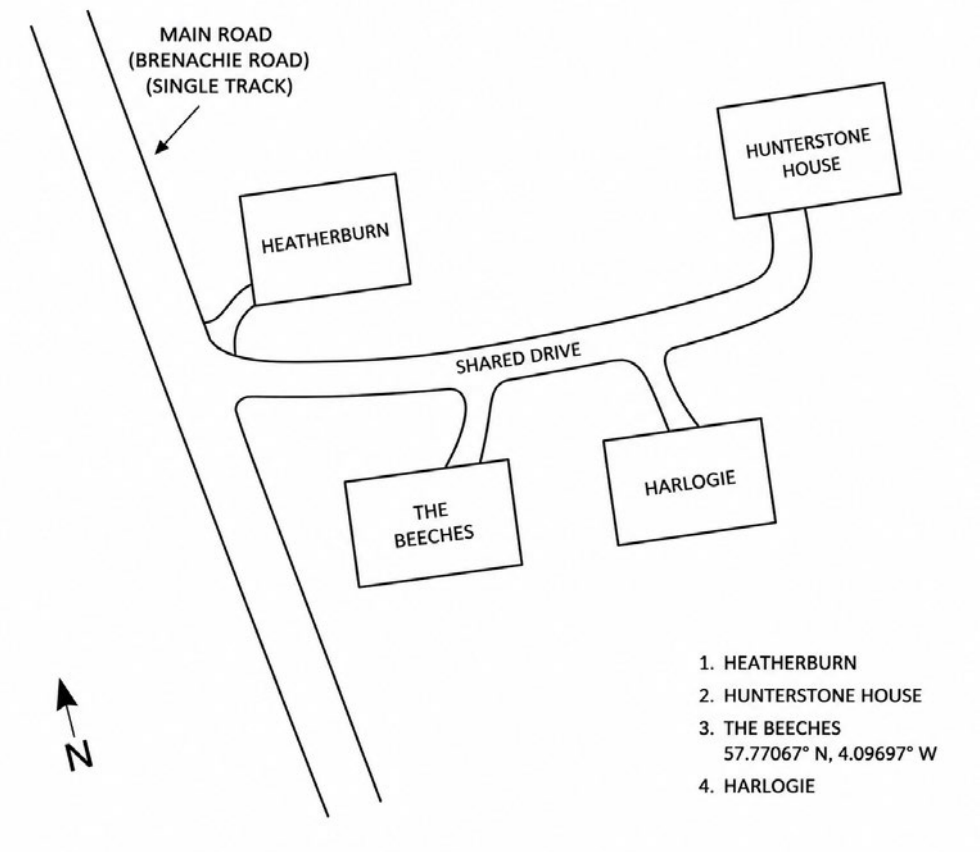
3.1 General Description

The Beeches forms part of a small cluster of four detached rural dwellings comprising Heatherburn, The Beeches, Harlogie and Hunterstone House.

The locality is characterised by mature woodland, agricultural land and permanent residential occupation. There are no pavements, no street lighting and very limited background traffic. The existing environment is quiet and distinctly rural.

Access arrangements differ from those found in a conventional housing estate. Brenachie Road is a rural single-track public road (with passing places) from which a private shared drive descends towards The Beeches, Harlogie and Hunterstone House. Heatherburn has its own entrance immediately adjacent to the junction and does not use the shared drive road.

Annotated Outline Plan (not to scale)



Further maps of the location are provided at Appendix A

3.2 Existing Residential Character

The locality is occupied by permanent residents and is notable for its peaceful character. The enclosed woodland setting, limited traffic and absence of commercial activity contribute significantly to residential amenity.

Regular sightings of deer, Greater Spotted Woodpeckers, Jays and other woodland birds reinforce the rural character of the locality. Nearby fields also accommodate cattle, donkeys and Shetland ponies.

3.3 Alternative Access

Given the entrance layout we believe there may be scope for an independent vehicular access to The Beeches directly from Brenachie Road.

If such an access were found to be feasible, it would significantly reduce commercial traffic using the existing shared private driveway and would lessen the operational interaction between the proposed licensed premises and neighbouring residential properties.

The representors therefore invite the Committee to explore with the applicant whether such an option has been considered for the longer term.

This suggestion is made as a constructive means of reducing potential future impacts rather than as a criticism of the current proposal.

4. Existing Access Arrangements

4.1 Public Road

Brenachie Road is a narrow rural single-track road approximately 3.1 metres in width with deep roadside ditches on either side. The ditches can be particularly hazardous to drivers who do not know the area, especially in wintry conditions. Traffic levels are generally low and comprise local residents, agricultural vehicles and occasional service traffic.

Visitors unfamiliar with the locality may be less accustomed to driving on single-track roads and especially to the particular characteristics of this section of Brenachie Road.

4.2 Shared Private Drive

The private shared drive road also measures approximately 3.1 metres in width and descends from Brenachie Road towards The Beeches, Harlogie and Hunterstone House.

The measured distances between entrances are:

• Road edge to Heatherburn entrance – 12.3 m.
• Heatherburn entrance to The Beeches – 29.3 m.
• The Beeches entrance to Harlogie – 13.1 m.
• Harlogie entrance to Hunterstone House – 16.3 m.

Vehicles visiting The Beeches leave the shared drive before reaching Harlogie or Hunterstone House. Nevertheless, arrivals, departures and servicing activities will occur in close proximity to neighbouring residential properties.

5. Shared Private Infrastructure

One of the distinguishing features of this application is that the principal access to The Beeches forms part of privately maintained infrastructure shared with neighbouring residential properties. Unlike an adopted public road, responsibility for maintenance rests with the benefiting proprietors.

The representors do not suggest that every additional vehicle movement will result in damage. However, the Committee is respectfully invited to recognise that any increased wear affects neighbouring householders directly rather than the Roads Authority.

5.1 Maintenance History

The shared drive road underwent significant repair works during September 2021. The works were carried out by Pat Munro Ltd at a cost of £2,700.

The cost was shared equally between:
• Harlogie;
• The Beeches (previous owner); and
• Hunterstone House.

Heatherburn did not contribute because it accesses Brenachie Road via the shared drive entrance and does not use the shared driveway road.

5.2 Recent Use

Since acquisition of The Beeches, renovation and garden maintenance works have involved repeated access by larger vehicles including, for example, a tractor towing a trailer carrying ride-on mowing equipment.

No criticism is made of the improvement works, which are recognised as temporary.

However, the use of a tractor and trailer carrying a sit on mower for garden maintenance will not be conducive to the integrity of the shared drive road if this is to be a regular occurrence throughout the grass growing seasons. See Appendix F.

5.3 Shared Infrastructure

The representors recognize that routine domestic occupation inevitably results in normal wear and tear.

However, secondary letting introduces commercial use of privately maintained infrastructure.

Where that commercial activity demonstrably contributes to increased wear beyond that associated with normal residential occupation, it is suggested that the applicant should participate fairly in future maintenance discussions and, where appropriate, contribute with a proportionate weighting towards repair costs.

6. Highway and Winter Safety

The junction between Brenachie Road and the shared driveway is situated on a hill – see Appendix B. Whilst the private shared drive road descends towards the properties, the shared drive junction entrance itself is susceptible to severe winter conditions. Water from thawing snow runs down the hill on Brenachie Road, pools at the shared drive entrance and is then subject to repeated freeze-thaw cycles often resulting in thick ice which can last for several weeks. Water also runs down the shared drive road and is also subject to the same freeze-thaw cycles making driving and walking extremely hazardous. Finally, the entrance to The Beeches also suffers from heavy ice during the winter which could make arrivals and departures difficult for guests.

During the winter of 2024 an oil delivery tanker lost traction on the shared drive road and slid into the boundary fence serving The Beeches and the boundary fence serving Heatherburn. Although no photograph of that incident is available, it illustrates the nature of the hazardous conditions experienced during prolonged freezing weather. Due to heavy snowfall residents have often been ‘snowed in’ and unable to move their vehicles for several days at a time – with the shared drive road impossible to access safely. This does not pose a major problem for the residents, however these conditions could be problematic for guests who become stranded or, if they attempt to drive in such conditions, could inadvertently block the access and / or damage their own vehicles and boundary fencing.

The representors do not suggest that the proposed use creates this hazard. Rather, they submit that visitors unfamiliar with local conditions should receive appropriate guidance and that suitable winter management arrangements should form part of the operation of the premises – for example, proactive gritting of both the entrance to the shared drive and the shared drive road.

The principal concern is not that the proposed use creates these winter hazards.

Rather, the concern is that guests arriving for the first time will be unfamiliar with the local road network and the steep approaches during the seasonal conditions experienced at this location – in particular, sheet ice at the entrance to the shared drive, the shared drive road and the entrance to The Beeches.

The representors therefore believe that, as a minimum, written winter information guidance should be provided to guests before arrival whenever snow and/or freezing conditions are forecast and that proactive gritting is carried out by the applicant prior to, and during, such winter conditions.

Photographs of the gradient of the shared drive road and winter conditions in the area are provided at Appendices C & E.

7. Residential Amenity

Harlogie lies immediately beyond The Beeches. The measured distance between the entrance serving The Beeches and the entrance serving Harlogie is approximately 13.1 metres.

Whilst vehicles visiting The Beeches turn into that property before reaching Harlogie, arrivals, departures, deliveries, servicing and maintenance activities will all occur within close proximity to neighbouring homes.

Although guest vehicles will leave the shared drive road before reaching Harlogie, vehicle movements associated with arrivals, departures, deliveries, servicing and maintenance all occur within close proximity to Harlogie.

The master bedroom, which is the principal sleeping accommodation within Harlogie, overlooks the area immediately adjacent to The Beeches entrance.

Accordingly it is this room that is most likely to experience any increase in activity associated with guest arrivals or departures, particularly during evenings or early mornings.

8. Frequency of Activity

The representors emphasise that the concern is not that any individual guest arrival or departure would necessarily create significant disturbance.

Rather, secondary letting introduces a different pattern of occupation from a permanently occupied dwelling. Activities associated with guest changeovers may include arrivals, departures, cleaning visits, linen deliveries, maintenance contractors and management

inspections. Individually these activities are modest; collectively they represent a different operational pattern which the Committee is respectfully invited to consider.

8.1 Why this Site is Unusual

The representors submit that it is not any single characteristic of this site that gives rise to concern.

Rather, it is the combination of several uncommon characteristics occurring together.

These include:

- a narrow rural single-track public road;
- a narrow privately maintained shared driveway;
- closely spaced residential entrances;
- permanent neighbouring residents;
- hazardous driving for seasonal snow and ice;
- privately funded infrastructure;
- individual wastewater treatment systems;
- an established woodland wildlife corridor

Taken together, these characteristics distinguish the application from many detached rural dwellings and justify careful consideration of appropriate operational safeguards.

9. Rural Character and Environmental Setting

The Beeches occupies a secluded rural setting characterised by mature woodland, agricultural land and a small cluster of permanent residential dwellings. The absence of through traffic, street lighting and urban development contributes significantly to the quiet character of the locality.

Regular sightings of deer (in gardens and on the shared drive road), Greater Spotted Woodpeckers and other woodland birds demonstrate the established rural environment. Adjacent fields accommodate cattle, donkeys and Shetland ponies. These observations are included to describe the existing character of the locality rather than to suggest that wildlife alone should determine the outcome of the application.

The representors submit that guests should be provided with guidance regarding low vehicle speeds, awareness of wildlife (particularly deer on roads) and consideration for neighbouring residents.

These points are intended solely to illustrate the existing character of the locality and are not presented on the basis that wildlife considerations alone should determine the outcome of the application.

10. Drainage and Wastewater

Each of the four properties is served by an individual spray-bar aeration wastewater treatment system. No allegation is made that the existing installation serving The Beeches is inadequate.

The representors simply invite the Committee to satisfy itself that:

- The proposed maximum occupancy remains compatible with the design capacity of the treatment system
- Appropriate servicing and maintenance arrangements are in place; and
- Repeated guest occupancy throughout the year will not adversely affect the long term operation of the installation

11. Matters Requiring Clarification

Throughout this document, the representors have sought to identify matters that arise from the particular physical characteristics of the site rather than from any opposition to the principle of short-term letting.

In the interests of ensuring that the Licensing Committee has a complete understanding of how the proposed licensed premises will operate in practice, the representors suggest that a number of matters would benefit from further clarification.

The questions set out below are intended to assist the Committee in assessing whether the proposed operation can be managed in a manner that safeguards neighbouring residential amenity, protects the shared private infrastructure and ensures the safe and efficient use of the site.

They are not presented as criticisms of the applicant, but rather as practical matters which, if clarified, may help address many of the concerns identified elsewhere in this representation.

- What is the maximum guest occupancy proposed for the premises?
- What vetting of potential guests will be carried out?
- What is the maximum number of guest vehicles anticipated?
- Who will act as the local property manager?
- What steps will be taken to minimize any guest noise?

- What are the Complaint handling and response procedures should any guest behaviour be inappropriate (e.g. noise disturbance)?
- What winter management arrangements will there be during snow and ice?
- What is the wastewater treatment capacity and will this be adequate for maximum occupancy?
- What measures will be taken to minimise wear and tear to the shared private drive road? For example, if a sit on mower is to be used for grass cutting, will the applicant ensure that this is not transported down the shared driveway via tractor and trailer as it has been recently?
- What practical steps will be taken to ensure refuse, in particular food waste, will be placed securely in appropriate bins and that there will be adequate bin capacity for refuse and food waste?
- What practical steps will be taken to ensure that bins are put out for collection on the appropriate days?
- Will The Beeches be registered as a business for waste collection purposes? If so, will collections be adequate in line with guest turnover / occupancy?

12. Suggested Licence Conditions

- Guests to receive written guidance regarding the shared private drive, single-track road etiquette, neighbouring properties and local wildlife (eg deer on roads)
- No marketing for, or acceptance of, stag parties, hen parties or similar events likely to generate excessive noise or disturbance.
- Quiet hours between 10.00 pm and 7.00 am.
- All guest parking to remain within The Beeches. No parking on the shared drive entrance or shared drive road at any time.
- No heavy machinery, e.g., Tractors, to use the shared drive road
- A named local manager available to respond promptly to neighbour concerns.
- A winter management procedure including guest advice during periods of snow and ice; a proactive approach to snow clearing and gritting of the shared drive entrance and road; and snow clearing and gritting of the entrance and drive for The Beeches.
- Constructive engagement with neighbouring proprietors regarding maintenance of the shared driveway where commercial use demonstrably contributes to additional wear and tear.

Of course, should the applicant establish an alternative entrance to The Beeches from Brenachie Road, then several of these proposed conditions would be mitigated.

13. Overall Planning and Licensing Balance

The representors acknowledge the benefits that responsible visitor accommodation brings to the Highland economy and do not oppose the principle of secondary letting.

However, the Committee is respectfully invited to recognise that this application relates to an unusual rural site characterised by private shared infrastructure, closely related

neighbouring properties and seasonal access constraints. Those characteristics justify careful operational management and, where appropriate, suitable licence conditions.

14. Conclusions

This representation is intended to assist the Committee by describing the physical characteristics of the site and identifying practical matters relevant to the operation of the proposed licensed premises.

The representors respectfully request that the Committee considers the evidence contained within this document alongside the application documents and, should it be minded to grant the licence, imposes appropriate conditions that safeguard neighbouring residential amenity, shared infrastructure and public safety while allowing the premises to operate responsibly.

Name	Signature	Date
Keith A Bennett	[redacted]	25/8/26
Rebecca M Hemingway	[redacted]	25/8/26

Appendices

Appendix A – Location Maps

Appendix B – Brenachie Road – Views of gradients uphill and downhill

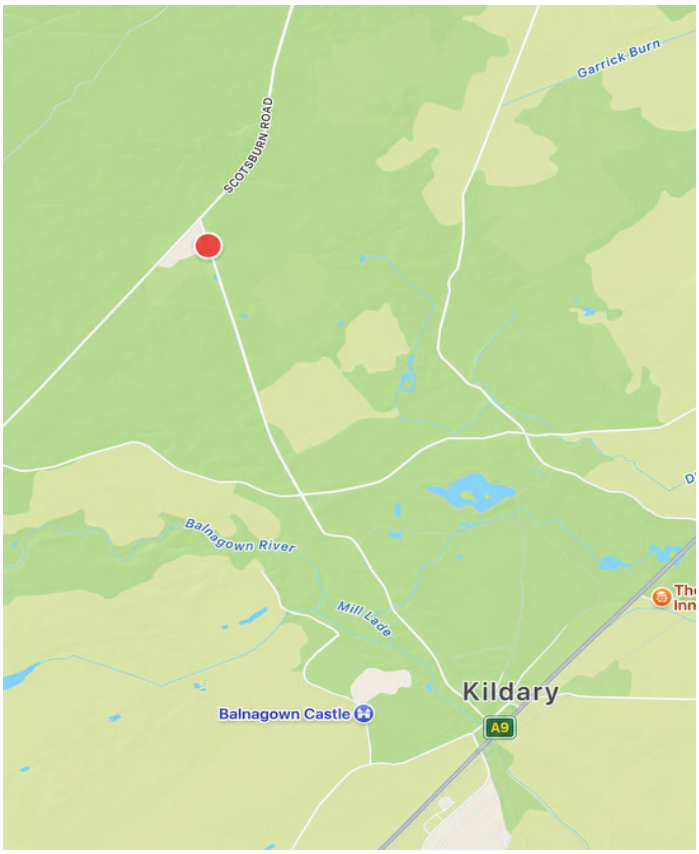
Appendix C – Shared private drive road - Views of gradients uphill and downhill

Appendix D – Neighbour entrances from shared drive entrance & shared drive road

Appendix E – Winter conditions

Appendix F – Heavy Equipment (Tractor) Wear and Tear on shared drive road

Appendix A – Location Maps





Appendix B – Brenachie Road – Views of gradients uphill and downhill from shared drive entrance





Appendix C – Shared private drive road - Views of gradients uphill and downhill





Appendix D – Neighbour entrances from shared drive entrance & shared drive road



Heatherburn entrance from shared drive entrance



The Beeches entrance from shared drive road





Left: Entrances to Harlogie & The Beeches from shared drive road

Right: Entrance to Hunterstone House from shared drive road

Appendix E – Local Winter conditions







Appendix F – Heavy Equipment (Tractor) Wear and Tear on shared drive road



