

LICENSING COMMITTEE INFORMATION SHEET
21 February 2024

Public Application

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

APPLICANT: GYLAN MANSON

PROPERTY MANAGER: GYLAN MANSON

ADDRESS: 74 CRAIGIEBUCKLER AVENUE, ABERDEEN

INFORMATION NOTE

- Application Submitted 01/11/2023
- Determination Date 01/08/2024

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 2 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 under delegated powers since at the time of drafting this information note, the necessary certification has not been completed.

DESCRIPTION

The property at 74 Craigiebuckler Avenue, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a Kitchen/ Dining Room, Lounge, Utility Room, Shower Room, and a Bathroom. The property also has 2 bedrooms where one of the bedrooms has an en-suite. 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 email from Shona Beattie (Attached as Appendix B)
- One objection email from Alexandra Sansbury (Attached as Appendix C)

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](#)

GROUNDS 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.
- All certification required by the Private Sector Housing Officer, has not been completed.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints in respect of 74 Craigiebuckler Avenue, Aberdeen.
- There are no Granted Short Term Let licenses at Craigiebuckler Avenue.
- 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: Shona Beattie

Sent: Sunday, December 24, 2023 3:08 PM

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

Subject: Urgent objection re pending licence no AC81753N

Dear Sir/Madam ,

I would like to request clarification re the above licence application for short term let (STL).

A public notice regarding this application was first displayed on a tree trunk outside the property on 22/12/23. The notice is dated 01/11/23 and states there are 28 days from this date to lodge objections. On checking current council guidelines it suggests that there are 28 days following display of the public notice in which to lodge objections. On the council website it appears that the licence is still pending determination.

If the licence has been approved it appears the public notice requirements have not been adhered to .

If the licence is still pending I believe current legislation has been breached as the property is already listed on at least one online site (Air bnb) and is available to rent (see attachment , screenshot taken 24/12/23)

Can you also clarify what constitutes a short term let as this online advert regarding property includes “ long term stays allowed (allow stays of 28 days or more)” (included in attachment)

Given the above information I have no confidence in the applicant’s intentions or ability to follow licence requirements and legislation.

As the owner of the adjacent, adjoined property I wish to clearly object to the granting of a STL licence on the following grounds .

1 Craigiebuckler is a quiet residential area with a strong sense of community .

A property being used for STL would negatively and significantly impact on the area especially for the immediate neighbourhood. The frequently changing unknown residents of STL will impact on the sense of safety and security in the neighbourhood.

2 Noise pollution Internal . As a typical 1960’s built semi detached property the quality of sound insulation is not adequate to minimise the frequent comings and goings , and lifestyle of people letting the property as a holiday home . The frequency of access for cleaning the property would also impact on noise pollution.

The noise pollution of STL would be significantly different to the usual acceptable level of normal day to day life of permanent neighbours .

3 Noise pollution External . As highlighted in the current Air bnb advert the property has a “ very large summerhouse , a table which can accommodate 8 people comfortably and a handcrafted pizza oven “ . These amenities give the impression of a “ party house “ , not quite the “ quiet, peaceful “ spot advertised .

As the garden is very visible from my own property I feel that my own privacy will be invaded by people unknown to me at frequent intervals. The configuration of neighbourhood gardens suggest that other neighbours will be negatively impacted by noise pollution also .

4 Parking . While the property has parking available off street , the drive access is directly on a corner which visitors to the property may find challenging and impact on the safety of other road users . Cars not accommodated on site would impact on limited on street parking for other neighbours given there's is no safe on street parking directly outside the property.

As a resident of Craigiebuckler for 25 years and retiree I have invested in my own property to future proof it for my later years . I feel strongly that the licensing for STL of the adjoining property would significantly impact on my wellbeing, safety and security. I would ask that you kindly consider these objections prior to determining the outcome of the licence application.

Kind Regards

Shona Beattie

[REDACTED]

Aberdeen

[REDACTED]



AA

airbnb.co.uk



Airbnb | Aberdeen – Holiday Rentals & Places to S...

Quiet & Peaceful - Houses for Rent in Aberdeen Ci...



Aber...

Any ...

4 gu...



Airbnb your home



Your search

National parks

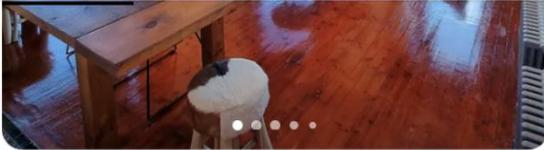
Countryside

Rooms

Farr



Filters



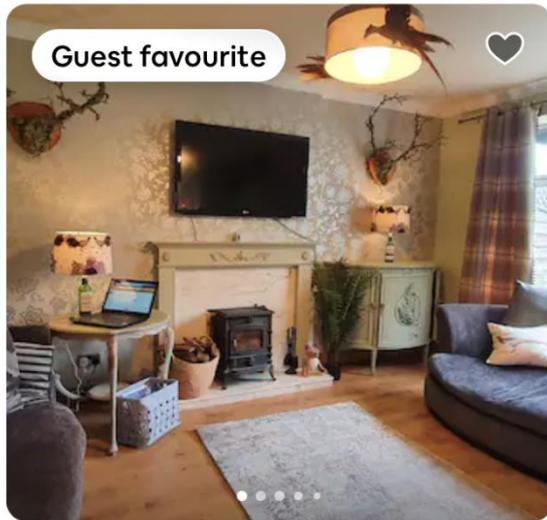
Apartment in Aberdeen... ★ 4.86 (192)
Luxury 2BR w/ panoramic views + hig...
Individual Host
9-14 Jan
£120 £108 night · £536 total



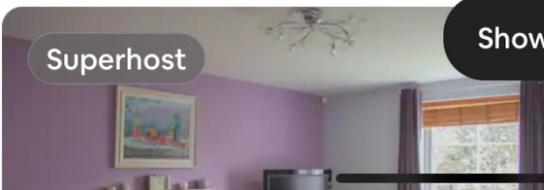
Cottage in Aberdeen City ★ 4.84 (49)
Footdee Cottage (uk31359)
Professional Host
12-19 Jan
£67 night · £465 total



Home in Aberdeen City
Quiet & Peaceful
Individual Host
1-6 Jan
£175 night · £871 total



Home in Aberdeen City ★ 4.85 (81)
Heather Cottage in Aberdeen,...
Individual Host
8-13 Jan
£137 night · £685 total



Superhost

Show map



Guest favourite



AA

airbnb.co.uk



Radio 2 - Listen Li...

Fubar News

Airbnb | Aberdeen...

Quiet & Peaceful -...

Photos Amenities Reviews Location

What this place offers

- Kitchen
- Wifi
- Free parking on premises
- Pets allowed
- Security cameras on property

Show all 58 amenities

2 nights in Aberdeen City

29 Dec 2023 - 31 Dec 2023

December 2023						
Mon	Tue	Wed	Thu	Fri	Sat	Sun
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Clear dates

£145 night

CHECK-IN 29/12...	CHECK... 31/12/...
GUESTS 3 guests	

Reserve

You won't be charged yet

£145 x 2 nights £290

Cleaning fee £10

Airbnb service fee £51

Total £351



Parking and facilities

 Free parking on premises

 Free on-street parking

Services

 Pets allowed
Assistance animals are always allowed

 Luggage drop-off allowed
For guests' convenience when they are arriving early or departing late

 Long-term stays allowed
Allow stays of 28 days or more

 Cleaning available during stay

Not included

 Air conditioning



×

About this space

Forget your worries in this spacious and serene space in the sought after area of Craigiebuckler.

A regular bus service (literally across the road) will take you into the city centre. Alternatively, a 10 minute walk will take you to the very popular Hazelhead Park.

The space

2 spacious bedrooms located upstairs, one of which has an ensuite. Downstairs you will find the living room to the front of the house.

To the rear, a bathroom and large kitchen/dining room. From there you will find a utility room and access to the garden.

A very large summer house is located at the rear, as is a table which can accommodate 8 people comfortably.

There is also a handcrafted pizza oven which makes the BEST pizzas in 60 (yes, 60!!) seconds.

Guest access

Entire property, no restrictions.

What this place offers

 Kitchen

 Wifi

 Free parking on premises

'C'

From: Alex
Sent: Wednesday, December 27, 2023 10:40 AM
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: 9051019365

Hello,

I'd like to object to the short term let application made for 74 Craigiebuckler Avenue, using the reference number in the subject heading.

I am the resident/owner of [REDACTED]. Whilst I have absolutely no objection to long term leasing of the property at number 74 that would bring stability, I am really concerned about the prospect of short term leasing and the disruption that will inevitably bring.

Firstly, the property is positioned on a blind corner. On street parking, or verge parking, is unsafe for both road users and pedestrians. In particular because the property is directly opposite a children's play park. Any on street/verge parking outside this property, forces drivers onto the opposite side of the road on a blind corner which is dangerous. Temporary users of the property are less likely to be aware of this existing hazard, affecting the community daily.

I'm concerned about the prospect of noise, both inside and outside, with little ability for recourse given the short term nature of anyone staying there. Our gardens are adjoining, as with a few of my neighbours, with very low walls, making the back gardens feel very connected in the summer months. Any noise/parties/music carries into our gardens and homes. This affects me any time of the day/night given that I also work from home.

I am a single woman living alone, which I believe makes me vulnerable in this situation. Should any issue need to be resolved like noise for example, I'd like to be able to feel comfortable resolving things directly with my neighbours, an important part of our street community makes this possible. I will not feel safe to do this with strangers passing through.

I think for the benefit of my other neighbours, it's also important to note that of the eight houses on this section of the street, four houses are occupied by single women living alone.

So, for the reasons above, I'd like my objection to the above application to be taken into consideration.

Please let me know if you need any further information.

Thank you
Alexandra Sansbury
[REDACTED]