

**LICENSING COMMITTEE INFORMATION SHEET**  
**19 February 2025**

**Public Application**

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

**APPLICANT:** ALLAN CRUICKSHANK

**PROPERTY MANAGER:** ALLAN CRUICKSHANK

**ADDRESS:** 63 BOTHWELL ROAD, ABERDEEN

**INFORMATION NOTE**

- Application Submitted 24/07/2024
- Determination Date 23/04/2025

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

**DESCRIPTION**

The property at 63 Bothwell Road, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a self contained flat, with 1 bedroom, bathroom, kitchen and living room. The applicant wishes to accommodate a maximum of 2 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 letter from Neil and Jackie Stewart (Attached as Appendix B)

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

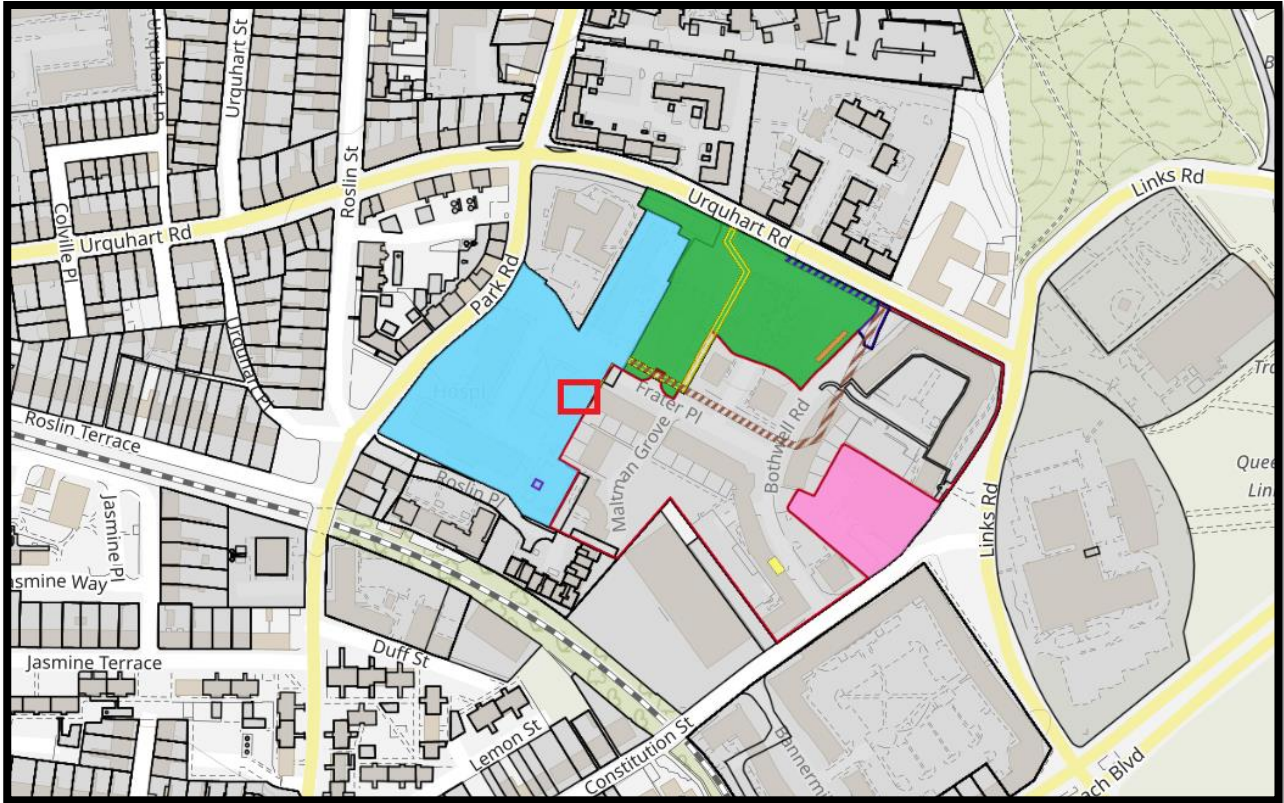
(v) public order or public safety; or

**(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 record of anti-social behaviour complaints in respect of 63 Bothwell Road, Aberdeen.
- There are 3 Granted Short Term Let licences at Bothwell Road (No.29,34 and 48).
- 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'

Neil & Jackie Stewart



11<sup>th</sup> August 2024

Aberdeen City Council  
Private Sector Housing Unit  
Early Intervention & Community Empowerment  
Business Hub 11, 2<sup>nd</sup> Floor West  
Marischal College, Aberdeen

Dear Sir/Madam

Short-Term Let Application – 63 Bothwell Road, Aberdeen

I am writing with regard to the above, which I saw from a notice posted on our street.

We would like to place on record an objection to this application. We've lived on Bothwell Road (as an owner) for over 13 years. These flats are mainly occupied by professional couples and young families. Clearly, our concerns here would stem from "Air B & B" type party scenarios for short term lets, over weekends etc. In particular, for the upper level properties with balconies, the loud voices and music echoes around the entire scheme. The bedrooms in these flats are also mainly on the same side as the balconies.

Just today, a flat in the very same block where the application is for, had loud techno music and shouting from late Saturday evening until 7am on Sunday morning. We were woken up several times through the night, including at 4:30am by 5 young males shouting outside in the street, having left the "party". This was very out of character for this street.

A little bit of searching around showed us that Town and County already appear to be leasing out a flat in the same block on a short-term basis (no 57). This can be viewed on their website at the following address - <https://townandcountryapartments.co.uk/luxury-apartments/city-centre?view=property&id=19:bothwell-road>

As you will see, the site appears to allow you to rent the property for a few days at a time.

I work [REDACTED] and would be happy to discuss in person, if that's helpful.

Thanks very much,



Neil and Jackie Stewart

