

Public Document Pack



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

Town House,
ABERDEEN 30 September 2025

LICENSING COMMITTEE

The Members of the **LICENSING COMMITTEE** are requested to meet in **Committee Room 2 - Town House** on **WEDNESDAY, 8 OCTOBER 2025 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

NOTIFICATION OF URGENT BUSINESS

1.1. Urgent Business

DETERMINATION OF EXEMPT BUSINESS

2. Exempt Business

DECLARATIONS OF INTEREST AND TRANSPARENCY STATEMENTS

3.1. Declarations of Interest and Transparency Statements

DEPUTATIONS

4.1. Deputations

MINUTES AND COMMITTEE BUSINESS PLANNER

- 5.1. Minute of Previous Meeting of 27 August 2025 (Pages 5 - 12)
- 5.2. Minute of Meeting of the Taxi and Private Hire Car Consultation Group of 24 September 2025 (Pages 13 - 16)
- 5.3. Committee Business Planner (Pages 17 - 18)

NOTICES OF MOTION

- 6.1. Notices of Motion

REFERRALS FROM COUNCIL, COMMITTEES AND SUB COMMITTEES

- 7.1. Referrals from Council, Committees or Sub Committees

COMMITTEE REPORTS

- 8.1. No reports this cycle

APPLICATIONS FOR LICENCES

- 9.1. Short Term Let (New Operator) - Flat K, 17 Riverside Drive (Pages 19 - 26)
- 9.2. Short Term Let (New Operator) - Flat F, 22 Riverside Drive (Pages 27 - 34)
- 9.3. Street Trader Licence (Grant) - Zone 8, Culter Mills Social Club, 25 School Crescent, Peterculter - Charles Murray (Pages 35 - 58)
- 9.4. Unrated Film Showing - Belmont Cinema (Pages 59 - 62)
- 9.5. Request for Exemption from Policy - Age of Vehicle - Adnan Mahmood (Pages 63 - 64)
- 9.6. Request for Exemption from Policy - Street Knowledge Test - Scott Allan (Pages 65 - 66)

EXEMPT BUSINESS - TO BE HEARD IN PRIVATE UNDER PARAGRAPH 14 OF THE ACT

10.1. Street Trader Licence (Grant) (Pages 67 - 72)

CONFIDENTIAL INFORMATION - TO BE HEARD IN PRIVATE

Applications to be heard in private and treated as confidential information in terms of Section 50(A)(3)(b) of the Local Government (Scotland) Act 1973.

- 11.1. Request for Exemption from Policy - Wheelchair Accessible Vehicle (Agenda Item 11.1) (Pages 73 - 76)
- 11.2. Request for Exemption from Policy - Wheelchair Accessible Vehicle (Agenda Item 11.2) (Pages 77 - 78)
- 11.3. Request for Exemption from Policy - Wheelchair Accessible Vehicle (Agenda Item 11.3) (Pages 79 - 80)
- 11.4. Request for Exemption from Policy - Wheelchair Accessible Vehicle (Agenda Item 11.4) (Pages 81 - 82)
- 11.5. Request for Exemption from Policy - Wheelchair Accessible Vehicle (Agenda Item 11.5) (Pages 83 - 84)
- 11.6. Request for Exemption from Policy - Wheelchair Accessible Vehicle (Agenda Item 11.6) (Pages 85 - 88)
- 11.7. Request for Exemption from Policy - Wheelchair Accessible Vehicle (Agenda Item 11.7) (Pages 89 - 92)
- 11.8. Request for Exemption from Policy - Wheelchair Accessible Vehicle (Agenda Item 11.8) (Pages 93 - 98)

Integrated Impact Assessments related to reports on this agenda can be viewed [here](#)

To access the Service Updates for this Committee please click [here](#)

Website Address: aberdeencity.gov.uk

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

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LICENSING COMMITTEE

ABERDEEN, 27 August 2025. Minute of Meeting of the LICENSING COMMITTEE. Present:- Councillor Al-Samarai, Convener; and Councillors Clark, Crockett, Graham, Henrickson, Lawrence, MacGregor, McLeod and Yuill (as substitute for Councillor Delaney, Vice Convener).

The agenda and reports associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

EXEMPT BUSINESS

1. The Convener advised that items 11.1 to 11.3 had been placed in the wrong section of the agenda, confirming that they should have been considered as an exempt application as opposed to a confidential application, she therefore proposed that the Committee consider item 10.1 (Taxi Driver Licence - Temporary Grant), 11.1 (Landlord Registration – Renewal); 11.2 (Landlord Registration – New); and 11.3 (Landlord Registration - Revoke) with the press and public excluded from the meeting.

The Committee resolved:-

in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, to exclude the press and public from the meeting during consideration of the above items so as to avoid disclosure of information of the classes described in the following paragraph of Schedule 7(A) to the Act:- articles 13 to 16 (paragraph 14).

DECLARATIONS OF INTEREST AND TRANSPARENCY STATEMENTS

2. There were no declarations of interest or transparency statements intimated.

MINUTE OF PREVIOUS MEETING OF 14 MAY 2025

3. The Committee had before it the minute of its previous meeting of 14 May 2025, for approval.

The Committee resolved:-

to approve the minute.

MINUTES OF MEETINGS OF THE LICENSING SUB COMMITTEE OF 4 AND 25 JUNE 2025

4. The Committee had before it the minutes of meetings of the Licensing Sub Committee of 4 and 25 June 2025, for approval.

LICENSING COMMITTEE

27 August 2025

The Committee resolved:-

to approve both minutes.

MINUTE OF MEETING OF THE TAXI AND PRIVATE HIRE CAR CONSULTATION GROUP OF 30 APRIL 2025

5. The Committee had before it the minute of meeting of the Taxi and Private Hire Car Consultation Group of 30 April 2025.

The Committee resolved:-

- (i) to note that the Convener would provide an update to Councillor McLeod on the situation regarding pre-booked taxis and cruise ship passenger collection at Aberdeen South Harbour; and
- (ii) to otherwise note the minute.

COMMITTEE BUSINESS PLANNER

6. The Committee had before it the Committee Business Planner as prepared by the Chief Officer – Governance.

The Committee resolved:-

to note the Business Planner.

MEMBERSHIP OF THE TAXI AND PRIVATE HIRE CAR CONSULTATION GROUP - CORS/25/123

7. With reference to article 5 of the minute of meeting of 9 October 2024, the Committee had before it a report by the Executive Director of Corporate Services which requested consideration of changes to the membership of the Taxi and Private Hire Car Consultation Group.

The report recommended:-

that the Committee –

- (a) approve the amendments to the membership of the Taxi and Private Hire Car Consultation Group as outlined in section 3.16 of the report; and
- (b) review the membership of the Consultation Group in 12 months' time.

The Committee resolved:-

to approve the recommendations.

LICENSING COMMITTEE

27 August 2025

TRANSPARENCY STATEMENT

During discussion of the following item, Councillor Yuill advised that he had a connection by virtue of him being a Council nominated member of NHS Grampian Health Board. Having applied the objective test, he did not consider that he had an interest and would not be withdrawing from the meeting.

SEXUAL ENTERTAINMENT VENUE POLICY CONSULTATION 2025 - CORS/25/204

8. With reference to article 8 of the minute of the previous meeting of 14 May 2025, the Committee had before it a report by the Executive Director of Corporate Services which provided feedback on the results of the formal consultation carried out in relation to the existing Sexual Entertainment Venue Licensing Policy.

The report recommended:-

that the Committee –

- (a) consider the results of the public consultation, which closed on Commonplace on 31 July 2025;
- (b) determine the appropriate upper limit for the number of Sexual Entertainment Venues for Aberdeen city centre;
- (c) determine the appropriate upper limit for the number of Sexual Entertainment Venues located outwith Aberdeen city centre (but within the Local Authority area); and
- (d) determine whether the Committee would like to make any appropriate changes to the existing Sexual Entertainment Venue Licensing Policy and standard conditions attached to Sexual Entertainment Venue Licences in light of the consultation responses, and if so, instruct the Chief Officer – Governance to make the appropriate changes and report a further draft of the policy and standard conditions attached to Sexual Entertainment Venue Licences back to Committee for approval in due course.

The Committee resolved:-

- (i) to agree that the appropriate upper limit for the number of Sexual Entertainment Venues for Aberdeen city centre would be five;
- (ii) to agree that the limit for the number of Sexual Entertainment Venues located outwith Aberdeen city centre (but within the Local Authority area) would be zero; and
- (iii) to agree that no changes were required to the existing Sexual Entertainment Venue Licensing Policy and standard conditions.

LICENSING COMMITTEE

27 August 2025

HOUSE IN MULTIPLE OCCUPATION (NEW) - 51 LESLIE ROAD

9. The Committee had before it a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that one letter of objection was submitted to the Private Sector Housing Team.

Mrs Jocelyn Janssen, Private Sector Housing Manager advised that the necessary upgrading works had been completed.

The applicant, Scott Forrester was in attendance, spoke in support of the application and responded to questions from members.

Graeme Smith was in attendance, spoke in support of his letter of objection and responded to questions from members.

All parties were given the opportunity to sum up.

The Committee resolved:-

to grant the licence.

HOUSE IN MULTIPLE OCCUPATION (NEW) - 36 ELMFIELD AVENUE

10. The Committee had before it a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that one letter of objection was submitted to the Private Sector Housing Team.

Mrs Jocelyn Janssen, Private Sector Housing Manager advised that the necessary upgrading works had still to be completed.

Alan Cowie, on behalf of the applicant was in attendance, spoke in support of the application and responded to questions from members.

Murray Smith, the objector was not in attendance, nor represented.

The Committee resolved:-

to defer consideration of the application until the necessary upgrading works were completed, after which time the Chief Officer - Housing could grant or refuse the licence under delegated powers, if appropriate.

SHORT TERM LET (NEW OPERATOR) - 21 GRIMOND COURT

11. The Committee had before it a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that five letters of objection was submitted to the Private Sector Housing Team.

LICENSING COMMITTEE

27 August 2025

Mrs Jocelyn Janssen, Private Sector Housing Manager advised that the necessary upgrading works had been completed.

The applicant, Dean Dickson was in attendance, spoke in support of the application and responded to questions from members.

Mark Walsh, speaking on behalf of Lesley Walsh was in attendance, he advised that he was also representing Eric and Jennifer Henderson and Lorraine Anderson. He spoke in support of the letters of objection, submitted by the aforementioned objectors and responded to questions from members.

All parties were given the opportunity to sum up.

The Committee resolved:-
to grant the licence.

AGE OF VEHICLE POLICY EXEMPTION - RAINBOW TAXIS LTD

12. The Committee had before it (1) an information note prepared by the Chief Officer – Governance, which advised that the licence holder was seeking an exemption from the Age of Vehicle Policy; and (2) correspondence relating to the exemption request.

Russell McLeod was in attendance and spoke in support of the request and responded to questions from members.

The Committee resolved:-
to approve the request for exemption from the Age of Vehicle Policy.

In accordance with the decision taken at Article 1 of this minute, the following four items were considered with the press and public excluded.

TAXI DRIVER LICENCE - TEMPORARY GRANT (AGENDA ITEM 10.1)

13. The Committee had before it (1) a report by the Chief Officer - Governance; and (2) a letter from the Chief Superintendent, Police Scotland, c/o North East Division, dated 2 June 2025.

The applicant was in attendance, spoke in support of his application and responded to questions from members.

PC Kevin Skivington was in attendance and spoke in support of Police Scotland's letter of representation.

LICENSING COMMITTEE

27 August 2025

Both parties were given the opportunity to sum up.

The Committee resolved:-

to grant the licence.

LANDLORD REGISTRATION - RENEWAL (AGENDA ITEM 11.1)

14. The Committee had before it (1) a report by the Private Sector Housing Manager; and (2) a letter from the Chief Superintendent, Police Scotland, c/o North East Division, dated 13 November 2024.

PC Kevin Skivington was in attendance and spoke in support of Police Scotland's letter.

The applicant was not in attendance, nor represented.

The Committee resolved:-

to refuse the registration on the grounds that the applicant was not a fit and proper person.

LANDLORD REGISTRATION - NEW (AGENDA ITEM 11.2)

15. The Committee had before it (1) a report by the Private Sector Housing Manager; and (2) a letter from the Chief Superintendent, Police Scotland, c/o North East Division, dated 28 February 2025.

PC Kevin Skivington was in attendance and spoke in support of Police Scotland's letter.

The applicant was not in attendance, nor represented.

The Committee resolved:-

to refuse the registration on the grounds that the applicant was not a fit and proper person.

LANDLORD REGISTRATION - REVOKE (AGENDA ITEM 11.3)

16. The Committee had before it (1) a report by the Private Sector Housing Manager; and (2) a letter from the Chief Superintendent, Police Scotland, c/o North East Division, dated 7 July 2025.

PC Kevin Skivington was in attendance and spoke in support of Police Scotland's letter.

The applicant was not in attendance, nor represented.

LICENSING COMMITTEE

27 August 2025

The Committee resolved:-

to revoke the registration on the grounds that the applicant was not a fit and proper person.

CONFIDENTIAL INFORMATION

The press and public were excluded from the meeting for consideration of the following item which contained confidential information in terms of Section 50A 3(b) of the Local Government (Scotland) Act 1973.

TAXI DRIVER LICENCE - SUSPENSION REQUEST (AGENDA ITEM 11.4)

17. The Committee had before it an information note prepared by the Chief Officer – Governance which advised that the licence holder had applied for the renewal of his Taxi Driver Licence and the certificate from the medical adviser indicated that he did not meet DVLA Group 2 standards, therefore his licence was suspended under Schedule 1, Paragraph 12 of the Civic Government (Scotland) Act 1982.

The licence holder was in attendance, spoke in defence of the suspension request and responded to questions from members. The licence holder was also represented by Russell McLeod.

The Committee resolved:-

that due to exceptional circumstances, to agree that on this occasion, to depart from policy and take no action under Schedule 1, Paragraph 11 of the Civic Government (Scotland) Act 1982 and lift the suspension imposed under Schedule 1, Paragraph 12.

- COUNCILLOR GILL AL-SAMARAI, Convener

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TAXI AND PRIVATE HIRE CAR CONSULTATION GROUP

ABERDEEN, 24 September 2025. Minute of Meeting of the TAXI AND PRIVATE HIRE CAR CONSULTATION GROUP. Present:- Councillor Al-Samarai, Chairperson; and Councillors Clark, Delaney, Henrickson and Lawrence; and David Alaita (LeadRyde Booking Office), Alan Catto (Independent), Doug Cowie (ComCab Booking Office), Chris Douglas (Aberdeen Taxis Booking Office), Craig Falconer (Aberdeen International Airport Booking Office), Matthew Freckelton (Uber Booking Office), Luke Hulse (Independent), Hussein Patwa (Disability Equity Partnership), Peter Campbell (Unite Union) and Iain Hamilton (Airport Taxi Drivers).

In attendance:- Sandy Munro, Alexa Last, Dave McKane, Nikki Kirkland and Daniel Wright (Licensing Team); Kevin Flannigan (Fleet Services); and Mark Masson and Gogo Okafor (Committee Services).

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WELCOME AND APOLOGIES

1. The Chair welcomed everyone to the meeting.

Apologies for absence were intimated on behalf of Russell McLeod and Michell Burr.

MINUTE OF PREVIOUS MEETING OF 30 APRIL 2025 - FOR APPROVAL

2. The Consultation Group had before it the minute of its previous meeting of 30 April 2025.

The Consultation Group resolved:-
to approve the minute.

REMIT AND MEMBERSHIP - FOR INFORMATION

3. The Consultation Group had before it their updated remit and membership for information.

The Consultation Group resolved:-
to note the document.

ENFORCEMENT OFFICER REPORT

4. The Consultation Group had before it a report by the Enforcement Officer and Civic Licensing Standards Officer in relation to general Taxi/Private Hire Car issues and information.

TAXI AND PRIVATE HIRE CAR CONSULTATION GROUP
24 September 2025

The report provided details of (a) the current numbers of licensed vehicles and drivers compared to August 2023; (b) street knowledge test statistics during the period 10 December 2024 to 2 September 2025; and (c) other items deemed relevant to the trade.

Dave McKane provided a summary of the report and responded to questions from members.

He also made reference to the number of complaints received in relation to drivers refusing to accept card payments, although it was acknowledged that this could not be enforced. However he suggested that all drivers should re-consider accepting card payments for reasons of public safety and noting that many people do not carry cash these day.

The Consultation Group resolved:-

- (i) to note that Mr McKane would circulate information relating to (1) the number of drivers failing each section of the new Street Knowledge Test; and (2) statistics relating to the number of licensed vehicle and drivers per year, dating back to 2019; and
- (ii) to otherwise note the report.

CCTV POLICY

5. The Consultation Group had before it correspondence from Chris Douglas in relation to the CCTV Policy.

The correspondence advised (a) that the current CCTV policy for taxi and private hire vehicles allowed for approved type CCTV systems to be fitted to vehicles along with an approved data controller; (b) that the trade agreed that the cost of the approved type systems were limiting the uptake of installation for CCTV systems into drivers vehicles but agreed that CCTV systems were an excellent choice for driver and passenger safety; (c) that the current policy in place was the correct one for the local authority, but suggested that a discussion could be opened up to explore more cost effective solutions in keeping with the legislation; and (d) that the trade respected the policy in place but agreed that technology had moved on in terms of dashcams etc.

During discussion, the following was noted:-

- that in terms of General Data Protection Regulations, CCTV systems and Dashcams were treated the same; and
- that the current Council CCTV policy could be looked at to determine whether any changes could be made, following which details could be circulated to all drivers to keep them informed and to increase awareness.

The Consultation Group resolved:-

to note the information provided.

TAXI AND PRIVATE HIRE CAR CONSULTATION GROUP
24 September 2025

LICENSING ISSUE TIMES

6. The Consultation Group had before it consultation from Matthew Freckelton in relation to Licensing Issue Times.

The correspondence advised (a) that he was interested in having a greater understanding of the processes in issuing licences, specifically one of his own drivers had passed a vehicle test but was told a licence would not be issued for another 2-3 weeks; and (b) that in theory this meant he would be unable to work for 2-3 weeks, although he was able to contact the Council directly and confirm the vehicle was licensed and the driver would be able to be on the Uber platform.

Sandy Munro indicated that although drivers were advised that the vehicle was licensed, the paperwork may take 2/3 weeks to be issued to them due to other workplace pressures, however in future a line would be added to the usual email to tell drivers that the vehicle could be driven straight away.

The Consultation Group resolved:-

- (i) that officers from the Licensing Team would circulate to members for information, a copy of the updated email template sent to drivers advising that they have passed the test; and
- (ii) to otherwise note the information provided.

STREET KNOWLEDGE TEST

7. The Consultation Group had before it correspondence from Matthew Freckelton in relation to Street Knowledge Test Reporting.

The correspondence (a) sought an update on the number of tests that had been sat since 1 January 2025 to date including the pass rate, number of passes, number of resits and any other relevant data points the Council holds; (b) requested whether a comparison date period could be made from the previous version of the test to the new version of the test that was introduced recently; (c) sought clarification from the Council whether it still held the view that the stringency of the test does reflected the complexity or otherwise of the local geography and whether the test would not create barriers to entry that were unnecessarily high, as per section 8.38 of the Best Practice Guidance 2023.

It was acknowledged that (a) and (b) above had been considered and dealt with earlier in the meeting.

The Chair advised that in relation to (c) above, it would be for the members of the Licensing Committee to determine whether any changes were required as part of the review of the overall policy.

TAXI AND PRIVATE HIRE CAR CONSULTATION GROUP
24 September 2025

The Consultation Group resolved:-
to note the information provided.

2026 MEETING DATES

8. The Consultation Group had before it their meeting dates for 2026 for information.

The meeting dates all commencing at 10am in the Town House were:-

- Wednesday, 21 January 2026;
- Tuesday, 19 May 2026; and
- Monday, 5 October 2026.

The Consultation Group resolved:-
to note the meeting dates for 2026.

DATE OF NEXT MEETING - 8 DECEMBER 2025

9. The Consultation Group had before it a note of its next meeting date.

The Committee resolved:-

to note that the next meeting would be held at 10.00am on 8 December 2025, in the Town House.

- **COUNCILLOR GILL AL-SAMARAI, Chairperson.**

	A	B	C	D	E	F	G	H	I
1	LICENSING COMMITTEE BUSINESS PLANNER The Business Planner details the reports which have been instructed by the Committee as well as reports which the Functions expect to be submitting.								
2	Report Title	Minute Reference/Committee Decision or Purpose of Report	Update	Report Author	Chief Officer	Directorate	Terms of Reference Number	Delayed or Recommended for removal or transfer, enter either D, R, or T	Explanation if delayed, removed or transferred
3			8 October 2025						
4	No Reports scheduled at this time								
5			17 December 2025						
6	No Reports scheduled at this time								
7			25 February 2026						
8	No Reports scheduled at this time								
9			20 May 2026						
10	No Reports scheduled at this time								
11			1 September 2026						
12	Review of the Membership of the Taxi and Private Hire Car Consultation Group	The Committee on 27/8/25 agreed to review the membership of the Consultation Group in 12 months' time		Mark Msson	Governance	Corporate Services	Intro 3		
13			28 October 2026						
14	No Reports scheduled at this time								
15			16 December 2026						
16	No Reports scheduled at this time								
17			TBC						
18	Taxi and Private Hire Driver Training	The Committee on 5/6/24 agreed to instruct the interim Chief Officer – Governance to submit a report to the Committee in due course following the completion of all necessary background works required to implement the program		Sandy Munro	Governance	Corporate Services	16.3		

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LICENSING COMMITTEE INFORMATION SHEET

08 October 2025

Public Application

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

APPLICANT: B & K LETTING SERVICE LTD

PROPERTY MANAGER: B & K LETTING SERVICE LTD

ADDRESS: FLAT K,17 RIVERSIDE DRIVE, ABERDEEN

INFORMATION NOTE

- Application Submitted 31/05/2025
- Determination Date 27/02/2026

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 1 representation/objection was 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 since at the time of drafting this report, the necessary upgrading works and certification have been completed.

DESCRIPTION

The property at Flat K, 17 Riverside Drive, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a flat, with 2 bedrooms, bathroom, kitchen and living room. The applicant wishes to accommodate a maximum of 4 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)
- Representation from the applicant (Attached as Appendix C)

The objection was 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](#)

GROUNDINGS 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

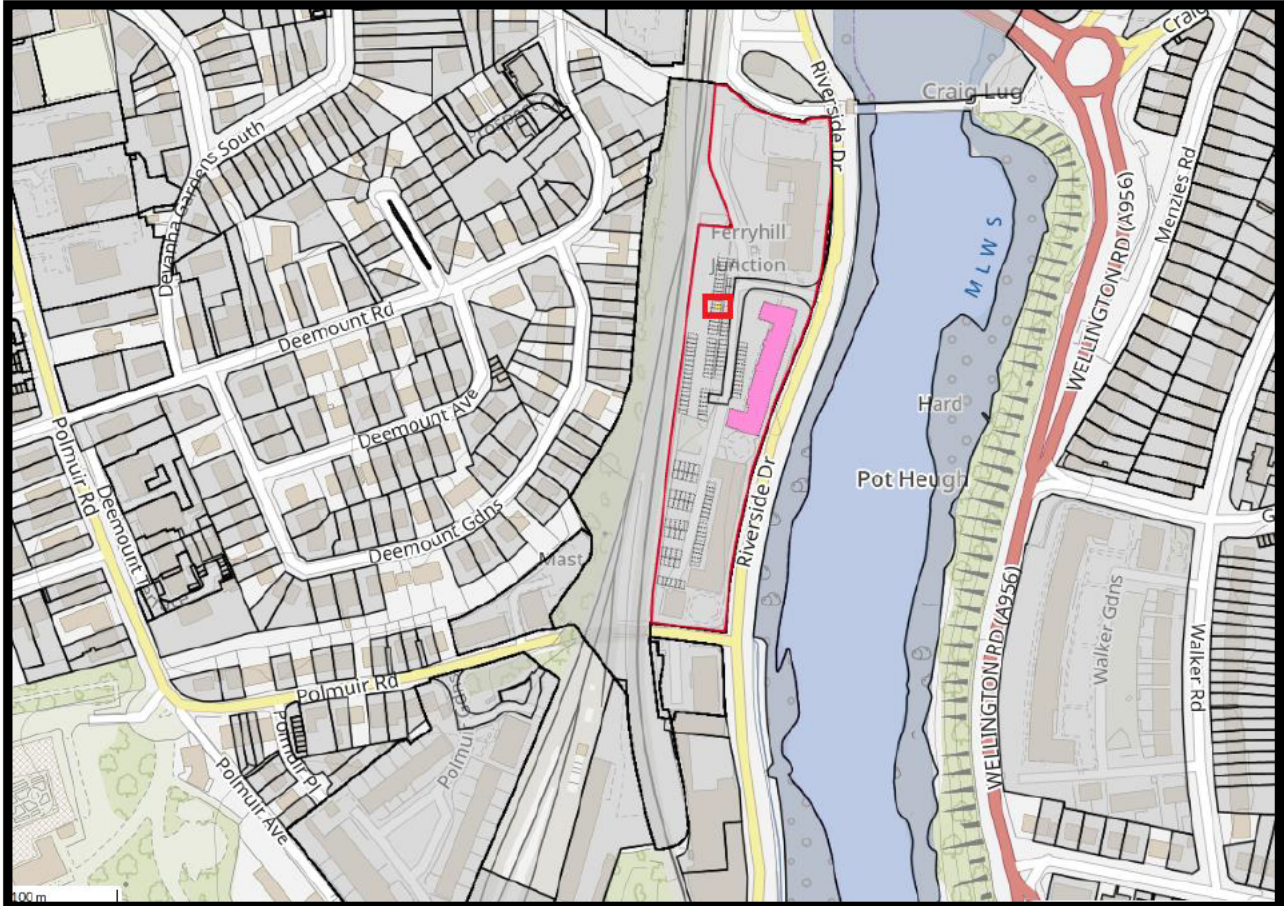
(v)public order or public safety; or

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

OTHER CONSIDERATIONS

- Landlord Registration is not a requirement of Short Term Let licensing. However the owner is Landlord Registered meaning they can operate as a landlord.
- The Council's Community Safety Team has 9 records of anti-social behaviour complaints in respect of Flat K, 17 Riverside Drive, Aberdeen between 19/06/2025 – 17/08/2025. The main complaint is banging and thumping from Flat K, 17 Riverside Drive, however no anti social behaviour was witnessed by the Community Safety Team.
- There are 8 Granted Short Term Let licences at Riverside Drive.
- 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.

'A'



‘B’

From:

Sent: 28 June 2025 14:52

To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>

Cc:

Subject: Official Objection to Short Term Let

Good afternoon

I am writing to you to inform you that myself and partner [REDACTED] formally object to the [REDACTED] flat 17K Riverside Drive, beginning to operate as an accommodation available for short term rental on sites such as Air BnB and Booking.com.

The reason being ever since it did begin to operate as a rental property several weeks ago, it has caused us nothing but stress, disturbance and lack of sleep. Every single day there is loud noise coming from the property, usually banging, stomping, thumping and more recently loud moving of heavy furniture.

This is occurring early in the morning (as early as 7am), being loud enough to wake us up, and also late at night (as late as 11pm onwards) preventing us from falling asleep for work the next morning.

On several occasions now either late at night or during the evening it has been so loud and disturbing I have myself went up and knocked on the door of the property, and asked the person politely to please quieten the noise down as it's loud and preventing us from sleeping. On most occasions the noise has stopped at that point temporarily, until the following day at some point when it began again.

Ever since it began we have been searching all round and outside our flat building for a Notice of Application that the flat was going to be operating as a short term let property. We were informed by Aberdeen city council that the applicant confirmed to them they displayed this from 1st of June until 22nd of June.

First of all, this is simply untrue, as mentioned we searched all the common areas and outside. Secondly of all, the disturbing noise emitting from the flat began before this anyway. We were informed to submit our official formal notice of objection to this email address by the 29th of June, which is what we are doing in this email.

We have had several phone call conversations with community health who we have tried to call out to witness this disturbing loud noise but they have always been unable to come when we have called.

I hope you can understand that the persistent noise is really causing us a lot of distress and it is unfair that we were not given notice of this property commencing to be a short term late allowing us to object.

Kind regards,

Signed

[Redacted Signature]

17th of September 2025

Dear Licensing Committee,

I am grateful for the chance to respond to the objection raised in relation to my Short Term Let application for Flat K, 17 Riverside Drive.

My partner and I are hardworking, law-abiding citizens raising two young daughters, aged three and seven. We both work pay our taxes, our mortgage, and our council tax. We are trying to build a stable and secure life here in Aberdeen, a city where we see our future and our children's future. This licence is not about profit alone — it is about ensuring we can support our family responsibly, while remaining good neighbours and contributing to the community and bringing more tourism and safe affordable housing into the city of Aberdeen.

I believe the concerns raised by my downstairs neighbour are unfortunately completely exaggerated. It does not reflect the reality of how the flat is used whatsoever. There have never been parties, gatherings, alcohol, or Antisocial behaviour in the property.

The apartment above his has been empty for a long time previously to us purchasing the property, and he may have become accustomed to complete silence, we also believe that they spend a lot of time at home hence why any minimal noise may bother them. Any ordinary household sounds, such as footsteps or moving between rooms, seem to be treated as a disturbance. On one occasion I was approached simply for getting up at night to use the bathroom. This is not unreasonable behaviour but a normal part of everyday living. On several occasions he has confronted me about noise that was nothing more than the natural creaking of the floorboards, which is common in a building of this age. These are normal household sounds, not grounds for objection. At many occasions our neighbour has complained of sounds from 7am which is a normal time for most people to start and continue their day and not within the quiet hours.

Since the complaint was raised, we have taken it upon ourselves to contact our neighbour and try to come to a solution, assured him of our intentions for the proper use of flat and reassured him of our good intentions which was appreciated and happily accepted by the neighbour.

We took measures to aid the sound proofing the apartment to assist in keeping the noise down to minimum. We have laid carpets in every bedroom, installed doorstoppers that would stop any door slamming and used new seals around the door frames. Removed any furniture that could possibly be moved around. Purchased thick rugs for living rooms and kitchen. Put signs up for any future guests reminding them to be mindful of our neighbours and to respect quiet hours. We have tried our best to communicate with our neighbour unfortunately that did not seem sufficient for him and unfortunately we kept on receiving complains through texts messages at inappropriate times and during weekends which again caused us a massive amount of distress. He has also taken it upon himself to disturb our female friends by knocking on the apartment door late at night causing her and her little children stress and discomfort making her feel very unsafe and bothered by our neighbour. Our neighbours have also decided to complain to our Building Property Manager and try to cause unnecessary trouble for us there again on no grounds as there was never any Antisocial or Disturbing behaviours.

Importantly, no other neighbour has ever raised a complaint. If the noise was truly as disruptive as described, it is only reasonable to expect that others in the building would also have come forward. The fact that this has not happened shows that the concerns come from one individual's personal sensitivity rather than from genuine nuisance. We can also hear noises from upstairs neighbours however it would never come to my mind to come and raise any complains as in our understanding living in a flat unfortunately comes with disadvantages of hearing some sounds from our neighbours.

Notice of Application was displayed within the stated guidelines on the lamppost in front of the carpark and front building door from the 1st of June until 22nd of June 2025. We have photos to prove this was up. Short Term Lets inspector has also seen it for himself when he was present to inspect the property on the 17th of June. So unsure if our neighbour was unable to see the notice or is simply not stating the truth when mentioning of searching the area for the notice. Any noise before this dates would have been us completing the property and doing renovations which were never done within anti-social hours.

Meanwhile, this objection has caused my family a massive amount of stress. Since the licence has been delayed, the flat has stood empty for a long time, bringing no income while we continue to pay the mortgage and council tax which caused us loss of revenue, as you can imagine. This situation is unfair and unsustainable for us, especially as we are raising two small children and trying to earn a living for ourselves.

We not wish to have conflicts with anyone, especially our neighbours. We want to continue to live peacefully, respect others, and contribute positively to the community not causing anyone unnecessary concern.

I sincerely hope the Committee will see that we are committed to being a responsible and considerate licence holder. The objection does not reflect the true situation, and I ask respectfully that our application is approved positively so that we can continue to bring business and tourism to Aberdeen and support our family.

Thank you very much for your time and consideration.

Kind thanks and regards,

B&K Letting Service Ltd

LICENSING COMMITTEE INFORMATION SHEET

08 October 2025

Public Application

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

APPLICANT: JUNAID SYED

PROPERTY MANAGER: JUNAID SYED

ADDRESS: FLAT F, 22 RIVERSIDE DRIVE, ABERDEEN

INFORMATION NOTE

- Application Submitted 30/06/2025
- Determination Date 30/03/2026

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 1 representation/objection was 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 since at the time of drafting this report, the necessary upgrading works and certification have been completed.

DESCRIPTION

The property at Flat F, 22 Riverside Drive, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a flat, with 2 bedrooms, bathroom, kitchen and living room. The applicant wishes to accommodate a maximum of 4 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)
- Representation from the applicant (Attached as Appendix C)

The objection was 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](#)

GROUNDINGS 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

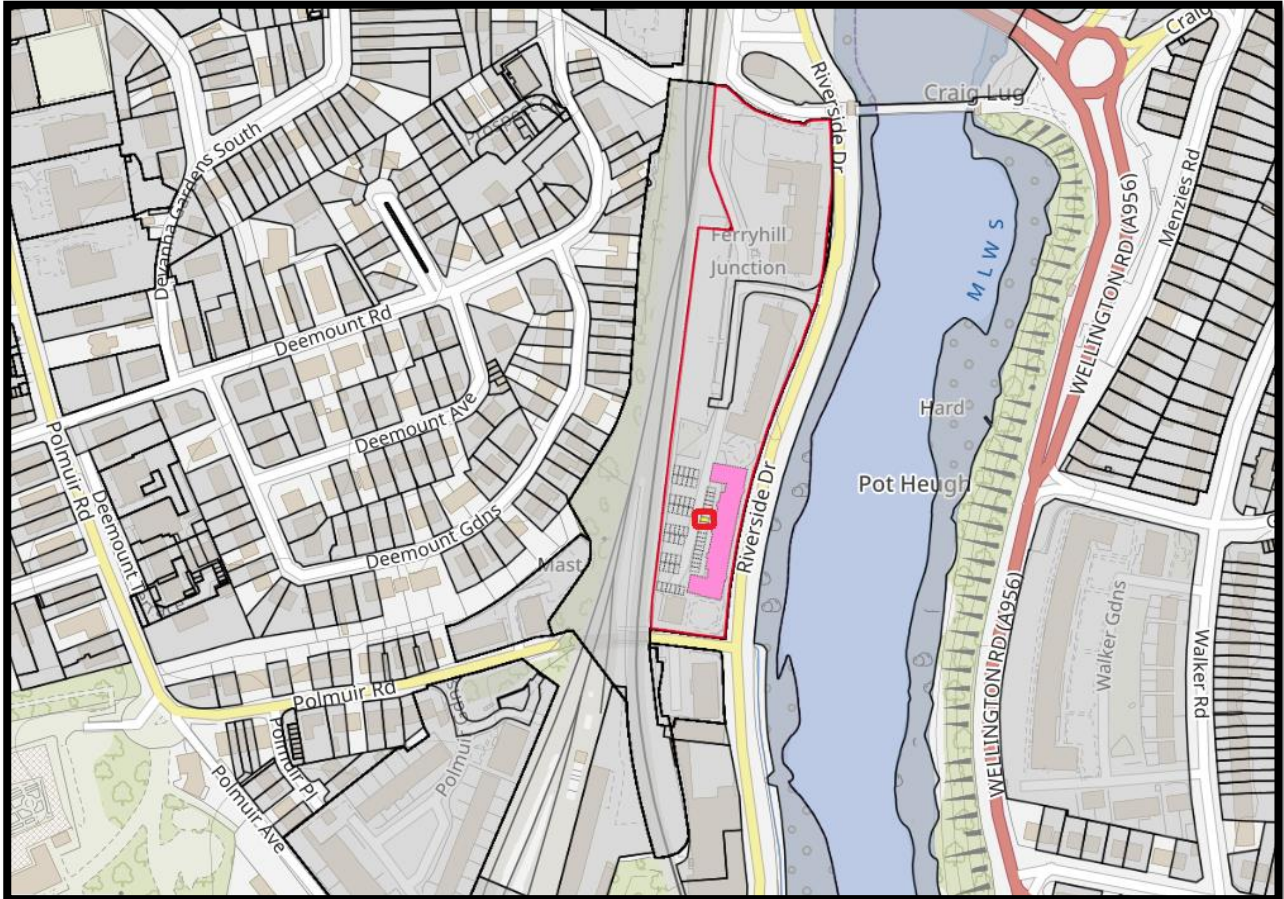
(v)public order or public safety; or

(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 Flat F, 22 Riverside Drive, Aberdeen.
- There are 8 Granted Short Term Let licences at Riverside Drive.
- 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.


‘A’




09/07/2025

Dear Sirs,

**OBJECTION TO SHORT TERM LICENCE APPLICATION FOR 22F
RIVERSIDE DRIVE, ABERDEEN AB11 7DF YOUR REF HSTL727301111**

I am the owner of flat 

I object to the granting of a short-term licence for 22F on the following grounds:

There is already one STL in existence for 22A and a total of seven licences have been granted in the Riverside Drive development which consists of 135 flats in total. The majority of the granted licences are concentrated in stairwells 20, 21, 22 and 23. Thus this concentration changes the character, noise and pressure on services within this area of the development.

The property has been operating for some time as an unlicensed STL prior to submitting this application. It has also continued to operate as an STL since making the application to the Council on 30/6/25, which I understand to be incorrect. Neither is, the property listed on the Scottish Landlord Register.

Whilst I understand that internal car parking issues are not within the remit of the Licence Committee the additional pressure on a scarce resource does cause concern and disruption in what is a settled residential area. These flats were never designed or built to accommodate the entry and exit of guests at all hours.

Similarly, I understand that the Licence Committee cannot take into account the property Deeds which prohibit the mounting of key boxes on the walls but I challenge why this cannot be considered since it is an eyesore that again causes concern and anxiety to residents. There is also a security risk here since a set of keys must of necessity include the common front door key meaning anyone getting access to a key box will also have access to all the front doors within that stairwell.

We have noticed greater pressure on waste bins in recent months resulting in overflowing bins and mess in the development exacerbated by seagulls. This is considered by myself and several other owners to be caused by short term visitors disposing of food and food carry-out wrappers etc thereby causing bins to overflow. Please see enclosed photos (3)

Yours faithfully,







'C'

From: J S

Sent: 17 September 2025 16:51

To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>

Subject: Re: Short Term Lets Licence Application - Flat F 22 Riverside Drive, Aberdeen, AB11 7DF

Dear Ms Hanssen,

I hope you are well! In light of the letter of objection, I would like to bring to the committees attention a couple of things. Firstly, the objector has attached photos of rubbish which he has attributed to guests visiting the area; without any proof of him making accusations, can he kindly prove that it was done by short term Lettings guests? Also if it was done by the guests, as you can see in one of the pictures, there is what appears to be a broken fridge. Would guests brake fridges (hence incur a financial penalty from the host) and leave them outside? On the balance of probability, it has to be a landlord or tenant.

Now I would like to explain the issue of short term letting. When I bought the flat, I immediately started to prepare the flat to get ready to apply for short term Lettings licence. It was a very difficult time for me and my family when we bought the flat to discover that my mother has cancer. I am there only son here and I am also their carer. So I had to bring them back and forth from hospital etc, a consequence of which I had to give my wife access to the online portal to upload pictures and get the website sorted as the process can take time whilst I dealt with my family issues. However, whilst sorting out the website, my wife accidentally made the page live and I started receiving bookings. The council wrote to me giving me 14 days legal notice and I immediately put everything offline and complied with the notice. My mental health and the stress of this ordeal has had a deep impact on me.

Seeing the objection letter I was very disappointed to read something with such little substance; and my application being heavily delayed. I have had a fair amount of financial loss due to the objectors letter. He complains about rubbish without any solid evidence of who is littering. He complains about parking, and every flat has one allocated space as-well of plenty additional parking visitor spaces. I would estimate that we have over 30 visitor spaces. On the whole, the complex is very clean to others that I have seen around Aberdeen, the bins are mostly tidy with the occasional odd piece of litter. There have been no reported complaints of noise from short term Lettings guests, no serious problems. All we have is a very opinionated letter from the objector without any solid substance.

I also had my mums cousin visit, so I let him stay in the property as it was empty, I had the objector coming knocking of the door asking if everything was ok and peeping inside flat and making him and his family feel uncomfortable. He said he was the president of the neighbourhood watch. Why is he coming to my flat without an invite? However, I held my nerve and I have not confronted him as we have this committee meeting coming up! I decided to stay silent but this is harassment.

Kind regards,

Junaid Syed



LICENSING COMMITTEE INFORMATION SHEET 8 OCTOBER 2025

TYPE OF APPLICATION: Application for the Grant of a Street Trader Licence

APPLICANT: Charles Watson Murray

Location: Zone 8, Culter Mills Social Club, 25 School Crescent, Peterculter

DESCRIPTION

- Application submitted 27/02/2025
- Determination Date 26/11/2025

An application has been submitted for a Street Trader Licence for Culter Mills Social Club, Peterculter.

We have received fifteen public objections.

CONSULTEES

- Environmental Health
- Police Scotland
- ACC Roads

OBJECTIONS/REPRESENTATIONS

Public objections X15

GROUND FOR REFUSAL

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 from holding a licence, 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;

and otherwise shall grant the application.

25th March 2025

ABERDEEN CITY COUNCIL
MARISCHAL COLLEGE
BROAD STREET
ABERDEEN
AB10 1AB

Attn: Alan Thomson, Interim Chief Officer, Governance

Dear Sir,

APPLICANT : MURRAY WATSON
TYPE OF GOODS : HOT FOOD
LOCATION : ZONE 8 & CAR PARK OF CULTER MILL SPORTS & RECREATION CLUB,
25 SCHOOL CRESCENT, PETERCULTER

We refer to the above application. Firstly we are very surprised that local residents living near to Culter Mill Sports Club were not informed of the application.

We object to the application on the following grounds:

- there is no requirement for a mobile fish and chip van in Peterculter as we already have a permanent Fish & Chip Takeaway in the Village, which has served the village for a long period of time and utilises a shopfront on the Main Street.
- as nearby residents, we are concerned with the smell which will inevitably be emitted by the mobile facility and also the noise and smell from their generator which will impact the enjoyment of our garden and will restrict the ability to use our back garden to dry laundry.
- we are also concerned that the mobile van will generate additional footfall in our residential street and will lead to people sitting on our boundary walls and dropping litter.
- an external food facility is likely to increase the volume of birds scavenging for scraps of food. We already have significant issues with the volume of birds and their associated droppings in this area.
- we are also concerned regarding additional traffic in our residential street and restricted on-street parking especially on a school day or when there is an event at the Mill Club.
- Peterculter is well served by a number of Takeaways and Restaurants which rely in particular on weekend trade to be able to remain viable and provide a service during most nights of the week to our community.

Finally, we note that the applicant is not a local resident and question why they have chosen Peterculter. Given the applicants association with Carron Fish Bar, we assume they would not be best pleased at the prospect of temporary Fish Bar setting up in their area on the busiest nights of the week.

Stuart & Dianne Bannerman

[REDACTED]
[REDACTED]
[REDACTED]
23 March 2025

Aberdeen City Council
Marischal College
Broad Street
Aberdeen AB10 1AB

For the attention of Alan Thomson, Interim Chief Officer, Governance

Email: licensing@aberdeencity.gov.uk

Dear Sirs,

Objection to the Application for a Street Traders Licence:

Applicant: Murray Watson

Types of Goods: Hot Food (Fish & Chips)

Trading Hours: Friday & Sunday – 12noon until 21:00 hours.

In summary, the location of the proposed fast food van directly alongside prime properties in a quiet residential area is entirely inappropriate and ill considered, raising, inter alia, quiet enjoyment, nuisance, environmental, traffic congestion, road safety and street safety, as well as impact on existing businesses concerns. It should also be fully considered that the placing of fast food outlets in close proximity to schools is actively being discouraged by all levels of Government on children's health grounds.

Pursuant to the terms of paragraph 3, schedule 1 of the Civic Government (Scotland) Act 1982, there are, in addition to the summary aspects above, a number of specific grounds on which we would object to the above application ; -

The proposed location, far too close to residential properties, removes the right for residents to enjoy their private garden without undue interference or nuisance. The odour of fish and chip fryer and generator fumes will impair the ability to dry clothes outside and affect enjoyment of gardens. The power supply to the van will increase noise levels considerably for those living in close proximity and emit high levels of emissions unnecessarily. Litter will be an undoubted problem for local residents, especially in School Crescent or in Culter

Primary playground, whether or not a bin is provided in the car park by the Council or the food van. Food scraps dropped or left in litter will attract urban foxes, rats and mice. The placement of the van will impact birds nesting in the large hedge surrounding the residential garden boundaries. There is little doubt that the placement of the food van, as proposed, will lead to children and teenagers congregating and loitering in a quiet residential area. Consider too that there are no toilet facilities available and very poor street lighting.

There is already traffic congestion in School Crescent, much of which is a 20 mph speed limit zone, through teacher parking, parent drop off and pick up of children, and all the activities offered by Culter Primary School. Additionally, there is much parking associated with the school playing fields also used for sporting events, kids and youth football training and matches. Furthermore, there is often overspill onto School Crescent from the bowling green and Culter Mill Club car park through afternoon tea dances, funeral teas, and other events and activities hosted by them. All of these already impact local residents. The proposed changing of the use of the designated car park facility and any additional traffic attracted thereby can only exacerbate this situation at a time when the Council is said to be “working in areas around schools in Peterculter to implement or expand 20mph speed limits and address parking issues to improve road safety and encourage active travel”.

The village is already well served by a range of fast food take aways and other restaurants offering a wide variety of fare. These include a long established permanent Fish & Chips takeaway. The introduction of this mobile fast food van will undoubtedly have a detrimental impact of the trading of these existing businesses.

Whilst appreciating the need for the Culter Mill Club to generate more income, it is for these reasons we must object to the above mentioned licence application

Yours faithfully

David and Helen McMillan

Murray & Flora Douglas



Objection representation relating to

Proposed mobile hot food van, Culter Mills Bowling Club car park:

For the attention of Alan Thomson, Interim Chief Officer, Governance

Aberdeen City Council

Email: licensing@aberdeencity.gov.uk

Ref:

Civic Government (Scotland) Act 1982 - Licensing of street traders who operate a hot food service

Applicant: Murray Watson

Types of Goods: Hot Food (Fish & Chips)

Trading Hours: Friday & Sunday – 12noon until 21:00 hours.

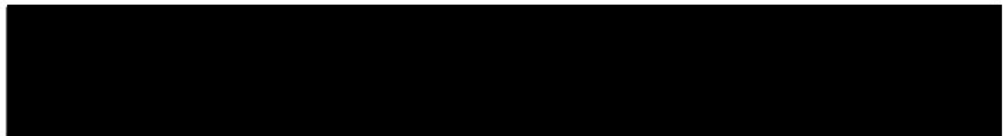
Pursuant to the terms of paragraph 3, schedule 1 of the Civic Government (Scotland) Act 1982, we would like to register the following grounds of objection:-

Impact of proposed fish & chip van

- **Odor:** The proposed fish & chips van will inevitably release unpleasant frying odors in the vicinity of our home impacting the outdoor use of our home and amenity.
- **Traffic:** The presence of the proposed fish & chip van will fundamentally change the nature of the street which is currently a residential street. This will likely result in increased traffic and congestion on an already narrow and potholed street.
- **Litter:** Customers consuming fish & chips from the proposed van may or may not dispose of refuse and wrapping responsibly. The likely result will be an increase in littering in the area and possibly food refuse causing an increase in vermin such as rats & foxes.

In light therefore of the impact the proposed van will have on us as close residents, we would request that planning consent be declined.

Yours sincerely



Murray & Flora Douglas

Fraser & Jenny Selfridge

30th March 2025

Mr Alan Thomson
Interim Chief Officer, Governance
Licensing
Legal Services
Governance
Aberdeen City Council
Marischal College
Broad Street
ABERDEEN
AB10 1AB

Dear Mr Alan Thomson,

Aberdeen City Council Civic Government (Scotland) Act 1982
Licensing of street traders who operate a hot food service
Applicant: Murray Watson
Types of Goods: Hot Food (Fish & Chips)
Location: Zone 8 & Car Park of Culter Mill Sports & Recreation Club
Trading Hours: Friday & Sunday – 12 noon until 21:00 hours.

We hereby object to the above applicant's application on the following grounds:-

- **Privacy Impact**
 - The proposed location is too close to residential property, thereby impacting on a resident's right to privacy and in particular, to use their private outdoor space without undue interruption.
- **Environmental and health impact:**
 - **Unpleasant odours and fumes:**
 - The proposed location is too close to residential properties, and residents should not be exposed to unpleasant fumes which could have a negative health impact.
 - Unpleasant odour from cooking.
 - **Noise & pollution:**
 - The fast food van will require a generator to supply power to the van. This will increase the noise levels for those living in immediate proximity to the van; and the environmental impact of emissions.
 - Noise disturbance at close of business when packing up at 9 pm.
 - Groups of children/youths loitering in a quiet residential area.

- **Litter:**
 - The potential for increased littering on the street and nearby gardens and school playing fields.
- **Impact on nesting birds:**
 - Due to the location of the van, this will impact the nesting birds in the large hedge surrounding the residential garden boundaries.
- **Toilet Facilities:**
 - There are no toilet facilities nearby.
- **Increased vermin:**
 - Urban foxes, rats and mice due to scraps of food being left in litter.
 - Potential for increase in seagull presence and the resulting increase in noise/aggression.
- **Traffic congestion & Road Safety**
 - Culter Primary School (also used in evenings i.e. Boys Brigade Friday nights).
 - Culter School playing fields (frequently used for sporting events, kids and youths football training and matches). The entrance to the Culter School playing fields is directly adjacent to our property and directly opposite the Culter Mill Club, there is existing significant congestion when activities are taking place. Concern re: reduction in parking spaces coupled with increased traffic.
 - Culter Mill Club (overspill parking on road on regular Bowling Club sessions, during events, during funeral teas, etc)
 - Young children crossing the congested road to the playing fields and football pitches.
 - Changing the use of a designated car park facility for the bowling green and Culter Mill Club, who often host afternoon tea dances, funeral teas, and events where the car park is at capacity and spills onto the street.
 - Parking issues due to already congested street beside Primary School and Football Pitches impacts local residents at busy drop-off/pick-up and during sporting events.
- **Street safety / increase in crime:**
 - Very poor street lighting.
 - Congregating teenagers in a quiet residential area.
 - Potential increase in crime with more loitering.

- **Trading impact on existing businesses and takeaways within the village of Peterculter, all within walking distance:**

- Jumbo's Fish & Chips (takeaway);
- Culter Curry House, School Road (takeaway);
- Ploughman Restaurant and bar food;
- The Old Bank Bar, bar food;
- Blacks Bar & Richmond Arms;
- Kirin (takeaway);
- The Himalayas Restaurant and takeaway;
- Crust Artisan Bakery & Patisserie (takeaway);
- Selbie's café and coffee shop with takeaway; and
- Borsalino Restaurant & takeaway.

It is unclear the basis on which the Culter Mill Club are permitting such an application on their grounds rather than inside their premises, particularly given that the club itself has suitable kitchen facilities, toilet facilities and space to accommodate seating.

Yours sincerely,

Fraser & Jenny Selfridge

From: GRAHAM BOULTON

Sent on: Thursday, March 20, 2025 11:10:59 PM

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Objection to Licensing Application - Street Trader

Application for a Street Traders Licence to operate a Fish and Chips Mobile Van at 25 School Crescent, Peterculter.

Please accept this email as a Written Objection to the above application.

Objection is based on the following grounds.

The site is in the middle of a residential area and directly borders several houses and gardens. This will cause distress and a serious loss of amenity to many families for the following reasons.

- Cooking smells and fumes spreading to houses and gardens, irrespective of wind direction as there are houses in all directions.
- Increased traffic, noise and litter.
- Presumably, generator noise and fumes

School Crescent, as the name suggests, contains Culter Primary and the area is well used by children and adults at weekends to access the school playing field. The playing field is used extensively at weekends by local teams and local children. This application, if granted, risks the following.

- Significantly increased danger to children with a negative impact on road safety.
- The school field pedestrian entrance is directly opposite the Mill Club car park (25 School Crescent) the suggested location of this Van, posing a serious risk of an accident occurring.

I would also like to draw the committee's attention to the fact that the village is already served by a fish and chip shop and several other take away food shops, all operating at weekends, whose businesses will be negatively impacted by this licence is granted.

Yours Sincerely

Graham Boulton

FORMAL OBJECTION SUBMITTED BY:

JUMBOS ENTERPRISE LTD

[REDACTED]
[REDACTED]
[REDACTED], to the

APPLICATION FOR GRANT OF LICENSE TO ACT AS A STREET TRADER

Charles Watson Murray

[REDACTED]
[REDACTED]
[REDACTED]

The basis of this objection is that, if granted, the Street Trading License will inflict significant operational harm to JUMBOS local Fish and Chip Shop that has been faithfully serving the Peterculter community for more than twenty-five years.

The pressure under which Jumbos Enterprise Ltd now continues to trade has, over recent years, increased and now poses a threat to its viability. The granting of a street trading license for a fish and chip van is direct competition, and will put further strain on the survival of the shop.

We are a family run business and work extremely hard to keep our costs to a minimum by working together. The imposition of business rates by Aberdeen city council for premises also impacts on the company's viability. We continue to survive. We are very proud of our long-standing relationship with this community and are a highly respected, dependable "Chipper"

Regards

[REDACTED]
[REDACTED]
[REDACTED]

Graeme Somerville

Director

From: Linda Rae

Sent on: Saturday, March 29, 2025 7:46:33 AM

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Hot Food Van

Good morning

We received information about a hot food van in the Culter mill club car park.

We are objecting to this as it is far too close to houses, parking is already an issue at times.

It could attract youths, this in turn could cause noise and litter, the smell of fish and chips would mean having to close our windows !

There are already 5 takeaway places in Culter including a fish and chip shop and it could impact on their business.

If this was something that would just be once a week for a couple of hours I doubt I'd object but 18 hours is not acceptable.

Please confirm you receive our email

Linda and Stewart Rae

From: Jim Gordon

Sent on: Saturday, March 22, 2025 5:46:01 PM

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Objection to Application for Hot Food License

I am writing to express my objection to the licence application for Hot food

Applicant: Murray Watson

Location 1 Zone 8 & Car Park of Culter Mills Sports & Recreation Club

25 School Crescent

Peterculter.

Objections.

1. Peterculter is currently very well served with takeaway food services including a well established fish & chip shop in very close proximity to the proposed location of the mobile van.
2. The proposed location is very close to existing housing and these will be negatively impacted by odours from the cooking process.
3. Fish and chips are served in disposable wrappers and this will undoubtedly lead to significant increases in litter in and around a residential area that has limited litter bin facilities.
4. The hours of operation will result in significant traffic increase which on a Friday in particular will present an additional traffic hazard for children and parents due to the very close proximity to the primary school.
5. The hours of operation will result in increased noise in what is a quiet residential area.

I am happy to discuss any of the above further to clarify my objections to siting the van in the proposed location.

Regards

James Gordon

From: Kay Duncan

Sent on: Sunday, March 30, 2025 6:03:40 PM

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Hot Food Licence - Culter Mill Club car park

Evening

I would like to object about the application for a Fish & Chip van in Peterculter at the Culter Mills Social club car park.

Reasons for objection are:

More traffic on School crescent/Cairn Rd, the road is very deteriorated as it is, more traffic will just make it worse, are the council going to properly resurface it?

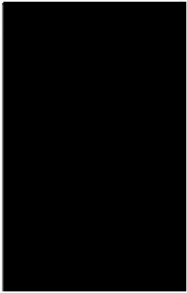
Litter, there will be more litter dropped in the surrounding streets and the recreation park, who is going to pick it up?

Smell and noise from the van.

Plenty of other establishments in the village to serve the local community.

Hope these objections are considered.

Kay Duncan



Dear Mr Thomson,

I write to object to the application for a hot food street trading license to operate a mobile Fish and Chip van in the car park at Culter Mills club on School Crescent in Peterculter by Mr Murray Watson. I object on the following grounds:

1. Amenity and environmental impact due to odour, noise and litter in a residential area, operating for 9 hours a day.
2. Impact on road safety on a busy, congested street adjacent to a primary school and playing field
3. The village is already well-served with a permanent Fish and Chip Shop which could be undermined by this unwarranted competition.

Culter has a well-developed main street including several take-aways which are established and are well-supported by the local community. In these challenging economic times, bringing an additional mobile hot food business into a residential area is wholly inappropriate and unnecessary.

Yours sincerely



Dr Mark Beecroft

From: m.byres

Sent on: Wednesday, March 19, 2025 9:47:41 AM

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Licensing of Street Trader

Dear Sir or Madam

I am a resident of School Crescent, Peterculter, I would like to stongly object to a licence being given to Murray Wilson, for a Fish and Chip Van, Zone 8, 25 School Crescent.

There are several reasons for my objection.

1. Pollution which will be caused by firstly the smell of frying fish and chips.

This will encroach closely on many surrounding residences.

Also undoudtibly increased litter, from chip papers etc.

3. Proximity to the well used bowling green. On frequent Bowling Match days through the summer months, the car park is often overflowing.

Also regularly, the well used of the Mill Club hosts private functions. Obviously the Car Park in often full to overspilling

Mill Club parking often extends the whole length of the Street and also Cairn Road.

The will surely create a unpleasant and dangerous environment.

2. Increased traffic in an area, congestion and parking difficulties, which already exist.

3. In Peterculter we have several carry out food outlets, including a busy, long standing Fish and Chip shop. The Chip shop is located a very short walk from the proposed site of the Chip Van.

There is no need for another.

Yours Sincerely

Mrs Maureen Byres

25 March 2025

Objection to the Application for a Street Traders Licence:

For the attention of Alan Thomson, Interim Chief Officer, Governance
Aberdeen City Council
Email: licensing@aberdeencity.gov.uk

Civic Government (Scotland) Act 1982 - Licensing of street traders who operate a hot food service

Applicant: Murray Watson

Types of Goods: Hot Food (Fish & Chips)

Trading Hours: Friday & Sunday – 12noon until 21:00 hours.

Dear Sirs

Pursuant to the terms of paragraph 3, schedule 1 of the Civic Government (Scotland) Act 1982, we hereby object to the above applicant's application on the following grounds:-

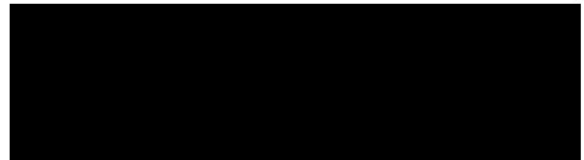
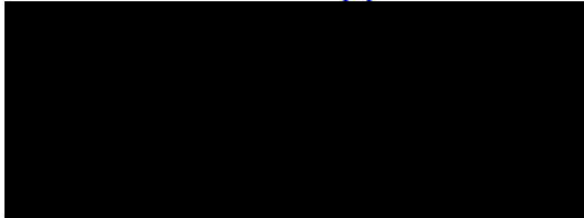
- **Privacy Impact**
 - The proposed location is too close to residential property, thereby impacting on a resident's right to privacy and in particular, to use their private outdoor space without undue interruption.
- **Environmental and health impact:**
 - **Unpleasant odours and fumes:**
 - The proposed location is too close to residential properties, and residents should not be exposed to unpleasant fumes which could have a negative health impact.
 - Drying clothes outside.
 - **Noise & pollution:**
 - The fast food van will require a generator to supply power to the van. This will increase the noise levels for those living in immediate proximity to the van; and the environmental impact of emissions.
 - Groups of children/youths loitering in a quiet residential area.
 - **Litter:**
 - This will cause a litter problem on the street. Even if a bin is provided by the food van or Council, not all customers will choose to use it. The majority will not stand by the van and eat their food. They are far more likely to walk off with their order and eat it on the street or in the Culter Primary School playground

or playing fields as they make their way home or to their car. This will create a significant litter nuisance for local residents and Culter Primary School.

- **Impact on nesting birds:**
 - Due to the location of the van, this will impact the nesting birds in the large hedge surrounding the residential garden boundaries.
- **Toilet Facilities:**
 - There are no toilet facilities nearby.
- **Increased vermin:**
 - Urban foxes, rats and mice due to scraps of food being left in litter.
- **Traffic congestion:**
 - Culter Primary School (also used in evenings i.e. Boys Brigade Friday nights);
 - Culter School playing fields;
 - Culter football pitch (frequently used for sporting events, kids and youths football training and matches).
- **Road safety**
 - Young children crossing the congested road to the playing fields and football pitches.
 - Changing the use of a designated car park facility for the bowling green and Culter Mill Club, who often host afternoon tea dances, funeral teas, and events where the car park is at capacity and spills onto the street.
 - Parking issues due to already congested street beside Primary School and Football Pitches impacts local residents at busy drop-off/pick-up and during sporting events.
- **Street safety / increase in crime:**
 - Very poor street lighting.
 - Congregating teenagers in a quiet residential area.
 - Potential increase in crime with more loitering.
- **Trading impact on existing businesses and takeaways within the village of Peterculter, all within walking distance:**
 - Jumbo's Fish & Chips (takeaway);
 - Culter Curry House, School Road (takeaway);
 - Ploughman Restaurant and bar food;
 - The Old Bank Bar, bar food;

- Blacks Bar & Richmond Arms;
- Kirin (takeaway);
- The Himalayas Restaurant and takeaway;
- Crust Artison Bakery & Patisserie (takeaway);
- Selbies café and coffee shop with takeaway; and
- Borsalino Restaurant & takeaway.

It is unclear the basis on which the Culter Mill Club are permitting such an application on their grounds rather than inside their premises, particularly given that the club itself has suitable kitchen facilities, toilet facilities and space to accommodate seating.



From: Info Mailbox

Sent on: Saturday, March 29, 2025 11:05:00 AM

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Objection to Murray Watson Hot food Peterculter

Murray Watson Carron Catering mobile Fish and Chip van, Peterculter

I am writing in regard to the proposed application. I would like to inform you that I strongly object to this venture.

Firstly, as a local business owner, the current financial climate means that any competition to our business will be detrimental. There is already a chip shop, 2 chinese takeaway, 2 indian takeaway and an Italian in the area.

My business pride ourselves on delivering nutritious and healthy food to local customers. Our Friday takings are greatly enhanced and rely upon young families coming in at lunch time and after school. A chip shop with opening hours 12pm-9pm will likely impact this.

Secondly, as a parent, we try to limit fast food. Our Children will attend Peterculter primary. The location of the proposed chip van will only heighten our children's desire for junk food.

Taking all these matters into consideration I strongly object as both a business owner and a parent to the proposed application. I hope you take my points into consideration and refuse this application.

Kind regards

Neil Selbie

Owner of Neil Selbie and Co

From: Patrick Hughes

Sent on: Tuesday, March 18, 2025 5:26:23 PM

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Objection to street trader hot food service: Murray Watson

Good afternoon

I would like to formally object to the licensing application of street traders who operate a hot food service made by Murray Watson (Carron Catering).

Mr Watson is seeking to use the car park of Culter Mills Sports and Recreation Club on a Friday and Sunday from 12:00 until 21:00.

As a local resident, I would like to object for the following reasons.

This would have a detrimental impact on the local area. We have a grassed area directly opposite the proposed site which could lead to increased levels of litter and the presence of pests, particularly seagulls. The area is used by the junior teams throughout the weekend (8-14 year olds - over 500 kids are registered with the football club) and should litter accumulate this will have an instant impact on their football playing area.

School Crescent is already a congested road with school traffic, football traffic throughout the weekend and patrons attending the Culter Mills social club.

The village of Peterculter is already well serviced with hot food outlets which are open throughout the week. To maintain a thriving local economy we must ensure these businesses are supported and not put at risk by an external operator seeking to compete 2 days a week.

I hope you give this objection due consideration.

Regards

Patrick Hughes

From: Stuart Message

Sent on: Tuesday, March 25, 2025 3:57:26 PM

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Objection to Hot Food Van at Culter Mill Sports & Recreation Club - applicant Murray Watson

Good afternoon,

I am writing to provide my objection for the licensing of a hot food van at the Culter Mill Sports & Recreation Club 25 School Crescent - applicant Murray Watson. Please inform me if there is any additional information missing in order to consider this objection.

The grounds for my objection are:

- The proposed food van is not in keeping with the local area.
- The use of land for a food van is not in line with intended use of the car park.
- Loss of amenity of my garden and surrounding areas due to smell of oily foods (fish and chips).
- Loss of use of my garden for drying clothing due to the smell of 'fish and chips'.
- Increased littering in the area.
- A concern that open windows will introduce the smell of 'fish and chips' in to my house. Of particular concern is that I have young children, including a baby. I need to keep windows open on sunny days throughout the year in order to reduce the risk of SIDS and overheating. We will be forced to endure the smell in order to reduce the risk of SIDS / children overheating.
- The area is served by sufficient hot food options. The following are within a 5 minute walk of the proposed food van location (other than the restaurant, 10 min walk):
 - One bricks and mortar fish and chip shop.
 - One indian restaurant, also offering take away.
 - One chinese take away.
 - Another indian take away.
 - Three bars offering food.

- One restaurant.
 - One cafe.
- The local fish and chip shop could see reduced customers - which could impact it's viability. Risking another empty high street unit.
- The location is on School Crescent, a narrow road adjoined to the local primary school/nursery. Additional traffic would be a hazard to the school children.
- The location is opposite the main entry to the playing fields. Additional traffic would pose a hazard to users.
- A hot food van opposite the primary school and playing fields does not promote a healthy lifestyle.

Regards,

Stuart Message

25/03/2025

LICENSING COMMITTEE INFORMATION SHEET

08 OCTOBER 2025

TYPE OF APPLICATION: Request to show film that has not been awarded a certificate by the BBFC

APPLICANT: Belmont Cinema

INFORMATION NOTE

The Belmont Cinema are requesting permission to show a film that has not been awarded a certificate by the BBFC at Citymoves Dance Agency, Shoe Lane, Aberdeen, AB10 1AL

All requests to show unclassified films must be considered by the Licensing Committee at one of its scheduled meetings.

Details of the screening are attached below.

DESCRIPTION

Permission to show a film that has not been awarded a certificate by the BBFC at Citymoves Dance Agency, Shoe Lane, Aberdeen on 11 October at 7pm.

CONSULTEES

N/A

OBJECTIONS/REPRESENTATIONS

N/A

COMMITTEE GUIDELINES/POLICY

N/A

FILM CLASSIFICATION

Requesting permission to show a film that has not been awarded a certificate by the BBFC

All requests to show unclassified films must be considered by the Licensing Committee at one of its scheduled meetings. The dates that the Committee meets can be viewed on the following web page

<http://committees.aberdeencity.gov.uk/ieListMeetings.aspx?Committeeld=149>

Requests should be submitted no later than 14 days prior to the meeting at which you wish your request to be considered.

Requests should be made by a representative of the Cinema at which the films are to be shown.

Requests must include-

The running time of the film

92 minutes

A written synopsis of the film

Nice Ladies is the debut feature-length documentary by Ukrainian filmmaker Mariia Ponomarova. Originally conceived as a portrait of women over 50 defying ageism, sexism, and societal expectations, the film transformed during production in response to Russia's full-scale invasion of Ukraine. Following a team of twelve cheerleaders with extraordinary care and sensitivity, Nice Ladies emerges as a powerful feminist manifesto at the intersection of war, displacement, gender roles, and social pressures.

These women come from diverse backgrounds – a former gymnast, an engineer, a university teacher, a homemaker... Twice a week, they gather to perfect joyful, youthful routines in preparation for the European Cheerleading Championship. For them, cheerleading is more than a hobby: it is a space of agency, visibility, solidarity, and belonging.

The full-scale invasion poses a challenge to the team's cohesion. While one core member flees with her family to the Netherlands, others remain in Kharkiv, confronting bombardments and the daily realities of war. Despite the separation, the women strive to fight for their team, their friendship, and unity, seeking to maintain connection, trust, and support for one another.

Ponomarova's intimate lens captures humour, tenderness, and determination, revealing how collective passion and performance can become acts of survival, solidarity, and resistance. Nice Ladies is both a moving portrait of extraordinary women and a testament to resilience in the face of war and societal stigmas.

[Nice Ladies \(2024\) - IMDb](#)

Content notes: war, loss, grief, air raid sirens, two instances of swearing- contextually relevant and infrequent as per BBFC guidelines

Access notes: loud sounds

A suggested age limit for the intended audience

12A

A link to any legitimate internet site where the film is available to view or a DVD of the film

https://www.dropbox.com/scl/fi/dch5rb4l847fcnry5mbfx/NiceLadies_EnglishSubs.mp4?rlkey=9zla9fzgpi5nyynfhdefvuifd&st=fx4bu1cc&dl=0

The date(s) it is intended to show the film and the venue(s)

Saturday 11 October, 7pm at Citymoves Dance Agency, Shoe Lane, Aberdeen, AB10 1AL

Your synopsis should include reference to the general and specific classification considerations as outlined in the BBFC Guidelines.

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LICENSING COMMITTEE INFORMATION SHEET
08 OCTOBER 2025

TYPE OF APPLICATION: Age of Vehicle Exemption
APPLICANT: Adnan Mahmood

INFORMATION NOTE

Mr Mahmood is applying for an Age of Vehicle exemption for EJ64 ODN which was first registered on 07/01/2015 and is therefore more than 5 years older than permitted for the grant of a Private Hire Car Licence.

Mr Mahmoods reasoning for requesting the exemption is attached. The vehicle has been licensed before as a Private Hire Car.

Members should note that despite the content of Mr Mahmoods statement, the vehicle failed a hackney test on 20/09/2024 and 11/09/2023 when previously licensed.

If the exemption is granted a new application to licence the vehicle will be required, and it will have to pass a new hackney test.

It should also be noted that Mr Mahmood was granted an exemption from the WAV policy on medical grounds on 24/04/2024 by the committee and has a saloon taxi licensed for which there is another named driver on the vehicle insurance who has not been granted any such exemption.

DESCRIPTION

Exemption from Age of Vehicle Policy

CONSULTEES

N/A

OBJECTIONS/REPRESENTATIONS

N/A

COMMITTEE GUIDELINES/POLICY

N/A

From: Adnan Mahmood

Sent: Thursday, 10 July 2025 14:24:41 (UTC+00:00) Dublin, Edinburgh, Lisbon, London

To: Licensing <Licensing@aberdeencity.gov.uk>

Subject: Re: committee

Following up on my previous email regarding the renewal application for vehicle EJ640DN, I would like to formally request that the committee consider granting an exemption from the age of vehicle policy for this vehicle.

Given its prior licensing status and its condition, I respectfully ask that it be permitted to be licensed again, notwithstanding the current age restrictions.

I sincerely appreciate your time and any consideration you can give to this request, and I remain committed to full compliance with all licensing requirements.

Regards

Adnan Mahmood

LICENSING COMMITTEE INFORMATION SHEET

8 OCTOBER 2025

TYPE OF REQUEST: Exemption from Policy – Street Knowledge Test

APPLICANT: Scott Allan

INFORMATION NOTE

Mr Allan is seeking an exemption from the Committee Policy that states that an applicant for a Taxi Driver or Private Hire Car Driver licence must pass the street knowledge test.

The test aims to ensure that all taxi and private hire drivers have a knowledge of the city including the layout of its roads and the location of landmarks.

Mr Allan has previously sat and passed the street knowledge test in 2016 but has not been actively working as a taxi driver but is keen to get back to this. He has not driven a taxi since 2019.

The Committee has before it an email from Mr Allan indicating the grounds under which he is seeking the exemption.

COMMITTEE GUIDELINES/POLICY

Licensing Committee policy states that all applicants for a Taxi or Private Hire Car Driver licence must pass the street knowledge test prior to applying for the licence.

From: Scott Allan

Sent on: Friday, August 29, 2025 10:47:57 AM

To: CivicCompliance <CivicCompliance@aberdeencity.gov.uk>

CC: David McKane <DMcKane@aberdeencity.gov.uk>

Subject: License Renewal - Scott Allan

Good morning,

I am writing after previous correspondence with yourselves to request the renewal of my taxi licence. I understand to do this I may have to come in front of the committee, and I am more than willing to do so if needed.

As highlighted previously to you, I would like to be considered for exemption from re-sitting the knowledge test. I successfully passed this test in 2016, and while I have not been actively working as a taxi driver in the past few years, this was due to taking up an alternative job opportunity during the Covid-19 pandemic. This decision was made in light of the challenging circumstances at the time.

Now that things have settled, I am very keen to return to the taxi trade. I have continued to live in Aberdeen and driver here daily, which means I am still very familiar with the city and its routes. I believe this, together with my previous experience as a licensed driver, shows I am well prepared to return to the profession without needing to repeat the knowledge test.

Thank you for your time and consideration and I look forward to your response, and am happy to provide any further information required.

Regards,

Scott Allan

Exempt information as described in paragraph(s) 14 of Schedule 7A of the Local Government (Scotland) Act 1973.

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