



City Chambers
DUNDEE
DD1 3BY

2nd September 2026

Dear Colleague

I refer to the agenda of business issued in relation to the meeting of the **LICENSING COMMITTEE** to be held remotely on Thursday, 3rd September, 2026 and now enclose the undernoted documentation which was not received at time of issue.

Yours faithfully

GREGORY COLGAN

Chief Executive

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

7. CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE – NEW APPLICATION



City Chambers
DUNDEE
DD1 3BY

1st September, 2026

Dear Colleague

I refer to the agenda of business issued in relation to the meeting of the **LICENSING COMMITTEE** to be held remotely on Thursday, 3rd September, 2026 and now enclose the undernoted documentation which was not received at time of issue.

Yours faithfully

GREGORY COLGAN

Chief Executive

3. CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(b) LATE HOURS CATERING – NEW APPLICATIONS

2	Seagate Stores Ltd	Vapes 4 U, 65 Seagate
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A written submission from the applicant is enclosed (**Appendix 1**). - **Page 3**

(e) TAXI DRIVER – NEW APPLICATIONS

No	Name	Address
1	Mohamed Bashir	1 Balunie Street

A written submission from the applicant is enclosed (**Appendix 2**). - **Page 5**

(f) TAXI OPERATOR – CORPORATE – NEW APPLICATION

No	Name	Address
1	Hybrid Cabs Ltd	25 Hillside Road

A written submission from the applicant is enclosed (**Appendix 3**). - **Page 7**

(g) TAXI OPERATOR REQUESTS FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	Formanite7248 Limited	2 Laing Street

A written submission from the Taxi Operator is enclosed (**Appendix 4**). - **Page 9**

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

7. CIVIC GOVERNMENT (SCOTLAND) ACT 1982

- (b) TAXI DRIVER'S LICENCE – RENEWAL APPLICATIONS
- (e) TAXI OPERATOR'S LICENCE - SUSPENSION HEARINGS
- (f) TAXI OPERATOR'S LICENCE – VARIATION TO DAY TO DAY MANAGER & RENEWAL
- (g) TAXI OPERATOR – REQUEST FOR EXEMPTION TO POLICY



Re: Licensing Committee - 3rd September 2026 - Vapes 4 U

From Saeuan Jawhar

Date Wed 19/08/2026 13:37

To licensing.board <licensing.board@dundeecity.gov.uk>

Good afternoon,

And thank you for your email,

My response to the objections in regards the late hours opening time for vapes 4 U.

Dundee City Council objection that unauthorised work been carried out in this premises yes that's correct but we do also have late building warrant in place and still waiting on the department to come back to us with an update.

And the neighbours concerns I do not quite agree with there objections!!

My reason is that's this is a public road we do not have a control of the cars who drive past and making load noises it's a busy street especially at weekends I don't think our shop has made it like that it's always been like this!!

Second we have had underage people sent in by trading standards who our staff refused to sell any vapes and Dundee city council has rest us a thank you letter for refusing to sell it to underage's.

Thirdly vapes are sold every where nowadays and we are still allowed to do business till 11pm so is the persons objection is to reduce the use of vapes by kids I guess no kids are out there at 11pm at night.

Lastly thank you again if you please kindly share some information in this regard of how long or what else can be done to obtain the license? I would much appreciated you help.

Kind regards

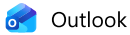
Sent From Saeuan via his iPhone

n Wednesday, August 19, 2026, 12:35 pm, licensing.board <licensing.board@dundeecity.gov.uk> wrote:

Good afternoon,

Please find attached letter regarding the above.

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Re: Fw: Licensing Committee - 3rd September 2026

From huzeyfa mohamed <
Date Mon 31/08/2026 11:56
To licensing.board <licensing.board@dundee.gov.uk>

Subject: Taxi Driver New Application – Written Submission

Dear Licensing Board,

I am writing regarding my taxi driver new application and the hearing scheduled for 3 September 2026 at 10:00am.

Unfortunately, I am unable to attend the hearing because I have a prior appointment which was arranged before I received the hearing notice.

I would like to explain the circumstances regarding my application.

I did not pass my first SQA Street Knowledge Test, and I am waiting for my UTR letter. I have, however, successfully completed my medical examination. Because I was waiting for the UTR letter and had not yet passed the first SQA test, I was unable to provide all the required documents within the requested time.

I sincerely apologise for not providing the outstanding information earlier. I am still committed to completing all the requirements for my taxi driver application.

I would be grateful if you could take my circumstances into consideration and allow me additional time to complete and provide the outstanding requirements.

As I am unable to attend the hearing, I kindly ask that you consider this written submission when dealing with my application.

Thank you for your understanding and consideration.

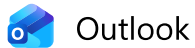
Kind regards,

Mohammed Amin Shifa Bashir

On Mon, 31 Aug 2026, 11:21 licensing.board, <licensing.board@dundee.gov.uk> wrote:

licensing.board

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Re: Licensing Committee - 3rd September 2026

From mohammed hashmi <
Date Thu 27/08/2026 15:20
To licensing.board <licensing.board@dundeecity.gov.uk>

Dear Sir/Madam,

I am writing regarding my application for Taxi Operator Corporate Plate OP455E and respectfully request the Licensing Committee's approval.

The vehicle is fully electric and is already booked for its required test on 2 October 2026.

I kindly request the Committee to approve my application so I can proceed with the test and complete the licensing process.

Thank you for considering my application.

Yours faithfully,

[Your Full Name]
Mohammed Zubair Hashmi
Taxi Operator – Corporate Plate OP455E

Sent from [Outlook for Android](#)

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Outlook

Re: Licensing Committee - 3rd September 2026

From Abid 7248 ·

Date Tue 25/08/2026 00:37

To licensing.board <licensing.board@dundeecity.gov.uk>

Written Submission – Request for Extension of Time to Place Vehicle on Service

Application Reference: OP2033E

Dear Sir/Madam,

I am writing regarding my application for an extension of time to place my vehicle on service. I wish to make my submission in writing for consideration at the Licensing Committee meeting on **3 September 2026 at 10:00am**, rather than attending the meeting.

The main difficulty has been the high cost of suitable vehicles. Vehicles meeting the Council's requirements, including the 2023 onwards requirement, are currently around £50,000–£60,000. As my company is newly established, securing suitable finance in either the company's or my personal name has also proved difficult.

I am actively looking for a more affordable vehicle that meets the Council's requirements and intend to place it on service as soon as possible.

I respectfully request the maximum extension of time available and would be grateful if the Committee could take my circumstances into consideration.

Thank you for your consideration.

Yours faithfully,

Formanite 7248 Limited

Application Reference: **OP2033E**

Sent from [Outlook for iOS](#)

Kind regards

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City Chambers
DUNDEE
DD1 3BY

26th August, 2026

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday 3rd September 2026 at 10.00am.

Members of the Press or Public wishing to join the meeting should contact Committee Services on telephone (01382) 434211 or by email at committee.services@dundeecity.gov.uk by no later than 5.00pm on Tuesday 1st September 2026.

Please submit any apologies for absence to Laura Cunningham, Committee Services Officer, on telephone (01382) 434211 or email laura.cunningham01@dundeecity.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive

COUNCILLORS

Jimmy BLACK
Kevin CORDELL
Stewart HUNTER

Roisin SMITH
George McIRVINE

Wendy SCULLIN
Pete SHEARS
Daniel COLEMAN

AGENDA OF BUSINESS

The Committee is reminded of the quasi-judicial nature of the meeting and that in accordance with Standing Order No 34(4) only those members who are present during the whole of the proceedings may take part in the deliberation.

1. DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision-making.

2. LICENSING SUB-COMMITTEE – MINUTE OF MEETING

The minute of meeting of the Licensing Sub-Committee held on 18th June, 2026 is attached for noting (Appendix 1). - Page 9

3. CIVIC GOVERNMENT (SCOTLAND) ACT 1982**(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS****LATE HOURS CATERING - NEW APPLICATIONS**

No	Name	Address of Premises
1	Eatway Ltd	Istanbul Kebab House, 117 Nethergate
2	Malikdundee Ltd	Istanbulie Take-Away, 31 Union Street

MARKET OPERATOR – FULL APPLICATION

No	Name	Address of Premises
1	Melanie E O Jarron	Woodlands Hotel, 13 Panmure Terrace

MARKET OPERATOR – OCCASIONAL APPLICATIONS

No	Name	Address of Premises	Date of Event
1	TV Events Ltd	Camperdown County Park, Coupar Angus Road	04/07/2026
2	Joanne MacFadyen	V&A Dundee, 1 Riverside Esplanade	24/07/2026
3	Tayside Parachute Regimental Association	Riverside Park, Riverside Drive	18/07/2026

PUBLIC ENTERTAINMENT – FULL APPLICATIONS

No	Name	Location
1	Luna Nails 2026 Ltd	Luna Nails 2026 Ltd, 52 Commercial Street
2	Sky Nails & Spa Dundee Ltd	Sky Nail Spa, 26 Whitehall Crescent

PUBLIC ENTERTAINMENT – TEMPORARY APPLICATIONS

No	Name	Location	Date of Event
1	Dundee City Council	City Square	13/06/2026
2	Ace Community Events CIC	Monymusk Park, Arbroath Road	14/06/2026
3	The Friends of Magdalen Green	Magdalen Green Bandstand, Magdalen Yard Road	14/06, 21/06 05/07, 12/07, 19/07, 26/07, 02/08, 09/08 and 16/08/2026
4	Dundee Pride SCIO	Slessor Gardens	27/06/2026
5	Douglas Festival Group	Douglas Community Centre, Library & Our Place Douglas Community Park	28/06/2026
6	Ace Community Events CIC	Lochee Park, Ancrum Road	03/07 -07/07/2026
7	TV Events Ltd	Camperdown Country Park, Coupar Angus Road	04/07/2026
8	Broughty Ferry Traders Association	Castle Green, Broughty Ferry	05/07/2026
9	Abertay University	City Square	10/07/2026
10	Dundee Museum of Transport SCIO	Dundee Museum of Transport, Unit 10 Market Mews, Market Street	11/07, 18/07, 19/07, 26/07, 08/08, 30/08, 06/09, 20/09 and 08/10/2026
11	Tayside Parachute Regimental Association	Riverside Park, Riverside Drive	18/07/2026
12	Addy Bar Ltd	The Admiral Bar, 95 Camperdown Street	18/07 and 19/07/2026
13	Nzuko Ndi Igbo Dundee CIC	Lochee Park, Ancrum Road	25/07/2026
14	Winners Chapel International Dundee	City Square	25/07/2026
15	Dundee Rugby Club Ltd	Dundee Rugby Club, Alloway Place Campus, Alloway Place	07/08/2026
16	Hope For Families	Lochee Park, Ancrum Road	08/08/2026
17	DCC Central Community Empowerment Team	Derby Street	11/08/2026
18	The Kiltwalk	Slessor Gardens	16/08/2026
19	Leisure & Culture Dundee	Broughty Castle Courtyard, Castle Approach	20/08/2026
20	RCCG (Open Heavens Christian Centre)	City Square	22/08/2026
21	Ace Community Events CIC	Alec Craigie Green, Craigowan Road	22/08/2026
22	Ace Community Events CIC	Monymusk Park, Arbroath Road	29/08 and 30/08/2026
23	Finmill Centre LMG	Fintry Parish Church, Fintry Drive	05/09/2026
24	Savoy Events Ltd	Barnhill St Margaret's Church, Invermark Terrace	05/09, 09/10 and 11/12/2026

SECOND HAND DEALER - NEW APPLICATIONS

No	Name	Address of Premises
1	Stephen Henderson Ltd	Stephen Henderson the Jeweller, 1 Union Street
2	Swiftepos Solutions Ltd	Pocket Geek Tech Repair, 92 Nethergate
3	Tayside Tyre Hub Ltd	Tayside Tyre Hub, Unit 2, 40 Perrie Street
4	Trade Vintage Ltd T/A Vintage Cashout (Temp)	YMCA, Broughty Ferry, 151 Brook Street On 23/07/2026
5	West End Cars Ltd t/a West End Suzuki	28 Queen Street

SKIN PIERCING & TATTOOIST - NEW APPLICATIONS

No	Name	Address of Premises
1	Dean Kilcullen	Bank Street Tattoo, 17 Bank Street
2	Louise Paterson	Lou Tattoo, Unit 1C Meadow Mill, West Hendersons Wynd

STREET TRADER - NEW APPLICATION

No	Name	Address
1	Paul Hamilton	33 Provost Milne Gardens, Arbroath
2.	Scott Somerville	63 Dalkeith Road

TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1	Anisur Rahman	63 Dykehead Place
2	James Wallace	16A Moncur Crescent
3	Mateusz Mielnik	17C Kenmore Terrace
4	Muhammad W Gorski	16 Shamrock Street
5	Hassan Rana	3 Grange Gait, Monifieth
6	Syed Ali Raza	G/1 11 McDonald Street
7	Stefan N Branza	162 Abbotswell Road, Aberdeen
8.	John Brown	28 Carradale Drive
9.	Edward Hunt	4/4, 2 Thorter Loan

WINDOW CLEANER - NEW APPLICATIONS

No	Name	Address
1	Grant Petrie	22 Lundin Crescent, Tayport
2	Robert Cargill	21 Braefield Terrace
3.	David F Clunie	2 Montpellier Gardens

(b) LATE HOURS CATERING – NEW APPLICATIONS

No	Name	Address
1	BKUK Group Ltd	Burger King, 2 Tom Johnston Road

The applicant has applied to open 24 hours a day, 7 days a week. There are no objections.

2 Seagate Stores Ltd Vapes 4 U, 65 Seagate

Comments received from Building Control (**Appendix 2**). Objections have been received from members of the public (**Appendix 3**). - **Pages 17 and 19**

(c) PUBLIC ENTERTAINMENT – NEW APPLICATION

No	Name	Address
1	C L Nail Spa Dundee Limited	Angel Nail Spa, 71 Strathmartine Road

Applicant has failed to contact Environmental Health in the prescribed time. Comments received from Environmental Health (**Appendix 4**). - **Page 25**

(d) SECOND HAND DEALER – NEW APPLICATION

No	Name	Address
1	Barnstormers	Unit 44a, West Henderson Wynd

An objection has been received from Planning (**Appendix 5**). Comments received from Building Standards (**Appendix 6**). Comments received from Trading Standards (**Appendix 7**). - **Pages 27, 29 and 31**

(e) TAXI DRIVER – NEW APPLICATIONS

No	Name	Address
1	Mohamed Bashir	1 Balunie Street

The applicant has failed to pass the street knowledge test, provide a medical, SVQ, UTRN and name an operator in the prescribed time.

(f) TAXI OPERATOR – CORPORATE – NEW APPLICATION

No	Name	Address
1	Hybrid Cabs Ltd	25 Hillside Road

This is an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing licence holder is Alexander Mitchell OP455. Directors of Hybrid Taxis Ltd are Alexander Mitchell and Mohammed Zubair Hashmi. There are no objections.

(g) TAXI OPERATOR REQUESTS FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	Formanite7248 Limited	2 Laing Street

Two extensions have been granted for plate OP2033E - this is a new WAV Electric plate.

2	George Adams	3/3, 156 Strathmartine Road
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Two extensions have been granted for plate OP1937 – Test due by 08/06/2026.

4. HOUSING (SCOTLAND) ACT 2006**(a) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS - DELEGATED**

No	Name	Person Responsible	Address
1	Greenhornet Holding Ltd	Owners in Common (The Hub) Limited	D14, 17 Hawkhill
2	Cincor Ltd	Pavillion Properties Limited	Flat 2, 51 Meadowside
3	Gainline Properties Ltd	Rockford Properties Limited	376 Perth Road
4	Muharrem Korman	Easylets Ltd	10 Daniel Place
5	Archa Arun Cheriyan	Archa Arun Cheriyan	86 Charleston Drive

(b) HOUSES IN MULTIPLE OCCUPATION - VARIATIONS - DELEGATED

No	Name	Person Responsible	Address
1	Gary T & Lynne C Wardall	Anna Jane Renton	1/2, 29 Morgan Street
2	Andrew R Keitley	Andrew Y Hutton	2/2, 45 Dura Street
3	7Greenleaf Ltd	Ascension Lettings Ltd	2/0, 343 Perth Road
4	7Greenleaf Ltd	Ascension Lettings Ltd	42B Roseangle
5	Andrew, Mary & Simon Keitley	Andrew Y Hutton	Flat E, 72 Bell Street
6	John & Mary Cloake	Ascension Lettings Ltd	3/2, 275 Blackness Road
7	Kevin & Gillian McLuskey	Rockford Properties Limited	23E Step Row
8	City Life Ventures Limited	Anna Jane Renton	4/2, 10 Whitehall Street
9	BCL Property Portfolio Limited	Arc Property Management & Lettings Ltd	2/2, 4 Mitchell Street
10	The Iron Bridge Trust	Ascension Lettings Ltd	3/1, 5 Malcolm Street
11	The Iron Bridge Trust	Ascension Lettings Ltd	2/1, 2 Morgan Place
12	The Iron Bridge Trust	Ascension Lettings Ltd	1/2, 51 Dura Street
13	The Iron Bridge Trust	Ascension Lettings Ltd	1/0, 13 Pitfour Street
14	Lynne & Stephen West	Easylets Ltd	26 Blyth Street
15	City Life Ventures Limited	Anna Jane Renton	5/1, 45 Commercial Street
16	City Life Ventures Limited	Anna Jane Renton	1/1, 246 Perth Road

(c) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS

No	Name	Person Responsible	Address
1	Halle Property Ltd	D J Alexander	3/0, 19 Union Place

The Licensing Committee at its meeting held on 18th June 2026 agreed to defer the application to allow the outstanding common repairs to be carried out. A letter of representation from PSSU is attached (**Appendix 8**). A copy of the overprovision report is also attached (**Appendix 9**). - **Pages 33 and 35**

2	Halle Property Ltd	D J Alexander	3/0, 47 Milnbank Road
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The Licensing Committee at its meeting held on 18th June 2026 agreed to defer the application to allow the outstanding common repairs to be carried out. A letter of representation from PSSU is attached (**Appendix 10**). A copy of the overprovision report is also attached (**Appendix 11**). - **Pages 37 and 39**

3	Lewis Morrison	Garry Morrison	1/1, 358 Perth Road
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The Licensing Committee at its meeting held on 18th June 2026 agreed to defer the application to allow the outstanding common repairs to be carried out. A letter of representation from PSSU is attached (**Appendix 12**). A copy of the overprovision report is also attached (**Appendix 13**). - **Page 41 and 43**

4 Majid & Jamila Hussein Rents Flat Dundee Flat 5, 20 Castle Street

A letter of representation from PSSU is attached (**Appendix 14**). A copy of the overprovision report is also attached (**Appendix 15**). - **Pages 45 and 47**

5 Amelia J L Kennedy Amelia J L Kennedy 41 Windsor Street

A letter of representation from PSSU is attached (**Appendix 16**). A copy of the overprovision report is also attached (**Appendix 17**). - **Pages 49 and 51**

6 L&D Properties Lyndsay Yuill Flat K, 24 Constitution Road
WL Ltd

A letter of representation from PSSU is attached (**Appendix 18**). A copy of the overprovision report is also attached (**Appendix 19**). - **Pages 53 and 55**

7 Fort Collins Ltd Fort Collins Ltd 1 Tayfield Place

An objection has been received from a member of the public (**Appendix 20**). A letter of representation from PSSU is attached (**Appendix 21**). A copy of the overprovision report is also attached (**Appendix 22**). - **Pages 57, 59 and 61**

(d) HOUSES IN MULTIPLE OCCUPATION - VALIDATION APPLICATION

No	Name	Person Responsible	Address
1	Nevis Properties Ltd	D J Alexander	69 Ladywell Avenue

A letter of representation from PSSU is attached (**Appendix 23**). A copy of the overprovision report is also attached (**Appendix 24**). - **Pages 63 and 65**

5. CIVIC GOVERNMENT (SCOTLAND) ACT 1982, (LICENSING OF SHORT-TERM LETS) ORDER 2022

(a) SHORT TERM LETS - NEW APPLICATIONS - DELEGATED

No	Name	Person Responsible	Address
1	Hana Kostkova	Hana Kostkova	21a Lorimer Street
2	R9 Lettings Ltd	Jonathan Andrew Janes	9 Ogilvie Court
3	Paragon Projects Scotland Ltd	Paragon Projects Scotland Ltd	74 Mortimer Street

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

6. HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION – APPLICATION FOR RETROSPECTIVE EXTENSION TO THE LICENCE TRANSFER PERIOD

7. CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE – NEW APPLICATION

(b) TAXI DRIVER'S LICENCE – RENEWAL APPLICATIONS

(c) TAXI DRIVER'S LICENCE – SUSPENSION HEARINGS & RENEWAL APPLICATIONS

(d) TAXI DRIVER'S LICENCE – RECALL SUSPENSION HEARING & RENEWAL APPLICATION

(e) TAXI OPERATOR'S LICENCE - SUSPENSION HEARINGS

(f) TAXI OPERATOR'S LICENCE – VARIATION TO DAY TO DAY MANAGER & RENEWAL

(g) TAXI OPERATOR – REQUEST FOR EXEMPTION TO POLICY

(h) TAXI DRIVER'S LICENCE – REQUEST FOR SUSPENSION HEARINGS

At a MEETING of the **LICENSING COMMITTEE** held remotely on 18th June, 2026.

Present:-

COUNCILLORS

Jimmy BLACK
Stewart HUNTER

Roisin SMITH
George McIRVINE
Wendy SCULLIN

Pete SHEARS
Daniel COLEMAN

Councillor Stewart HUNTER, Convener, in the Chair.

The minute of meeting of this Committee of 28th May, 2026 was held as read.

I DECLARATION OF INTEREST

There were no declarations of interest.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS

The Committee noted that the undernoted applications had been granted under delegated powers.

MARKET OPERATOR – OCCASIONAL APPLICATION

No	Name	Location	Date of Event
1	Dundee Rugby Club Ltd	Dundee Rugby Club, Alloway Place	16/05/2026

PUBLIC ENTERTAINMENT – FULL APPLICATION

No	Name	Location
1	Kevin Crighton	Tanned Up, 32 Albert Street

PUBLIC ENTERTAINMENT – TEMPORARY APPLICATIONS

No	Name	Location	Date of Event
1	Dundee Rugby Club Ltd	Dundee Rugby Club, Alloway Place	16/05/2026
2	ACE Community Events CIC	Lochee United Football Club, Thomson Park, Napier Drive	30/05/2026
3	Yusuf Youth Initiative	Camperdown Country Park, Coupar Angus Road	31/05/2026
4	The Dundee Football Club Ltd	Dens Park Football Stadium, Sandeman Street	06/06/2026
5	Dundee Westfest	Magdalen Green, Magdalen Yard Road	07/06/2026
6	Dundee Instrumental Band	Magdalen Green Bandstand, Magdalen Yard Road	28/06/2026
7	The Global Routes Corporation Ltd	Riverside Park, Riverside Drive	03/07/2026/12/07/2026
8	Dundee Instrumental Band	Barnhill Rock Garden, The Esplanade	12/07/2026
9	Dundee Instrumental Band	Baxter Park, Arbroath Road	26/07/2026

SKIN PIERCING AND TATTOO – NEW APPLICATIONS

No	Name	Premises
1	Ellie Laidlaw	Peripatetic

2 Thomas Reilly

Heritage Tattoo, 55 Perth Road

TAXI DRIVER - NEW APPLICATIONS**No Name**

- 1 Douglas Gow
- 2 Sanat K Ghatak
- 3 John Barr
- 4 Syed Mouzzafar Ali
- 5 Graeme Kyles
- 6 Waqas Carim
- 7 Ambar Jabeen

(b) PUBLIC ENTERTAINMENT – NEW APPLICATION

There was submitted the undernoted application.

No	Name	Address
1	Discovery Health and Wellness Centre Ltd	21 Princes Street

The Committee noted that comments had been received from Environmental Health, the Licensing Standards Officer and the applicant. The Committee gave consideration to the comments. Thereafter, having heard from the applicant, the Licensing Standards Officer and the Legal Officer, the Committee agreed that the application be granted subject to all outstanding matters being resolved with Environmental Health before the licence could commence.

(c) TAXI DRIVER – NEW APPLICATIONS

There were submitted the undernoted applications.

No Name

- 1 Muhammad Kamran Aqil

The Committee noted that the applicant was not present and agreed that the matter be considered in their absence. The Committee noted that the applicant had failed to pass the street knowledge test, provide a medical certificate, SVQ Certificate, Unique Tax Reference Number and name an operator in the prescribed time. Thereafter, having heard from the Legal Officer, the Committee agreed that the application be considered incompetent.

- 2 Marcel Costa

The Committee noted that the applicant had failed to provide a medical certificate, SVQ Certificate, Unique Tax Reference Number and name an operator in the prescribed time. Thereafter, having heard from the applicant and Legal Officer, the Committee agreed that the application be considered incompetent.

- 3 Ihsan Haq

The Committee noted that the applicant was not present and agreed that the matter be considered in their absence. The Committee noted that the applicant had failed to pass the street knowledge test, provide a medical certificate, SVQ Certificate, and a Unique Tax Reference Number in the prescribed time. Thereafter, having heard from the Legal Officer, the Committee agreed that the application be considered incompetent.

4 Ali Hussain

The Committee noted that the applicant was not present and agreed that the matter be considered in their absence. The Committee noted that the applicant had failed to pass the street knowledge test in the prescribed time. There was a written submission received from the applicant. The Committee gave consideration to the content of the written submission. Thereafter, having heard from the Legal Officer, the Committee agreed that the application be considered incompetent.

5 Mohammad Riaz

The Committee noted that the applicant was not present and agreed that the matter be considered in their absence. The Committee noted that the applicant had failed to pass the street knowledge test, provide a medical certificate, SVQ Certificate and a Unique Tax Reference Number in the prescribed time. Thereafter, having heard from the Legal Officer, the Committee agreed that the application be considered incompetent.

(d) TAXI OPERATOR – CORPORATE – NEW APPLICATION

There was submitted the undernoted application.

No Name

1 My Taxi Ltd

The Committee noted that the applicant was not present and agreed that the matter be considered in their absence. The Committee noted that this was an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing licence holder was Steven Cashley OP24 and the Directors of My Taxi Ltd were Steven Cashley and Muhammad Umar Farooq. There were no objections to the application. There was submitted a written submission from the applicant. The Committee gave consideration to the content of the written submission. Thereafter, having heard from the Legal Officer, the Committee agreed that the application be granted subject to a suitable vehicle being procured and passing all necessary tests.

(e) TAXI OPERATOR - REQUEST FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE

There was submitted the undernoted request.

No Name

1 Hybrid Taxis

The Committee noted that the applicant was noted present and agreed that the matter be considered in their absence. The Committee gave consideration to the request. Thereafter, having heard from the Legal Officer, the Committee agreed to grant a 28 day extension after which the plate would lapse if the applicant failed to place a vehicle on service.

III HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION – NEW APPLICATIONS - DELEGATED

The Committee noted that the undernoted applications had been granted under delegated powers.

No	Name	Person Responsible	Address
1	ZSG Investments Ltd	Nethergate Lettings Ltd	Flat A, 3 Constitution Road
2	Zars Ltd	Zars Ltd	Flat B, 3 Constitution Road

(b) HOUSES IN MULTIPLE OCCUPATION – NEW APPLICATIONS

There were submitted the undernoted applications.

No	Name	Person Responsible	Address
1	Lewis Morrison	Gary Morrison	1/1, 358 Perth Road

The Committee noted that a letter of representation had been received from the Private Sector Services Unit. The Committee gave consideration to the content of the letter. There was submitted a written submission by the applicant. The Committee gave consideration to the content of the written submission. Thereafter, having heard from the Private Sector Services Manager and the Legal Officer, the Committee agreed to defer consideration of the application to the Licensing Committee to be held on 3rd September, 2026 to allow for more information to be obtained from the applicant.

2	Halle Property Ltd	D J Alexander	3/0, 47 Milnbank Road
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The Committee noted that a letter of representation had been received from the Private Sector Services Unit. The Committee gave consideration to the content of the letter. Thereafter, having heard from an agent on behalf of the applicant, the Private Sector Services Manager and the Legal Officer, the Committee agreed to defer consideration of the application to the Licensing Committee to be held on 3rd September, 2026.

3	Halle Property Ltd	D J Alexander	3/0, 19 Union Place
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The Committee noted that a letter of representation had been received from the Private Sector Services Unit. The Committee gave consideration to the content of the letter. Thereafter, having heard from an agent on behalf of the applicant, the Private Sector Services Manager and the Legal Officer, the Committee agreed to defer consideration of the application to the Licensing Committee to be held on 3rd September, 2026.

4	Lynsey Thomas Consulting Ltd	D J Alexander	1/R, 13 Pitkerro Road
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Reference was made to Article III(b) of the minute of meeting of this Committee held on 30th April, 2026, wherein it was agreed to defer consideration of the application to the meeting of the Licensing Committee to be held on 18th June, 2026, to allow the outstanding matters to be resolved. The Committee noted that a letter of representation had been received from the Private Sector Services Unit. The Committee gave consideration to the content of the letter. Thereafter, having heard from an agent on behalf of the applicant, the Private Sector Services Manager and the Legal Officer, the Committee agreed that application be granted and to call the matter back to the Licensing Committee to be held in November, 2026 for an update on the outstanding common repairs works.

(c) HOUSES IN MULTIPLE OCCUPATION – VALIDATION

No	Name	Person Responsible	Address
1	Sunrise Properties Services Ltd	Sunrise Properties Services Ltd	21 Blackness Avenue

The Committee noted that a letter of representation had been received from the Private Sector Services Unit. The Committee gave consideration to the content of the letter. Thereafter, having heard from the Private Sector Services Manager and the Legal Officer, the Committee agreed that the application be granted with the condition that the licence does not commence until all outstanding matters are signed off by the Private Sector Services Unit and to call the matter back to the Licensing Committee to be held in October, 2026.

IV CIVIC GOVERNMENT (SCOTLAND) ACT 1982, (LICENSING OF SHORT-TERM LETS) ORDER 2022

(a) SHORT-TERM LETS – DELEGATED

The Committee noted that the undernoted applications had been granted under delegated powers.

No	Name	Person Responsible	Address
1	Gregor Stark	Gregor Stark	33A Church Street
2	Stuart Mather	Casa Fresa Ltd	20 Chandlers Lane
3	Casa Fresa Holdings	Casa Fresa Accommodation	Flat 1, Murraygate Townhouse, 39 Murraygate
4	Asif Nasser	Asif Nasser	51 Bellfield Street
5	Maria Di Piono	Clark Anderson Properties Ltd	342 Queen Street

(b) SHORT-TERM LET – NEW APPLICATION

There was submitted the undernoted application.

No	Name	Person Responsible	Address
1	David McLean	Clark Anderson Properties Ltd	23B Douglas Terrace

The Committee noted that a letter of objection had been received from a member of the public. The Committee gave consideration to the content of the letter. The Committee noted that a letter of representation had been received from the Private Sector Services Unit. The Committee gave consideration to the content of the letter. Thereafter, having heard from the objector, an agent on behalf of the applicant, the Private Sector Services Manager, and the Legal Officer, the Committee agreed that the application be granted subject to the agent providing contact details to all neighbours and to call the matter back to the Licensing Committee in six months.

The Committee resolved under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involved the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

V CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE – UPDATE

No	Name
1	C D

Reference was made to Article VI(a) of the minute of meeting of this Committee held on 22nd May, 2025, wherein the Committee agreed to grant the application for a period of 6 months subject to the conditions that the applicant submits his medical, SVQ certificate, provides a UTRN and name an operator and further agreed to recall the matter for an update at a future Licensing Committee. There was submitted the original letter of representation from the Chief Constable. The Committee gave consideration to the content of the letter. Thereafter, having heard from the licence holder, a representative of the Chief Constable and the Legal Officer, the Committee agreed to take no further action.

2	M R
---	-----

The Committee noted that the application required an update regarding the licence holder's right to work in the United Kingdom. Having heard from the Legal Officer, the Committee agreed to defer

consideration of the update to the Licensing Committee to be held on 3rd September, 2026 and to also consider the application for renewal of the licence at the meeting.

(b) TAXI DRIVER'S LICENCE – RECALL OF SUSPENSION

No	Name
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1	S M
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Reference was made to Article VI(a) of the minute of meeting of this Committee held on 30th April, 2026, wherein the Committee agreed to continue the suspension of the unexpired portion of the Taxi Driver's Licence held by S M and to defer the matter to the meeting of the Licensing Committee to be held on 18th June, 2026 to allow the licence holder to seek legal advice. Having heard from the Legal Officer, the Committee agreed to defer consideration of the matter to the Licensing Committee to be held on 3rd September, 2026 and that any application for the renewal of the licence also be considered at that meeting.

(c) TAXI OPERATOR'S LICENCE – VARIATION FOR DAY TO DAY MANAGER UPDATE

No	Name
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1	M B
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Reference was made to Article VI(g) of the minute of meeting of this Committee held on 4th September, 2025, wherein the Committee agreed that the application be granted for the unexpired portion of the licence. There was received a written submission from a representative of the licence holder. The Committee gave consideration to the content of the written submission. Having heard from the Licensing Standards Officer and Legal Officer, the Committee agreed to defer consideration of the matter to the Licensing Committee to be held on 3rd September, 2026 and also to consider the application for renewal of the licence at that meeting.

(d) TAXI DRIVER'S LICENCE – REQUEST FOR SUSPENSION

No	Name
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1	C K
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The Committee noted that a letter of information had been received from the Chief Constable. The Committee gave consideration to the content of the letter. Thereafter, having heard from a representative of the Chief Constable and the Legal Officer, the Committee agreed that a hearing to consider C K's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026.

(e) TAXI OPERATOR'S LICENCE – REQUEST FOR SUSPENSION

No	Name
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1	Company G
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There was submitted a report from the Corporate Fleet Manager. The Committee gave consideration to the content of the report. Thereafter, having heard from the Legal Officer, the Committee agreed that a hearing to consider Company G's fitness to hold a Taxi Operator's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026.

2	Company C
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There was submitted a report from the Corporate Fleet Manager. The Committee gave consideration to the content of the report. Thereafter, having heard from the Legal Officer, the Committee agreed that a hearing to consider Company C's fitness to hold a Taxi Operator's Licence be held at the meeting of the Licensing Sub-Committee to be held on 1st October, 2026.

VI VALEDICTORY – BRIAN WOODCOCK, SENIOR SOLICITOR, CORPORATE SERVICES

The Convener, on behalf of the Committee, paid tribute to Brian Woodcock, Senior Solicitor, Corporate Services, upon his retiral later in the year, expressed thanks for his services to the Licensing Committee and wished him well for the future.

The Committee and external representatives associated themselves with the Convener's remarks.

Stewart HUNTER, Convener.

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Ashley Smith

From: bs.licencingenq
Sent: 12 May 2026 08:05
To: licensing.board
Subject: RE: New Application for Late Hours Catering Licence - Seagate Stores Limited - Vapes 4 U - 65 Seagate

Licensing Board,

26/00029/SEC27 - Unauthorised Works - Report of unauthorised internal and external alterations

Building Standards is unable to support this application due to unauthorised building works carried out on the property.

Kind Regards,

Alex

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Ashley Smith

From: [REDACTED]
Sent: 25 June 2026 07:10
To: licensing.board
Subject: Formal Objection to Vapes 4 U, 65 Seagate, Dundee DD1 2EH

Objection to late licence for Vapes 4 U, 65 Seagate, Dundee

[REDACTED]

Good morning,

I am writing to formally object to the application for a late licence at Vapes 4 U, 65 Seagate, Dundee DD1 2EH.

As a local resident who is living in close proximity to the site, the proposal to operate 20 hours a day, 7 days per week represents a severe detriment to the residential amenity by way of late night noise, sleep disturbance and increased anti-social behaviour during sensitive hours (11pm to 7am).

We have already heard an increase in cars with loud engines/exhausts zooming up and down the Seagate at all hours, and this has been highlighted to the police on a few occasions from myself and other neighbours. This car noise started when the vape shop opened, and on one occasion I went into the shop and spoke to a guy behind the counter who advised me that he would tell the guy with the car, but that hasn't stopped the noise. When I recently went in to query the public notice re the late licence application, I again spoke about the car with the extremely noisy exhaust and engine and the guy behind the counter denied it was anything to do with their shop, but then proceeded to tell me that the car was actually broken just now, hence why we are currently getting some peace and quiet from it.

The Seagate currently has a current pub/nightclub zone, and as residents we put up with more noise than usual on some weekends. I am one of the lucky ones as my bedrooms do not sit on the Seagate itself, but I am woken sometimes with the noise of people passing through, shouting and arguing, urinating, drug taking and the rubbish left behind some mornings for residents to pick up is unfair.

The current few hours between clubs/takeaway closing and morning commuting provides essential quiet hours for the residents who live here. With a vape shop open until 3am it is just another premise for intoxicated people to congregate and loiter which increases noise in an area where people have their homes.

There is the Convenience store at 63 Seagate who sell a vast array of vapes and they close at 10pm. The Tesco Express on the Murraygate sells vapes and closes at 11pm, and then there is the 24 hour Shell Garage on Allan Street which sells vapes 24 hours a day, 7 days a week. If this is the local facilities for vapers who are socialising and the community, then where is the actual demand for a vape shop to be open on a late licence?

What positive impact can a vape shop operating 20 hours a day, 7 days a week bring to this residential area?

Vapes have now become so much of an issue that a new bill has had to be passed in parliament and as of 2026 the Tobacco and Vapes Act has been established, I mean did we learn nothing from smoking cigarettes?

As a city centre resident we appear to be forgotten about as a residential area, yet more and more homes are being built in the city centre, with the majority of them over 1 bedroom, which is an aim at family homes. We also have a community here and work together with our neighbours the best we can to tackle the anti-social behaviour that goes on.

A few years ago we had issues with school children getting their vapes dropped off in Candle Lane, and this was a nightmare. The kids congregated in the lane, leaving all their rubbish from the vapes. As a community we tried to capture the cars etc that were dropping them off, we were also in contact with the police, city centre ambassador team and trading standards on this. After a good few months this tailored off, but this was only due to the work that the community and everyone else put into this to stop it.

The Children's Parliament recently undertook an initiative through the Child Human Rights Defenders in Dundee, where children led events designing their own anti vaping posters and demanding vape free school zones. Their recent Dundee initiative was based on "Keep Dundee Vape Free for Children" with many posters placed around the city. They asked members of the public in Dundee City Square to vote on key questions relating to vaping and children. The public overwhelmingly agreed with the children that - Vapes should be hidden in shops in Dundee.

Smoke and vape free zones should be bigger in Dundee.

Vaping affects children's health and Vaping affects children's safety.

Whilst this vape shop may not be outside a school, it is on a busy street with bus stops, where children come in from all over. It is also a main route for children walking to school and I know plenty of them walk past this shop on the Seagate heading to school. Furthermore, to see these great posters designed by our children in Dundee around our city, and then another vape shop opening, vapes on show, it just sends mixed messages to our children.

I am not anti vape in any way, as an ex smoker I understand the addiction part of vaping, but I cannot see any positive impact for Seagate or the residents in allowing a vape shop to operate with a late licence.

I would appreciate you taking my objection and comments into consideration when looking at this late licence application.

Many thanks

Ashley Smith

From: [REDACTED]
Sent: 03 July 2026 15:49
To: licensing.board
Subject: Further objection vape 4 u

From: [REDACTED]

Hi

I would like this further information added to my original objection. Thankyou.

This morning I've just gone passed this vape shop and the advertisements on the shop face are just geared to children.

We know it's a vape shop so why does the front need to have the vape names amd flavours plastered all over the facing?

We can't advertise cigarettes this way, so why is this vape shop allowed to advertise like this?

It's purely geared to children and kids.

Thanks

[REDACTED]

Ashley Smith

From: [REDACTED]
Sent: 26 June 2026 08:46
To: licensing.board
Subject: objection

I am writing to object to the application for a late licence for the Vapes 4 U store at 65 Seagate Dundee DD1 2EH .

I am a resident living close to the shop . Since opening the extreme noise of loud car engines and exhausts have awoken my family late night/early morning .

I am a vape user and i have no trouble in purchasing a vape in this surrounding area day/night .

This late licence will only bring severe anti social behaviour to our communities in which we work hard to keep it safe for our families .

· This is just an opening to sell illegal tobacco and other substances in which we do not want in our community .

We our community need to be heard on this matter .

[REDACTED]

APPENDIX ...3.4...**Ashley Smith**

From: [REDACTED]
Sent: 29 June 2026 12:35
To: licensing.board
Subject: Objection regarding a late licence application for VAPES4U, 65 Seagate, Dundee, DD1 2EH

I am a local resident, living a few doors down from Vapes4U on the Seagate, Dundee city centre. My flat faces onto the Seagate, immediately opposite the old M&S store, but officially comes under [REDACTED]

I wish to object to VAPES4U's application to remain open until the early hours of the morning. Since this shop has opened anti-social behaviour has increased as it has attracted 'boy racers' to gather outside in gangs, running their engines when stationary, then speeding up and down the Seagate at all hours of the day and night, back firing their exhausts extremely loudly in competition with one another. This is obviously disturbing and is causing anxiety amongst residents and pets. I have spoken to the police regarding the anti-social aspect and concerns over criminal activities since this shop opened and I was informed that the middle area of the Seagate is not covered by CCTV. Coverage is only at either end. If VAPES4U was to operate into the dead of night there will be no record of activities around the store, criminal or not.

I have also just reported VAPES4U to trading standards as I have concerns that they are selling vaping products to underage customers. I have personally witnessed two occasions where groups of boys 14/15 years old are gathered at this shop waiting on their mates coming back out with the purchased vapes and handing them out in full view. They don't even try and hide it. These are the only time I have seen this shop busy, as usually when passing there are no customers at all. I pass this shop multiple times a day because of where I live and it is a novelty to see a single customer. I can not understand how this business is even financially viable due to its continual lack of customers. I also intend to inform trading standards that VAPES4U is known locally for selling 'under the counter products' such as counterfeit cigarettes and tobacco at cheaper prices. Another store at Albert Square is doing the same.

Unless I am missing something really obvious, I can see no benefit if VAPES4U was permitted to operate into the wee small hours. It is limited to selling vapes, tobacco, juice and snacks only. Not essentials that people might urgently have a need for late at night/ early morning like bread and milk, etc.

Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

APPENDIX ...3.5...**Ashley Smith**

From: [REDACTED] >
Sent: 03 July 2026 16:20
To: licensing.board
Subject: Vapes for you extension of Catering licence.

I wish to formally object to the Late licence applied for by Vapes 4 You, address 65 Seagate Dundee. As a resident of [REDACTED] I feel that this licence should not be allowed. Below is my reasoning.

The shop predominantly sell Vapes, and I'm well aware of the motion by the Lib Dem's on Dundee City Council to nationally tighten regulations on Vape sale. Backed by city Governance Committee. I ask myself why we would need a Vape shop opening extending hour until the night clubs come out and all pubs are closed.

Our school children are also campaigning against vapes, in schools, backed by Dundee City Council as well as the NHS.

If not to sell more Vapes why else would the shop need to continue beyond its present opening time, I ask?

Although it has a catering licence it does not sell anything other than Crisp or sweets and Juice. With so many other catering establishment in the vicinity that can't be used as a valid reason to open so late. I would suggest Vape sale is the main reason for the application.

I would also like to offer further objection as a near by resident. The Seagate and street that filter off are becoming much more residential at this late hour. Another shop with more folk visiting and loitering is going to cause more noise nuisance in the area as many bedroom look out the Seagate. I hope my reasoning laid out above, for not permitting a late licence will be enough to stop this late licence going through.

Kind regards,

[REDACTED]
[REDACTED],
Dundee.
[REDACTED]

Sent from my iPhone

APPENDIX ...4...

Outlook

CL Nail Spa 71 Strathmartine Road DD3 7RX

From Michelle Gavin
Date Tue 03/03/2026 12:35
To licensing.board

Hello

For info, please see below an email sent to the Director after my visit on the 23rd of Feb.

Unfortunately I have not heard back from Cuong.

Kind regards,

M Gavin

Michelle Gavin
Environmental Health Officer
Food and Health & Safety Team
Regulatory Services
City Development
Mobile:
Email:

<https://www.dundee.gov.uk/doing-business-in-dundee>

From: Michelle Gavin
Sent: Tuesday, February 24, 2026 5:08 PM
To:
Subject: Licence Visit

Dear Cuong,

Please see below the items that require your attention :

1. Provide a EICR for the property.
2. Repair the floor between the customer and staff area so as it is no longer a tripping hazard.
3. Finish the floors and walls where the plasterboard is bare and the bathroom floor.
4. Cover the consumer unit that is exposed behind the front door.
5. Put in place an adequate cleaning and sanitation schedule - refer to licence conditions 4.
6. You require a ventilation system to be installed so as the fumes as extracted and a fresh air intake - see Licence condition 8.2.

As discussed the EICR needs to be undertaken as a matter of urgency, please provide this certificate as soon a possible.

Kind regards,

M Gavin

Michelle Gavin
Environmental Health Officer
Food and Health & Safety Team
Regulatory Services
City Development
Mobile:
Email:

<https://www.dundee.gov.uk/doing-business-in-dundee>



**Re: New Application for Second Hand Dealer Licence - Barnstormers Ltd - Unit A 44 West
Hendersons Wynd**

From planningenforcement <planningenforcement@dundeecity.gov.uk>

Date Thu 12/02/2026 10:17

To licensing.board <licensing.board@dundeecity.gov.uk>

The objection from City Development still stands, no planning permission is in place to sell motorbikes from this address. I have advised the applicant that PP is required. But no application has been submitted to Planning for consideration.

Regards

Gill

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RE: New Application for Second Hand Dealer Licence - Barnstormers Ltd - Unit A 44 West
Hendersons Wynd

From bs.licencingenq <
Date Tue 17/02/2026 08:33
To licensing.board <licensing.board@dundeecity.gov.uk>

Licensing Board,
26/00020/SEC27 - Unauthorised works - Conversion of industrial building to create a motorbike showroom.
Building Standards is unable to support this application due to unauthorised works.
The building has serious safety hazards that require to be addressed.
Kind Regards,
Alex

y

1

3

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Re: multiple code violations

From trading.standards ·

Date Wed 21/01/2026 13:18

Hi Nick,

Stuart Houston is dealing with Barnstormers complaints. We are aware that Barnstormers upskill bikes, they have been visited and issued advice regarding this. We don't have plans to visit at the moment but will continue to monitor the business.

Kind regards

Angela Combes

Fair Trading Officer City Development, Regulatory Services at Dundee City
Council



Outlook

**Re: New Application for Second Hand Dealer Licence - Barnstormers Ltd - Unit A 44 West
Hendersons Wynd**

From Bryan Peet

Date Mon 23/02/2026 13:45

Hi Ashley,

Just a small observation from us on this one. My colleague, Stuart Houston, visited the trader on 23rd September 2025 regarding a consumer complaint, this was followed up with an advisory letter on the 25th September 2025 which, amongst other things, advised the trader of the requirements for items to be price marked.

My colleague, Stuart, visited again last Thursday and it was noted that the prices were still not being displayed. Stuart spoke to a John Middleton, who advised of recent personal issues and agreed to resolve the matter by means of price lists. We will allow 28 days before revisiting.

I am mentioning this as the Used Car Pre-Sales Information Report, as mentioned in the licensing conditions, also requires the price to be noted on it.

As a side issue, is there a version of this Information Report that states "Vehicle" or "Motorbike" to ensure sellers do not think it only applies to cars?

I could only see this version online:

[Secondhanddealer18.doc](#)

Kind regards,

Bryan Peet
Trading Standards Manager
Dundee City Council



Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC HMO/3294	
Your Ref		
Date	19 August 2026	
Subject	Housing (Scotland) Act 2006 - Part 5 19 Union Place (3/0), Dundee – Halle Property Ltd 03 September 2026 Licensing Committee	
		(3 persons)

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- The following item identified on PSSU's report, dated and sent on 27 February 2026 remains outstanding:
 1. Bedroom 1 – The cover of the gas meter requires to be resecured.
 2. Common Works - The common entrance door requires a door entry system to be fitted. Should agreement of owners not be achieved evidence will be required that all reasonable effort was made to try to achieve agreement including the distribution of estimates of work.
 3. Common Repair - There appears to be a leak at the top of the common stairwell causing the paper to peel, investigate cause and repair.
 4. Common Repair - Remove the vegetation from the guttering.
 5. Common Repair - Fix the fallen and leaning boundary fence in the rear garden and ensure any plants are cut back to not cross the boundary line.
- The following item, identified during PSSU's re-inspection on 22 May 2026 remains outstanding:
 1. The washer/dryer has recently been replaced by a washing machine. A new washer/dryer should be provided.
- The following item, identified during PSSU's review of the EICR on 13 May 2026 remains outstanding:
 1. The EICR indicates that circuit 1 has no RCD protection. An RCD should be provided for this circuit, alternatively a statement should be provided by the certifying electrician that the circuit has been disconnected and made safe.
- The following certification is required.
 1. The Buildings and Public Liability Insurance expired on 14 August 2026. Evidence of current cover should be provided.
- The last scheduled Committee for this application to be determined is 03 Sept 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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APPENDIX ...9....

Housing in Multiple Occupancy Licensing Committee Provision Report

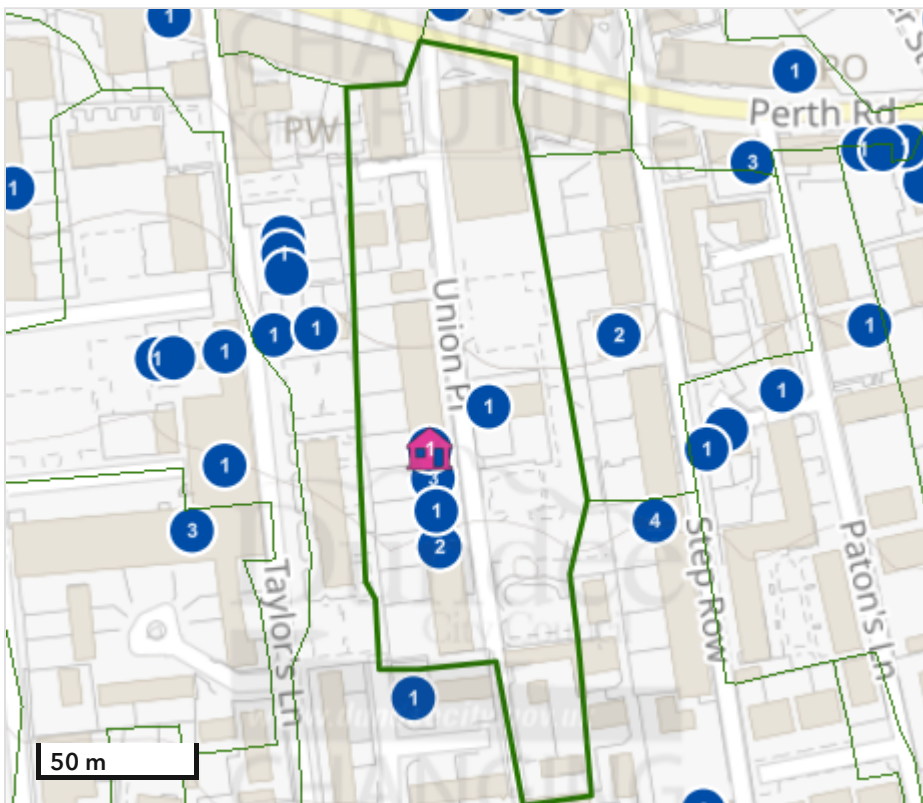
3/0, 19 Union Place, DUNDEE, DD2 1AA (UPRN:009059031443)

This property lies within the 60QJ000078 output area. The maximum HMO licences for this area is 10(rounded down to nearest whole number).

There are 8 legally operating qualifying HMO licences. That is **9%** of the residential properties in this area

There are 2 pending qualifying HMO licences, so in total there are 10 qualifying HMO licences (operating+pending)

There are 2 HMO licenses available in this area.



Property Address



Legally Op & Qualifying



City Centre



Census Output Areas 2001



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Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output Area (COA) concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This report is intended to assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in the COA may be a consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available licences in the COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits in light of the policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Anyone wishing to apply for a licence or object to an application may wish to seek independent professional advice before proceeding with an application/objection.

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CHANGING FOR THE FUTURE

Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC HMO/3293	
Your Ref		
Date	19 August 2026	
Subject	Housing (Scotland) Act 2006 - Part 5 47 Milnbank Road (3/0), Dundee – Halle Property Ltd 03 September 2026 Licensing Committee	
		(3 persons)

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- The following items identified on PSSU's report, dated and sent on 13 February 2026 remain outstanding:
 1. Bedroom 2 – Light not working. The function & safety of the light fitting requires to be verified by a qualified electrician. A statement or report from electrician requires to be provided.
 2. Bathroom - Leak in ceiling beside extract fan, investigate cause, repair and repaint. The function & safety of the extract fan requires to be verified by a qualified electrician, and a statement or report from electrician needs to be provided.
 3. Kitchen - The carbon monoxide detector should be sited in accordance with PSSU requirements.
 4. Common Works - The common entrance door requires a door entry system to be fitted. Should agreement of owners not be achieved evidence will be required that all reasonable effort was made to try to achieve agreement including the distribution of estimates of work.
 5. Common Repair - There is a leak in the common stairwell on the ground floor, investigate cause and repair.
 6. Common Repair - The gutter at the front of the property is blocked allowing water to run down the side of the building, a repair is required.
- The following items noted during a re-inspection by PSSU on 13 August 2026 remain outstanding:
 1. The hole in the ceiling caused due to the repositioning of the CO detector should be fire stopped to provide a minimum 1hr fire resistance.
 2. Resecure the bathroom door by refixing the hinges with suitable fixings to ensure the door closes properly and can be locked from the inside.
 3. Repair or replace dripping tap in bathroom.
- The following certification is required.
 1. The Buildings and Public Liability Insurance are expired on 14 August 2026. Evidence of current cover should be provided.
- The last scheduled Committee for this application to be determined is 03 Sept 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Housing in Multiple Occupancy Licensing Committee Provision Report

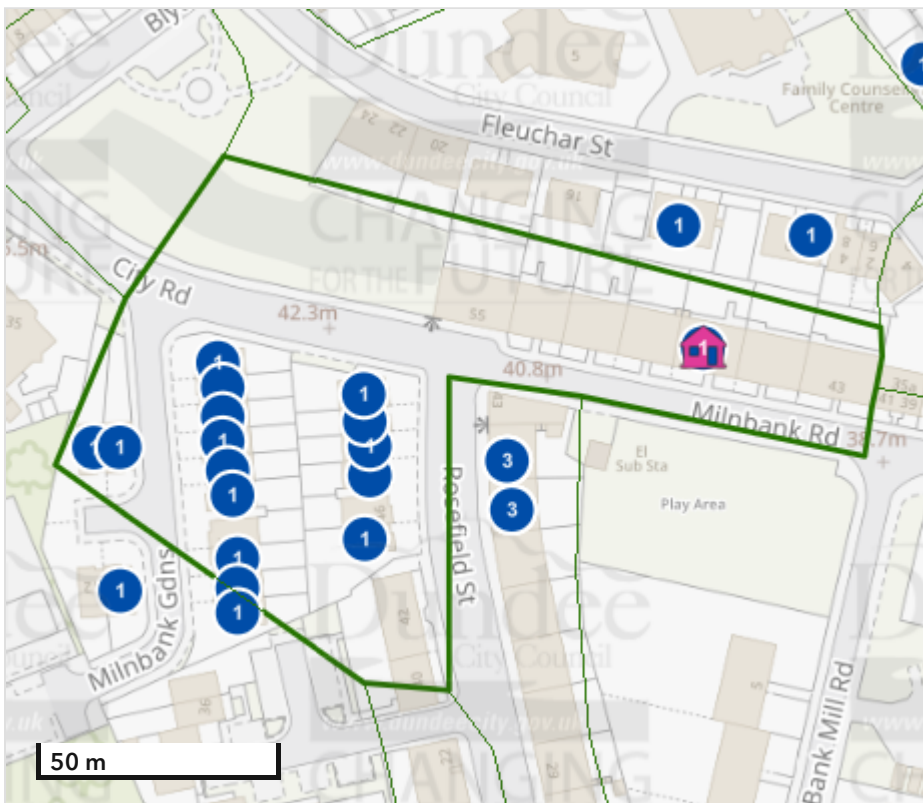
3/0, 47 Milnbank Road, DUNDEE, DD1 5PY (UPRN:009059020572)

This property lies within the 60QJ000031 output area. The maximum HMO licences for this area is 9(rounded down to nearest whole number).

There are 16 legally operating qualifying HMO licences. That is **21%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 17 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.

**Property Address**

Legally Op & Qualifying



City Centre



Census Output Areas 2001



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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES		
From	Gabrielle Hayes – Ext. 6842		
Our Ref	GH/PC HMO/3292		
Your Ref			
Date	19 August 2026		
Subject	Housing (Scotland) Act 2006 - Part 5 358 Perth Road (1/1), Dundee – Mr Lewis Morrison & Dr Gary Morrison (4 persons) 18 June 2026 Licensing Committee		

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- The following item identified on PSSU's report, dated and sent on 02 February 2026 remains outstanding:
 1. Common Works - The common entrance door requires a door entry system to be fitted. Should agreement of owners not be achieved evidence will be required that all reasonable effort was made to try to achieve agreement including the distribution of estimates of work.
 2. Common Repair - Water ingress has caused damage to the ceiling in the top floor common stairwell, resulting in a hole into the attic space. Investigate the cause and undertake all necessary repairs.
- The last scheduled Committee for this application to be determined is 03 Sept 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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APPENDIX ...13...

Housing in Multiple Occupancy Licensing Committee Provision Report

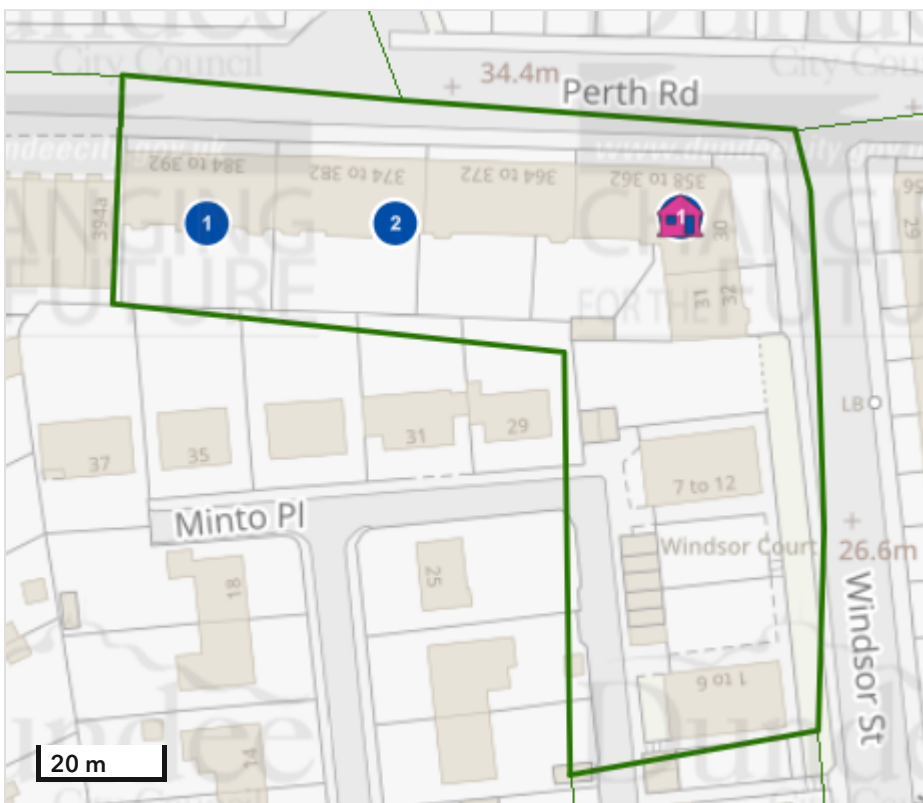
1/1, 358 Perth Road, DUNDEE, DD2 1EN (UPRN:009059013997)

This property lies within the 60QJ000085 output area. The maximum HMO licences for this area is 7(rounded down to nearest whole number).

There are 4 legally operating qualifying HMO licences. That is **7%** of the residential properties in this area

There are 2 pending qualifying HMO licences, so in total there are 6 qualifying HMO licences (operating+pending)

There are 3 HMO licenses available in this area.



Property Address



Legally Op & Qualifying



City Centre



Census Output Areas 2001



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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES
From	Gabrielle Hayes – Ext. 6842
Our Ref	GH/PC HMO/3306
Your Ref	
Date	19 August 2026
Subject	Housing (Scotland) Act 2006 - Part 5 20 Castle Street (Flat 5), Dundee – Majid Hussein & Jamila Hussein (4 persons) 03 September 2026 Licensing Committee

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- The following item identified on PSSU's report, dated and sent on 30 March 2026 remains outstanding:
 1. Building Standards opened a Section 27 case for unauthorised works where no Building Warrant had been obtained (26/00054/SEC27). The owner has since engaged with Building Standards; however, evidence must be submitted that a Completion Acceptance has been issued under application 26/00260/DOM4 to remove kitchen and make into bedroom and install kitchen in lounge making open plan kitchen living.
- The last scheduled Committee for this application to be determined is 01 October 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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APPENDIX ...15....

Housing in Multiple Occupancy Licensing Committee Provision Report

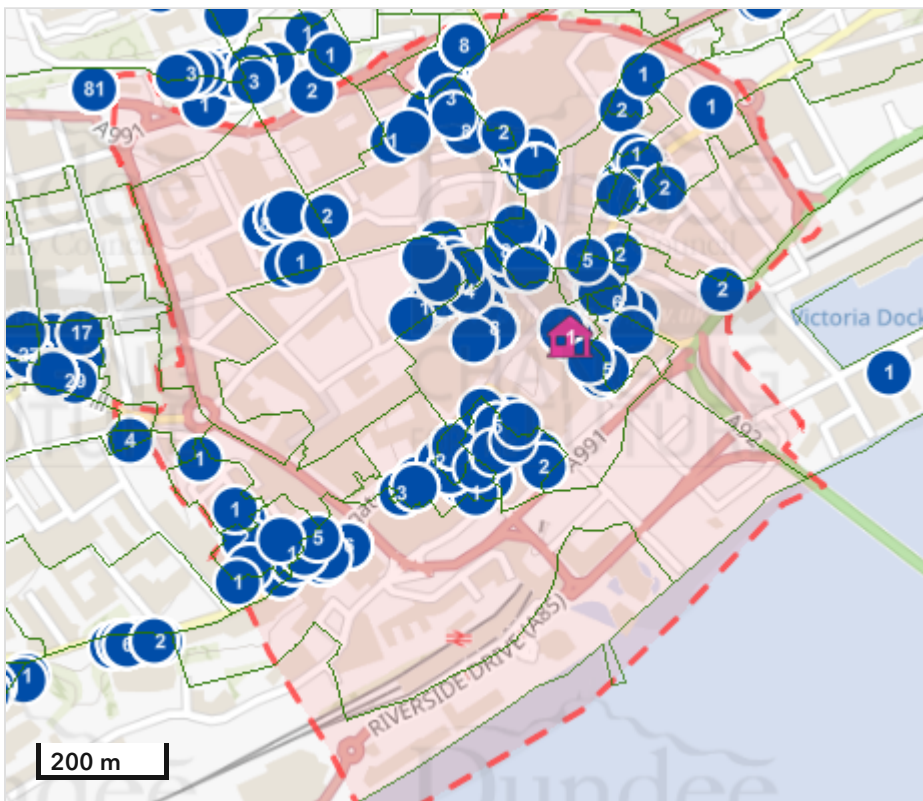
Flat 5, 20 Castle Street, DUNDEE, DD1 3AF (UPRN:009059005791)

This property is in the City Centre - provision levels don't apply.

There are 315 legally operating qualifying HMO licences. That is **17%** of the residential properties in this area

There are 18 pending qualifying HMO licences, so in total there are 333 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



Property Address



Legally Op & Qualifying



City Centre



Census Output Areas 2001



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CHANGING FOR THE FUTURE

Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC HMO/3307	
Your Ref		
Date	19 August 2026	
Subject	Housing (Scotland) Act 2006 - Part 5 41 Windsor Street, Dundee – Mrs Amelia Kennedy 03 September 2026 Licensing Committee	
		(4 persons)

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- The following item noted during a re-inspection by PSSU's on 18 May 2026 remains outstanding:
 1. The recently installed lintel at the entrance of the property requires to be wet-dash rendered.
- The last scheduled Committee for this application to be determined is 01 October 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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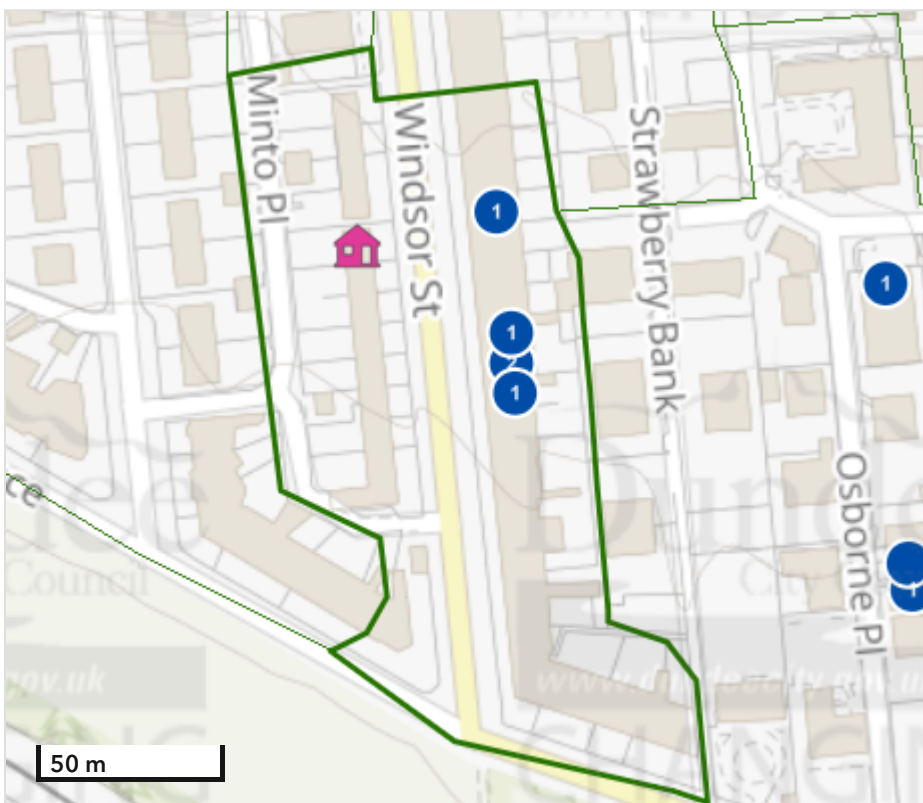
41 Windsor Street, DUNDEE, DD2 1BT (UPRN:009059018912)

This property lies within the 60QJ000086 output area. The maximum HMO licences for this area is 7(rounded down to nearest whole number).

There are 5 legally operating qualifying HMO licences. That is **9%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 6 qualifying HMO licences (operating+pending)

There are 2 HMO licenses available in this area.


Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 2001


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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC HMO/3312	
Your Ref		
Date	19 August 2026	
Subject	Housing (Scotland) Act 2006 - Part 5 24 Constitution Road (Flat K), Dundee – L&D Properties WL Ltd (3 persons) 03 September 2026 Licensing Committee	

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- The following items identified on PSSU's report, dated and sent on 31 March 2026 remain outstanding:
 1. Bedroom 1 – The minimum requirement of 1/30 of floor area for ventilation has not been met.
 2. Bathroom 1 – Repair and repaint window, window cill and external wood due to wood rotting and being marked.
 3. Bedroom 2 – The minimum requirement of 1/30 of floor area for ventilation has not been met.
 4. Bedroom 2 – One window is not fully opening, repair or replace.
 5. Bedroom 2 – Treat and repaint windows and window cill, due to marks and mould.
 6. Bedroom 3 – The minimum requirement of 1/30 of floor area for ventilation has not been met.
 7. Bedroom 3 – Crack in ceiling and wall, investigate cause, repair and repaint.
 8. Bedroom 3 – Window is not fully opening, repair or replace.
 9. Bedroom 4 – The wooden trim around the window is broken, repair or replace.
 10. Bedroom 5 – Replace missing grill on vent.
 11. Bedroom 5 – Repaint windows and window cill both internally and externally.
 12. Bedroom 5 – Treat and remove the mushrooms/fungus that is growing on the window cill and the window.
 13. Kitchen - Light under high level cupboards is not working, repair or replace.
 14. Kitchen - The carbon monoxide detector should be sited in accordance with PSSU requirements.
 15. Kitchen - The cupboard doors under the window don't close properly, repair or replace.
 16. Kitchen – Repair hole in fire door where the lock has been removed, to maintain fire resistance of the door.
 17. Living Room - The minimum requirement of 1/30 of floor area for ventilation has not been met.
 18. Living Room - Repair hole in fire door where the lock has been removed, to maintain fire resistance of the door.
 19. Living Room - Ensure that the windows are able to stay in the open position.
 20. Living Room - The window on the top right-hand side has come loose and fallen out of the windowpane, resecure or replace.
 21. Living Room - Marks on wall behind radiator, remove or repaint.
 22. Toilet (Entrance) - Extract fan not working, repair or replace and provide invoice from electrician.
 23. Toilet (Entrance) - Cracks around pull cord switch on the ceiling, fill and repaint.
 24. Toilet (Entrance) - Fan isolator switch plate has come loose from the ceiling, resecure or replace and provide invoice from electrician.
 25. Toilet (First Floor) - Cracks on wall, investigate cause, repair and repaint.
 26. Bathroom (First Floor) - Repaint bathroom in coherent colour.
 27. Bathroom (First Floor) - Confirmation required of what the pipe is running through the cupboard in the bathroom and any suitable safety measure which should be taken.

28. Hallway - Repair hole in fire door (located at top of staircase) where the lock has been removed, to maintain fire resistance of the door.
 29. Hallway - Repair or replace broken banister.
 30. Hallway - Clean roof light window above staircase.
 31. Store Cupboard (First Floor) - Fill in holes in boiler cupboard
 32. Store Cupboard (First Floor) - The carbon monoxide detector should be sited in accordance with PSSU requirements (out with cupboard).
 33. Common Works - The common entrance door requires a door entry system to be fitted. Should agreement of owners not be achieved evidence will be required that all reasonable effort was made to try to achieve agreement including the distribution of estimates of work.
 34. General - An updated scaled floor plan must be provided showing the two surplus bedrooms proposed to be permanently removed from use to restrict occupancy to three persons. The plan should clearly identify all rooms and include the location of sanitary facilities, cooking facilities, power outlets, lighting points and switches, together with the floor height of each storey measured from ground level.
 35. General - The two surplus bedrooms must remain permanently locked, with access controlled by management, and must be excluded from tenant use and tenancy agreements. The rooms must not be used for storage, and their closure must not adversely affect fire safety, means of escape, or access to essential services. Any future reinstatement or change of use may constitute a breach of licence conditions.
- The following certification is required.
 1. The Gas Safety Certificate fails to include testing of the hob. Evidence of testing requires to be provided.
 2. Evidence of the PAT testers qualification should be provided.
 - The last scheduled Committee for this application to be determined is 01 October 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

Housing in Multiple Occupancy Licensing Committee Provision Report

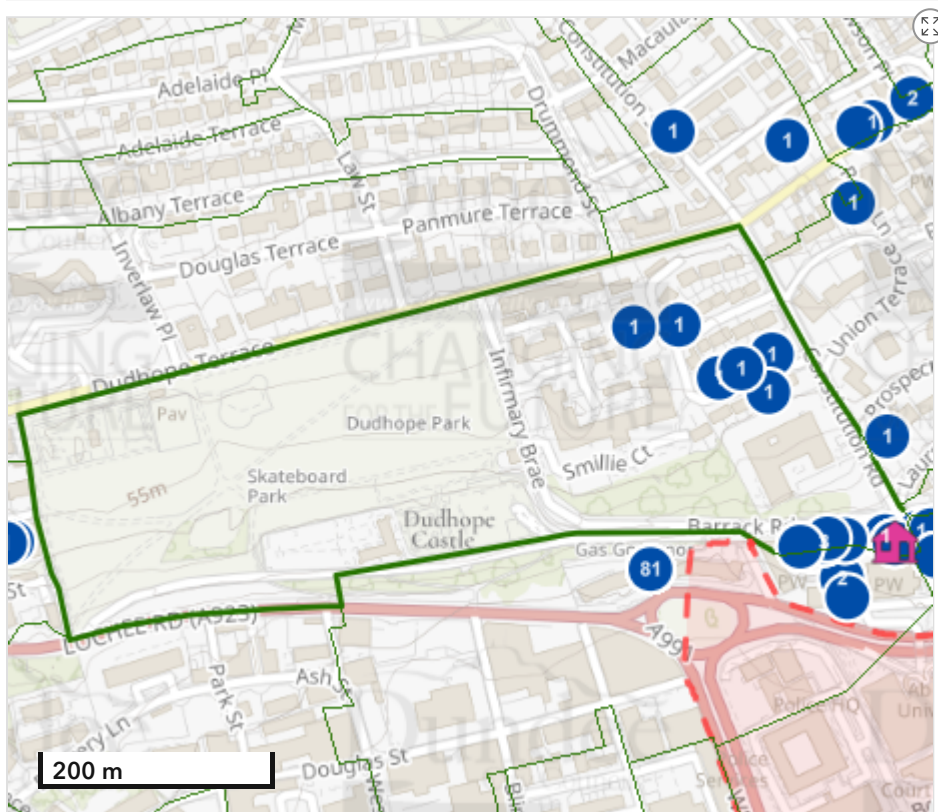
Flat K, 24 Constitution Road, DUNDEE, DD1 1LD (UPRN:009059057803)

This property lies within the 60QJ000330 output area. The maximum HMO licences for this area is 28(rounded down to nearest whole number).

There are 22 legally operating qualifying HMO licences. That is **10%** of the residential properties in this area

There are 2 pending qualifying HMO licences, so in total there are 24 qualifying HMO licences (operating+pending)

There are 6 HMO licenses available in this area.



Property Address



Legally Op & Qualifying



City Centre



Census Output Areas 2001



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From: [REDACTED]
Sent: 16 April 2026 12:11
To: licensing.board
Cc: [REDACTED]
Subject: STL and HMO applications April 2026 - OBJECTION

[REDACTED] Objects to the following recent HMO and STL applications within the West End Ward for the reasons set out below:

[REDACTED]		
[REDACTED]		
[REDACTED]		
[REDACTED]		
[REDACTED]		

[REDACTED]
 Fort Collins Ltd 521683/180/11042 1 Tayfield Pl, DD2 1DP

In 2025, [REDACTED] submitted its Local Place 2025-35 to DCC. The LPP, based on surveys with the community, highlights several issues with housing within the ward which the increase of HMO's and STL are seen to exacerbate. These include:

- The lack of quality private and social housing for long term let for people and families wishing to live in the west end;
- The poor quality of some existing long term rental properties and the problems in getting private landlords to maintain properties,
- Issues getting landlords to maintain neighbouring properties where owner occupiers cannot get coordination on maintenance of properties they live next to.
- The over concentrations of HMOs in certain streets and closes, maintenance and amenity issues associated with these and resultant exclusion of long term renters.

Paragraph 13 of DCC's Licensing Policy on Short Term Lets states that *"No significant or city-wide issues are evident in Dundee [on control areas] and there is no intention to focus resources on designating a control area at this time. It is, however, our intention to monitor the impact of STLs on an individual basis, and if the need arises in the future, a STL Control Area can be established"*.

Based on evidence collected whilst developing the LPP and conversations with the community, [REDACTED] is of the opinion that it is now time to review control areas in the west end. [REDACTED] has requested data from the council on the location and concentration of privately owned rented property and HMO licences which are currently not available. This would allow for a more informed conversation with the Council on these issues within a wider conversation on housing.

In the meantime [REDACTED] objects to further licences of this type and would appreciate it if this objection was forwarded to the licensing committee for consideration.

Kind Regards

[REDACTED]

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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC HMO/3389	
Your Ref		
Date	19 August 2026	
Subject	Housing (Scotland) Act 2006 - Part 5 1 Tayfield Place, Dundee – Fort Collins Ltd 03 September 2026 Licensing Committee	
		(5 persons)

In respect of the above application, I would make no objection in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028.

No objections have been received from the Building Standards Section of the City Development Department, Environment Department or Scottish Fire and Rescue Service.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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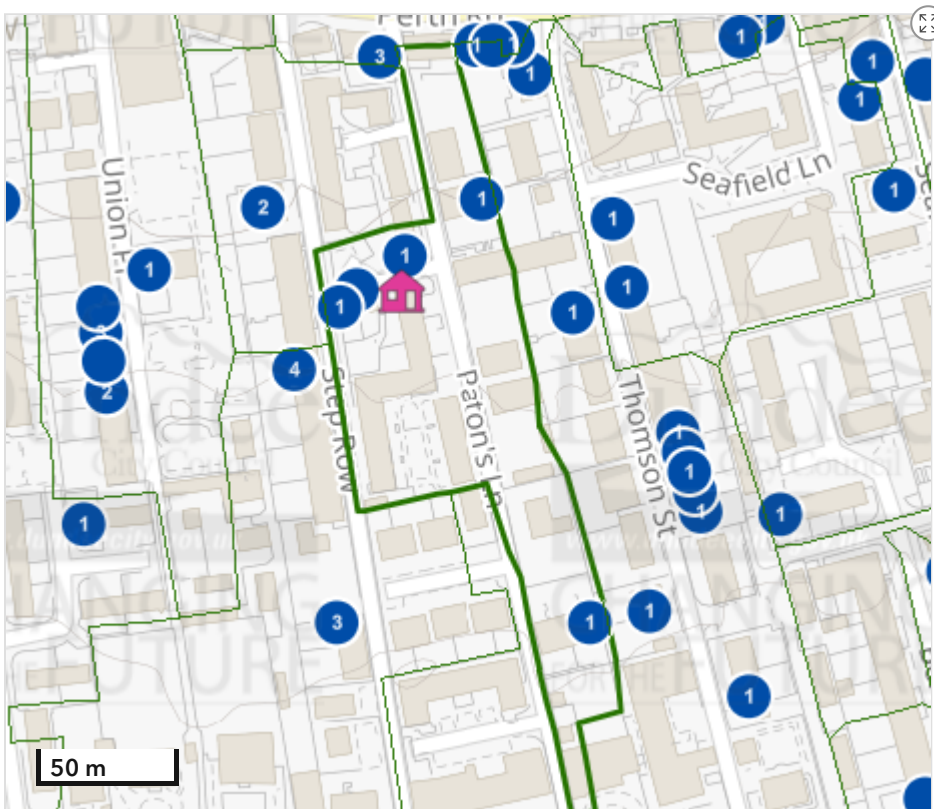
1 Tayfield Place, DUNDEE, DD2 1DP (UPRN:009059011474)

This property lies within the 60QJ000077 output area. The maximum HMO licences for this area is 7(rounded down to nearest whole number).

There are 5 legally operating qualifying HMO licences. That is **8%** of the residential properties in this area

There is 1 pending qualifying HMO licence, so in total there are 6 qualifying HMO licences (operating+pending)

There are 2 HMO licenses available in this area.


Property Address

Legally Op & Qualifying

City Centre

Census Output Areas 2001


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CHANGING FOR THE FUTURE

Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC HMO/3016	
Your Ref		
Date	19 August 2026	
Subject	Housing (Scotland) Act 2006 - Part 5 69 Ladywell Avenue, Dundee – Nevis Properties Limited 03 September 2026 Licensing Committee	
		(5 persons)

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- PSSU have been unable to inspect the property as access has not been provided. The agent was contacted on 10/03/2026 and an inspection was scheduled for 08/05/2026. The inspection was later cancelled by the agent. Further attempts to arrange access were made by telephone and via email on 18/05/2026 and 28/06/2026. The agent has since confirmed that the tenant does not wish to grant access for the HMO inspection. The property is currently occupied as a family home.
- The following certification is required
 1. Buildings & Public Liability Insurance: Evidence of cover from 13/03/2023 to 12/03/2025 and a current insurance certificate (latest held expired 13/03/2026).
 2. PAT test certificates covering 01/11/2022 to 31/10/2023, an explanation for the certification gap between 01/11/2024 and 22/01/2025, and a current PAT certificate (latest held expired 22/01/2026).
 3. GSC certificate covering 18/03/2023 to 17/03/2024 and a current GSC certificate (latest held expired 22/01/2026).
 4. Confirmation that the contact details for DJ Alexander contained within the Management Standard Document remain correct.
- The last scheduled Committee for this application to be determined is 03 Sept 2026.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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APPENDIX ...24...

Housing in Multiple Occupancy Licensing Committee Provision Report

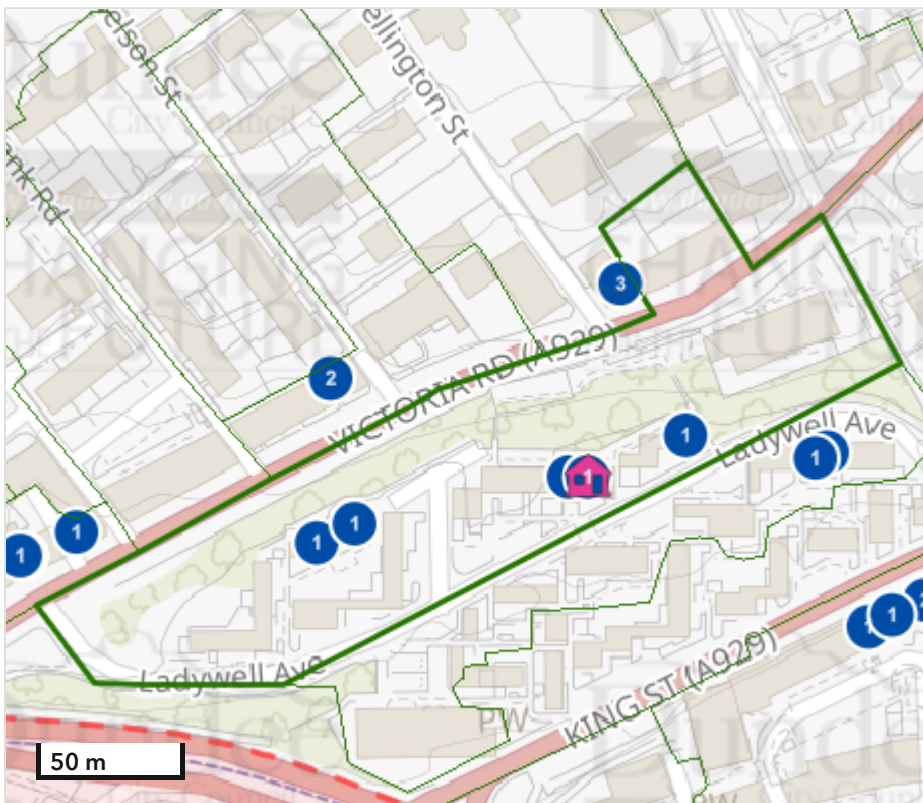
69 Ladywell Avenue, DUNDEE, DD1 2LA (UPRN:009059071402)

This property lies within the 60QJ000006 output area. The maximum HMO licences for this area is 7(rounded down to nearest whole number).

There are 5 legally operating qualifying HMO licences. That is **8%** of the residential properties in this area

There are 0 pending qualifying HMO licences, so in total there are 5 qualifying HMO licences (operating+pending)

There are 2 HMO licenses available in this area.



Property Address



Legally Op & Qualifying



City Centre



Census Output Areas 2001



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