

LICENSING COMMITTEE INFORMATION SHEET

27 August 2025

Public Application

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

APPLICANT: DEAN DICKSON

PROPERTY MANAGER: DEAN DICKSON

ADDRESS: 21 GRIMOND COURT, ABERDEEN

INFORMATION NOTE

- Application Submitted 04/06/2025
- Determination Date 03/04/2026

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 5 representations/objections were submitted to the Private Sector Housing Team.

If, after consideration of the representations/objections, the Committee is minded to grant the Short Term Let licence, it may do so since at the time of drafting this report, the necessary upgrading works and certification have been completed.

DESCRIPTION

The property at 21 Grimond Court, 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)
- One objection from Objector B (Attached as Appendix C)

- One objection from Objector C (Attached as Appendix D)
- One objection from Objector D (Attached as Appendix E)
- One objection from Objector E (Attached as Appendix F)
- Representation from the applicant (Attached as Appendix G)

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

COMMITTEE GUIDELINES/POLICY

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

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

GROUND 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

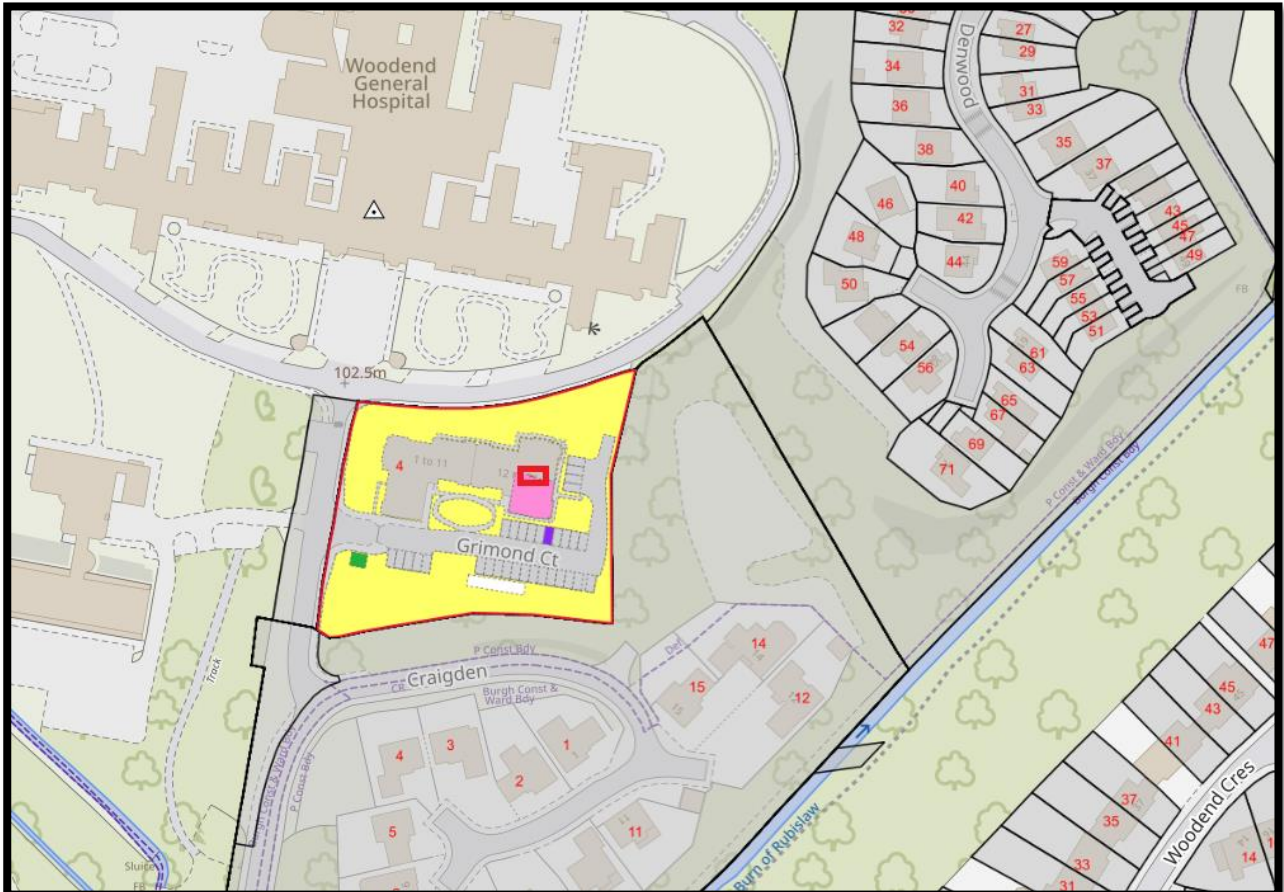
(v)public order or public safety; or

(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 21 Grimond Court, Aberdeen.
- There are no Granted Short Term Let licences at Grimond Court.
- 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: 16 June 2025 15:46

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

Subject: Reference HSTL720191048

Good Afternoon

I am emailing to oppose short term lease application no HSTL720191048 at 21 Grimond Court AB15 6XZ. Aberdeen

I am objecting for the following reasons


- I am very concerned regarding the safety of the many young children who live in the building with strangers having access.
- We pay for building insurance through our factors fee and this will likely be affected by the introduction of a short term lease
- The flat in question is on my floor and all occupants will have to pass my door to make their way to their short term lease
- Planning decisions should first and foremost cater for the needs and interests of the city's residents, and this proposed short term lease application runs counter to that.
- The complex is popular with many who work within NHS Grampian due to the closeness to both hospitals, it is unfair to disturb the sleep of these individuals by potentially disruptive individuals
- There is a shared single staircase
- In my experience the noise & nuisance from a short term lease is unacceptable
- The Scottish Government's National Planning Framework 4 states:
- "Development proposals for the reuse of existing buildings for short term holiday letting should not be supported if it would result in:

-an unacceptable impact on the local amenity or character of a neighbourhood or area;
or

- the loss of residential accommodation where such loss is not outweighed by local economic benefits.”

- I strongly maintain that this short term lease would have detrimental effects on the local amenity and character of the area, by removing what should be residential accommodation from local supply. I see no evidence that any local economic benefits outweigh this loss. It also seems clear to me that this lease will place a significant burden on others in the building

Kind Regards

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'C'

Private Sector Housing Team
Early Intervention & Community Empowerment
Hub 11, Second Floor West
Marischal College
Broad Street
Aberdeen
AB10 1AB



Sunday, 22 June 2025

To Whom It May Concern,

My wife and I are joint owners of the ground floor flat at [REDACTED] and have been so for just under seven years. Grimond Court is a very quiet and peaceful development off Queens Road close to Woodened Hospital. It has come to our attention via a notice posted on the front of one part of the building that comprises Grimond Court that an application for a Short Term Let at 21 Grimond Court has been submitted to you. By only posting the notice on part of the building, roughly half of the residents i.e. those in 1-12 Grimond Court, may well not see the notice. They too have a vested interest in not granting this application for the same reasons that we have. Hence, my somewhat tardy response for which I apologise.

The reason for our objection to this application has several parts. However, the major one concerns the well-reported anti-social problems associated with so called 'short term lets' or AirB&B lets as they are more commonly known viz. excessive noise and disturbances by people who have no vested interest in the building nor respect for neighbours. Within the grounds of the block there have been several security and anti-social issues ranging from thefts from vehicles, the theft of a vehicle, and there have been several occasions where excessive noise and disturbance from some tenants have resulted in calls being made to the police, Environmental Health, and other agencies. These kinds of issues can only exacerbated by the granting of a licence for short term lets.

In several clauses of the Missives associated with this development it is stated quite clearly that all owners of units in the development should 'take all appropriate steps to prevent creating a nuisance to other owners'. In our opinion, granting this application would not be compliant with this requirement.

By allowing this development, the nature of this type of let will only result in more people in and around the properties, people who are most likely unknown to longer term residents who, over the years, have developed a community spirit whereby they 'keep an eye' on each other and on the areas around the building.

We would strongly and respectfully urge you to reject this application.

Regards,



Aberdeen City Council
Housing & Environment
DATE RECEIVED
25 JUN 2025
Private Sector Housing Unit

'D'

Private Sector Housing Team
Early Intervention& Community Empowerment
Hub 11,
Second Floor West
Marischal College
Broad Street
AB10 1AB



30th June 2025

ACC Ref HSTL720191048

To Whom It May Concern,

We are writing to object to the short-term let licence application made by Mr Dean Dickson for 21 Grimond Court AB15 6XZ.

We own and permanently reside at  having done so for more than 15 years.

When we purchased, it was important to us that the block be residential where neighbours would be able to get to know each other within a quiet and peaceful environment; this natural wish of course remains important to us. Our purchasing documents set out that all owners of units in the development should " take all appropriate steps to prevent creating a nuisance to other owners ".

It is our view that a granting a licence for short-term letting would be in conflict with this requirement. Anti-social behaviour problems associated with short-term lets is well documented, with noise and damage caused by people who have no vested interest in the building or the people whose homes are in the development. There is a good community spirit within this small development. Short-term lettings will inevitably alter the make-up and 'feel' of Grimond Court, with the potential to bring a variety of problems/issues to our homes.

We strongly object to the application and respectfully request that Aberdeen City Council reject the request for the licence.

Kind Regards



'E'

Subject: Objection - Short Term Let's Application - 21 Grimond Court

[REDACTED]
To ShortTermLets

Reply Reply All Forward [REDACTED] [REDACTED]
Mon 30/06/2025 21:17

Follow up. Completed on 01 July 2025.
You forwarded this message on 01/07/2025 08:49.

Objection - Short Term Lets Application - 21 Grimond Court

Firstly, where the requirements met re the posting of this notification re the application for Short Term Let?

If it was not for an immediate neighbour parking in the visitors car park at the bottom of the development, who shared the whereabouts and knowledge of the rather discretely and somewhat remotely posted notification, I would never have know. To the best of my knowledge there is only one notification posted, on the entry door to their part of the development and no others.

Having been advised, this is the appropriate method and address to lodge an objection, please therefore accept this submission as my electronic version with email sign off.

I [REDACTED] submit this as my objection to the owners of 21 Grimond Court being granted permission to let the property on any short term basis.

My rationality is consistent with that of my immediate neighbours:

This opens the door to an alteration of this small community building. Currently the block is approximately 50/50 owners and renters and currently all the residents can get to know the people who stay in the property for a medium / long period of time.

If the flats begin to be rented out on a ad-hoc basis the complexion of the neighbourhood will be altered and a lack of care to the property and sadly the behaviour of people, with no investment in the community, around the flats is likely to have a detrimental impact on those who have more financial and social investment in the property and community.

The impact of Airbnb rentals has been well documented on many occasions.

In addition, as you will no doubt be aware property value in Aberdeen has already dropped a significant 7% on average, as recently promoted through ASPC. The principal of any short term let would have a further detrimental effect to the Grimond Court development and the local residential area.

I hope my concerns are given due consideration in this matter and I look forward to your response and then any subsequent decisions and outcomes.

Kind regards

[REDACTED]

[REDACTED]

'F'

Private Sector Housing Team
Early Intervention & Community Empowerment
Hub 11,
Second Floor West
Marischal College
Broad Street
AB10 1AB



1st July 2025

To Whom It May Concern

Re: ACC Ref HSTL720191048

I write to you regarding the request for short-term let licence application by Mr Dean Dickson for 21 Grimond Court AB15 6XZ.

I am owner occupier of [REDACTED] for more than 10 years. I bought this flat as it was a nice, quiet, peaceful, residential property. I have enjoyed good relationships with all the permanent residents.

Our purchasing documents set out that all owners of units in the development should "take all appropriate steps to prevent creating a nuisance to other owners".

Granting a licence for short-term letting would conflict with this requirement and set a precedent for others whereby, there may be very few occupiers left who have a vested interest in maintaining the community spirit of the development.

Anti-social behaviour problems associated with short-term lets is well documented, with noise and damage caused by people who have no vested interest in the building or the people whose homes are in the development.

There is a good community spirit within this small development. Short-term lettings will inevitably alter the make-up and 'feel' of Grimond Court, with the potential to bring a variety of problems/issues to our homes.

I strongly object to the application and respectfully request that Aberdeen City Council reject the request for the licence.

Kind Regards





Letter in Support of Short Term Let 21 Grimond Court

Dear Councillors,

I'd like to submit the below responses to the received complaints in support of my application for a short term let at 21 Grimond Court.

Operating Philosophy

It is my intention to list my property as a short term let out with periods where it will be occupied by myself or my immediate family. The target market for the property is visiting professionals, to the adjacent Woodend hospital on temporary assignments and those visiting the nearby prime four business park and Hill of Rubislaw offices

As I intend to retain the property for some level of personal use, estimated as 2 – 3 weeks per quarter, it is in my own interest to manage the property to the highest standards to minimise the wear and tear on my property and with the highest consideration of other residents in the building.

I've summarised by response to each of the highlighted concerns below to provide commitment and reassurance to the committee on the appropriateness of my property management process.

Guest vetting

Short term let's by their nature involve the coming and going of guests who are not ordinarily resident within the building. I accept that this would be an area of concern to permanent residents. To effectively manage this concern, I would like to reassure the committee that the property will only be listed on a reputable platform, in this case AirBnB, where guests are assigned ratings and reviews from other properties in which they have been hosted. Based on these ratings I will only be considering bookings from persons with positive ratings and no history of unwanted behaviour.

Guest inductions

Guests will be available to collect keys to the property either on a meet and greet basis from myself or from a lock box secured to fencing adjacent to the building. As part of the listing and as a condition of booking guests will be made aware of house rules and policies as well as instructions on how to operate facilities within the property. All key safety certificates and documents will be made available in hard copy within the property. I have also engaged the services of an experienced AirBnB host to advise on good hosting practice.

Property Maintenance

The property has recently been inspected with regards to gas safety, electrical installation and PAT testing by reputable local firms as part of the licensing process. Any defects reported by guests, or the appointed cleaning firm, will be promptly acted on to maintain the property to a high standard. In the event of a maintenance issue occurring outwith normal business hours, I can commit to being at the property within 5 mins – 10 mins as my partner and I live within line of sight of the building.

Noise and nuisance

Noise and antisocial behaviour are a common concern with properties with shared party boundaries. This will be managed through close vetting of potential guests, house rules with quiet hours from 7pm to 7am and a policy of no social gatherings or visitors beyond those on the original booking. Through the lower risk associated with short term visiting business / medical professionals I expect noise and nuisance to be a lower risk than a typical holiday / city centre type let. Should noise, or any other anti-social behaviour become a concern I will be available to personally attend the property to address the issue and can commit to providing my personal mobile number to residents on my floor and those immediately above and below my property. As previously mentioned, my partner and I live within line of sight of the property and I can commit to being at the property within 5 mins – 10 mins should the need arise. I can also add that the other residents located on my floor do not share a party boundary with my property due to the design layout of the building.

Hosting and property turnover

To ensure the highest standard of property available for guests I have organised cleaning and turnover services from a reputable local firm. This will ensure the property is cleaned and maintained to the highest standard with any defects seen promptly reported. Cleaning will be conducted at turnover between guests and no less than once a week when guest bookings stay extend beyond 7 days. This will ensure there is no opportunity for bad hygiene practices to develop from poor waste management.

Conclusions

21 Grimond Court will be available for short term lets in addition to a level of personal use. I would like to emphasise that the need for personal use factors strongly in my management philosophy for the property. Disruptive guests, which would behave in a way that is concerning to other residents, is also a concern to myself and as such I have very strong personal motivation to prevent such occurrences. I would also like to highlight that 3 of 5 objections to the short term let do not live within the portion of the building where the short term let is operated and have a separate self-contained communal door.