



Planning Development Management Committee

Report by Development Management Manager

Committee Date:

Site Address:	Flat D, 18 Holburn Road, Aberdeen AB10 6EX
Application Description:	Change of use of flat to short-term let accommodation with maximum occupancy of 2 people
Application Ref:	251075/DPP
Application Type	Detailed Planning Permission
Application Date:	6 October 2025
Applicant:	Mrs Laura Mearns
Ward:	Airyhall/Broomhill/Garthdee
Community Council:	Ashley and Broomhill



RECOMMENDATION

Approve Conditionally

APPLICATION BACKGROUND

Site Description

The application site relates to a one-bedroom flat, with additional small room used as a study/bedroom, located on the first floor of a traditional mid-terrace tenement consisting of six flats, with two on each floor and sharing a landing. The flat has an internal floor area of approximately 38 square metres, is dual aspect and includes a separate living room, kitchen, and bathroom. There is a communal garden to the rear shared with the other flats of the tenement.

Relevant Planning History

None

APPLICATION DESCRIPTION

Description of Proposal

Detailed planning permission is sought for the change of use of the property from a residential flat to Short Term Let (STL) accommodation (both sui generis).

The applicant advises that the maximum occupancy for the one-bedroom STL would be two persons at any one time, with a minimum stay duration of two nights. The property would be operated as an STL on a permanent basis. Customers of the property would have access to controlled on-street parking. The property would be cleaned after each visit or twice monthly for longer stays.

Amendments

The maximum occupancy was reduced from three to two.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T3GETKBZFGM00>

- STL Checklist

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because:

- Eight timeous letters of representation containing material planning considerations that express objection or concern to the proposal have been received.

Determination of the application therefore falls outwith the scheme of delegation.

CONSULTATIONS

Aberdeen City Council (ACC) Internal Consultees

- **ACC - Roads Development Management Team** – No objection to the proposal. The site is located in the inner city, and lies outwith any controlled parking zone. The existing and proposed uses have the same associated parking requirement, therefore shall be no change or detrimental shortfall on parking within the area.
- **ACC - Waste and Recycling** – No objection. The proposed development is classified as commercial and will therefore receive a business waste collection. Customers of the STL could continue to utilise existing domestic waste and recycling bins until commercial status can be determined. Further information is included as an advisory note for the applicant to be aware of.

External Consultees

- **Ashley and Broomhill Community Council** – No comments received.

REPRESENTATIONS

Nine representations have been received; eight objecting to the proposal and one neutral representation. The matters raised can be summarised as follows –

Material Considerations

1. Unknown short term residents coming and going will not treat residents and communal areas with respect and it is reassuring to know that only other residents and their relations are entering the communal areas.
2. The proposed use would be incompatible with the surrounding residential character of the area, contrary to policies designed to protect the amenity, safety and security of neighbouring residents.
3. The block is very quiet, peaceful and friendly. Short term traveller accommodation is very likely to increase likelihood of late night noise, anti-social behaviour and general disturbance to the area as well as significantly increasing the footfall in the building. This would create extra noise especially for ground floor properties as it would be on the middle floor, directly needing to pass these properties doors to access the stairs. It would also impact on general well-being where the garden is used at night time.
4. Security and privacy concerns with not knowing who is coming and going in the block regularly. Users of the short term let would be able to look into the windows of the ground floor flats from the shared garden.
5. Given its location near town, it could be rented by people going for nightlife, then coming back and potentially creating noise within the buildings and gardens.
6. The local area would be negatively affected by short term lets as there will be less residents taking ownership in the area. The properties on this residential street are mostly owner occupied and private rental homes. Short term lets should not become part of this use of residential properties in this or any other area in Aberdeen City.
7. There is an issue with parking spaces and the proposal is likely to make this situation more challenging, which could lead to further congestion, blocked driveways and safety issues for pedestrians and other road users, as current situation has result in cars blocking driveways.
8. Housing: Short term lets remove a property from residential housing stock, prevent local people from living in their local area and reduce community involvement. A housing

emergency has been declared in Aberdeen City and the proposal would be a contravention of the housing emergency.

9. There is sufficient short term traveller accommodation in the west end of Aberdeen city centre currently available.

Non-Material Considerations

1. Short term lets would increase rents in private rental properties and reduce the value of flats in the tenement where one of the flats is being used as short term let. Prospective buyers will be more hesitant to make an offer to buy a flat that is for sale.
2. As the property is not owned by the occupier, contacting the owner in the event it becomes necessary will become a protracted task for issues such as leaks.
3. There has been a previous break in at another property.
4. Short term let applications would reduce the prospect of being included within the scheme under the Aberdeen City Council Strategic Housing Investment Plan (2025/26-2029/30) for uptake in empty homes being brought back into use.
5. A question was raised whether the application can specify the flat will only be let to over 25s only to protect from disturbance.

These matters relating to factors and previous events outside of the operation of the proposed short term let are not material to the assessment of this application. The empty homes scheme relates to owners who wish to bring out of use properties back into use; it is separate and has no bearing on the assessment of this application. Limitations on the age of guests cannot be applied or enforced by the planning service.

MATERIAL CONSIDERATIONS

Legislative Requirements

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the development plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Development Plan

National Planning Framework 4

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 2 (Climate Mitigation and Adaptation)
- Policy 3 (Biodiversity)
- Policy 12 (Zero Waste)
- Policy 13 (Sustainable Transport)
- Policy 30 (Tourism)

Aberdeen Local Development Plan 2023 (ALDP)

- Policy D2 (Amenity)
- Policy H1 (Residential Areas)

- Policy R5 (Waste Management Requirements for New Developments)
- Policy T2 (Sustainable Transport)
- Policy T3 (Parking)
- Policy VC2 (Tourism and Culture)

Aberdeen Planning Guidance

- Short-term Lets

Other National Policy and Guidance

- Scottish Government publications:
 - o Circular 1/2023: [Short-Term Lets and Planning](#)
 - o Short Term Lets: [Business and regulatory impact assessment – November 2021](#)
 - o Scottish Government – [Research into the impact of short-term lets on communities across Scotland – October 2019](#)

EVALUATION

Key Determining Factors

The key determining factors in the assessment of this application are whether the proposed development would impact upon the character and amenity of the area, including the residential amenity of immediately neighbouring properties.

Provision of Short Term Let accommodation and impacts on character & amenity

Policy 30 (Tourism), paragraph (e) of National Planning Framework 4 (NPF4) states:

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area;
or*
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits*

Policy H1 (Residential Areas) of the ALDP states:

Within existing residential areas, proposals for non-residential uses will be supported if:

- 1. they are considered complementary to residential use; or*
- 2. it can be demonstrated that the use would cause no conflict with, or any nuisance to, the enjoyment of existing residential amenity.*

Impact on character and amenity of the area

The application property is situated within a residential area as zoned in the ALDP Proposals Map. While not a primary route, there is a moderate level of through traffic on Holburn Road given the nearby presence of commercial uses on Holburn Street at the road's eastern end, with the Holburn Neighbourhood Centre located 80 m to the east of the site, and the city centre boundary starting

500 m to the north. As such there is a higher level of activity than would be typical for a street of this nature in the West End of Aberdeen, given its proximity to the city centre.

Given the relatively small-scale nature of the property, comprising a one-bedroom unit with a proposed maximum occupancy of two people at any one time, its use as an STL would be unlikely to result in a significant increase in activity or coming and goings, compared to mainstream residential use, therefore the proposal is unlikely to have any significant impact on the character of the area over and above how it would be expected to be used in mainstream residential use. Additionally, no external alterations are proposed, therefore it is considered that the character of the area would be preserved (*issue 2 in representations*). As there would be no internal alterations either, the property could easily be reverted to its previous residential use and the application is therefore adaptable according to Policy D1 of ALDP.

Representations have raised concern over properties becoming short term lets, resulting in the area having less residents taking ownership of the area (*issue 6*). This matter raises a general concern relating the principle of supporting short term lets in Aberdeen City, as opposed to the impact of this proposal. The presence of one property within this block would not negatively impact on the overall residential character of the building or the surrounding area. As such, it would comply with Policy 30 of NPF4 and Policy H1 of the ALDP. The potential impact on housing demand has been assessed in the following report.

In terms of impacts on amenity, the property shares an entrance door and stairwell with five other properties, all of which are understood to be in use as mainstream residential flats. In general, it is considered that the use of properties as STLs within residential flatted buildings could result in increased harm to the amenity of neighbouring properties, beyond that which would typically be expected from a property in mainstream residential use, particularly due to the following:

- the potential for noise from increased coming and goings via the communal entrance and stairwell due to frequent customer turnovers (check-ins and check-outs) and cleaning between occupancies;
- the potential for noise from customer activities within the property, particularly in the quieter, more sensitive late evening and early morning periods – especially if used as a ‘party flat’;
- the potential for the disturbance of privacy and the perceived impact on safety resulting from the use of communal areas (including gardens) by transient persons unknown to permanent residents.

The application property is located on the first floor and as such, requires guests, as well as cleaners, to ascend the communal stairwell for access, passing the other properties in the building, with representations noting that this impact would be most felt by ground floor properties. The representations have raised potential concerns relating to the impacts of guests on the quiet and peaceful character of the block and footfall in the building (*issue 2 and 3*). The proposed short term let use with a maximum occupancy of two guests within the one-bedroom property would be small-scale and similar to how the property would be occupied as a permanent residence. Its use would thus not introduce additional noise levels or footfall within the building from its proposed use.

In relation to concerns raised relating to late-night noise, the proposed STL is a 38 sqm one-bedroom flat with a stated maximum occupancy of two people. It is thus unlikely that the flat would be used for the hosting of parties or other events of an anti-social nature that could harm the amenity of neighbouring properties in terms of noise from activities within the property during the more sensitive late night and early morning periods. Such activities could nevertheless take place in the property if operated as mainstream residential accommodation. The proposal is therefore not considered to present significant harm to the amenity of the existing building for the

neighbouring residents given that it would be used in a similar way to how it would as a permanent residence; by a small group of two people (*issue 5*).

The rear garden is accessed via the shared hallway at ground floor level. Typically, it is not anticipated that customers staying at a property on a short-term basis would be likely to use the garden area for any significant periods of time, if at all, particularly if the property is used by tourists or business travellers, who would be more likely to be out sightseeing or working during the day. The site also lies within a 10-15 minute walk from Bon-Accord Gardens and Duthie Park, that may be more attractive to visitors. The garden comprises outbuildings and a paved path immediately to the rear, adjacent to an area of grass used as a drying green, with a washing line across it. The main area with potential for sitting out in would thus be further to the north, beyond the trees on the site, where there is an open area of grass. It is therefore not anticipated that, when in use by guests, that they would be directly outside of the ground floor windows for prolonged periods of times, as raised in the representations (*issue 4*). Given the existing nature of the garden, shared by six flats, the presence of two transient guests would not significantly harm the existing level of privacy afforded to this rear garden or the enjoyment of its use, given the limited intensity of use from this small group.

Based on the intensity of the proposed short term let (with a maximum of two customers when in use and periods of time when the property will likely not be in use), and the number of other properties in the building, combined with the context of the surrounding area, would be sufficient to ensure that its use as an STL would not, in itself, cause any significant harm to the amenity of the neighbouring mainstream residential properties within the building, beyond the impacts to amenity which could occur if the property were to remain in mainstream residential use. Although a reduction in safety and security for the permanent residents in the building resulting from the use of the property as an STL could occur, it is considered that any such reduction would be relatively minor and mitigated by appropriate management of the property (*issue 1*) – ensuring that the risk of actual harm to safety and security would be low.

It is therefore considered that the use of the property as an STL, with a maximum occupancy of two people would not cause significant harm to either the character or amenity of the area, in accordance with Policy 30(e)(i) of NPF4 and Policy H1 of the ALDP.

Provision of Short Term Let tourist accommodation and local economic benefits

Policy VC2 (Tourism and Culture) of the ALDP states that:

‘Proposals for new, or expansion of existing, visitor attractions and facilities capable of strengthening the appeal and attraction of Aberdeen to a wide range of visitors will be supported.

Proposals should complement existing visitor facilities and be sequentially located in the city centre, or on a site allocated for that use in this Plan, unless activity and locality specific issues demonstrate that this is impracticable.’

The use of the property as an STL offers a different type of visitor accommodation to hotels and guesthouses that can be more attractive for certain visitors, particularly families and business travellers / contract workers who may be staying in the city for several weeks. The Scottish Government’s publication on ‘Short Term Lets: Business and regulatory impact assessment’ from November 2021 states:

‘Short-term lets make an important contribution to the tourist economy because they can:

- a) offer visitors a unique tourist experience through a host's local knowledge, increasing the*

attractiveness of Scotland as a place to visit,

- b) offer accommodation in places not served by hotels and hostels, for example, and therefore help with dispersal of visitors from "hotspot" areas,*
- c) offer more affordable accommodation, helping to attract tourists that may have a lower budget, and*
- d) provide additional capacity to accommodate tourist or other visitor demand in areas with a high demand over a short period of time (for example, to accommodate tourists during the Edinburgh Festival or the Open golf tournament).'*

Although it is not possible to precisely quantify or demonstrate the local economic benefits that would be derived from the use of the application property as an STL, as required by Policy 30(e)(ii) of NPF4, given the likely use of the property by tourists and/or business travellers it is envisaged that customers of the property would be likely to spend money in the local tourism and hospitality sectors, to the benefit of those businesses. This is backed up in general terms by the Scottish Government's 'Research into the impact of short-term lets on communities across Scotland' publication, produced in October 2019, which states in Key Findings - Chapter 5:

'The positive impacts of STLs most commonly identified related to the local economic impacts associated with the tourism sector.'

Given that the proposal would comprise a tourism facility that would not be in the city centre, the proposal would have tensions with Policy VC2 (Tourism and Culture) of the ALDP. In assessing the magnitude of this tension, the site lies a relatively short distance (c. 80 m) from the Holburn Neighbourhood Centre and along this centre of local shops and cafes, sits the city centre boundary c. 500 m to the north and customers of the STL would therefore be within walking distance of many businesses and amenities in the immediate vicinity as well as the city centre which is readily accessible via a 5 minute walk.

Representations have noted that there is existing accommodation in the West End for short-term accommodation (*issue 9*). While there are hotels and guest houses on, for example, Great Western Road, this type of short-term let accommodation can offer an alternative type of accommodation for visitors and generally, there is not considered to be an overprovision or clustering of this type of accommodation in the immediate vicinity. As the location would be in a suitable location for tourist accommodation, lying just outside of the city centre, it would be acceptable. It is therefore considered that the use of the property as an STL is compliant with the aims of Policy VC2 of the ALDP, if not strictly compliant with its wording.

Local Housing Need and Demand

Housing stock has been raised as a concern in the representations (*issues 6 and 8*). In relation to impacts on local housing need and demand, the Council's Short-Term Lets APG states:

'Although the most recent Housing Need and Demand Assessment (HNDA) has demonstrated a need for new open market housing in Aberdeen, and that there is also a significant need for more affordable housing, there is not currently understood to be any significant additional pressure placed on local housing need by the conversion of existing residential accommodation to STLs in the City. In this respect, the situation in Aberdeen is different from other areas of Scotland where the number of STLs has placed significant pressure on the availability and affordability of housing (for example in Edinburgh and parts of the Highlands and Islands). At present, the loss of

residential accommodation resulting from changes of use to STLs is therefore considered unlikely to have any significant detrimental impact on local housing need within Aberdeen.

The Aberdeen City Council Communities, Housing and Public Protection Committee declared a housing emergency in Aberdeen on 5 September 2024, with an action instructed to commit to the creation of a Housing Emergency Action Plan to develop solutions to resolve it. To date, there has been no revision to the Short-Term Lets APG following this declaration. There is no guidance within the declaration itself regarding its application in relation to the change of use of existing mainstream residential properties to STLs, nor has any been issued at the time of writing. Because of this, at the time of the determination of this application, minimal weight can be placed on the declaration relative to the other material planning considerations, notably the Development Plan and the adopted Aberdeen Planning Guidance.

In relation to the duration of planning permissions for Short Term Lets, the Scottish Government Circular 1/2023 (Short-Term Lets and Planning) notes that:

'4.14 Planning authorities can impose a condition when granting planning permission to require the permitted use to be discontinued after a specified period – this is known as "planning permission granted for a limited period".'

4.15 Planning authorities may consider applying a discontinuation condition of 10 years, or such other time period as they consider appropriate, when granting planning permission for short term letting in a control area (or outside, if they see fit).'

The grant of planning permission for the use of the property as STL accommodation on a permanent basis would result in the loss of residential accommodation in a residential area on a permanent basis. As such, it is considered necessary in this instance to grant planning permission for a time-limited period of five years, which is the time period between the publication of Housing Need and Demand Assessments:

- To ensure that local housing need, demand and supply can be considered for any future applications for the continued use of the property as STL accommodation;
- To allow for the site to be automatically returned to residential use upon the expiry of the permission (unless a new consent is granted in the meantime); and
- To further consider the demonstrable local economic benefits of its use as an STL at the time of any further planning application.

Such a condition would ensure that the proposals are generally compliant with the aims of Policy 30(e)(ii) of NPF4.

Transport & Accessibility

Policy 13 (Sustainable Transport) of NPF4 and Policy T2 (Sustainable Transport) of the ALDP both promote and encourage the use of sustainable and active modes of travel where possible, as opposed to private vehicle trips. Policy T3 (Parking) of the ALDP is supportive of low or no car development in suitable locations where there is adequate access to active travel and public transport options.

The application property is situated 500 m from the city centre boundary and is within suitable walking distance to the city centre and the main train and bus stations. The site is also within 200 m of a bus route into the city centre. As such, it is well connected by public transport to visitor

attractions and transport nodes. There are no off-street parking places for the application property and there are no other parking controls on Holburn Road.

Parking has been raised as an issue in representations, namely that parking challenges would be worsened, leading to further congestion, blocked driveways and safety issues for pedestrians (*issue 7*). It is considered that the STL, with a maximum occupancy of two people, would likely generate a similar level of car parking demand in comparison to the current mainstream residential use. Nevertheless, it is anticipated that a significant proportion of customers staying at the property on a short-term basis could reasonably be expected to arrive in the city by train or bus and access the property sustainably, not generating any traffic or requiring any car parking. Roads Development Management have raised no concerns with the proposed use in relation to parking.

The concerns relating to potential inconsiderate parking is not considered to adversely impact on the amenity of the surrounding area. It is possible for both residents and guests to park considerately or inconsiderately irrespective of the street context, with guests being expected to follow the same standard of parking to avoid blocking driveway as other road users.

The proposals are therefore compliant with Policies 13 of NPF4 and T2 and T3 of the ALDP. It further would be considered to meet the requirement for places to be easy to move under Policy D1 of the ALDP, bringing it into accordance with that policy and Policy 14 of NPF4.

Waste Management

Policy 12 (Zero Waste) of NPF4 and Policy R5 (Waste Management Requirements for New Development) of the ALDP both require developments that generate waste and/or recyclables to have sufficient space for the appropriate storage and subsequent collection of that waste and recyclable materials.

Although the property would be a business and would therefore not pay Council Tax, customers of the STL would be able to utilise existing domestic general waste and mixed recycling bins situated on the site. Should the applicant wish to utilise the existing communal domestic bins then the Council's Waste & Recycling Service have advised that the property could utilise the existing, subject to the applicant paying a financial contribution towards the collection of the waste, via a business waste contract with the Council, in lieu of not paying Council Tax. Therefore waste and recyclables generated by the customers of the property can be adequately stored and collected and an advisory note is recommended for the applicant to be aware of in relation to entering into the required business waste contract with the Council. The proposals are therefore acceptable in accordance with Policies 12 of NPF4 and R5 of the ALDP.

Tackling the Climate and Nature Crises, Climate mitigation and Biodiversity

Policy 1 (Tackling the Climate and Nature Crises) of NPF4 requires significant weight to be given to the global climate and nature crises in the consideration of all development proposals. Policy 2 (Climate Mitigation and Adaptation) of NPF4 requires development proposals to be designed and sited to minimise lifecycle greenhouse gas emissions as far as possible, and to adapt to current and future risks from climate change. Policy 3 (Biodiversity) of NPF4 requires proposals for local development to include measures to conserve, restore and enhance biodiversity, proportionate to the nature and scale of development.

The proposed development, comprising the change of use of an existing property, with no associated external alterations, is sufficiently small-scale such that it would not make any material difference to the global climate and nature crises nor to climate mitigation and adaptation, nor are there any opportunities to minimise greenhouse gas emissions given the nature of the proposals.

Therefore, the proposals are compliant with Policies 1 and 2 of NPF4. The proposed development would be wholly internal, small-scale and does not offer the opportunity for any biodiversity gain and the proposals are thus considered to be acceptable, despite some minor tension with Policy 3 of NPF4.

RECOMMENDATION

Approve Conditionally

REASON FOR RECOMMENDATION

Due to the stated maximum occupancy of two people, the layout of the shared building and the context of the surrounding area, it is considered that its use as Short Term Let (STL) accommodation would not have a significant adverse impact on the character or amenity of the area, nor on the amenity of the immediate neighbouring properties within the application building, beyond what could typically be expected if it were to be used as mainstream residential accommodation, in accordance with Policy H1 (Residential Areas) of the Aberdeen Local Development Plan 2023 (ALDP). The property's use as an STL would likely provide some local economic benefits, potentially to the tourism and hospitality sectors, as it is within walking distance to the city centre through the adjacent Holburn Neighbourhood Centre, without causing any significant harm to local housing need through the loss of residential accommodation, in accordance with Policy 30 (Tourism) of National Planning Framework 4 (NPF4).

The development would provide tourist accommodation within walking distance of the city centre and to the adjacent Holburn Neighbourhood Centre, in accordance with Policy 13 (Sustainable Transport) of NPF4 and Policy T2 (Sustainable Transport) of the ALDP. The development would have access to on-street parking and be accessible via active and public transport links which is considered acceptable in accordance with Policy T3 (Parking) of the ALDP. The STL would be sited within walking distance of the city centre, and to local shops and amenities in the Holburn Neighbourhood Centre which would be readily accessible via sustainable and active modes of travel. Therefore the proposed development is considered to be acceptable despite some minor tension with Policy VC2 (Tourism) of the ALDP.

The development has sufficient means for the adequate storage and collection of any waste and recyclables generated, in accordance with Policy 12 (Zero Waste) of NPF4 and Policy R5 (Waste Management Requirements for New Development) of the ALDP.

The proposed development, comprising the change of use of an existing property, with no associated external alterations, is sufficiently small-scale such that it would not make any material difference to the global climate and nature crises nor to climate mitigation and adaptation, nor are there any opportunities to minimise greenhouse gas emissions given the nature of the proposals, therefore the proposed development is compliant with Policies 1 (Tackling the Climate and Nature Crises) and 2 (Climate Mitigation and Adaptation) of NPF4. There is no opportunity to enhance on-site biodiversity, therefore the proposals are acceptable, despite some minor tension with Policy 3 (Biodiversity) of NPF4.

CONDITIONS

(1) DURATION OF PERMISSION

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

(2) TIME LIMIT FOR SHORT-TERM LET USE

The hereby approved use of the property as Short-Term Let accommodation shall expire 5 years following the date of the grant of permission as stated on this notice, unless a further planning permission has been granted for continued use of the property as Short-Term Let accommodation in the meantime. Should no further planning permission be granted then the property shall revert to mainstream residential use as a flat after the aforementioned 5-year period.

Reason: In order to allow the local housing need and demand situation and the local economic benefits derived from the use of the property as a Short Term Let to be reassessed in 5 years' time, to ensure that the loss of the property as residential accommodation would remain compliant with Policy 30 of NPF4.

ADVISORY NOTES FOR APPLICANT

(1) COMMERCIAL USE OF COMMUNAL DOMESTIC STREET BINS

As Short Term Let accommodation comprises a commercial use, business rates are payable by the operator, rather than Council Tax. In the absence of a Council Tax payment which would cover the cost of the collection of waste from the on-street bins, the operator is required to enter into a contract with Aberdeen City Council's Business Waste & Recycling team, to enable the lawful use of the on-street bins by customers of the property, if they haven't done so already.

Further information is available on the Council's website at:

<https://www.aberdeencity.gov.uk/services/bins-waste-and-recycling/business-waste>

The operator can contact the Council's Business Waste & Recycling team at:

businesswaste@aberdeencity.gov.uk