

Public Document Pack



To: Councillor Boulton, Convener; and Councillors Corall, Cormie, Delaney, Forsyth, Graham, Grant, Len Ironside CBE, Kiddie, MacGregor, Malik, Malone and Townson.

Town House,
ABERDEEN Date Not Specified

LICENSING COMMITTEE

The Members of the **LICENSING COMMITTEE** are requested to meet in Committee Room 2 - Town House on **TUESDAY, 28 JANUARY 2014 at 10.00 am.**

FRASER BELL
HEAD OF LEGAL AND DEMOCRATIC SERVICES

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Website Address: www.aberdeencity.gov.uk

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Should you require any further information about this agenda, please contact Mark Masson, tel. 52(2989) or e-mail mmasson@aberdeencity.gov.uk



ABERDEEN
CITY COUNCIL

MEMO

Shelter & Environment
Housing & Environment

Second Floor West, Marischal College

To	Eric Anderson, Senior Solicitor, Corporate Governance		
From	Ally Thain, Private Sector Housing Manager, Housing & Environment		
Email	allyt@aberdeencity.gov.uk	Date	16 January 2014
Tel.	522870	Our Ref.	
Fax.		Your Ref.	

Part 5 of Housing (Scotland) Act 2006

Application for a Licence to operate a House in Multiple Occupation (HMO) at No.642 George Street, Aberdeen

Applicant/s: Black & Whyte Limited

Agent: CDM Lettings

I refer to the above HMO Licence application, which is due to be considered by the Licensing Committee at its meeting on 28 January 2014 for the reason that one letter of representation/objection has been received by the HMO Unit.

I can advise you as follows:

The HMO legislation

This application is being dealt with under the provisions of Part 5 of the Housing (Scotland) Act 2006, as amended. Available grounds of refusal are as follows:

- 1) The applicant and/or agent is not considered to be a 'fit & proper' person to hold an HMO licence, and
- 2) The property is unsuitable for occupation as an HMO for one, some or all of the following reasons:
 - i) Its location
 - ii) Its condition
 - iii) Any amenities it contains
 - iv) The type & number of persons likely to occupy it
 - v) Whether any rooms within it have been subdivided
 - vi) Whether any rooms within it have been adapted, resulting in an alteration to the water & drainage pipes within it
 - vii) The safety & security of persons likely to occupy it
 - viii) The possibility of undue public nuisance
 - ix) There is, or would be, an overprovision of HMOs in the locality

The premises:

The premises to which this HMO Licence application relates is a 3-storey house with accommodation comprising of 5 letting bedrooms, one public room, one kitchen and one bathroom. The position of the property is shown on the plan attached as Appendix 'A'.

The HMO licence application:

The HMO licence application is dated 30 October 2013 and was received by the HMO Unit on 4 November 2013.

Work/Certification Requirements:

The HMO Officer visited the premises on 20 November 2013, then he wrote to the applicant on 20 November 2013, listing some work and certification requirements to bring the premises up to the current HMO standard. At the date of this memo, these requirements have not been completed although this is not the reason for referral to Committee.

Certificate of Compliance – Notice of HMO Application:

The Certificate of Compliance has not yet been submitted, however the declaration page of the application form states that the public Notice of HMO Application will be displayed for a period of 21 days starting on 30 October 2013.

Letter of Representation/Objection:

One letter of representation/objection, dated 14 November 2013, was received by the HMO Unit on 21 November 2013, within the statutory 21-day timescale, and is attached as Appendix 'B'.

Letter from Applicants:

The agent has submitted a letter on behalf of the applicants, responding to the objection. The letter is attached as Appendix 'C'.

Other considerations:

- Police Scotland has been consulted in respect of the applicant's suitability as a 'fit & proper' person, and has made no comment or objection.
- The Scottish Fire & Rescue Service has been consulted in respect of the suitability of the premises as an HMO, and has made no comment or objection.
- At the date of this memo, the Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour at 642 George Street, Aberdeen.
- The applicants and their property are currently registered with the Landlord Registration database.
- The applicant has requested an occupancy of 5 persons, which is acceptable to the HMO Unit in terms of space and layout.
- The HMO licence application was submitted prior to the expiry date of the previous HMO licence.
- The landlords of Nos.539, 567, 626, 644, 650, 656 & 656E George Street, all hold current HMO licences.

I trust the above explains the position. Please contact me on x2870 should you have any queries regarding the above.

Ally Thain
Private Sector Housing Manager

Mr Alexander McRobbie,

Housing & Environment Dept.,
Aberdeen City Council,
4th Floor, St. Nicholas House,
Broad Street,
Aberdeen, AB10 1BX.

Aberdeen City Council
Housing & Environment
DATE RECEIVED 21 NOV 2013
Private Sector Housing Unit

[REDACTED]
[REDACTED]
APPENDIX B
14th November 2013

Dear Sir,

Objection to HMO License Application: 642 George Street, Aberdeen

I understand that you are in receipt of an HMO license application for 642 George Street on behalf of Black and White Ltd of Argyll Place. I have been the owner of [REDACTED] for 15 years, and I wish to register my objections to this application.

This top section of George Street already has a considerable number of HMO Licenses in place. A number of other properties are effectively being run as if they are HMO Licensed, and many that were previously owner occupied are now 'buy to lets'. I would argue that we are now reaching the tipping point where the existing residents will notice further changes in the character and amenity of their neighbourhood, with many very transient tenants and properties being only maintained to an absolute minimal standard. This may also lead to a number of other unfortunate consequences such as the poor upkeep of gardens and indeed the properties themselves, noise & parties from less respectful tenants, wheelie bins being left in the streets for weeks, a strain on the already very limited parking available etc.

All of these concerns could be alleviated by conscientious Landlords ensuring that their Tenants comply with some very basic rules re noise, rubbish, gardens and maintenance. The Landlords need to take an interest in the behaviour of their Tenants. Unfortunately most are primarily interested in maximizing their return, and as such, have no concern for the existing owner-occupiers. They would still be able to rent out their properties without an HMO, but may possibly not make as good a return. They are turning 2 bedroom properties into 3 by using the lounge as a 3rd bedroom. I am also concerned that some of the buy to let Landlords now appear to be getting together and 'comparing notes'. Indeed I witnessed a conversation between the owner of 642, and the owner of 644 (already granted an HMO) concluding that multiple occupation was the best way to make money from students and benefit claimants, so no point in refurbishing the properties. They were aware that the Council would set a limit, so get in quick.

Within the last 4 weeks I have had occasion to complain to the existing tenants (multiple) of 642 who had a very loud party with blaring music outside until 5am on a Thursday evening. They wouldn't apologise because it had been somebody's birthday so it was OK! The front grass is cut once or twice a year and never weeded. The landlord is indifferent to the point of arrogance. Will this improve if his property rental business is granted another HMO?

In conclusion, I would appeal to the Committee to reject this application as it will unfortunately lead to a further deterioration of property and amenity values in this traditional part of Aberdeen's' housing stock. This to further the profits of investors who seem to have scant regard for their property and the plight of the remaining owner/residents in this area.

Yours Faithfully,

[REDACTED]

Mr A.G. McRobbie

642 George Street
Aberdeen
AB25 3XN

**Aberdeen Business Centre
Willowbank House
Willowbank Road
Aberdeen
AB11 6YG**

17 December 2013


APPENDIX 'C'

Reply to HMO Objection Letter

Dear Committee Members

I write on behalf of the Landlords of 642 George Street (Black and Whyte Ltd) in response to the objection raised by Mr A. G. McRobbie to the application for the renewal of the HMO Licence for this property.

We have thoroughly read and investigated every aspect of the complaint and have singled out the main points we believe Mr McRobbie is making. Please see below for our comments on these.

1. The top section of George Street has a number of pre-existing HMO's

We agree with this comment, the close proximity to the University means there is a high demand for HMO style properties. Done well this allows students to live where they need to be to carry out their studies. It also provides a springboard for students to experience living in communities and not confined to student halls. We would argue that these HMO's give tenants a safe environment to gain life experiences such as paying rent, bills and looking after a property.

2. In his opinion a number of properties require HMO's but do not have them in place.

This is not a point we believe corresponds to this application, the Landlords of this property have held a HMO licence on this property for 3 years to date and have always obeyed relevant laws relating to the HMO legislation. This combined by the appointment of ourselves (CDM Lettings) in June of this year, we believe this shows a willingness to conduct their HMO property to the highest standards.

3. There are a large number of "Transient" tenants in the area and HMO's promote this.

This is not a point we believe corresponds to this application. The current tenants have been resident in this property for over two years now and have recently signed a new

contract extending to July 2014. As Landlords they have always proffered tenants offering longer tenancies as this cuts down on void periods and allows a relationship of understanding to grow between both parties.

4. Properties are only being maintained to the bare minimum

This is not a point we believe corresponds to this application. This property has been maintained to a high standard. Periodic checks are conducted on the Gas, Fire detection and Electrical installation's further more during the 3 years this property has been under the ownership of the Landlords the following work has been completed

- New kitchen - 2010
- Replacement double glazed windows - 2010
- Plans submitted for a second bathroom - 2012
- Replacement bathroom - 2013
- Plans to landscape front garden - 2013

5. There is a strain on parking in the area

To the best of our knowledge none of the tenants have a car, if they did then by right they would be entitled to 2 permits from the council.

6. Bins are being left out on the street for "Weeks"

The tenants have been informed that this should not happen, I am not sure if this is a general comment or one directed specifically at 642 George Street but the tenants maintain there is a in flat rota in place to deal with this.

7. Properties have no living room for tenants as they have been turned into bedrooms

This is not a point we believe corresponds to this application, you may notice that this application was originally for 6 persons to live in the property, upon this renewal this has been downgraded to 5 but at this moment in time the property is being leased out to 4 students and they enjoy the use of a large Kitchen dining room and a separate Living room. This has always been the case while these Landlords have owned the property.

8. An alleged conversation between the landlords of 642 and 644 where they were supposedly discussing not having to maintain the properties.

This conversation never took place. Personally I must say that the Landlords of 642 George Street have never curtailed on their responsibilities as a Landlord to maintain their properties. CDM Lettings currently manages 3 properties for this Landlord and I can say that any time there has been a problem they have always made available the funds to correct the issue and in most cases gone above and beyond what is needed to be done. There is a rolling plan for upgrades to all properties as these Landlords understand that to keep their tenants happy and renewing their tenancies, the property should offer them a sound place they can call home.

9. A party that allegedly went on to 5am that the tenants allegedly refused to quieten down

We have spoken to the tenants about this incident; indeed a party did take place. They informed their immediate neighbours that it was going to take place and received no

complaints from these people. The party was quietened down once a complaint was received and no further complaints were received. I would also like to mention that the joining property to 642 is an owner occupier and the Tenants and Landlords have a good relationship with them. We have asked the Tenants to be mindful of the surrounding area when inviting guest to their property. To date this is the only occurrence that we have been informed of.

10. His concerned that Landlords are getting together and "comparing notes"

The Landlords and CDM Lettings are members of the Scottish Association of Landlords, this is a great platform for Landlords to meet and exchange information, trades recommendations and the odd cup of tea. I would say that this is a force for good as every landlord who is part of SAL signs up to its Code of Practice which goes above and beyond minimum standards.

11. The gardens of the property being kept in poor repair

At the time of submission the front garden was not looking its best, this we will accept, since receiving this comment a Gardner has been round to tend to this. There is a plan for early next year to make the front garden easier to upkeep for the Tenants. I believe this further proves that the Landlords are mindful of the area and their Tenants.

12. Mr McRobbie would like to see this HMO renewal be refused as to limit the profit of investors

Both the Landlords and ourselves as their Agent would strongly contest this. Investment in this area is needed and Landlords are at the forefront of this investment. As an Agent I would like to see more Landlords show the dedication to their properties and Tenants that Sandra and Alexander Whyte and Hugh Black do. Upon request we can provide multiple references from Tenants past and current to support their application. As an Agency we have a 24 hour helpline for Tenants and Neighbours of Tenants should there be any problems concerning any properties manage, I will be happy to supply this number to Mr McRobbie.

In conclusion I would urge you to pass this renewal of HMO license for 642 George Street as Landlords with the willingness to invest, maintain and promote good relationships with properties and Tenants should not suffer for the actions of other Landlords that Mr McRobbie describes.

CDM Lettings



ABERDEEN
CITY COUNCIL

MEMO

Shelter & Environment
Housing & Environment

Second Floor West, Marischal College

To	Eric Anderson, Senior Solicitor, Corporate Governance		
From	Ally Thain, Private Sector Housing Manager, Housing & Environment		
Email	allyt@aberdeencity.gov.uk	Date	16 January 2014
Tel.	522870	Our Ref.	
Fax.		Your Ref.	

Part 5 of Housing (Scotland) Act 2006

Application for a Licence to operate a House in Multiple Occupation (HMO) at No.136 Great Northern Road, Aberdeen

Applicant/s: Bev Parkinson

Agent: None stated

I refer to the above HMO Licence application, which is due to be considered by the Licensing Committee at its meeting on 28 January 2014 for the reason that the upgrading work instructed by the HMO Unit and the Scottish Fire & Rescue Service has not been completed.

I can advise you as follows:

The HMO legislation

This application is being dealt with under the provisions of Part 5 of the Housing (Scotland) Act 2006, as amended. Available grounds of refusal are as follows:

- 1) The applicant and/or agent is not considered to be a 'fit & proper' person to hold an HMO licence, and
- 2) The property is unsuitable for occupation as an HMO for one, some or all of the following reasons:
 - i) Its location
 - ii) Its condition
 - iii) Any amenities it contains
 - iv) The type & number of persons likely to occupy it
 - v) Whether any rooms within it have been subdivided
 - vi) Whether any rooms within it have been adapted, resulting in an alteration to the water & drainage pipes within it
 - vii) The safety & security of persons likely to occupy it
 - viii) The possibility of undue public nuisance
 - ix) There is, or would be, an overprovision of HMOs in the locality

The premises:

The premises to which this HMO Licence application relates is a 3-storey house with accommodation comprising 5 letting bedrooms, 3 public room, one kitchen & 2 bathrooms. The location of the premises is shown on the plan attached as Appendix 'A'

The HMO application:-

The HMO licence application is dated 1 March 2013 and was received by the HMO Unit on 14 March 2013.

HMO upgrading works and certification:

The HMO Officer visited the premises on 15 March 2013, then he wrote to the applicants on 15 March 2013, listing the following requirements to bring the premises up to the current HMO standard:-

1. Carbon-monoxide detectors to be installed within all rooms where there are gas appliances.
2. The bathroom light to be upgraded to IP44 rating.
3. Additional electrical sockets to be installed where necessary.
4. Faulty or missing lightbulbs to be replaced.
5. General housekeeping throughout the house must be improved.
6. The Certificate of Compliance and 2 Electrical Safety certificates to be submitted to the HMO Unit.

At the date of this memo, the above works & certification requirements have not been completed.

Scottish Fire & Rescue Service (SFRS):

An SFRS Officer visited the premises on 15 February 2013, then she issued a Notification of Minor Deficiencies to the duty-holder (applicant) on 26 February 2013. The Notification relates to duties, fire-safety arrangements, maintenance & means of escape, and requires the applicant to take action to address concerns about these matters.

At the date of this memo, I have not been advised by the SFRS that they are satisfied with fire-safety at the premises.

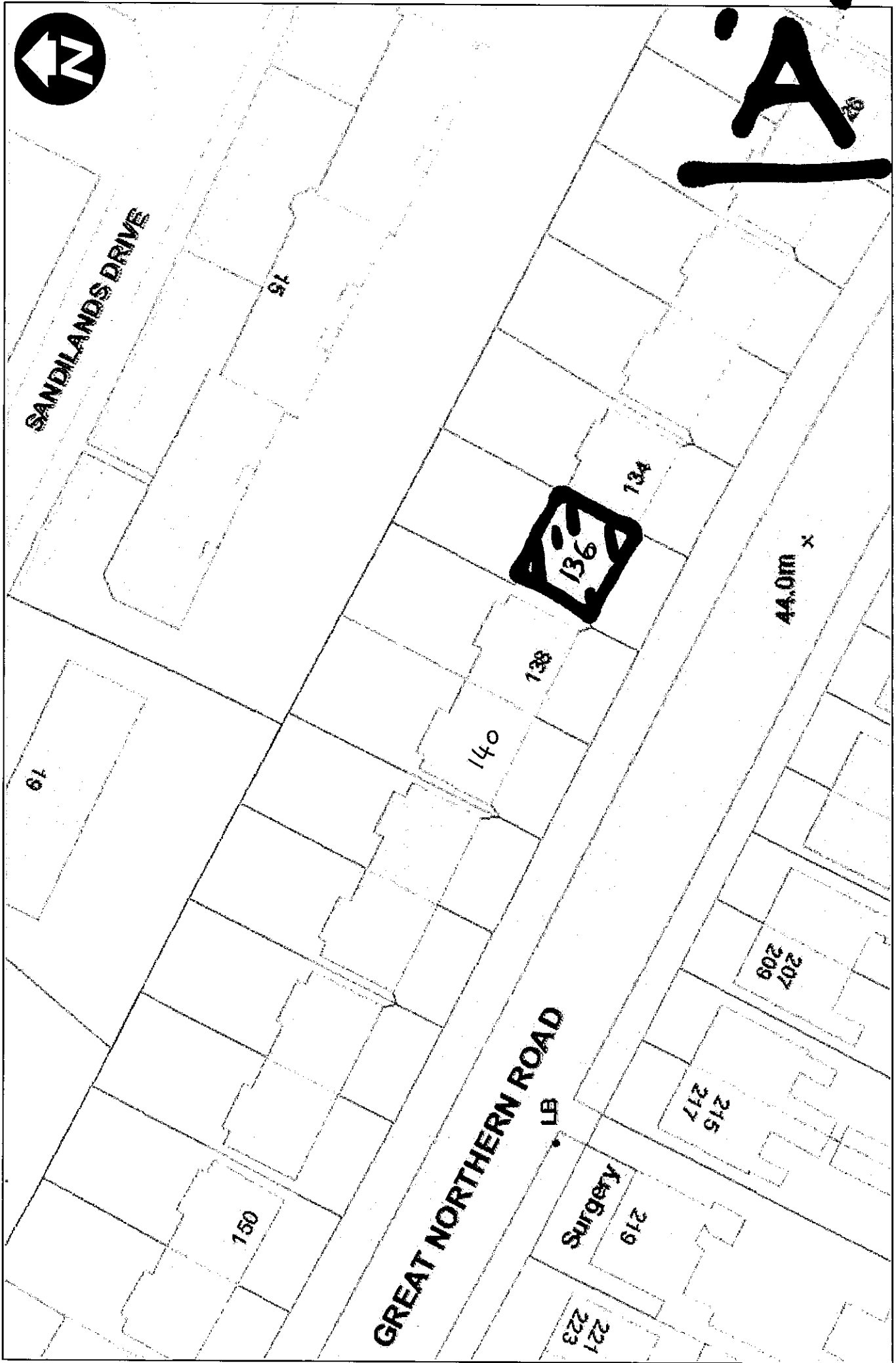
Other considerations:

- The Chief Constable, Grampian Police, as a statutory consultee, was initially consulted in respect of the applicant's suitability as a 'fit & proper' person, and made no comment or objection.
- Grampian Fire & Rescue Service, as a statutory consultee, was initially consulted in respect of the suitability of the premises as an HMO, and made no comment or objection.
- At the date of this memo, the Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour at No.136 Great Northern Road.
- The applicant and his property are currently registered with the Landlord Registration database.
- The applicant has requested an occupancy of 5 persons which is acceptable to the HMO Unit in terms of space and layout.

- The applicant previously held an HMO licence, which expired on 6 October 2012.
- The premises is currently being operated as an unlicensed HMO
- The meeting of the Licensing Committee on 28 January 2014, is the last one before the one-year deadline therefore if the above-mentioned HMO requirements have not been completed, and/or SFRS are not satisfied that the premises are fire-safe by the day of the Committee, and the Committee are minded to refuse the application, they must do so at the meeting on 28 January 2014. Either I or a SFRS Officer will advise the Committee on the day.

I trust the above explains the position. Please contact me on x2870 should you have any queries regarding the above.

Ally Thain
Private Sector Housing Manager



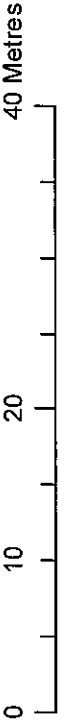
SANDILANDS DRIVE

GREAT NORTHERN ROAD

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ABERDEEN
CITY COUNCIL

MEMO

Shelter & Environment
Housing & Environment

Second Floor West, Marischal College

To	Eric Anderson, Senior Solicitor, Corporate Governance		
From	Ally Thain, Private Sector Housing Manager, Housing & Environment		
Email	allyt@aberdeencity.gov.uk	Date	16 January 2014
Tel.	522870	Our Ref.	
Fax.		Your Ref.	

Part 5 of Housing (Scotland) Act 2006
Application for a Licence to operate a House in Multiple Occupation (HMO) at
No.138 Great Northern Road, Aberdeen
Applicant/s: Bev Parkinson
Agent: None stated

I refer to the above HMO Licence application, which is due to be considered by the Licensing Committee at its meeting on 28 January 2014 for the reason that the upgrading work instructed by the HMO Unit and the Scottish Fire & Rescue Service has not been completed.

I can advise you as follows:

The HMO legislation

This application is being dealt with under the provisions of Part 5 of the Housing (Scotland) Act 2006, as amended. Available grounds of refusal are as follows:

- 1) The applicant and/or agent is not considered to be a 'fit & proper' person to hold an HMO licence, and
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 - vi) Whether any rooms within it have been adapted, resulting in an alteration to the water & drainage pipes within it
 - vii) The safety & security of persons likely to occupy it
 - viii) The possibility of undue public nuisance
 - ix) There is, or would be, an overprovision of HMOs in the locality

The premises:

The premises to which this HMO Licence application relates is a 3-storey house with accommodation comprising 5 letting bedrooms, 3 public room, one kitchen & 2 bathrooms. The location of the premises is shown on the plan attached as Appendix 'A'

The HMO application:-

The HMO licence application is dated 1 March 2013 and was received by the HMO Unit on 14 March 2013.

HMO upgrading works and certification:

The HMO Officer visited the premises on 15 March 2013, then he wrote to the applicant on 15 March 2013, listing the following requirements to bring the premises up to the current HMO standard:-

1. Carbon-monoxide detectors to be installed within all rooms where there are gas appliances.
2. The bathroom light to be upgraded to IP44 rating.
3. Additional electrical sockets to be installed where necessary.
4. Faulty or missing lightbulbs to be replaced.
5. The doorlocks to the front & rear doors of the house to be replaced with keyless locks. Any lock on the door of a letting bedroom must also be keyless.
6. All areas affected by damp/mould must be treated with an anti-fungicidal wash then decorated.
7. All window areas affected by mildew must be treated with an anti-fungicidal wash.
8. The water staining to the livingroom ceiling must be repaired and redecorated.
9. The Certificate of Compliance and 2 Electrical Safety certificates to be submitted to the HMO Unit.

At the date of this memo, the above works & certification requirements have not been completed.

Scottish Fire & Rescue Service (SFRS):

An SFRS Officer visited the premises on 15 February 2013, then she issued a Notification of Minor Deficiencies to the duty-holder (applicant) on 26 February 2013. The Notification relates to fire-safety arrangements, maintenance & means of escape, and requires the applicant to take action to address concerns about these matters.

At the date of this memo, I have not been advised by the SFRS that they are now satisfied with fire-safety at the premises.

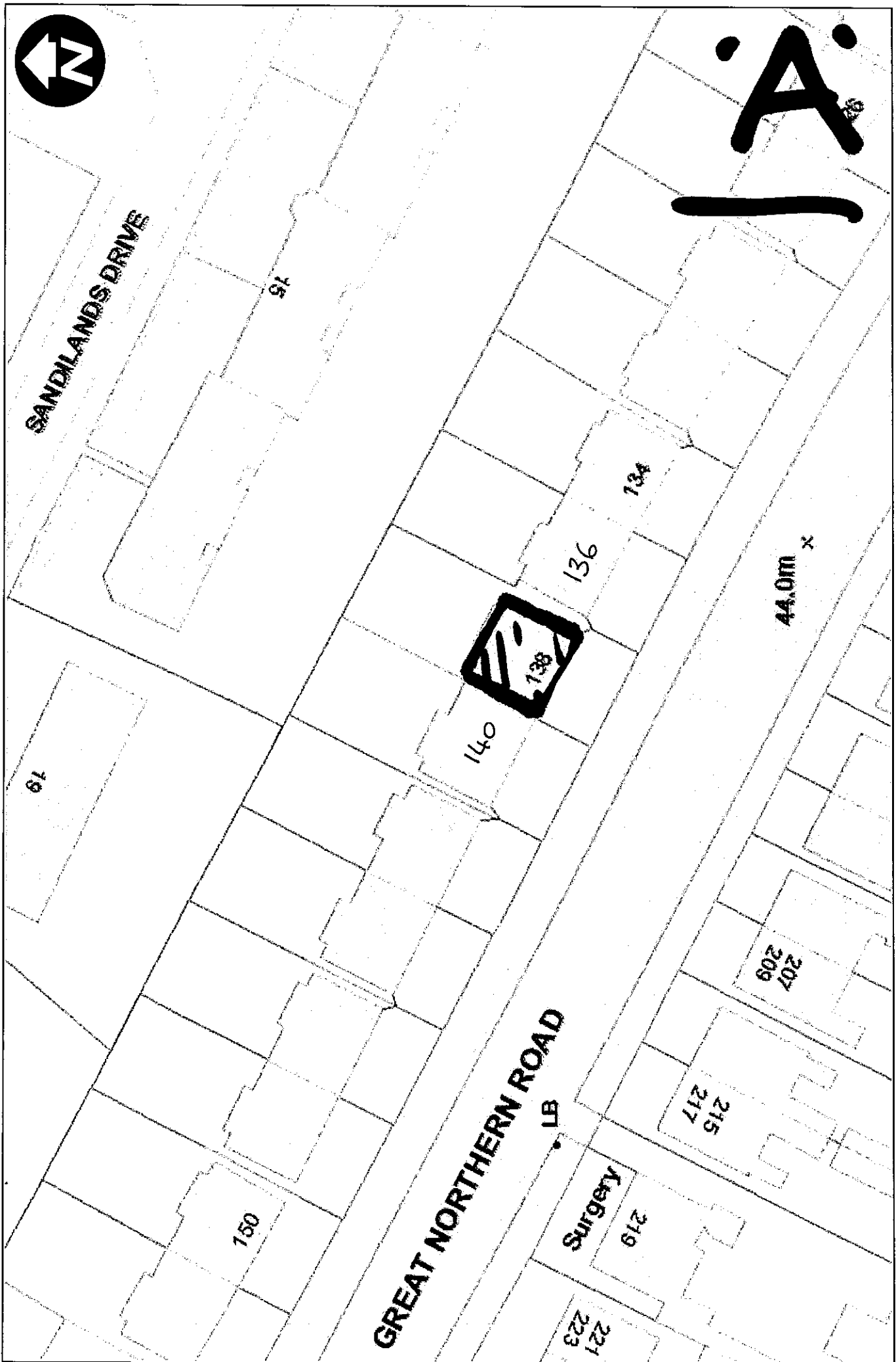
Other considerations:

- The Chief Constable, Grampian Police, as a statutory consultee, was initially consulted in respect of the applicant's suitability as a 'fit & proper' person, and made no comment or objection.
- Grampian Fire & Rescue Service, as a statutory consultee, was initially consulted in respect of the suitability of the premises as an HMO, and made no comment or objection.
- At the date of this memo, the Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints of anti-social behaviour at No.138 Great Northern Road.

- The applicant and his property are not registered with the Landlord Registration database. It will therefore be necessary for the applicant to register immediately, and I will advise him accordingly.
- The applicant has requested an occupancy of 5 persons which is acceptable to the HMO Unit in terms of space and layout.
- The applicant lives in the premises as his family home.
- The applicant previously held an HMO licence, which expired in June 2011.
- The premises is currently being operated as an unlicensed HMO.
- The meeting of the Licensing Committee on 28 January 2014, is the last one before the one-year deadline therefore if the above-mentioned HMO requirements have not been completed, and/or SFRS are not satisfied that the premises are fire-safe by the day of the Committee, and the Committee are minded to refuse the application, they must do so at the meeting on 28 January 2014. Either I or a SFRS Officer will advise the Committee on the day.

I trust the above explains the position. Please contact me on x2870 should you have any queries regarding the above.

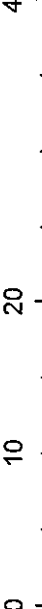
Ally Thain
Private Sector Housing Manager

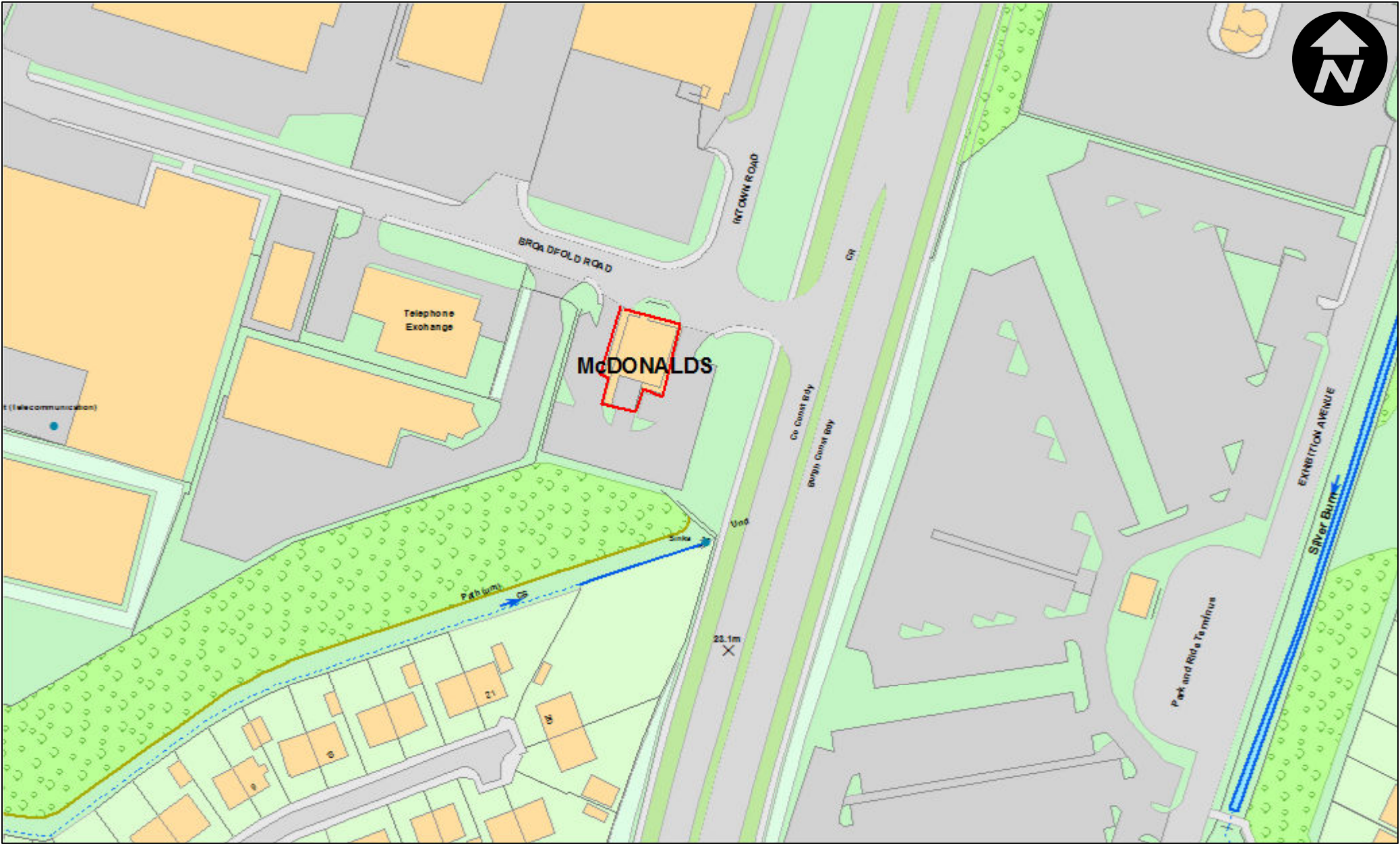


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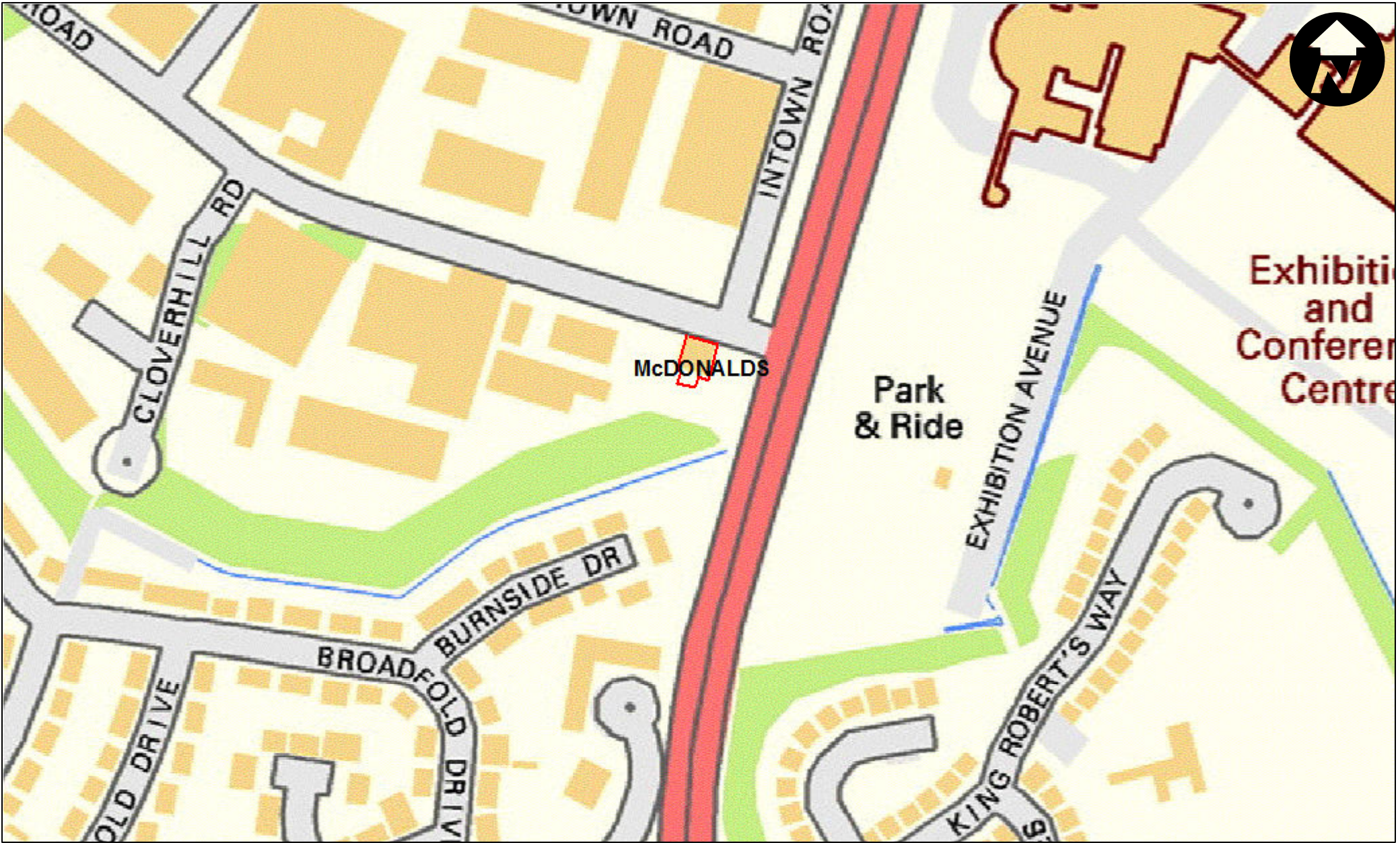
McDONALDS
SITE LOCATION- BROADFOLD RD

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McDONALDS
SITE LOCATION- BROADFOLD RD



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Late Hours Catering – Law and Policy Guidelines

1. Legislation

In terms of Section 42 of the Civic Government (Scotland) Act 1982 a late hours catering premises licence is required for the sale to or the consumption by the public of food between the hours of 11pm and 5am. This includes consumption of food both on and off the premises.

A late hours catering licence shall not be required in respect of:

- a. the use as such of licensed within the meaning of the Licensing (Scotland) Act 2005 (for the sale of alcohol); or
- b. premises being used in accordance with a public entertainment licence, in terms of Section 41 of the Civic Government (Scotland) Act 1982.

The relevant premises must operate within the permitted trading hours in respect of its licence under the Licensing (Scotland) Act 2005 or its public entertainment licence.

Definition of food – “Food” (or “foodstuff”) means any substance or product, whether processed, partially processed or unprocessed, intended to be, or reasonably expected to be ingested by humans.

“Food” includes drink, chewing gum and any substance, including water, intentionally incorporated into the food during its manufacture, preparation or treatment.

If the products to be sold or consumed between 11pm and 5am fall within the definition of food then a late hours catering licence is required. This means that late opening shops as well as takeaways require such licences.

2. Licensing Committee Policy Guidelines

- a. City Centre, Beach Area and Out with the City Centre

The Committee has different terminal hours for premises within the City Centre and Beach Area and those out with these areas. The area boundaries are as follows:

City Centre Area (see Appendix 1) – Holburn Junction, Union Street, Rose Street, Skene Street, Rosemount Viaduct, Schoolhill, Upperkirkgate, Gallowgate, Littlejohn Street, West North Street, East North Street, Commerce Street, Virginia Street, Trinity Quay, Guild Street, College Street, Wellington Place, Springbank Terrace, Willowbank Road and Holburn Street;

Beach Area (see Appendix 2) – The Beach Esplanade, the Beach Boulevard and Links Road; and

Out with City Centre/Beach Areas – All areas within the Aberdeen City Council boundary, with the exception of the City Centre and Beach Areas.

b. Terminal hour

City Centre and Beach Area

Premises which are located in the City Centre have a current terminal hour of 4am at weekends and 3am Monday to Thursday. The City Centre terminal hours for late hours catering licences also apply to the Beach Area.

Out with City Centre or Beach Area

Premises out with the City Centre or Beach Area have a terminal hour of midnight, Monday to Sunday.

c. 24 Hour Superstores and Petrol Stations

- i) 24 hour superstores, which have an in-store café, have a guideline terminal hour of 5am for late hours catering licensing; and
- ii) 24 hour petrol stations also have a guideline terminal hour of 5am for late hours catering licensing.

d. Delegated Powers

Officers have delegated powers to deal with applications, unless there is a potential ground for refusal. For example, an application is out with the guidelines or a representation or objection has been submitted.

In addition, where an applicant seeks to trade beyond the Licensing Committee's current guideline terminal hours and the application attracts no objection or adverse observation, the application may be granted by officers under delegated powers. Such additional delegation of powers shall not apply to premises trading in hot food and/or hot beverages.

e. Beginning and Ending of British Summertime (BST)

The Licensing Committee introduced the following condition of licence to ensure that late hours catering premises neither lose nor gain trading hours at clock changes. "The beginning or ending of British Summer Time is to be disregarded for the purpose of determining the time at which the period of licensed hours ends and, accordingly, the period ends at the time it would have ended had British Summer Time not begun or ended."

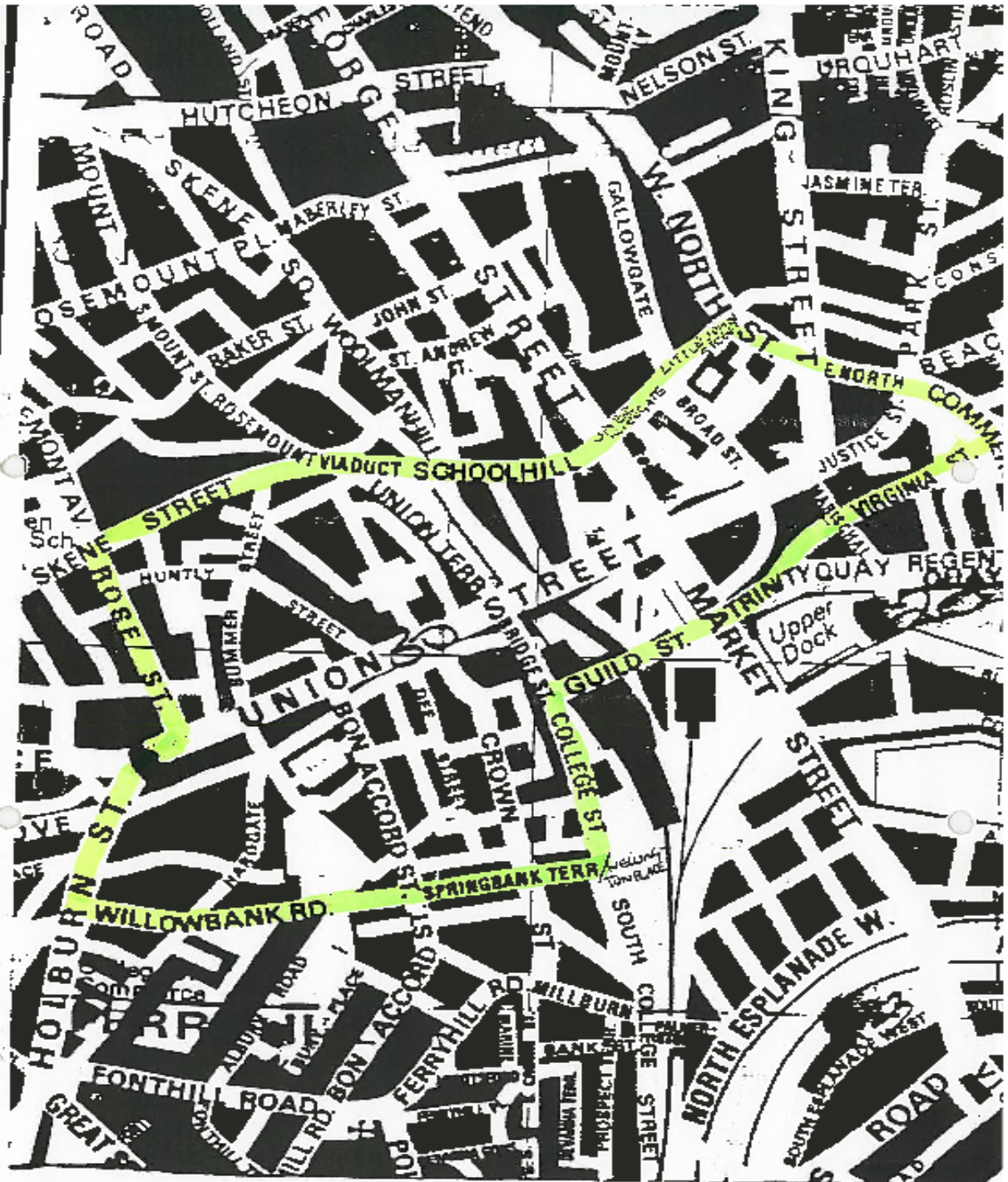
Late opening liquor licensed premises deal with the clock change in exactly the same manner, which means City Centre late hours catering premises' terminal hours for clock changes operate in parallel with such premises.

f. Managing Terminal Hours/Closing Times

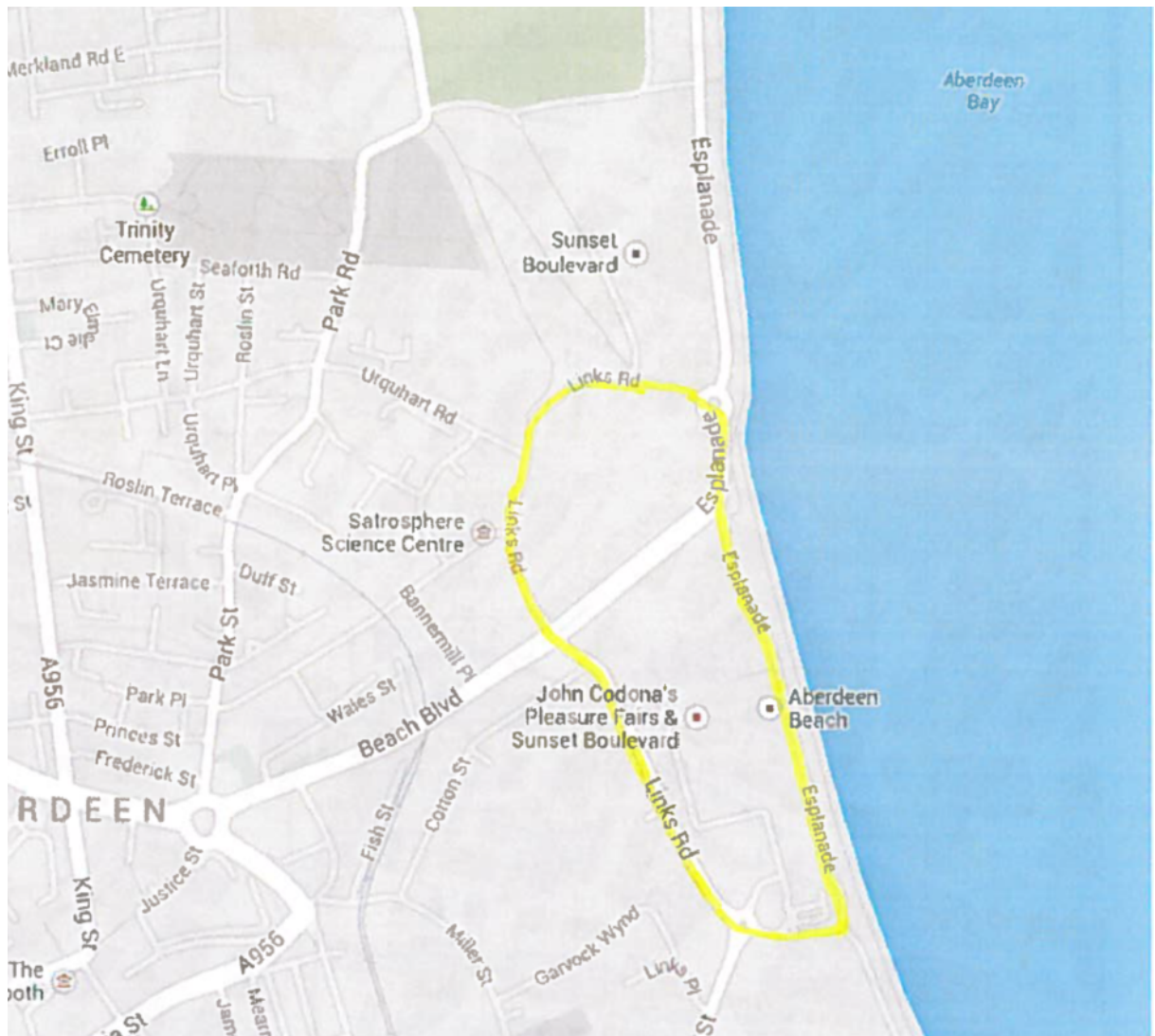
Licence holders are not permitted to take payment prior to their terminal hour and permit customers to remain in their premises beyond those hours whilst

food is prepared and/or eaten. All orders must be prepared and the premises closed by the terminal hour.

Appendix 1



Appendix 2



Mr. C. Heslop

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

Aberdeen City Council,
Licensing Team,
Corporate Governance
Aberdeen City Council
Business Hub 6 L1S
Marischal College
Aberdeen
AB10 1AQ

01.10.13

Dear Sirs,

Castlegate Market Friday/Saturday Operators Licence

I am writing to object to the renewal of the above licence.

My grounds for objection are twofold. Firstly, the current licence holder has failed to exhibit the required notice of application to renew the licence and secondly, for a significant part of the three years that the current operator has held the licence, there has never been a proper market on the site. For the most part the only two traders to have attended are a butcher's van and a clothing stall.

I am a spokesman for, and member of, an Aberdeen based consortium that is willing to apply for a three day market operator's licence (Friday, Saturday and Sunday) at Castlegate, We contend that a regular, properly convened and well organised event on one, and occasionally more, of the three days is what the area and the citizens of Aberdeen deserve. Scorpion Ltd has consistently failed to deliver this.

Yours sincerely,

[REDACTED]
Chris Heslop

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K ROUSSIAS

[REDACTED]



Dear Sirs

I was told by a member of SCOTISH PARLIAMENT that the SPACE on RASLE GATE is up for renewal and that it would be a notice on the square for 28 DAYS sometime after 16 of September. NOTHING like that has happened and the secretary of MR MACDONALD told me to get in touch with MR CONELLY PAUL I did and I was told the the old licence holder was obligated to put up the notice. As far as I know the licence holder has never run the

market himself. He had a
countryman of his that for
the PAST 5 MONTHS has never
been there so if anything happens
on the market nobody is present
an responsible

By the way I know for sure
that for at least 1 year
he has never issue any
certificates for the use of
the spaces he rents out to
the users of the market
and his licence was not
say is a Book sale.

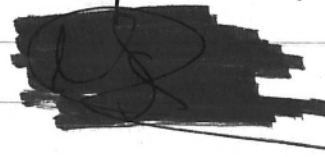
But except for the fish and meat
man all the others were
car Booters

MR M. Cheene has notified
the department But nothing
is done

I am objecting on the
company Scorpion and I think

this company MUST NOT
have the license renewed
I am and I am sure
others like me would like
to take notes for these
license

Yours faithfully

A large, solid black rectangular redaction covering the signature of the sender.

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Bill Gordon

From: Doug Ritchie
Sent: 14 November 2013 20:14
To: Bill Gordon
Subject: RE: Street Trader

Hi Bill,

Street Trader Licence Application
Mr Ben Duncan - 10 Farburn Terrace, Dyce

Just to confirm that the Roads Authority would be happy with both locations listed within the above Street Trader application, provided that the actual location doesn't obstruct any of the neighbouring access to the premises for large HGV's from entering and leaving.

I also wish to confirm that the site on Kirkton Drive may change in the future should more of the development sites be developed

Hope this helps.

Regards

Doug Ritchie

Team Leader
Traffic Management & Road Safety
74 - 76 Spring Garden
Aberdeen
AB25 1GN

Tel No. 01224 538055
Fax 01224 538087

From: Bill Gordon
Sent: 14 November 2013 14:08
To: Doug Ritchie
Subject: Street Trader

Hello Doug

Please see attached for any obs you may have. We have worked out the locations and put them under days and hours.

Regards

Bill

Bill Gordon
Admin Assistant
Legal and Democratic Services
Corporate Governance

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BIG B'S BURGERS
2 SITE LOCATIONS- DYCE



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13 Auchmill Road
Bucksburn
Aberdeen
AB21 9LB

Tel: (01224) 712631
Fax: (01224) 712464

27.12.13

Jane G MacEachran
Head of Legal & Democratic Services, Litigation and Licensing,
Legal and Democratic Services,
Corporate Governance,
Aberdeen City Council,
Marischal College,
Business Hub 6 L1S,
Broad Street,
Aberdeen,
AB10 1AB

Dear Jane,

I write to you with regards to an application that was submitted by Darren Jackson to trade hot food from a van on York Place, East Side, 30m South of the junction with St Clement Street.

Myself and the other Directors wish to strongly object to this application. As you may be aware we currently have one of our Chalmers Bakery shops on York Place. This shop already supplies a large selection of hot food along with being a newsagents supplying papers, beverages and ciggarettes to the local area.

As you may appreciate with the current downturn in business we need all the help we can get to trade as a bakery shop in the area. We feel the new business would be very detrimental to our business and also see no reason to have another fast food outlet in the area as there is already another van just along from the shop.

If you could take the time to review our concerns it would be greatly appreciated.

If you wish to discuss this further please do not hesitate to contact myself or my Assistant Althea Tindell at the above contact details.

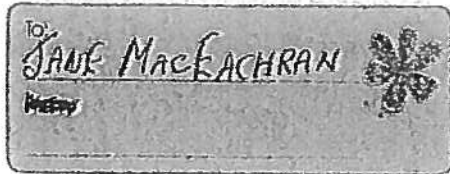
Many Thanks & Kind Regards



Pamela Chalmers
Director



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With reference to the application to operate a hot food service located on York Place, my objection is that this area is already well serviced by hot and fast food outlets, my own van is located on Clarence Street with other outlets in the Fittie Bar, Wellington Street, the former St Clements Bar on St Clements Street, The Neptune Bar on York Street, The Bakery, corner of St Clement Street and York Place which is just 30 metres from the applicants proposed site. A mobile hot food van plus hot food, sandwich vans also serve the area. In addition an office staff cafeteria has just opened on Clarence Street, yards from my own van. With the recent additional cost of £250 imposed by the City Council to park my van, plus the diminishing customer base and increasing cost of living, I am finding it difficult to maintain an income to pay my mortgage, bills, etc. To approve this application would have a detrimental effect on all the existing traders. I am a single parent struggling to make ends meet.

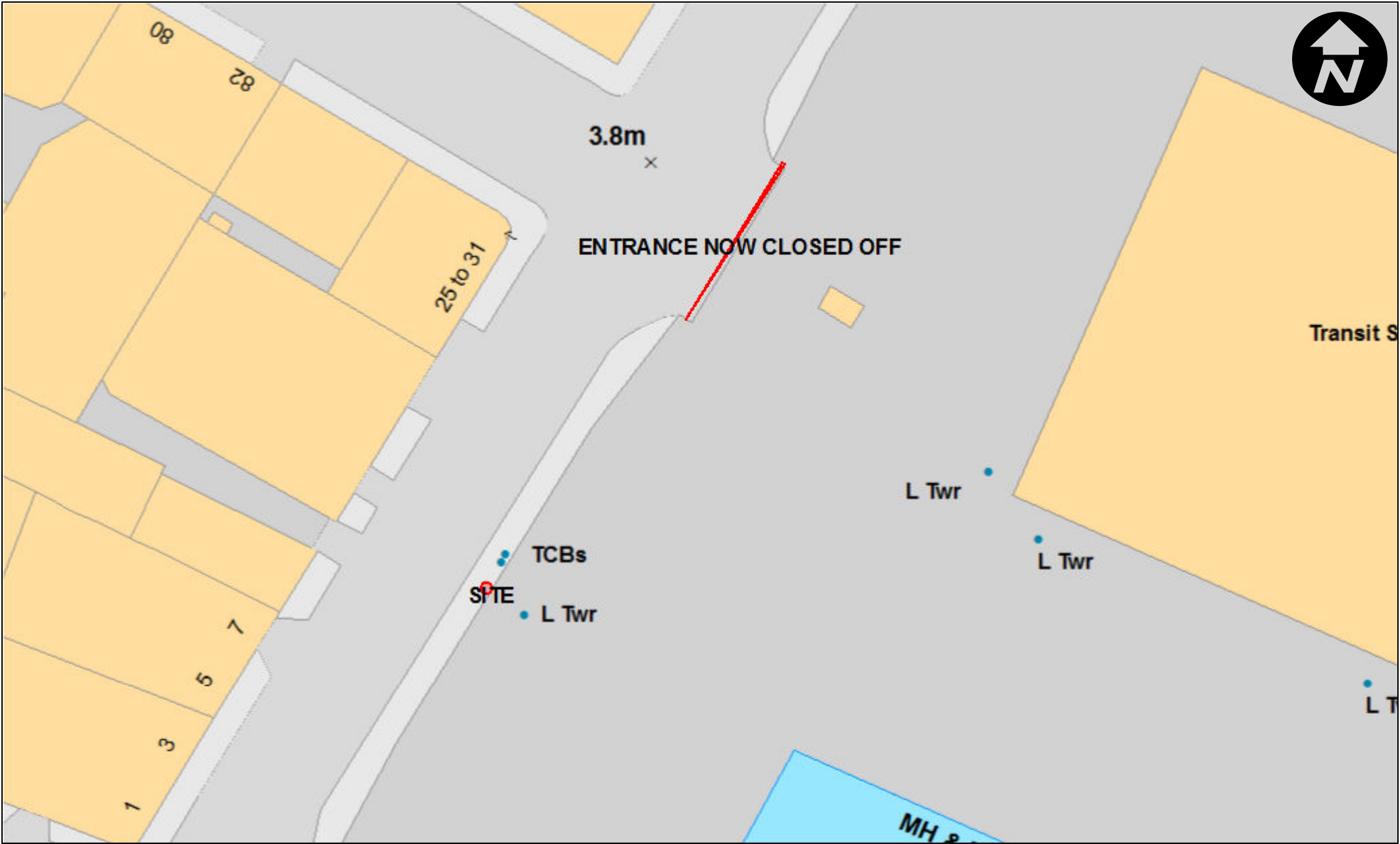
Yours Sincerely



Wendy Cooper (Miss)



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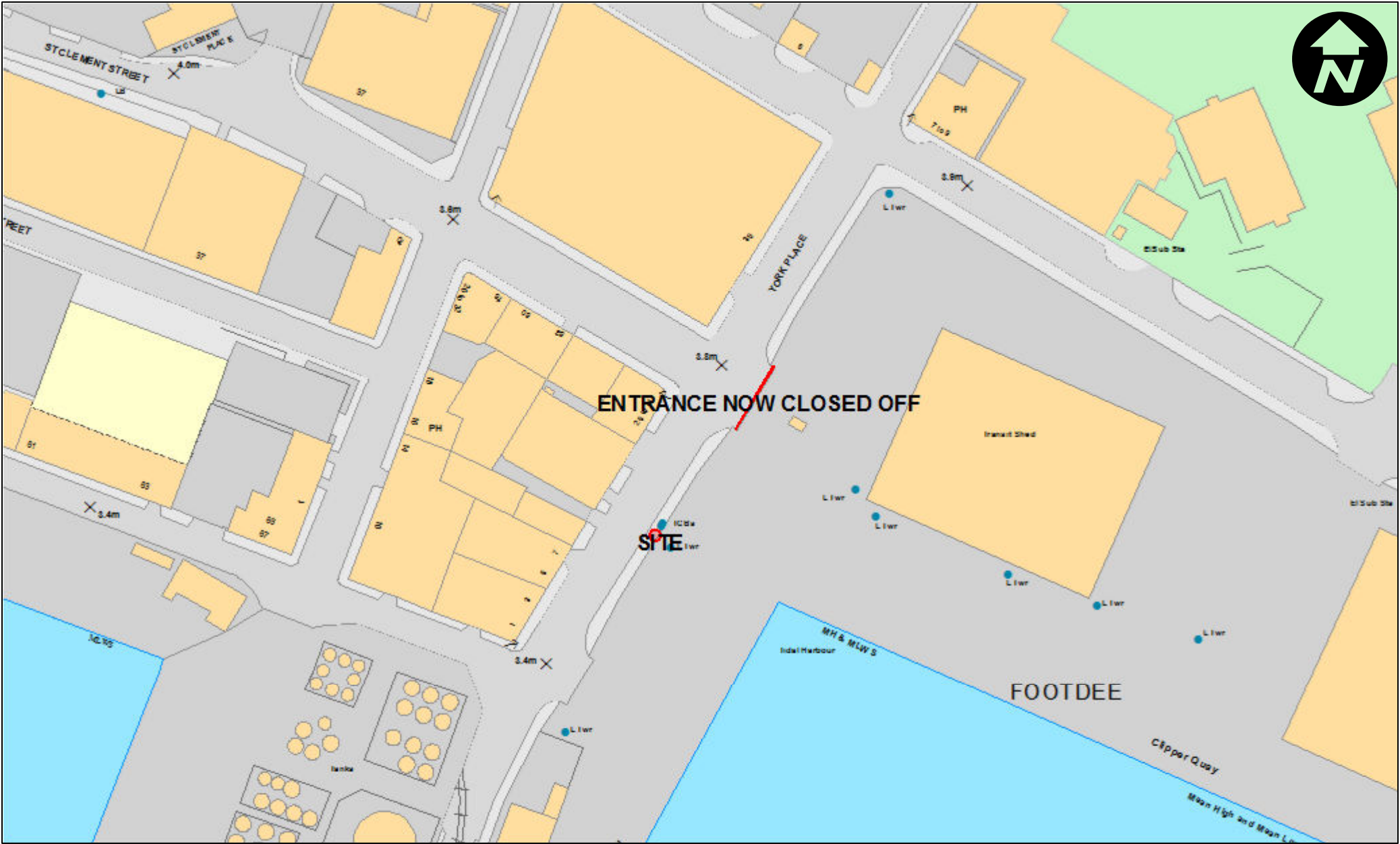
D JACKSON
SITE LOCATION- YORK PL



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D JACKSON
SITE LOCATION- YORK PL



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BH GH Map



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