

City Chambers  
DUNDEE  
DD1 3BY

20th May, 2025

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, 22nd May, 2025 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) PRIVATE HIRE OPERATOR – REQUEST FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	George Adam	3/3, 156 Strathmartine Road

A submission from the Licence Holder is enclosed **(Appendix 1) - Page 1.**

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

No	Name	Address
1	Timms Taxis Ltd	5 Isla Street

A written submission from the Taxi Operator is enclosed **(Appendix 2) - Page 3.**

- (d) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATIONS

No	Name	Address
1	P & R Taxis Ltd	17 Ogilvie Court

A written submission from the applicant is enclosed **(Appendix 3) - Page 5.**

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

(c) SHORT TERM LETS – NEW APPLICATIONS

<b>No</b>	<b>Name</b>	<b>Person Responsible</b>	<b>Address</b>
2	S & O Castle Property Ltd	Castlewood Holiday Letting Services Ltd	1st Floor, 28 Paton's Lane

A further public objection is enclosed **(Appendix 4) - Page 7.**

(d) SHORT-TERM LETS – UPDATES

<b>No</b>	<b>Name</b>	<b>Person Responsible</b>	<b>Address</b>
1	Rise Property Resi Ltd	Central Serviced Apartments	70 Broughty Ferry Road

A further public objection is enclosed **(Appendix 5) - Page 11.**

V5C-0823

## APPENDIX ...1...

1

## Vehicle details

Official use only

[A.1] 7

A: Registration number

SP17 WWB

B: Date of first registration 30 06 2017

[B.1]: Date of first registration in the UK 30 06 2017

D.1: Make NISSAN

D.2: Type ZE0

Variant A

Version A03

Euro status

Real driving emissions

D.3: Model LEAF ACENTA 30KWH

D.5: Body type 5 DOOR HATCHBACK

[X]: Taxation class ELECTRIC

[D.6]: Suspension type

[M]: Revenue weight

P.1: Cylinder capacity (cc)

V.7: CO<sub>2</sub> (g/km)

P.3: Type of fuel ELECTRICITY

S.1: Number of seats, 5 including driver

S.2: Number of standing places (where appropriate)

[D.4]: Wheelplan 2-AXLE-RIGID BODY

J: Vehicle category M1

K: Type approval number e11\*2007/46\*0230\*11

P.2: Max. net power (kW)

E: VIN/Chassis/Frame No. SJNFAAZE0U6072120

P.5: Engine number 100265Z

F.1: Max. permissible mass (excl. m/c) 1970

G: Mass in service 1525

Q: Power/Weight ratio (kW/kg) (only for motorcycles)

R: Colour RED

O: Technical permissible maximum towable mass of trailer

O.1: braked (kg)

O.2: unbraked (kg)

U: Sound level

U.1: stationary (dB(A))

U.2: engine speed (min-1)

U.3: drive-by (dB(A))

V: Exhaust Emissions

V.1: CO (g/km or g/kWh)

V.2: HC (g/km or g/kWh)

V.3: NOx (g/km or g/kWh)

V.4: HC+NOx (g/km)

V.5: particulates (g/km or g/kWh)

Automated vehicle (AV)

## 1 Change my vehicle details – Only fill in details to be corrected or changed

By submitting this form you are declaring that the information provided is correct. If you have made changes to your vehicle or if the information above is incorrect, you must

tell us by filling in the relevant boxes below and send whole V5C to DVLA, Swansea SA99 1BA. Use black ink and CAPITALS.

Registration number

SP17 WWB

7

Document reference number

5090 510 2838

Wheelplan or Body type:

VIN, Chassis or Frame number:

New revenue weight:

Date of change:

Cylinder capacity (cc):

No. of seats inc. driver:

No. of standing places:

Type of fuel:

Engine number:

New colour:

Date of change:

Tax class:

For information on how to change your tax class go to [gov.uk/change-ve](http://gov.uk/change-ve)

## 2 Selling or transferring my vehicle to a new keeper (not a trader)

By submitting this form you are declaring that the information provided is correct.

You must tell us immediately if you have sold or transferred your vehicle. It's quick and simple to tell us online. If you don't receive an acknowledgment or tax refund, if applicable, go to [gov.uk/contact-the-dvla](http://gov.uk/contact-the-dvla) as you may still be liable.

If you want to keep the registration number you must do this before you sell or transfer it. To tell us go to: [gov.uk/keep-registration-number](http://gov.uk/keep-registration-number)

You can use this form to tell us if you have:

- Sold your vehicle privately** – fill in the boxes below and the date of sale over the page. Use black ink and CAPITALS. Tear off section 6 (yellow section) to the new keeper. Return the rest of the V5C to DVLA, Swansea, SA99 1BA.
- Sold, transferred or part exchanged your vehicle to a motor trader** – fill in the boxes below and the date of sale over the page. Tear off section 4 (yellow section) on the next page.

Registration number

SP17 WWB

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**APPENDIX ...2...**

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**OP 1845**

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**From** [REDACTED]  
**Date** Thu 15/05/2025 14:57  
**To** licensing.board <licensing.board@dundeecity.gov.uk>

F.A.O The Licensing Committee, I am writing to you pertaining to License No 1845, as you are aware we were granted an extension on this License until 26.05.2025, as we have been trying to source on a recondition engine for this Vehicle. Unfortunately, the engine will not be delivered until 25.05.25 as a precaution I would like to request if we can have a further extension on this Licence encase, we can not meet the extension deadline. And to allow us time to repair the vehicle.

Sandra Young  
Director

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**APPENDIX ...3...**

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**Re: Licensing Committee Meeting 22nd May 2025 - Grant of Corporate Plate**

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**From** Richard Gordon [REDACTED]  
**Date** Fri 09/05/2025 11:37  
**To** licensing.board <licensing.board@dundeecity.gov.uk>

Hi Lisa,  
We have been looking at electric cars and expect to buy one, probably an MG5 within the next couple of weeks.  
We would then prepare it and present for testing.  
Thank you,  
Richard

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**From:** licensing.board <licensing.board@dundeecity.gov.uk>  
**Sent:** 09 May 2025 08:32  
**To:** Richard Gordon [REDACTED]  
**Subject:** Re: Licensing Committee Meeting 22nd May 2025 - Grant of Corporate Plate

Hi,

As you have decided to let the Licensing Committee deal with the application by written submission only then you will need to advise where you are with a vehicle?

Thanks Lisa

\*\*\*\*\*  
Licensing Department,  
Dundee City Council, 21 City Square, Dundee DD1 3BY  
Email : [licensing.board@dundeecity.gov.uk](mailto:licensing.board@dundeecity.gov.uk)  
Tel : 01382 434444

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**From:** Richard Gordon [REDACTED]  
**Sent:** 07 May 2025 11:29  
**To:** licensing.board <licensing.board@dundeecity.gov.uk>  
**Subject:** Re: Licensing Committee Meeting 22nd May 2025 - Grant of Corporate Plate

Hi Audrey,  
This is an application to convert to a corporate plate.  
Thank you,  
Richard Gordon

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**From:** licensing.board <licensing.board@dundeecity.gov.uk>  
**Sent:** 07 May 2025 10:12  
**To:** Richard Gordon [REDACTED]  
**Subject:** Re: Licensing Committee Meeting 22nd May 2025 - Grant of Corporate Plate

Good morning

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Good morning

It came to my attention late last week that a number of you have some concerns about the operation of the property as a short term let.

I was sent letters by the council. These were redacted but also said they were from neighbours, and while they will be dealt with by the council within their systems, I didn't want to waste time before offering you reassurance on the issues you raised with them. What follows is quite a long email as I try to respond to each of the matters in turn.

### **Parking**

The property was sold as including one garage which could be used by one vehicle. We will ensure that guest instructions are very clear around parking and they will be permitted to either park inside the garage itself or to find on street parking in the surrounding streets. We will also place a sign on the garage itself to indicate it should have no parking in front and inform them that all garages should be kept free from obstruction. Although I am aware trade vans did park in the turning area during the renovation, this was for purely practical reasons while we were doing work on the property, I can assure you that won't continue. I thank you sincerely for allowing them to do this over this period of time as access was challenging.

### **Capacity**

We have only applied for a license for 2 people as there is one bedroom. While I know many would have included a sofa bed to push up the capacity, the kitchen and bathroom facilities as well as storage is very limited so we did not want to overburden the property. We won't be licensed to accommodate beyond 2 people overnight as we have only applied for this number. We do have a generous dining table within the flat but this was primarily aesthetic given the size of the window.

### **Access to pipework**

I was aware of this issue and we will ensure there are always sufficient ways for you to request access to the property should it be required. You will have my phone number, that of Leigh Anne who will manage the property day to day and also the number of my main contractor. You will find these below for your ease. We will also include instructions to guests around waste purely for their awareness. The property will be cleaned after every stay and any maintenance issues reported. Fortunately, I have access to reliable trades at all times so any arising issue will be able to be dealt with quickly. We would not wish guests or neighbours to have any negative experience with foul smelling water as mentioned.

### **My company/trading names and structure**

S&O Castle Property is the entity that owns the property. This is the company I have with my Dad. For a little history, my Dad and I begin to do up houses together as a hobby after

my Mum passed away in 2013. He had retired from his work as a painter to look after her and we felt it would give us something to do together and a focus for him. Gradually over time it became my full-time job and my Dad has become older and less able than he was. A number of years ago we were advised to undergo a branding exercise and to use our surnames. We therefore used Olivier Shaw as a new logo was done for us with this branding. It was felt it was more personal to use our own names and I had moved house from my previous location beside the castle in Broughty Ferry so it made more sense. Olivier Shaw is therefore only a trading name and Olivier Shaw holiday homes is just another heading for what we do in part of our business so people understand it as we found we needed a website to enable direct bookings.

Olivier Properties is a company I set up in my own name as my Dad is getting older and there are now long-term projects, he is sadly no longer able to be part of.

The Dudhope Street address mentioned is my accountant. My children didn't want my home address online as I use social media and so I changed my registered address to Findlays. Unfortunately for some technical reason I can't remember I could not change both companies address at the time though may move to do so.

Castlewood Holiday Lettings is Leigh-Anne's company structure. She has managed holiday lets for very many years.

I trust this clears up any confusion.

### **The sign**

I understand there are concerns we put up a sign before we had a license. I can understand how this may be perceived. Again, something of an explanation of the context.

In Scotland due to licensing rules having a small business like ours has become incredibly difficult. You cannot apply for a short term let license until you both own a property and until you have brought that property up to the standard for a short term let. These standards are very high and expensive.

This unfortunately means that if you would like to have a short term let you have to purchase property and just HOPE you get it through licensing at a later stage after you have spent a great deal of time and money bringing it up to scratch.

This is a real risk, however equally the government says that licenses should not be unreasonably withheld because of the need for reputable short term let accommodation in society (all sorts of reasons from tourism to insurance claims and other reasons that mean people can need ready to live in accommodation for the short term).

When I saw 28 Paton's Lane on TSPC I fell in love with it instantly. I made an immediate call, viewed as soon as they could have me and offered before I left the property. I paid more than the value for it because I loved the history, location and features. However, I noted it

had quite significant limitations with a tiny kitchen, small bathroom and very little storage. It is these types of properties that tend to make sense for short term let rather than residential or long term letting as people do not have a lot of possessions with them.

As a short term let property needs to be attractive and worthy of good reviews it means it needs to be kept up to tiptop standard and not allowed to deteriorate. This is a positive thing for old buildings like this and I was very pleased you act communally to address collective building issues. This reassured me and hopefully my commitment to the long term of the building will reassure you also.

Back to the sign.

It has been something of a tradition that my Dad puts up the sign if we buy and do up a property and I get his photograph for sentimental reasons. This was one reason I wanted to get it put up. He has had various health concerns and recently has become very unwell again. In all honesty he wouldn't be well enough to put up the sign now so I am glad we did it at the time we did.

Another reason we put the sign up relates to what I said about the wider context. We have owned the property for almost a year and spent tens of thousands but have been unable to make any money so are operating at a loss every month we can't have guests. For people to see the sign it will hopefully help us secure bookings if and when we are granted a license.

The sign takes weeks to order as it is hand painted and it had finally arrived and was another job done to get it erected. Something else off the list. When we were inspected by the council we wanted to show that we are professional in what we do, we do things well and I saw the sign as part of demonstrating that.

Yes, putting up the sign could be seen as presumptuous but, in all honesty, so could buying the property and doing everything we had to do in terms of fire risk assessments, legionella tests etc etc to bring it to standard. Every part of that is in the hope, not the assumption we will be granted a license. There is no other way to do things now. The sign felt small in comparison to all of that.

Due to the long months without being able to trade we need to be ready to go if a license is granted so we can stop the losses, so having the sign up allows us to get final photos taken so we can list the property straight away at the right time and not have unnecessary delays.

However, because I did understand the sign could be seen as presumptuous, I did send a message to Sandra to explain she should not worry as we were not trading and explained briefly why we were putting it up. Sandra had given her number to me which was why I had contacted her. I didn't hear back from her but the message showed as read so I hoped our reasons were understood.

### **The Garden**

The garden as I understand it is communal but as I have had no need to use it I haven't accessed it. I do understand a couple of you have asked for our help with a gate and had planned to look at it this week when I hopefully get to meet some of you in the flat as offered on Wednesday evening.

I believe there is a concern about guests being able to use the garden space.

Given the proximity of Magdalen Green and the capacity of the short term lets at this time I can't see it is an essential thing to grant guests access to the garden. I suppose the only exception may be for hanging washing as the facilities are limited within the flat because of space, and potentially to use the bins. If it would help reassure neighbours we can put into the guidance that the garden should only be accessed for such reasons except with explicit consent and we could encourage them to use the beautiful park across the street which is almost as close to them.

### **The Kitchen**

The kitchen extension was carried out more than 40 years ago as mentioned. Building Control have seen it and equally a surveyor before the property was sold. No concerns were raised however as the washing machine was mentioned specifically in the letters I can reassure you that it is located on the ground floor and not within the kitchen area.

I apologise for the length of this email but it was necessary to respond to all the questions and concerns raised.

In summary, we plan to manage the property well and in a way that should give you no cause for concern. If issues were ever to arise you will have multiple contact numbers for us. You should first contact LeighAnne, then me as a second. Allan would be a third option if necessary.

We wish to be good neighbours and hope you can see this from both this letter and our invitation on Wednesday.

If you have any other questions or concerns please feel free to come and chat to us then or email if you prefer. We look forward to meeting as many of you as can make it.

Jennifer Olivier (Owner) – 07861802778

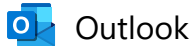
LeighAnne Birrell (Operations Manager) – 07365956805

Allan Roy (Maintenance) - 07941391604

Kind Regards

Jennifer



**APPENDIX ...5...**

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**Re: Licensing Committee meeting 22nd May 2025**

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**From** John Wright <[REDACTED]>  
**Date** Sun 18/05/2025 20:23  
**To** licensing.board <licensing.board@dundeecity.gov.uk>

Hi Audrey,

I have been away on holiday for the last few weeks and have not had the opportunity to reply.

We like it noted that although there has been an improvement, issues remain with the parking and also the litter in the street. Their drying area is still unkempt and full of weeds. It should also be noted the length of time it took them to take any sort of action regarding the fly tipping which highlights the ongoing disregard shown towards the neighbours,

Regards,

John Wright.

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**From:** licensing.board <licensing.board@dundeecity.gov.uk>  
**Sent:** 16 May 2025 10:18  
**Subject:** Licensing Committee meeting 22nd May 2025

Good morning

I wrote to you recently regarding the above meeting but to date have had no response. Can you advise if you will be attending via MS Teams or a written submission. If via Teams please give an email address and mobile number.

Kind Regards  
Audrey

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Licensing Department,  
Dundee City Council, 21 City Square, Dundee DD1 3BY  
Email : [licensing.board@dundeecity.gov.uk](mailto:licensing.board@dundeecity.gov.uk)  
Tel : 01382 434444

 [Help is Available](#)

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City Chambers  
DUNDEE  
DD1 3BY

14th May, 2025

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday, 22nd May, 2025 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](mailto:committee.services@dundeecity.gov.uk) by no later than 5.00pm on Tuesday, 20th May, 2025.

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

Yours faithfully

GREGORY COLGAN

Chief Executive

Depute Lord Provost Kevin CORDELL

BAILIE Christina ROBERTS

COUNCILLORS

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.

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### **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.

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### **2 LICENSING SUB-COMMITTEE – MINUTES OF MEETING**

The minute of meeting of the Licensing Sub-Committee held on 21st April, 2025 is attached for noting  
**(Appendix 1) – Page 1.**

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### **3 CIVIC GOVERNMENT (SCOTLAND) ACT 1982**

#### **(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS**

##### **MARKET OPERATOR – NEW APPLICATION**

<b>No</b>	<b>Name</b>	<b>Location</b>
1	Melanie Ibbotson	The Weaving Shed, Old Glamis Works

##### **PUBLIC ENTERTAINMENTS – FULL**

<b>No</b>	<b>Name</b>	<b>Location</b>
1	FunParx DD Ltd	FunParx Dundee, Fun Factory, 15 Balunie Drive
2	Kameni Fitness Health & Well-being	Kameni Fitness Heath & Well-being, 129 Balgowan Avenue

##### **PUBLIC ENTERTAINMENTS – TEMPORARY**

<b>No</b>	<b>Name</b>	<b>Location</b>	<b>Date of Event</b>
1	Dundee Instrumental Band	Baxter Park, Barnhill Rock Garden & Magdalen Green	15.06.2025 - 03.08.2025
2	Myler (Dundee) Ltd	Live House Underground Car Park	04.05.2025

##### **SECOND HAND DEALER - NEW APPLICATION**

<b>No</b>	<b>Name</b>	<b>Address of Premises</b>
1	Dundee A1 Tyre Ltd	Aim Car Sales, 54 East Dock Street

## STREET TRADER - NEW APPLICATIONS

No	Name	Address
1	Alfred K Joubert	East Lodge Hilton House, Cupar
2	Leane M Joubert	East Lodge Hilton House, Cupar

## TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1	Akmal Ahmed	28 Martin Street
2	Junaid Amin	30 William Fitzgerald Way
3	Omer Hussain	5 Muirfield Road
4	Hussun Rashid	314 Strathmartine Road
5	Mohammad A Yasin	200 Arbroath Road
6	Syed K H Zaidi	1/2, 12 Loganlee Terrace

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### (b) PRIVATE HIRE OPERATOR – REQUEST FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	George Adam	3/3, 156 Strathmartine Road

Mr Adam's plate OP590 has been off the road since February 2025. No extensions have been applied for.

2	Nazrul Islam	63 Findchapel Place
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Mr Islam's plate OP798E has been off the road since February 2025. No extensions have been applied for.

3	Scotblue Ltd	Douglas Road
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Scotblue's plate SP25 has been off the road since March 2025. No extensions have been applied for.

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### (c) TAXI OPERATOR REQUEST FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	Timms Taxis Ltd	5 Isla Street

Two extensions have been granted. Plate OP1845 was due to be tested by the 16th March 2025.

2	TCR Investments Ltd	44 Larch Street
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Two extensions have been granted. Plate OP1873 was due to be tested by the 24th March 2025.

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(d) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATIONS

No	Name	Address
1	P & R Taxis Ltd	17 Ogilvie Court

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 Pauline Balfour OP27. Director of P & R Taxis Limited are Pauline Balfour, Richard I Gordon and CBF Transport Ltd. There are no objections.

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**4 HOUSING (SCOTLAND) ACT 2006**

(a) HOUSES IN MULTIPLE OCCUPATION - DELEGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Mitchell Dear	Sandstone UK Prop Management Solutions	3/2, 32 Seagate
2	Mylet Property Ltd	Yvonne Barron	4/1, 20 Whitehall Street
3	West End Props Ltd	Easylets Ltd	2A, 42 Westport
4	MGD Estates Ltd	Easylets Ltd	29 Larch Street
5	Kashlaw Property Services Ltd	Kashlaw Property Services Ltd	Rose House 16-18 Constitution Terrace
6	Alexander Blues	Alexander Blues	The Old Exchange 67 Dalkeith Road

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

(a) SHORT-TERM LETS – DELEGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Zubair Yakub	Zubair Yakub	56 Brighton Place
2	YVN Homes	Neil Stoyanova	1/3, 10 Lorimer Street
3	Diamond Sunrise Ltd	Sunrise Short Stays Ltd	14 Muirton Road
4	Hanna Rashid	Sunrise Short Stays Ltd	11B Main Street
5	Abdul Rashid	Sunrise Short Stays Ltd	54 Broughty Ferry Road
6	Mohammed Akhtar	Central Sunrise Short Stays Ltd	28 Seaforth Road

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(b) SHORT-TERM LETS – DELEGATED RENEWAL

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Carnallan Ltd	Carnallan Ltd	105D Long Lane

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(c) SHORT TERM LETS – NEW APPLICATIONS

No	Name	Person Responsible	Address
1	Alan Frendo-Cumbo	Clark Anderson Properties Ltd	26 Thorter Row
Public objections have been received – copies attached <b>(Appendix 2) - Page 3.</b>			
2	S & O Castle Property Ltd	Castlewood Holiday Letting Services Ltd	1st Floor, 28 Paton's Lane

Public objections have been received – copies attached **(Appendix 3) - Page 13.**

(d) SHORT-TERM LETS – UPDATES

No	Name	Person Responsible	Address
1	Rise Property Resi Ltd	Central Serviced Apartments	70 Broughty Ferry Road
The Licensing Committee at its meeting on 30th January 2025 agreed to grant the above application and to bring it back for an update. The original objections from members of the public are attached <b>(Appendix 4 and 5) - Appendices 25 and 33.</b>			
2	Mohammed Zaveri	Mohammed Zaveri	253 Craigie Drive

The Licensing Committee at its meeting on 7th November 2024 agreed to grant the above application and to bring it back for an update. The original objection from a member of the public is attached, **(Appendix 6)**. The original letter of representation from PSSU is also attached **(Appendix 7) - Page 43 and 45.**

**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 CIVIC GOVERNMENT (SCOTLAND) ACT 1982**

(a) TAXI DRIVER'S LICENCE - NEW APPLICATIONS

(b) TAXI DRIVER – REQUESTS FOR DAY TO DAY MANAGER UPDATE

(c) TAXI DRIVER'S LICENCE - SUSPENSION HEARING

(d) TAXI DRIVER'S LICENCE - SUSPENSION HEARING MEDICAL

(e) TAXI DRIVER'S LICENCE – REQUEST FOR SUSPENSION HEARING

(f) TAXI OPERATOR'S LICENCE – REQUEST FOR SUSPENSION HEARING

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## APPENDIX 1

At a MEETING of the **LICENSING SUB-COMMITTEE** held at Dundee on 21st April, 2025.

Present:-

Deputy Lord Provost Kevin CORDELL  
Councillor Stewart HUNTER  
Councillor George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus \* all items stand delegated.

**The Convener agreed that the undernoted item of business be considered as a matter of urgency in terms of Standing Order No 17(b) in view of the timescales involved.**

**The Sub-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 item of business on the ground that it involved the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.**

### **I DECLARATION OF INTEREST**

No declarations of interest were made.

### **II CIVIC GOVERNMENT (SCOTLAND) ACT 1982**

#### **(a) TAXI DRIVER'S LICENCE – REQUEST FOR IMMEDIATE SUSPENSION**

##### **1 A Q**

There was submitted a letter of information from the Chief Constable relative to the alleged conduct of A Q during the currency of their Taxi Driver's Licence.

The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard the representative of the Chief Constable and consideration of the advice of the Legal Officer, the Sub-Committee agreed that the Taxi Driver's Licence held by A Q be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of A Q to be the holder of a Taxi Driver's Licence.

##### **2 M C**

There was submitted a letter of information from the Chief Constable relative to the alleged conduct of M C during the currency of their Taxi Driver's Licence.

The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard the representative of the Chief Constable and consideration of the advice of the Legal Officer, the Sub-Committee agreed that the Taxi Driver's Licence held by M C be suspended with immediate effect and that a suspension hearing be held in due course in relation to the fitness of M C to be the holder of a Taxi Driver's Licence.

Stewart HUNTER, Convener.

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Head of Democratic and Legal Services

Dundee City Council

21 City Square

Dundee DD1 3BY

7<sup>th</sup> March 2025

Subject: Objection to Short-Term Let Application at 26 Thorter Row

Dear Sir/Madam

I am writing to formally object to the application for a short-term let at 26 Thorter Row on the following grounds:

1. **Failure to Provide Proper Notice** – The public notice for this application was not displayed until after the 28-day notice period had already passed. I observed the notice on the 1<sup>st</sup> of March 2025, however the notice was dated the 16<sup>th</sup> of January 2025. This failure to adhere to proper procedures has unfairly limited the time available for residents to review and respond to the application. Given the potential impact on the community, I request that the application be reconsidered with a properly advertised consultation period.
2. **Breach of Property Deeds** – The property deeds for City Quay AWG expressly prohibit short-term letting. Granting permission for this application would violate legally binding agreements designed to maintain the residential nature of the building.
3. **Lack of Separation Between Residential and Short-term Let Units** – The current layout of the building means that permanent residents and short-term guests would share the same entrances, hallways, and communal areas. This creates security concerns and increases the likelihood of disturbances, as residents will have no control over who accesses shared spaces.
4. **Potential for Noise and Disruption due to Inadequate Noise Insulation** – The building was not designed with high levels of noise isolation between units, meaning that sound travels easily between flats. Introducing a short-term let, which is likely to have a frequent turnover of guests, increases the risk of noise disturbances, particularly during late hours. Permanent residents should not have to endure heightened levels of noise due to the commercial use of a residential space. I had already lodged a complaint on a non-related note to the council about noise transmission between flats.

Given these concerns—alongside the failure to provide proper public notice—I strongly urge the council to reject this application. I would appreciate confirmation that my objection has been received and will be considered in the decision-making process. Please do not hesitate to contact me if further information is required.

Yours sincerely,

[illegible]

**From:** [REDACTED]  
**Sent:** 07 March 2025 11:59  
**To:** licensing.board  
**Cc:** [REDACTED]  
**Subject:** Objection to 26 Thorter Row Licence for Short Term Let  
**Attachments:** Decision Notice – dated 10 January 2024\_987289.pdf

A notice on a lamppost has been brought to our attention that appears to have been backdated to 16<sup>th</sup> Jan 2025 with a request for a short term licence.

The applicant does not have planning permission for a change of use to Short Term Let. Planning was refused, appealed by the applicant and the refused again a Reported for the Scottish Minister.

Can you please confirm this objection has been noted

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



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Planning and Environmental Appeals Division  
Hadrian House, Callendar Business Park, Falkirk, FK1 1XR  
E: [dpea@gov.scot](mailto:dpea@gov.scot) T: 0300 244 6668



Scottish Government  
Riaghaltas na h-Alba  
[gov.scot](http://gov.scot)

## Appeal Decision Notice

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Decision by Rosie Leven, a Reporter appointed by the Scottish Ministers

- Planning appeal reference: PPA-180-2071
- Site address: 26 Thorter Row, Dundee, DD1 3BW
- Appeal by Alan Frendo-Cumbo against the decision by Dundee City Council
- Application for planning permission 23/00204/FULL dated 13 April 2023 refused by notice dated 17 August 2023
- The development proposed: change of use to short term let
- Date of site visit by Reporter: 6 December 2023

Date of appeal decision: 10 January 2024

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### Decision

I dismiss the appeal and refuse planning permission.

I have addressed the appellant's claim for expenses against the planning authority in a separate decision notice.

### Preliminary matters

My assessment does not consider whether a material change of use has occurred. As the appellant has made an application for the change of use, I am determining whether or not planning permission should be granted.

There is no indication that powers to designate a short term let control area under section 26B of the Town and Country Planning (Scotland) Act 1997 (as amended) are in operation in Dundee.

### Reasoning

1. I am required to determine this appeal in accordance with the development plan, unless material considerations indicate otherwise. The development plan is comprised of National Planning Framework 4 (NPF4) and the Dundee Local Development Plan 2019 (the LDP).

2. The site is a two-bedroom flat, on the first floor, on the east side of the eastern-most section of Thorter Row. Having regard to the provisions of the development plan, the main issues in this appeal are the effects of the development on residential amenity, safety and security, parking and services.

Impacts on residential amenity, safety and security, parking and services

3. The council considers that the introduction of a short term let for tourism purposes would change the essence of the neighbourhood's character from residential to semi-commercial. It also has concerns, shared in a number of representations, that the proposal would result in the loss of residential accommodation and that there would be unacceptable impacts on neighbouring residential amenity.
4. While the appellant considers that the proposal would comply with NPF4 policy 30 (Tourism) and LDP policy 8 (Visitor Accommodation), members take the opposite view. NPF4 policy 30 relates to tourism, with policy 30(e) relating specifically to short term let proposals. Policy 30(e) does not support short term lets where it would result in: (i) an unacceptable impact on local amenity or the character of the neighbourhood or area; or (ii) loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
5. Subject to conditions, the appellant and the council agree that the proposal would comply with NPF4 policies 12 (Zero Waste), 13 (Sustainable Transport) and 23 (Health and Safety) and LDP policies 39 (Environmental Protection), 44 (Waste Management Requirements for Development) and 54 (Safe and Sustainable Transport). Nevertheless, representations raise concerns over waste and transport matters so I assess these below.
6. In terms of policy 30(e)(i), I have considered potential effects on neighbouring properties within the same stairwell, as well as other residents in the street and the surrounding area. Representations raise concerns over the number and frequency of visitors coming and going from the flat, creating noise and disturbance to other residents in the stairwell and in the communal areas. There are also safety, security and parking concerns.
7. On my site inspection I observed that the property is accessed through a locked communal door which serves five other flats over three floors. The property is the second flat reached when ascending the stairs. The door to the appeal property is directly opposite the door to the other first floor flat, a very short distance across the hallway. The stairway, which is carpeted, is not overly spacious. Directly underneath the property on the ground floor are the parking spaces for other properties in the block. The property has a small balcony, suitable for one or two people to stand on.
8. Access to the private communal courtyard is through a rear door, accessible via the front locked door. This courtyard is shared by a large number of other residential properties which form its four sides, along Thorter Row, Marine Parade, Thorter Neuk and South Victoria Dock Road. Communal bins are situated in the courtyard.
9. The appellant intends to let the property for a minimum of two nights at a time. While the appeal site is a two-bedroom property, concern is raised that the property could be let out to six visitors. As there is a separate kitchen with space for a dining table and/or seating, I agree it is possible that additional beds could be provided in the living room. This could result in groups of six unrelated individuals (for example friends or colleagues) and their luggage moving up and down the stairwell every two days. They could also potentially be coming and going at different times from each other. Operating on a two-bedroom basis could result in four unrelated individuals making frequent movements to and from the flat.
10. I acknowledge that a proportion of lets may be from a smaller number of visitors or from families. However, compared to residential use, which would likely involve a couple

and one or two children (who would likely share a number of movements to and from the property), or two unrelated individuals (who may be more likely to come and go at different times but a lower number of people), I consider that full occupancy of the flat would likely result in an increase in movements.

11. Given the layout and limited size of the stairwell, I consider that this increase in movements, with visitors and their luggage arriving and departing, possibly at different times of the day from usual working hours, would be likely to create some disturbance for neighbouring residents. This is likely to be an issue particularly for the neighbouring property close by on the first floor. The lack of residential units underneath the appeal site would avoid disturbance downwards, but the potential for disturbance to other residential properties above from doors closing, luggage being moved and groups conversing in the stairwell, would remain. I consider that the small number of properties in the stairwell means that comings and goings at one of those six properties is likely to be more noticeable than if there were a higher number of properties in the block.

12. In terms of safety and security, the location of the appeal site means that residents within the block would from time to time come into contact with visitors they did not know in the semi-private space of the stairwell. In a small stairwell such as this, where the residents would likely know who their neighbours are, I consider that this would likely diminish the sense of security currently experienced in the stairwell.

13. While visitors could use the courtyard freely, so too can the existing residents around the courtyard. There is no clear evidence to suggest that the proposed visitors would be any more likely to create disturbance in the courtyard than existing residents. However, the existing sense of security and privacy could feel compromised by the use of the communal courtyard by those unknown to the existing residents.

14. Concerns have been raised over parking. There is controlled parking in the surrounding area and the property has access to a designated parking space, as mentioned above. I consider it unlikely that the proposed use would lead to an increase in demand for parking beyond what would be expected for permanent residents. In addition, the site is well located for access to sustainable transport options, with the bus station, train station and city centre amenities all within reasonable walking distance. I have no concerns over the waste management arrangements, which I consider would be appropriate for the proposed use. The proposal would therefore be consistent with NPF4 policies 12, 13 and 23, and LDP policies 39, 44 and 54.

15. Taking all of the above into account, while the transport and waste effects would be acceptable, I consider that the proposal would give rise to unacceptable effects on the amenity and sense of security of neighbouring properties in the stairwell, particularly the other property sharing the first floor, and to some extent, residents sharing the communal courtyard. As a result, the proposal would be contrary to NPF4 policy 30(e)(i).

16. Turning to NPF4 policy 30(e)(ii), the proposal would result in the loss of one residential property, within a large area of flatted residential properties. Concerns have been raised that the proposal would lead to further short term lets in the area. While it is suggested that other short term lets exist in the surrounding streets, there is no evidence of other short term lets in this stairwell, or in this length of Thorter Row. Therefore, I do not find that there is currently a proliferation of short term lets in this area, nor is there any evidence that this is having an adverse effect on the supply of housing at present.

17. Nevertheless, I am conscious that allowing a short term let at the appeal site could set a precedent for other short term lets that are similarly located which could lead to further loss of residential properties and a change in the character of the area. In particular, it could open up the possibility of the other property on the first floor becoming a short term let which, taken together with the proposed use, would be very likely to amplify the effects on the amenity and sense of security of the other properties within the stairwell.

18. While the proposed use would be used by visitors to the city who may use facilities and businesses during their stay, the economic benefits from this small scale proposal are likely to be negligible and not a demonstrable benefit. I therefore find that the proposal would not be consistent with policy 30(e)(ii).

19. The appellant highlights that the reasons for refusal do not mention LDP policy 8. Nevertheless, as this was discussed in the officer's report and in the council's response to the appeal, I examine it here. Policy 8 is not specific to short term lets but supports high quality visitor accommodation in the city centre. The proposed site lies outwith the city centre, as defined on the LDP proposals map. Outwith the city centre, policy 8 only supports visitor accommodation where it involves enhancements to existing facilities. There is an exception to this policy for small scale B&B and guesthouse accommodation. The council does not interpret this policy further.

20. Both of the proposed exceptions are facilities where the property or business owner is present on the site providing services to guests, rather than self-catering facilities such as the proposed use. As a result, I do not consider that the proposal would be classed as an exception to the policy. Neither would it be an enhancement to an existing visitor facility – rather it would be a change from residential use. I therefore agree with members that the proposal would not be in line with policy 8.

#### Conclusion on development plan

21. Taking the above into account, I consider that the proposal would achieve support from NPF4 policies 12, 13 and 23, and LDP policies 39, 44 and 54. On the matter of visitor accommodation, I consider that NPF4 policy 30 and LDP policy 8 seek to achieve different things. As a result, in relation to the circumstances of this case, I do not find them to be incompatible with each other. Nevertheless, I have found that the proposal would not be consistent with either policy. As I consider that NPF4 policy 30 and LDP policy 8 are central to whether or not the proposal is acceptable, I therefore find that the proposal would not be in line with the development plan as a whole.

#### Other material considerations

22. In addition to the matters raised in representations that I have considered above, concern is raised over a conflict with restrictions on use in the property's title deeds. However, I am concerned in this decision solely with matters relevant to planning and therefore to the public interest in controlling the use and development of land. Any restrictions in private law on the use of the property are not a matter for me and do not alter my conclusions.

#### Overall conclusion

23. I therefore conclude, for the reasons set out above, that the proposed development does not accord overall with the relevant provisions of the development plan and that there are no material considerations which would still justify granting planning permission. I have

considered all the other matters raised, but there are none which would lead me to alter my conclusions.

*Rosie Leven*

Reporter

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Head of Diplomatic & Legal Services

Dundee City Council

21 City Square

Dundee DD1 3BY

4<sup>th</sup> March 2025

Dear Sir/ Madam

**Application for a Short Term Let License at 28 Patons Lane, Dundee DD1 1BU**

I object to the granting of the above application on the following grounds described in paragraphs 1 to 6 below;

1. Our residents currently enjoy the amenity of a large private and walled in rear drying green, where children and grandchildren can safely play. If the application is granted, this privacy would be lost. Unknown strangers who were guests at No 28, or anyone else purporting to be so, would expect access to the area for barbeques, sunbathing or whatever, despite there being a provision in the title deeds stating that it is to be used for no other purpose than a drying green (without the agreement of a majority of the owners).

2. A recent pre-sales Home Report for No.28 stated that there was no parking available for the property within the immediate vicinity. There is a well-known scarcity of legal on and off-street parking in this area, particularly during university time.

The existing residents of the building have a private space between their lock-up storage sheds at the rear of the building, which serves as unobstructed access to their stores and as a turning space at the start of the one-way section of Patons Lane. This amenity is preserved for use as such by a provision in the title deeds which state this area is to be used '...as a means of access and for turning and for no other purpose whatsoever' and is to be 'free of obstruction at all times'.

However, if the application is granted there is a possibility that guests at No.28 may park their vehicles there, thus depriving the permanent residents of access to their stores and this amenity.



3. According to an official of Dundee City Council Planning Department no Listed Building Consent has been applied for or granted, as required, for the advertising board that was securely bonded to the stonework of our 'B' listed building on 28<sup>th</sup> January 2025, or for the extensive alterations that have seemingly been carried out to the property's interior. The fixed sign was put in place well before this application has been considered by the Licensing Authority. I therefore do not trust the applicant to comply with the many provisions of the title deeds which preserve most of the amenities that the six other households in the property currently enjoy, and object to the Application being granted on this basis.
4. The security and safety of existing residents will be adversely affected if the application is granted, as they will have to assume that any stranger on the property is a guest at No.28 or challenge them to prove that they are who they say they are, and thus put themselves at risk of remonstrance or worse. Any person or persons unknown of criminal intent, seeing the advertisement board referred to above, could purport to be a guest at No.28 and enter into our grounds.
5. The old main sewer pipe for the building is built into rock in a basement pit immediately below the applicant's property (accessed beneath the staircase). This pipe and trap are easily blocked if anything other than the usual human waste (eg. food waste, coffee grounds, nappies, sanitary napkins etc) are disposed of into the drains and toilets. If the trap outlet is blocked there can be a very unhygienic back up of foul-smelling water etc which needs to be urgently cleared, especially for the sake of the residents in the basement flats, but for all residents in general. Access to the pit and pipe trap is through lifting existing sawn floorboards in a cupboard under the staircase and arranging access could be more problematic with short-term guests than with permanent residents. It is also much easier to adequately educate residents in the building about the perils of drain blockages, than short term holiday makers etc who may well be more careless and irresponsible given their transient nature.

6. Most one-bedroom short term lets include a double sofa bed installed in the living room. If this is the case for No.28 this application should possibly be for Home Sharing and Home Letting, as per the displayed notice of Applications heading boxes, as two couples could share the flat. There is a provision in the title deeds that each property in the building be used as a 'private dwelling house only', and not be occupied by 'more than one family'. I believe that this provision has also been made to protect the amenity of the other residents in the building and so I will object on this basis.

In conclusion, I would like to state that I have no objection to the property being let out on a medium to long-term basis. I hope these objections will be considered seriously by the committee members and look forward to hearing the committee decision.

Yours faithfully

[Redacted signature]

[Redacted address]

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Head of Diplomatic & Legal Services  
Dundee City Council  
21 City Square  
Dundee DD1 3BY

4<sup>th</sup> March 2025

Dear Sir/ Madam

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I object to the granting of the above application on the following grounds described in paragraphs 1 to 6 below;


1. Our residents currently enjoy the amenity of a large private and walled in rear drying green, where children and grandchildren can safely play. If the application is granted, this privacy would be lost. Unknown strangers who were guests at No 28, or anyone else purporting to be so, would expect access to the area for barbeques, sunbathing or whatever, despite there being a provision in the title deeds stating that it is to be used for no other purpose than a drying green (without the agreement of a majority of the owners).
2. A recent pre-sales Home Report for No.28 stated that there was no parking available for the property within the immediate vicinity. There is a well-known scarcity of legal on and off-street parking in this area, particularly during university time.  
The existing residents of the building have a private space between their lock-up storage sheds at the rear of the building, which serves as unobstructed access to their stores and as a turning space at the start of the one-way section of Patons Lane. This amenity is preserved for use as such by a provision in the title deeds which state this area is to be used '...as a means of access and for turning and for no other purpose whatsoever' and is to be 'free of obstruction at all times'.  
However, if the application is granted there is a possibility that guests at No.28 may park their vehicles there, thus depriving the permanent residents of access to their stores and this amenity.

3. According to an official of Dundee City Council Planning Department no Listed Building Consent has been applied for or granted, as required, for the advertising board that was securely bonded to the stonework of our 'B' listed building on 28<sup>th</sup> January 2025, or for the extensive alterations that have seemingly been carried out to the property's interior. The fixed sign was put in place well before this application has been considered by the Licensing Authority. I therefore object to the License being granted because the applicant has apparently failed to comply with Listed Buildings Regulations and the proper procedure for the application.
4. The security and safety of existing residents will be adversely affected if the application is granted, as they will have to assume that any stranger on the property is a guest at No.28 or challenge them to prove that they are who they say they are, and thus put themselves at risk of remonstrance or worse. Any person or persons unknown of criminal intent, seeing the advertisement board referred to above, could purport to be a guest at No.28 and enter into our grounds.
5. The old main sewer pipe for the building is built into rock in a basement pit immediately below the applicant's property (accessed beneath the staircase). This pipe and trap are easily blocked if anything other than the usual human waste (eg. food waste, coffee grounds, nappies, sanitary napkins etc) are disposed of into the drains and toilets. If the trap outlet is blocked there can be a very unhygienic back up of foul-smelling water etc which needs to be urgently cleared, especially for the sake of the residents in the basement flats, but for all residents in general. Access to the pit and pipe trap is through lifting existing sawn floorboards in a cupboard under the staircase and arranging access could be more problematic with short-term guests than with permanent residents. It is also much easier to adequately educate residents in the building about the perils of drain blockages, than short term holiday makers etc who may well be more careless and irresponsible given their transient nature.

6. Most one-bedroom short term lets include a double sofa bed installed in the living room. If this is the case for No.28 this application should possibly be for Home Sharing and Home Letting, as per the displayed notice of Applications heading boxes, as two couples could share the flat. There is a provision in the title deeds that each property in the building be used as a 'private dwelling house only', and not be occupied by 'more than one family'. I therefore provisionally object to the granting of a license on the grounds that it could be being applied for under the wrong type of application (another deviation from proper procedure as referred to in paragraph 3).

In conclusion, I would like to state that I have no objection to the property being let out on a medium to long-term basis. I hope these objections will be considered seriously by the committee members and look forward to hearing the committee decision.

Yours faithfully



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Head of Diplomatic & Legal Services

Dundee City Council

21 City Square

Dundee DD1 3BY

DUNDEE

4<sup>th</sup> March 2025

Dear Sir/ Madam

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1. Our residents currently enjoy the amenity of a large private and walled in rear drying green, where children and grandchildren can safely play. If the application is granted, this privacy would be lost. Unknown strangers who were guests at No 28, or anyone else purporting to be so, would expect access to the area for barbeques, sunbathing or whatever, despite there being a provision in the title deeds stating that it is to be used for no other purpose than a drying green (without the agreement of a majority of the owners).

2. A recent pre-sales Home Report for No.28 stated that there was no parking available for the property within the immediate vicinity. There is a well-known scarcity of legal on and off-street parking in this area, particularly during university time.

The existing residents of the building have a private space between their lock-up storage sheds at the rear of the building, which serves as unobstructed access to their stores and as a turning space at the start of the one-way section of Patons Lane. This amenity is preserved for use as such by a provision in the title deeds which state this area is to be used '...as a means of access and for turning and for no other purpose whatsoever' and is to be 'free of obstruction at all times'.

However, if the application is granted there is a possibility that guests at No.28 may park their vehicles there, thus depriving the permanent residents of access to their stores and this amenity.



3. According to an official of Dundee City Council Planning Department no Listed Building Consent has been applied for or granted, as required, for the advertising board that was securely bonded to the stonework of our 'B' listed building on 28<sup>th</sup> January 2025, or for the extensive alterations that have seemingly been carried out to the property's interior. The fixed sign was put in place well before this application has been considered by the Licensing Authority. I therefore do not trust the applicant to comply with the many provisions of the title deeds which preserve most of the amenities that the six other households in the property currently enjoy, and object to the Application being granted on this basis.
4. The security and safety of existing residents will be adversely affected if the application is granted, as they will have to assume that any stranger on the property is a guest at No.28 or challenge them to prove that they are who they say they are, and thus put themselves at risk of remonstrance or worse. Any person or persons unknown of criminal intent, seeing the advertisement board referred to above, could purport to be a guest at No.28 and enter into our grounds.
5. The old main sewer pipe for the building is built into rock in a basement pit immediately below the applicant's property (accessed beneath the staircase). This pipe and trap are easily blocked if anything other than the usual human waste (eg. food waste, coffee grounds, nappies, sanitary napkins etc) are disposed of into the drains and toilets. If the trap outlet is blocked there can be a very unhygienic back up of foul-smelling water etc which needs to be urgently cleared, especially for the sake of the residents in the basement flats, but for all residents in general. Access to the pit and pipe trap is through lifting existing sawn floorboards in a cupboard under the staircase and arranging access could be more problematic with short-term guests than with permanent residents. It is also much easier to adequately educate residents in the building about the perils of drain blockages, than short term holiday makers etc who may well be more careless and irresponsible given their transient nature.

6. Most one-bedroom short term lets include a double sofa bed installed in the living room. If this is the case for No.28 this application should possibly be for Home Sharing and Home Letting, as per the displayed notice of Applications heading boxes, as two couples could share the flat. There is a provision in the title deeds that each property in the building be used as a 'private dwelling house only', and not be occupied by 'more than one family'. I believe that this provision has also been made to protect the amenity of the other residents in the building and so I will object on this basis.

In conclusion, I would like to state that I have no objection to the property being let out on a medium to long-term basis. I hope these objections will be considered seriously by the committee members and look forward to hearing the committee decision.

Yours faithfully

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Ashley Smith

---

**From:** [REDACTED]  
**Sent:** 03 October 2024 19:56  
**To:** licensing.board  
**Subject:** OBJECTION TO SHORT TERM LET- 70 BROUGHTY FERRY ROAD DD46BE  
**Attachments:** DSC\_1997.JPG; DSC\_2000.JPG; DSC\_1983.JPG; DSC\_1981.JPG; DSC\_1980.JPG

Good evening,

I would like to confirm our objection to the short term let application at 70 Broughty Ferry Road, Dundee, DD4 6BE.

Firstly, it should be noted that the notice that is currently displayed (third attempt) has not been filled in properly and therefore should be classed as incompetent. The notice is dated as the 13/09/24 but was not actually displayed until the 18/09/24. Therefore does not appear to meet the requirements as per the short term lets licensing scheme and should be declared as incompetent.

Further grounds for objection are as follows,

1. A complaint regards anti social behaviour was raised on the 30/9/24 (ref ASB650999333). This was due to a group of males from the property, standing outside the property drinking alcohol and playing music between 11pm and 1am. This is a residential are with elderly and people with mental health issues and this behaviour could be quite intimidating to them. This is not the only example of excessive noise we have had to encounter, often as late as 4am
2. Household waste is being continually thrown onto the surrounding areas or being put into food recycling bins or general bins on the public path. (photos attached) This would appear to be due to the fact that the shared bin recess between the property and number 68 has been full of bulky items for some time now (photo attached) and would appear to have no household waste bin. This has been raised previously, but no action has been taken. I have spoken to previous users of the property who stated that no instruction is given regards waste disposal from the owners. This shows a disregard for both the surrounding neighbours and the environment in general with the possibility of it attracting vermin
3. Small fires in the drying area.
4. The title deeds for the property state that only one vehicle per household are allowed to park in the adjacent car park but at times there are as many as four vehicles from the let, preventing residents from parking near their home.
5. At times there are as many as a dozen people within the property.

Taking cognizance of the lack of attention shown in the notification process (first one posted on property electric cupboard out of sight of public, second one had no date shown and was not secured as it was found by a neighbour lying on the street, third one has incorrect date). Also the lack of concern shown regarding house hold waste raises serious concerns regards the suitability of this property for a short term let,

Regards,

[REDACTED]  
[REDACTED]  
Dundee

DD4 6BE.

Ashley Smith

---

**From:** [REDACTED]  
**Sent:** 30 September 2024 19:28  
**To:** licensing.board  
**Subject:** SHORT TERM LET, 70 BROUGHTY FERRY ROAD, DUNDEE, DD4 6BE  
**Attachments:** DSC\_1986.JPG; DSC\_1980.JPG; DSC\_1981.JPG; DSC\_1985.JPG; DSC\_1983.JPG

To whom it may concern,

We would like to report anti social behaviour at the above-named short term let. (Anti Social Behaviour ref ASB650999333)

Last night/early this morning, we had a group of males sitting outside the above named property drinking alcohol and playing music. This afternoon you can still see where they have just thrown empty beer cans onto the pavement, into the food recycling bin and left sitting on the property's steps.(photos attached)

This is a residential area, with elderly and also people with mental health issues, having a group of unknown males drinking outside in the early hours could be quite intimidating for them.

Can we please have confirmation that this complaint has been logged, forwarded to any other concerned parties and any reference number be provided,

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
Dundee  
DD4 6BE























**Ashley Smith**

---

**From:** [REDACTED]  
**Sent:** 04 October 2024 14:30  
**To:** licensing.board  
**Subject:** Fw: objection for short term let license at 70 Broughty Ferry Road Dundee  
**Attachments:** 20240825\_203209.jpg; Noise 7.m4a; Noise 21.11.m4a; 1000045999.jpg; 1000046014.jpg; 1000045991.jpg; 1000046006.jpg; 1000046029.jpg; 1000048432.jpg

whom it may concern

I am writing this email in regards to putting in an a formal objection for the license for a short term let property which is up for review at 70 brought ferry road, Dundee. I am summarising the reason for my objections below – I am conjoined to the property on the right-hand side with my bedroom sharing a wall with number -70s; kitchen / lounge area. Additionally, my bedroom window is less than a metre from the Kitchen/ Living area. See picture enclosed

1. Noise- for the past 4 years there has been constant noise from Parties, and I have put numerous complaints into the letting agent Fraser @ Pillow partners. My first contact was made as far back as July 26<sup>th</sup>, 2020, and the situation is still not fully resolved. I have numerous recording which the letting agent has copy of which detail excessive levels of noise. I have also had complaint in the Antisocial behaviour team last summer so surely this should be taken into consideration when this license was being granted- last summer there were between 10-15 French students living the in the property which formed part of my case to the antisocial behaviour team. They had parties every night and a t one point another neighbour was so angered by the constant noise and altercation took place which the police were involved – Currently there is extensive work being carried out in the property and has been for the last 4 weeks with workmen are starting as early as 6am drilling and banging. Most recently the workmen have taken to working through the night, which is totally unacceptable When I questioned the workmen, they advised they were under pressure from the landlord to get the job finished. I have had to call the police on occasion as I cannot sleep with the level of noise from work being carried out overnight. Keep getting assurances from the letting agent they would not allow parties or noise of any kind but every time some stays in that property there are parties. It is causing me sleep deprivation is starting to affect me on a day-to-day basis. I have lived in this property since 2016 and this is nice quiet area which is one of the main reasons I initially purchased this property. but the last 4 years have been absolute hell for me. Additionally the front door requires to be slammed as it is apparently morphed and this constantly wakes me when people are leaving the property at 6am

2. Car parking – people staying this property are taking up 3-4 car parking spaces regularly meaning residents who both have bought and rent their properties are unable to get parked- this is totally unacceptable and massive bug bear to everyone living in this area
  
3. notice having spoken with Gabrielle Hays@ the licensing board – I was advised a public notice should have been put it up the landlord stating the intention for the license and details of how to put an objection and this should have been visible from the footpath for 21 days – I can advise that the notice was hung on 13th of September in the evening and had blown away by the morning. It was found by a neighbour and was not dated. I made Gabrielle aware of this who advised the notice would need to be rehung and the clock would reset for 21 days. The notice was then rehung on the 18th of September back dated to the 13th of September despite not being hung for 5 days. I was told this was ok. Surely if this is a legal document they simply just back date it

Additionally this week I have had to call both the police the letting agent the antisocial behaviour team due to partying and excess noise. There were a group of men in there who were sitting outside drinking beer until the early hours most nights. I have included photos of proof of this showing evidence of drinking outside and also rubbish being left in the public areas. I have reference number from. The police which is 3687. Both the letting agent and antisocial behaviour team did nothing to help. I called the letting agent who said they would resolve and I also called the antisocial behaviour team out of hours and spoke to a lady called Lynn who did absolutely nothing and I am still waiting for someone to come out and visit me.

This property has given me 4 years of absolute hell. The landlord is well aware of the noise issues as I have spoken to her directly. My mental health is being severely impacted by this property and I have extreme anxiety when the property is let out. I am an absolute nervous wreck due to lack of sleep. This week I have only managed to sleep an average of 3 hours per night. I work full time and own my property. I really should not be expected to put up with this level of disruption.

I would kindly ask that you acknowledge this objection and invite to the licensing meeting

I have attached a noise recording showing and example of what I hear from my property and also a photo with my bedroom window marked in green showing how close I am. I have also attached photos of rubbish and evidence of partying outside the property this week. The guest clearly have no respect for the property or its neighbours

Thank you

Dundee

DD4 6BH























APPENDIX ...5.6...









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Ashley Smith

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**From:** [REDACTED]  
**Sent:** 30 August 2024 13:32  
**To:** licensing.board  
**Subject:** Application for secondary letting @ 253 Craigie Drive, Dundee

My name is [REDACTED] Dundee D4 7NU. I have lived here for 24 years.

Recently another flat in the block I live in was purchased and the owner has now applied for short term lets. I was alerted to this by a friend out walking his dog who saw the notice on a lamppost. The notice on the lamppost was turned towards the road so even if I was looking for it, it would be difficult to see it.

This now brings the number of buy to lets in my block to at least 4. The landlords don't appear to inform the tenants of their communal responsibilities i.e. cleaning the stairwell, cleaning the bin area and being aware of noise.

Number 253 has already had tenants in short stay and I have had to speak to them on occasions regarding the excessive noise they were making after 11pm at night. I was laughed at and when I said I would call the police they laughed again and told me to go ahead as they were not prepared to turn the music down. I live directly below this flat and the noise was grim. I work as a nurse on shifts and have to be up at 5 am in the morning. This meant nothing to them. They were 3 young men. I had no way of contacting the landlord directly.

The amount of mess left at the bin with old furniture, cardboard, beds etc was appalling. I can't say for sure that it was them but most of this appeared when they moved in and out.

I have had to contact environmental health on several occasions for help and they had to organise uplifts of discarded rubbish as well as a deep clean of the close. Further short term lets may make this problem even worse than it is now.

I hope you will consider this objection as it is difficult to challenge people over their behaviour these days as no one appears to be able or willing to help.

Thank you,  
[REDACTED]

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## Memorandum

To	<b>SENIOR ELECTORAL SERVICES &amp; LICENSING OFFICER, SUPPORT SERVICES</b>		
From	Gabrielle Hayes – Ext. 6842		
Our Ref	GH/PC STL/ DD00237N		
Your Ref			
Date	23 October 2024		
Subject	<b>Civic Government (Scotland) Act 1982          (Licensing Of Short-term Lets) Order 2022          253 Craigie Drive, Dundee – Mr Mohammed Zaveri          SECONDARY LETTING          07 Nov 2024 Licensing Committee</b>		
			<b>(5 persons)</b>

In respect of the above application, I would have no objection in regard to a licence being issued for a Short-term Let to the period 31 January 2027 subject to the following:

1. Common Works – The common close entrance door requires a door entry system to be fitted. Should agreement of owners not be achieved, evidence will be required that reasonable effort was made to try to achieve agreement.

**GABRIELLE HAYES**  
**PRIVATE SECTOR SERVICES MANAGER**