

# Public Document Pack

## ADDITIONAL CIRCULATION



To: Councillor Al-Samarai, Convener; Councillor Delaney, Vice Convener; and Councillors Clark, Crockett, Graham, Henrickson, Lawrence, MacGregor and McLeod.

Town House,  
ABERDEEN 06 January 2026

## **LICENSING COMMITTEE**

The undenoted items are circulated in connection with the meeting of the **LICENSING COMMITTEE** to be held here in the Town House on **WEDNESDAY, 21 JANUARY 2026 at 10.00 am. This is a hybrid meeting and Members may also attend remotely.**

**The meeting will be webcast and a live stream can be viewed on the Council's website. <https://aberdeen.public-i.tv/core/portal/home>**

JENNI LAWSON  
CHIEF OFFICER – GOVERNANCE

## **B U S I N E S S**

9.1 Short Term Let (New Operator) - Park Cottage, 201 Victoria Street (Pages 3 - 22) – Additional Document Attached

Should you require any further information about this agenda, please contact Mark Masson, tel 01224 067556 or email [mmasson@aberdeencity.gov.uk](mailto:mmasson@aberdeencity.gov.uk)

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# Agenda Item 9.1

## LICENSING COMMITTEE INFORMATION SHEET

### 07 January 2026

#### Public Application

**TYPE OF APPLICATION:** SHORT TERM LET LICENCE APPLICATION  
NEW HOST-SECONDARY LETTING

**APPLICANT:** NEIL TAYLOR

**PROPERTY MANAGER:** NEIL TAYLOR

**ADDRESS:** PARK COTTAGE, 201 VICTORIA STREET, ABERDEEN

#### INFORMATION NOTE

- Application Submitted 24/07/2025
- Determination Date 23/04/2026

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 7 representations/objections were submitted to the Private Sector Housing Team.

If, after consideration of the representations/objections, the Committee is minded to grant the Short Term Let licence, it may do so under delegated powers since at the time of drafting this information note, the necessary certification has not been completed.

#### DESCRIPTION

The property at Park Cottage, 201 Victoria Street, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation is a detached property where the ground floor comprises of a Kitchen, lounge, 1 bedroom, and 2 bedrooms with ensuite. Along with 2 suites composed of sitting room/kitchen and ensuite bedroom. The upper floor is comprised of 4 bedrooms, 2 bedrooms share a Jack and Jill bathroom, 1 bedroom has ensuite, and the remaining bedroom has a Jack and Jill ensuite. The applicant wishes to accommodate a maximum of 6 guests, which is acceptable in terms of space and layout. The location of the premises is shown on the plan attached as Appendix A.

#### CONSULTEES

- Police Scotland
- Scottish Fire & Rescue Service
- Aberdeen City Council's Planning Team
- A public Notice of Short Term Let Application was displayed outside the building, alerting the public to the licence application.

#### REPRESENTATIONS/OBJECTIONS

- Police Scotland – no objections

- Scottish Fire & Rescue Service – no objections
- Aberdeen City Council’s Planning Team – no objections
- One objection from Objector A (Attached as Appendix B)
- One objection from Objector B (Attached as Appendix C)
- One objection from Objector C (Attached as Appendix D)
- One objection from Objector D (Attached as Appendix E)
- One objection from Objector E (Attached as Appendix F)
- One objection from Objector F (Attached as Appendix G)
- One objection from Objector G (Attached as Appendix H)
- Representation from the applicant (Attached as Appendix I)

The objections were received within the statutory time period therefore the Council must consider.

## COMMITTEE GUIDELINES/POLICY

All applications for Short Term Let licences are dealt with in accordance with the Scottish Government’s document:

[Short term lets - licensing scheme part 2: supplementary guidance for licensing authorities, letting agencies and platforms](#)

## GROUNDS FOR REFUSAL

This application is being dealt with under the provisions of '[Civic Government \(Scotland\) Act 1982 \(Licensing of Short Term Lets\) Order 2022](#)' (the 2022 Order)

Available grounds of refusal are as follows:

A licensing authority shall refuse an application to grant or renew a licence if, in their opinion—

**(a)**the applicant or, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either—

(i)for the time being disqualified under section 7(6) of this Act, or

(ii)not a fit and proper person to be the holder of the licence;

**(b)**the activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such a licence if he made the application himself;

**(c)**where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or vessel, those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to—

(i)the location, character or condition of the premises or the character or condition of the vehicle or vessel;

(ii)the nature and extent of the proposed activity;

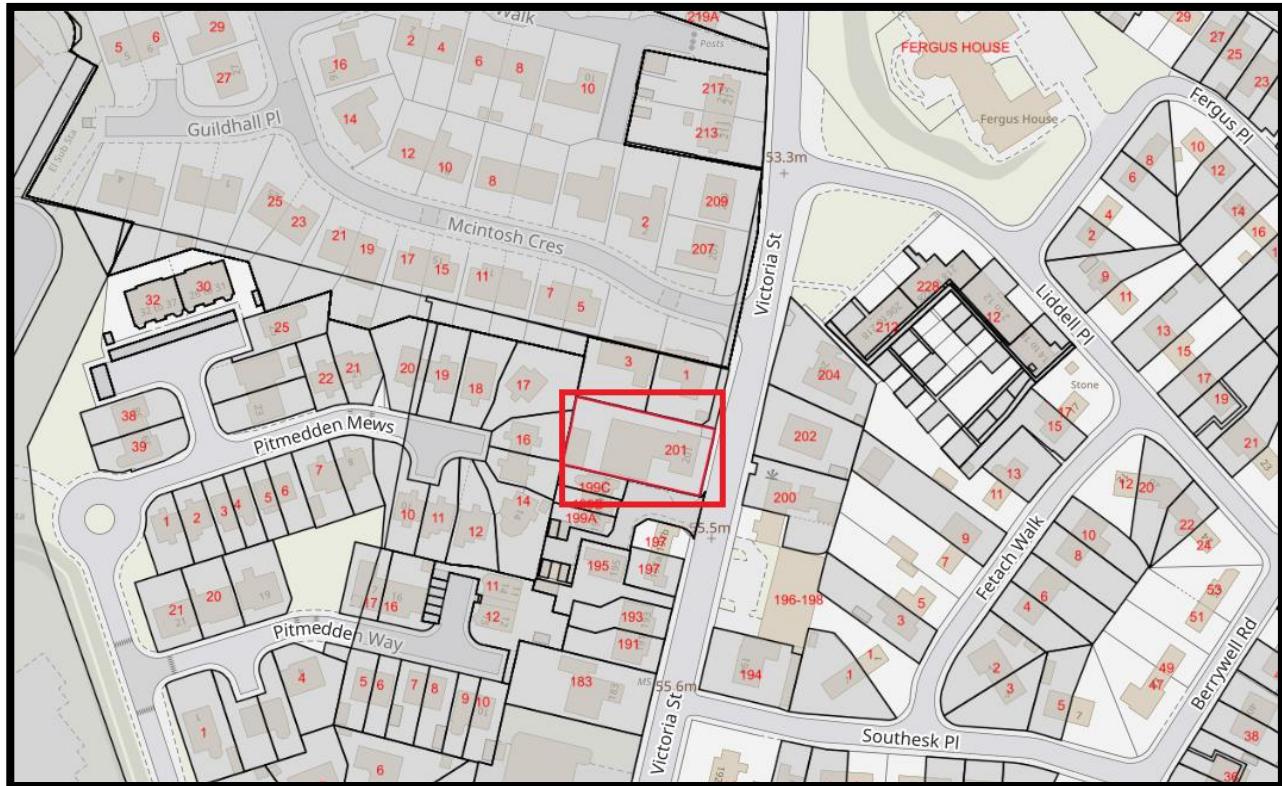
- (iii)the kind of persons likely to be in the premises, vehicle or vessel;
- (iv)the possibility of undue public nuisance; or
- (v)public order or public safety; or

**(d)**there is other good reason for refusing the application;

## OTHER CONSIDERATIONS

- Landlord Registration is not a requirement of Short Term Let licensing.
- The Council's Community Safety Team has no anti-social behaviour reports in respect of Park Cottage, 201 Victoria Street, Aberdeen.
- There are 2 Granted Short Term Let licences at 71 & 112 Victoria Street, Aberdeen.
- The property is currently unlicensed. As the applicant is a new operator, the property cannot operate as a Short Term Let until the Licence application is determined.

&lt;divA{"



# 'B'

Formal Representation – HSTL733964027 (Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB)

To  ShortTermLets

Cc [REDACTED]

 Reply

 Reply All

 Forward

...

Mon 25/08/2025 08:45

 Follow up. Completed on 25 August 2025.  
You forwarded this message on 25/08/2025 08:55.

Dear Private Sector Housing Team,

I wish to submit a formal representation objecting to Short-Term Let licence application **HSTL733964027** in respect of **Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB**. **This proposal is disproportionate in scale, lacks local management, and would have a detrimental impact on the surrounding community.**

#### Grounds of objection

##### 1. Absentee ownership and management (Dorset-based applicant):

Both the applicant and the named property manager give their address as **Old Dairy Cottage, Long Lane, Wimborne, BH21 7AQ in Dorset**. This is over 500 miles away from the property in Dyce. The absence of any local management raises serious concerns about the applicant's ability to respond to complaints, deal with emergencies, or manage guest behaviour. In practice, this would leave residents without any effective recourse if problems arise.

##### 2. Scale of the property (nine bedrooms):

Park Cottage is a **large property with nine bedrooms**. This goes far beyond the scale of a typical short-term let and is effectively equivalent to a **small hotel or hostel**. Such intensive, commercial-level guest turnover is inappropriate for a quiet residential street.

##### 3. Previous B&B use (failure of viability):

The property was formerly operated as a B&B by a local owner. Despite being on-site and subject to hospitality regulation, the business **struggled financially and ultimately had to close**. It is unrealistic to suggest that an absentee operator based in Dorset could run the same premises more successfully under a short-term let licence.

##### 4. Impact on residential amenity:

A property of this size, with high guest turnover, will inevitably create **noise, disturbance and disruption** to the settled character of Victoria Street.

##### 5. Parking and traffic:

Under the previous B&B ownership, the parking situation was managed to some degree, but with a nine-bedroom short-term let - especially under absentee ownership - there is no guarantee of the same level of control. This risks **increased congestion from guest vehicles, unsafe parking, and further strain on an already limited local resource**.

##### 6. Community cohesion and security:

The constant arrival of **unknown guests erodes neighbourhood stability** and undermines residents' sense of security.

##### 7. Large warehouse structure on site:

There remains a **large warehouse-type structure** in the back garden area, which in theory should not be there. If its presence has not been formally approved, this raises planning enforcement concerns. Even if regularised, the existence of such a structure is wholly out of character with neighbouring residential properties and reinforces the fact that this is a **commercial-scale premises** rather than a suitable home for short-term let use.

##### 8. Lack of market justification:

Aberdeen already has a **significant oversupply of hotels, guesthouses and B&Bs**, particularly in and around Dyce and the airport area. The proposed nine-bedroom short-term let is unlikely to be financially viable in this saturated market.

##### 9. Risk of alternative/bulk use:

Where short-term let operations of this scale prove commercially unviable, there is a recognised risk that owners seek to repurpose them for **block contracts with agencies or institutional users**. Such a use would go far beyond what the short-term let licensing scheme is intended to permit, and would fundamentally alter the character of this residential neighbourhood.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Committee **refuse this application** in the interests of protecting residential amenity and neighbourhood cohesion.

If a hearing is scheduled, I wish to attend and, if permitted, be heard briefly.

Please confirm:

1. That this representation will be accepted;
2. The current status of the application and any hearing date; and
3. How residents may access the officer's report/agenda.

I would be very grateful if you could confirm receipt of this representation.

Yours faithfully,

[REDACTED]

'C'

Fwd: Formal Representation – HSTL733964027 (Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB)

To  ShortTermLets

Reply Reply All Forward ...

Mon 25/08/2025 08:54

Follow up. Completed on 25 August 2025.  
You forwarded this message on 25/08/2025 08:55.

Dear Private Sector Housing Team,

I wish to submit a formal representation objecting to Short-Term Let licence application **HSTL733964027** in respect of **Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB**. **This proposal is disproportionate in scale, lacks local management, and would have a detrimental impact on the surrounding community.**

#### Grounds of objection

##### 1. Absentee ownership and management (Dorset-based applicant):

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##### 2. Scale of the property (nine bedrooms):

Park Cottage is a **large property with nine bedrooms**. This goes far beyond the scale of a typical short-term let and is effectively equivalent to a **small hotel or hostel**. Such intensive, commercial-level guest turnover is inappropriate for a quiet residential street.

##### 3. Previous B&B use (failure of viability):

The property was formerly operated as a B&B by a local owner. Despite being on-site and subject to hospitality regulation, the business **struggled financially and ultimately had to close**. It is unrealistic to suggest that an absentee operator based in Dorset could run the same premises more successfully under a short-term let licence.

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A property of this size, with high guest turnover, will inevitably create **noise, disturbance and disruption** to the settled character of Victoria Street.

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##### 7. Large warehouse structure on site:

There remains a **large warehouse-type structure** in the back garden area, which in theory should not be there. If its presence has not been formally approved, this raises planning enforcement concerns. Even if regularised, the existence of such a structure is wholly out of character with neighbouring residential properties and reinforces the fact that this is a **commercial-scale premises** rather than a suitable home for short-term let use.

##### 8. Lack of market justification:

Aberdeen already has a **significant oversupply of hotels, guesthouses and B&Bs**, particularly in and around Dyce and the airport area. The proposed nine-bedroom short-term let is unlikely to be financially viable in this saturated market.

##### 9. Risk of alternative/bulk use:

Where short-term let operations of this scale prove commercially unviable, there is a recognised risk that owners seek to repurpose them for **block contracts with agencies or institutional users**. Such a use would go far beyond what the short-term let licensing scheme is intended to permit, and would fundamentally alter the character of this residential neighbourhood.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Committee **refuse this application** in the interests of protecting residential amenity and neighbourhood cohesion.

If a hearing is scheduled, I wish to attend and, if permitted, be heard briefly.

Please confirm:

1. That this representation will be accepted;
2. The current status of the application and any hearing date; and
3. How residents may access the officer's report/agenda.

I would be very grateful if you could confirm receipt of this representation.

Yours faithfully,

[Redacted signature]

# 'D'

Formal Representation: HSTL733964027 (Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB)

[REDACTED]  
To: ShortTermLets  
[REDACTED]

Reply Reply All Forward ...  
Mon 25/08/2025 09:07

Follow up. Completed on 25 August 2025.  
You forwarded this message on 25/08/2025 09:25.  
If there are problems with how this message is displayed, click here to view it in a web browser.

Dear Private Sector Housing Team,

I wish to submit a formal representation objecting to Short-Term Let license application **HSTL733964027** in respect of **Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB**. This proposal is disproportionate in scale, lacks local management, and would have a detrimental impact on the surrounding community.

#### Grounds of objection

##### 1. Absentee ownership and management (Dorset-based applicant):

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##### 2. Scale of the property (nine bedrooms):

Park Cottage is a **large property with nine bedrooms**. This goes far beyond the scale of a typical short-term let and is effectively equivalent to a **small hotel or hostel**. Such intensive, commercial-level guest turnover is inappropriate for a quiet residential street.

##### 3. Previous B&B use (failure of viability):

The property was formerly operated as a B&B by a local owner. Despite being on-site and subject to hospitality regulation, the business **struggled financially and ultimately had to close**. It is unrealistic to suggest that an absentee operator based in Dorset could run the same premises more successfully under a short-term let licence.

##### 4. Impact on residential amenity:

A property of this size, with high guest turnover, will inevitably create **noise, disturbance and disruption** to the settled character of Victoria Street.

##### 5. Parking and traffic:

Under the previous B&B ownership, the parking situation was managed to some degree, but with a nine-bedroom short-term let - especially under absentee ownership - there is no guarantee of the same level of control. This risks **increased congestion from guest vehicles, unsafe parking, and further strain on an already limited local resource**.

##### 6. Community cohesion and security:

The constant arrival of **unknown guests erodes neighbourhood stability** and undermines residents' sense of security.

##### 7. Large warehouse structure on site:

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##### 8. Lack of market justification:

Aberdeen already has a **significant oversupply of hotels, guesthouses and B&Bs**, particularly in and around Dyce and the airport area. The proposed nine-bedroom short-term let is unlikely to be financially viable in this saturated market.

##### 9. Risk of alternative/bulk use:

Where short-term let operations of this scale prove commercially unviable, there is a recognised risk that owners seek to repurpose them for **block contracts with agencies or institutional users**. Such a use would go far beyond what the short-term let licensing scheme is intended to permit and would fundamentally alter the character of this residential neighbourhood.

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#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Committee **refuse this application** in the interests of protecting residential amenity and neighbourhood cohesion.

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Please confirm:

1. That this representation will be accepted;
2. The current status of the application and any hearing date; and
3. How residents may access the officer's report/agenda.

I would be very grateful if you could confirm receipt of this representation.

Yours faithfully,

[REDACTED]

‘E’

Park Cottage 201 Victoria Street, Dyce. License no AC64027N

[REDACTED] To  ShortTermLets

① Follow up. Completed on 25 August 2025.  
You forwarded this message on 25/08/2025 14:02.

 Reply  Reply All  Forward  Mon 25/08/2025 12:57

[REDACTED]  
25th August 2025

Dear Sir/Madam,

I write to lodge my objection with reference to Park Cottage, 201 Victoria Street, Dyce, Aberdeen being granted a short term letting licence for the following reasons.

1. The property is completely surrounded by family homes in a quiet area of Dyce. An Airbnb would be completely out of character within the local residential area.
2. The Large sized property will be seen as a party accommodation with renters leading to potential late night noise and disturbances.
3. The property manager is not located in Aberdeen to deal with arising problems which would force neighbours to involve the local police.
4. When full to capacity there wouldn't be enough private parking spaces on site.

I ask for my points to be fully considered when reaching a decision.

Regards

[REDACTED]

'F'

Formal Representation – HSTL733964027 (Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB)

To  ShortTermLets  
Cc REDACTED

 Reply  Reply All  Forward  ...

Wed 27/08/2025 23:04

 Follow up. Completed on 28 August 2025.

You replied to this message on 28/08/2025 12:08.

If there are problems with how this message is displayed, click here to view it in a web browser.

Dear Private Sector Housing Team,

I wish to submit a formal representation objecting to Short-Term Let licence application **HSTL733964027** in respect of **Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB**. **This proposal is disproportionate in scale, lacks local management, and would have a detrimental impact on the surrounding community.**

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##### 8. Lack of market justification:

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#### Conclusion

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1. That this representation will be accepted;
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I would be very grateful if you could confirm receipt of this representation.

Yours faithfully,

REDACTED

'G'

Formal Representation – HSTL733964027 (Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB)

[REDACTED] To  ShortTermLets

Reply Reply All Forward ...  
Wed 27/08/2025 23:08

Follow up. Completed on 28 August 2025.  
You replied to this message on 28/08/2025 12:10.

Dear Private Sector Housing Team,

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**Grounds of objection**

**1. Absentee ownership and management (Dorset-based applicant):**

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**2. Scale of the property (nine bedrooms):**

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**3. Previous B&B use (failure of viability):**

The property was formerly operated as a B&B by a local owner. Despite being on-site and subject to hospitality regulation, the business **struggled financially and ultimately had to close**. It is unrealistic to suggest that an absentee operator based in Dorset could run the same premises more successfully under a short-term let licence.

**4. Impact on residential amenity:**

A property of this size, with high guest turnover, will inevitably create **noise, disturbance and disruption** to the settled character of Victoria Street.

**5. Parking and traffic:**

Under the previous B&B ownership, the parking situation was managed to some degree, but with a nine-bedroom short-term let - especially under absentee ownership - there is no guarantee of the same level of control. This risks **increased congestion from guest vehicles, unsafe parking, and further strain on an already limited local resource**.

**6. Community cohesion and security:**

The constant arrival of **unknown guests erodes neighbourhood stability** and undermines residents' sense of security.

**7. Large warehouse structure on site:**

There remains a **large warehouse-type structure** in the back garden area, which in theory should not be there. If its presence has not been formally approved, this raises planning enforcement concerns. Even if regularised, the existence of such a structure is wholly out of character with neighbouring residential properties and reinforces the fact that this is a **commercial-scale premises** rather than a suitable home for short-term let use.

**8. Lack of market justification:**

Aberdeen already has a **significant oversupply of hotels, guesthouses and B&Bs**, particularly in and around Dyce and the airport area. The proposed nine-bedroom short-term let is unlikely to be financially viable in this saturated market.

**8. Lack of market justification:**

Aberdeen already has a **significant oversupply of hotels, guesthouses and B&Bs**, particularly in and around Dyce and the airport area. The proposed nine-bedroom short-term let is unlikely to be financially viable in this saturated market.

**9. Risk of alternative/bulk use:**

Where short-term let operations of this scale prove commercially unviable, there is a recognised risk that owners seek to repurpose them for **block contracts with agencies or institutional users**. Such a use would go far beyond what the short-term let licensing scheme is intended to permit, and would fundamentally alter the character of this residential neighbourhood.

**Conclusion**

For the reasons set out above, I respectfully request that the Licensing Committee **refuse this application** in the interests of protecting residential amenity and neighbourhood cohesion.

If a hearing is scheduled, I wish to attend and, if permitted, be heard briefly.

Please confirm:

1. That this representation will be accepted;
2. The current status of the application and any hearing date; and
3. How residents may access the officer's report/agenda.

I would be very grateful if you could confirm receipt of this representation.

Yours faithfully,

Regards [REDACTED]

[REDACTED]

[REDACTED]

'H'

From: [REDACTED]  
Sent: 28 August 2025 13:01  
To: [REDACTED]  
Subject: Dyce issue

To: [ShortTermLets@aberdeencity.gov.uk](mailto:ShortTermLets@aberdeencity.gov.uk)  
CC: [REDACTED]

Subject: Formal Representation – HSTL733964027 (Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB)

Dear Private Sector Housing Team,

I wish to submit a formal representation objecting to Short-Term Let licence application HSTL733964027 in respect of Park Cottage, 201 Victoria Street, Dyce, Aberdeen AB21 7AB. This proposal is disproportionate in scale, lacks local management, and would have a detrimental impact on the surrounding community.

#### **Grounds of objection**

##### **1. Absentee ownership and management (Dorset-based applicant):**

Both the applicant and the named property manager are based in Wimborne, Dorset, more than 500 miles away from the premises. The absence of any local management raises serious concerns about how complaints, emergencies or guest behaviour would be handled in practice. Neighbours should not be expected to act as unpaid supervisors for a large commercial-scale let.

##### **2. Scale of the property (nine bedrooms):**

The building is far larger than a typical short-term let, containing nine bedrooms. This makes it effectively equivalent to a small hotel or hostel, which is wholly inappropriate in a quiet residential street.

##### **3. Previous B&B use (failure of viability):**

The property was previously run as a B&B by a local owner. Despite being on-site and operating under proper hospitality regulation, the business struggled financially and was forced to close. It is unrealistic to expect an absentee operator to succeed where a local resident failed.

##### **4. Outbuilding/garage conversion concerns:**

At the rear of the property is a large outbuilding or garage structure. Significant works have been carried out in recent years, including installation of skylights and what appears to be a mezzanine floor. From neighbouring gardens, people have been observed looking out from this building, directly overlooking our property. Contractors carrying out these works caused damage and left waste on our land, and when challenged, the owner at the time was dismissive and avoidant. This raises serious concerns about what the building is being used for, whether its use has been properly authorised, and whether the applicant intends to expand operations beyond the nine bedrooms in the main house.

##### **5. Impact on amenity, parking and community security:**

Given the size of the property, there is a clear risk of increased traffic, congestion and disturbance. More importantly, the constant turnover of unknown guests undermines neighbourhood cohesion and makes residents feel less secure.

6. Concerns about applicant's financial background:

Publicly available records at Companies House show that the applicant has been involved in a company that was liquidated after failing to pay tax and penalties linked to the use of an unlawful tax avoidance scheme. This raises serious questions about the applicant's integrity and whether they are a fit and proper person to hold a short-term let licence. It also suggests that the property may not be operated with genuine business intent but simply as a vehicle to hold funds, with little incentive to manage it responsibly in the interests of neighbours or the wider community.

7. Lack of market justification and risk of bulk use:

Aberdeen already has an oversupply of hotels and guesthouses, especially around Dyce and the airport. The most likely outcome is commercial failure, followed by the property being repurposed for block contracts with agencies or institutional users. Such use would go far beyond the intended scope of the short-term let licensing scheme and would fundamentally alter the residential character of the neighbourhood.

## **Conclusion**

Taken together, these factors show that this is not a genuine or responsible short-term let proposal, but a high-risk and unsuitable use of a large property in a residential street. For the reasons set out above, I respectfully request that the Licensing Committee refuse this application.

“ ”

**From:** Stephen Forsyth  
**Sent:** 05 December 2025 09:06  
**To:** ShortTermLets  
**Cc:**  
**Subject:** RE: [EXTERNAL]:RE: TAY/0247/000001 - Neil Taylor - Short Term Let Hearing - 201 Victoria Street, Dyce

Dear Jocelyn,

My client: Neil Taylor

Premises: Park Cottage, 201 Victoria Street, Aberdeen

I act for the above named. The Short Term Let application calls before the committee on 7 Jan 26. A number of objections have been raised by local residents. My client would like to briefly address the concerns in writing, which will be developed at the Hearing. Please include this letter and the attached Excel in your report.

By way of background, the owner of the property is my client, Neil Taylor. Mr Taylor is a director of Hydenlyne Ltd (the company), which provides offshore consultants to wind and gas projects, including Aberdeen. The company had a contract with Fugro, who have a remote operation centre in Aberdeen. The contract was to provide consultants on 3 weeks on: 3 weeks off basis. The contract included the housing of the consultants. The company rented the property from my client. The contract ran from 2023 to March 25. The property is primarily a staff house for the offshore consultants. Since March 25, the consultants have been less regular. As such, my client applied for a short-term let licence to supplement the income during the periods there is no contract for consultants to reside there.

My client is in discussions to enter a new contract with Fugro. The short-term let is to supplement during periods that the property is not being occupied by consultants. The previous owner operated the property as a B&B, so it is not anticipated there will be any significant change. I attach an excel spreadsheet with a brief response to each of the allegations. My client intends to draw up house management rules covering the issues raised, which will be intimated to prospective guests in advance, exhibited in the property and strictly enforced. A draft will be lodged prior to the hearing. A local property manager is employed by my client who deals with day-to-day management and can deal with any physical issues at the property. She resides a few minutes away. My client and his son visit the property approximately 5-7 times per year. I can also advise that the company operates a taxi system for the consultant's door to door. Even when let to guests, it is not envisaged that there will be multiple cars, and rules will be put in place to limit the amount of cars at the property.

My client takes the objections very seriously. Hopefully the above and attached will go some way to alleviate any concerns of the local residents and/or committee.

Regards,

**Stephen Forsyth**  
Legal Director  
Gilson Gray LLP



  
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| <u>Objection Raised</u>   | <u>Response</u>   |
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| <p><b>1. Absentee ownership and management (Dorset-based applicant):</b><br/> <b>Both the applicant and the named property manager give their address as Old Dairy Cottage, Long Lane, Wimborne, BH21 7AQ in Dorset. This is over 500 miles away from the property in Dyce. The absence of any local management raises serious concerns about the applicant's ability to respond to complaints, deal with emergencies, or manage guest behaviour. In practice, this would leave residents without any effective recourse if problems arise.</b></p> | <p>Whilst the property will be owned by and ultimately managed by applicant based in Dorset, there is a House Manager appointed who lives in Dyce, only a few streets down from the property. She has been appointed to the property since 2023 and has a fixed contract to manage the property including its users. She will be first point of contact should any issues occur and will be on hand to resolve any issues that may arise. She will escalate if necessary. This will hopefully assure that any complaints or emergencies are quickly and effectively resolved.</p> |
| <p><b>2. Scale of the property (nine bedrooms):</b><br/> <b>Park Cottage is a large property with nine bedrooms. This goes far beyond the scale of a typical short-term let and is effectively equivalent to a small hotel or hostel. Such intensive, commercial-level guest turnover is inappropriate for a quiet residential street.</b></p>  | <p>The property is primarily intended to be used as a Staff House for professionals working in the local area. The rooms are designed for single occupancy, and hence a maximum person capacity of 9 persons. This application is for 6 persons only. The short term let application aspect is to supplement income from the property during quieter periods for professional usage.</p>  |
| <p><b>3. Previous B&amp;B use (failure of viability):</b><br/> <b>The property was formerly operated as a B&amp;B by a local owner. Despite being on-site and subject to hospitality regulation, the business struggled financially and ultimately had to close. It is unrealistic to suggest that an absentee operator based in Dorset could run the same premises more successfully under a short-term let licence.</b></p>   | <p>It is not relevant or known of the commercial success of the property previously. Although as the objection states this property was indeed used as a B&amp;B and thus this application would be granting a return to a similar use as previously adopted.</p>   |
| <p><b>4. Impact on residential amenity:</b><br/> <b>A property of this size, with high guest turnover, will inevitably create noise, disturbance and disruption to the settled character of Victoria Street.</b></p>  | <p>Strict rules will be in place to aim to prevent noise disturbance. As mentioned previously this was historically a B&amp;B, which would expect to have higher guest turn over than the planned use for Professionals and sole party.</p>   |

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| <p><b>5. Parking and traffic:</b><br/> <b>Under the previous B&amp;B ownership, the parking situation was managed to some degree, but with a nine-bedroom short-term let - especially under absentee ownership - there is no guarantee of the same level of control. This risks increased congestion from guest vehicles, unsafe parking, and further strain on an already limited local resource.</b></p>  | <p>Strict parking rules will be in place, although the parking area at the property is large and fit for use so it is not expected there would ever be overflow, and there has not been evidence of overflow ever previously. This application is for maximum 6 occupancy and 6 cars can easily be accommodated in the property parking area.</p>  |
| <p><b>6. Community cohesion and security:</b><br/> <b>The constant arrival of unknown guests erodes neighbourhood stability and undermines residents sense of security.</b></p>   | <p>A management plan will be put in place to ensure guest booking requests are reviewed to ensure they are appropriate for the property. There will be a strict ban on parties, loud music, stag/hen do's and any other bookings that may give rise to inappropriate behaviour or noise. The primary purpose of the property is for professional usage and as property managers we do too wish for the property to be calm and in fitting with the local neighbourhood.</p>  |
| <p><b>7. Large warehouse structure on site:</b><br/> <b>There remains a large warehouse-type structure in the back garden area, which in theory should not be there. If its presence has not been formally approved, this raises planning enforcement concerns. Even if regularised, the existence of such a structure is wholly out of character with neighbouring residential properties and reinforces the fact that this is a commercial-scale premises rather than a suitable home for short-term let use.</b></p> | <p>The warehouse structure in the back garden area has been in place for many years. This was queried the council in 2023 and no action was taken as it was fully approved. There is gym equipment inside and it is used by residents of the property, and in no way for commercial usage. It is noted that music could be heard from those using the gym equipment. There is no music or speaker equipment in the gym, but we will ensure rules are clearly communicated on noise and signs to this effect are put in place to remind all guests of their obligations</p> |

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| <p><b>8. Lack of market justification:</b><br/> <b>Aberdeen already has a significant oversupply of hotels, guesthouses and B&amp;Bs, particularly in and around Dyce and the airport area. The proposed nine-bedroom short-term let is unlikely to be financially viable in this saturated market.</b></p>  | <p>Financial viability is not relevant to objection for Short Term Let License. As highlighted the short term let aspect of the property is to supplement its use as a house for professional people working in the area.</p>   |
| <p><b>9. Risk of alternative/bulk use:</b><br/> <b>Where short-term let operations of this scale prove commercially unviable, there is a recognised risk that owners seek to repurpose them for block contracts with agencies or institutional users. Such a use would go far beyond what the short-term let licensing scheme is intended to permit, and would fundamentally alter the character of this residential neighbourhood.</b></p>  | <p>There is no plan to repurpose the property. As highlighted the short term let aspect of the property is to supplement its use as a house for professional people working in the area.</p>  |
| <p><b>10. On many occasions over the last 2.5 years the property owners have had contractors completing works, mostly upon the shed/ large garage, which is situated on the boundary of our property. We had an issue with contractors throwing roofing materials into our garden (and almost on top of a 5-month puppy, in view of the contractor). On complaint, the property owner was Identified to us by the contractors (but to note, not those named on this application) who could/ would not converse with us and an agreement was reached with the contractor that they would come to our property and tidy up the mess created.</b></p>   | <p>Any complaints regarding the contractors working on the property were never passed onto us. If they were they would have been investigated and resolved immediately. We take full responsibility for the contractors working on the property and will take actions moving forward to ensure that any neighbour disruption is kept to a minimum should works be undertaken. We are glad that the contractors resolved the situation and moving forward will ensure any works including waste disposal are signed off by property manager.</p> |
| <p><b>11. Furthermore, we have concerns regarding the character of the property owner who would be responsible for managing this property, and therefore for managing neighbour liaisons. Based upon publicly available information available via Companies House, it would appear that this property was financed through the withdrawal of a sizeable amount of funds from a business which very shortly after this withdrawal went into liquidation due to tax disputes with HMRC regarding alleged use of an illegal tax avoidance scheme (to date, this matter remains unresolved with HMRC). This does not give us or other residents any confidence that the property owner has honourable intentions of making this an economically viable business. This furthers our concerns that the challenging issues we have already experienced with this property, and its owner are unlikely to improve should this application be approved.</b></p> | <p>This is untrue and I am not sure if relevant</p>   |

| Action Plan   | Additional Considerations   |
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| Management Plan: A management plan will be put in place and clearly communicated with any guests to ensure rules regarding the following impacts: Noise, Behaviour, Parking, Safety. Signage to this effect will also be added around the property to ensure guests are reminded of the property rules - any breaches of this will result in termination of rental. | The primary intention of the property is for professional usage and there will be a strict ban on any usage that involves loud noise or unruly behaviour. It is well within our interests to ensure the property is in keeping with the neighbourhood and is a cohesive part of the community, and that the property is used respectfully, hence a strict management plan to be put in force and termination of any leases that breach these rules. |
|   | The running of the property has significant benefit on the local community and economy. A local House Manager is in place and has been since 2023 whilst it has been run as residential property for professionals, as well as a local maintenance company - providing employment in the local area. As well as this local restaurants and amenities such as taxi companies are used.   |
|   | The property was previously run as a B&B, the property is effectively designed for this. Its proposed use will have less guest turnover than a typical B&B as it will be used by professionals staying longer periods of time and sole rental rather than room-by-room.   |
|   | As mentioned the property was previously run as a B&B and is designed for this use. As raised by objections, there are a number of similar use properties in the area so it is in keeping with the local neighbourhood. It is unlikely to have any use as a family home, if it is not run for short term guests - what could it be used for?  |
|   | To date no complaints have been submitted regarding the property as any complaints would have been dealt with in the hope of swift resolution. As part of a management plan should the property become permitted for short-term let a procedure will be put in place to ensure any genuine complaints or issues, if they arise, are managed swiftly.  |

< > Objection Response Action Plan and Considerations +

## **HOUSE RULES**

### **201 Victoria Street (Park Cottage)**

1. The total number of persons must not exceed the number specified in your booking.
2. Please respect our neighbors at all times.
3. No stag or hen bookings and no group bookings of 6 or more (unless previously agreed with the owner).
4. No parties or events. The property is for quiet holiday or business use only. Parties, events and large gatherings are strictly prohibited to respect our neighbors.
5. Quiet hours: Please be mindful of neighbours and keep noise to a minimum especially during the hours of 10pm and 8am. No music after 10pm.
6. Smoking or vaping is strictly prohibited inside the premises. A smoking area is shown in house layout. All cigarettes must be disposed of in the allocated bin.
7. Parking: Park only in the designated areas, ensure your vehicle does not obstruct neighbours or block access routes. Only one vehicle per booking (unless previously authorized with the owner).
8. If using the gym then please make sure the door is fully closed and if wishing to listen to music then use headphones. No loud music.

Failure to comply with the house rules may result in immediate eviction from the property with no refund.

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