

LICENSING COMMITTEE INFORMATION SHEET
28 February 2024

Public Application

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

APPLICANT: GRAHAM RALSTON

PROPERTY MANAGER: GRAMPIAN LETTINGS LIMITED

ADDRESS: FLAT F, 20 RIVERSIDE DRIVE, ABERDEEN

INFORMATION NOTE

- Application Submitted 24/09/2023
- Determination Date 23/09/2024

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 since at the time of drafting this report, the necessary upgrading works and certification have been completed.

DESCRIPTION

The property at Flat F, 20 Riverside Drive, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises 3rd floor, flatted property, 2 bedrooms, lounge, kitchen, and bathroom. 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 Comments
- One objection email from Robyn Prati (Attached as Appendix B)

- One objection email from Brian Murray (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

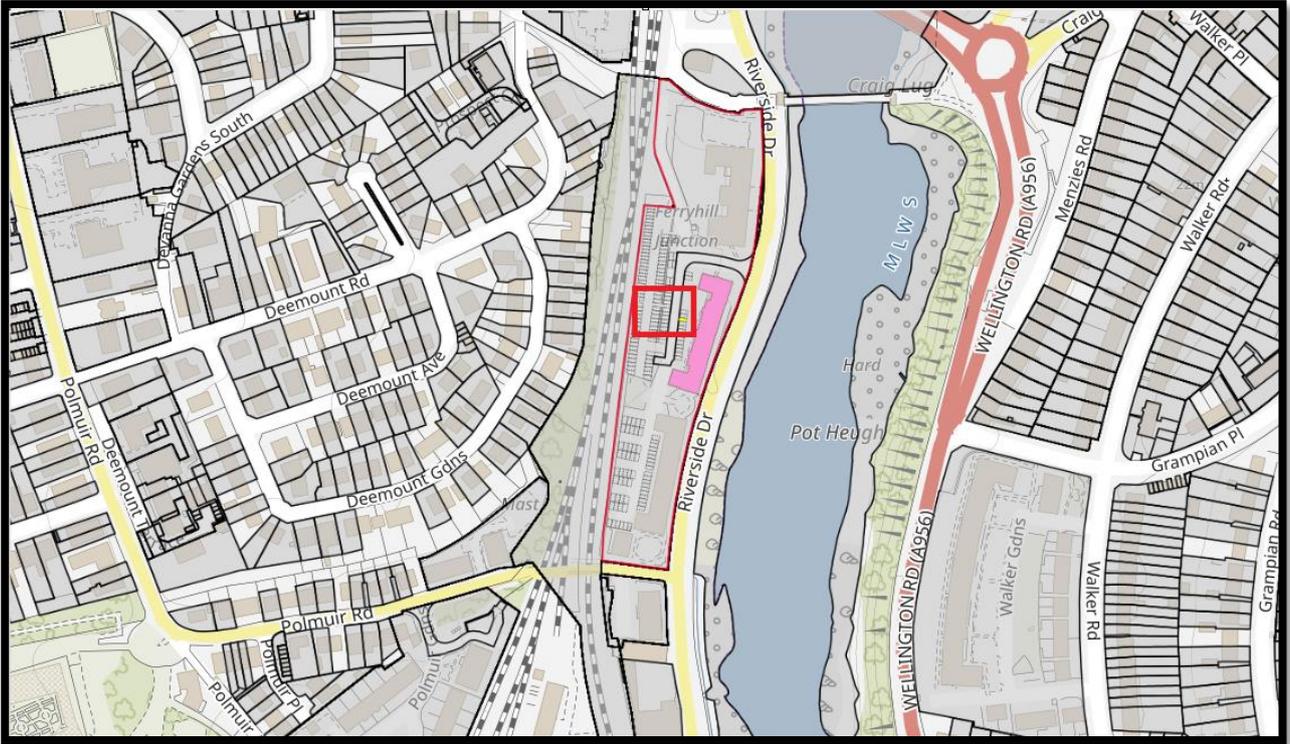
(v) public order or public safety; or

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

OTHER CONSIDERATIONS

- Landlord Registration is not a requirement of Short Term Let licensing.
- The Council's Anti-Social Behaviour Investigation Team (ASBIT) has no record of any complaints in respect of Flat F, 20 Riverside Drive, Aberdeen.
- There is one Granted Short Term Let licence at 17 Riverside Drive Aberdeen.
- The property is currently unlicensed. However as the applicant was an existing operator before 01 October 2022, the property is currently operating as a Short Term Let until the Licence application is determined.

'A'



'B'

From: Robyn Prati
Sent: Monday, October 16, 2023 5:44 PM
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: 20F Riverside Drive - Short Term Let Objection

To whom it may concern,

It has been brought to our attention that a flat in our building (20F Riverside Drive, AB11 7DG) is being utilised as a short term let property. We have been advised by our neighbours that there is a way for us to object to the flat being used for such purposes which is the reasoning for this email.

The flat in question is directly above my residence and has been a cause for various noise related grievances over the last few months. As you can imagine there are lots of different people coming in and out and often times large groups having holidays/parties etc which causes unnecessary noise and disruption to an otherwise quiet residential property.

As a resident in this building it worries me that there are unknown people coming in and out as they please. There is no way for the person letting this flat to vet these occupants and that doesn't fill us as neighbours with much confidence. In fact it makes me rather uncomfortable, I can't imagine what the families with children in the building think. I believe this falls under the Scottish Government Legislation (easons to object a STL points c) and d)

The Premises are not suitable or convenient having regard to

C) the kind of persons likely to be in the premises

D) the possibility of undue public nuisance

It also states on their booking.com page that they can sleep up to 7 persons which is highly unsuitable for a 2 bedroom property. This size of occupancy also infers that they welcome large parties, such as stag and hen parties which again creates more noise and disruption for the neighbours.

This building is a quiet residential property as mentioned previously and I don't believe that a short term let should be allowed without the neighbours permission which I don't believe they would be able to get.

If you have any further questions about my complaint/objection please reach out.

Kind regards
Robyn Prati



'C'

From: Brian Murray
Sent: Tuesday, October 17, 2023 4:13 PM
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Cc:
Subject: Short Term Let Application

With regards to your notice posted at the apartments outside my block, I wish to object to the application for the following reasons.

The location, character, or condition of the premises

The type of persons that may use the premises as I have seen in our block 21 with coming and goings on short term workers, who often leave a strong smell of marijuana in the facility.

Also, the front doorway heavily littered with cigarette ends.

The possibility of undue public nuisance or resident's car park spaces taken up by visitors and friends of visitors.

Regards
Brian Murray

