

LICENSING SUB COMMITTEE

ABERDEEN, 19 March 2024. Minute of Meeting of the LICENSING SUB COMMITTEE. Present:- Councillor Al-Samarai, Convener; and Councillors Delaney, Henrickson, MacGregor and McLeod.

The agenda, reports and recording associated with this minute can be found [here](#).

Please note that if any changes are made to this minute at the point of approval, these will be outlined in the subsequent minute and this document will not be retrospectively altered.

NOTIFICATION OF URGENT BUSINESS

1. The Convener advised that due to an oversight by the licence holder in submitting their renewal application, she had agreed to accept an urgent item of business onto the agenda in terms of Standing Order 36.3.

The Committee resolved:-

to note that the urgent item of business would be considered at agenda item 4.9. (article 11 of this minute refers)

DECLARATIONS OF INTEREST AND TRANSPARENCY STATEMENTS

2. There were no declarations of interest or transparency statements intimated.

SHORT TERM LET (EXISTING OPERATOR) - 66 WILLOWBANK ROAD

3. The Sub Committee had before it (1) a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that three letters of objection, appended to the report were submitted to the Private Sector Housing Team; and (2) a representation letter from Grampian Lettings Limited, the applicant's agent.

Jocelyn Janssen, Private Sector Housing Manager advised that the necessary upgrading works had been completed.

Edvinas Dobrovolskis, Grampian Lettings Limited was in attendance, spoke in support of the application and responded to questions from members.

The objectors were not in attendance, nor represented.

The Sub Committee resolved:-

to grant the licence.

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SHORT TERM LET (EXISTING OPERATOR) - 12 QUEENS HIGHLANDS

4. The Sub Committee had before it (1) a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that one letter of objection, appended to the report was submitted to the Private Sector Housing Team; and (2) a representation letter from Ledingham Chalmers.

Jocelyn Janssen, Private Sector Housing Manager advised that the necessary upgrading works had not been completed.

David Lakin, the applicant's agent was in attendance, spoke in support of the application and responded to questions from members.

The objector, was not in attendance, nor represented.

The Sub Committee resolved:-

to defer consideration of the application until the necessary upgrading works were completed, after which time the Chief Officer - Early Intervention and Community Empowerment could grant the licence under delegated powers if appropriate.

SHORT TERM LET (EXISTING OPERATOR) - 22 QUEENS HIGHLANDS

5. The Sub Committee had before it (1) a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that one letter of objection, appended to the report was submitted to the Private Sector Housing Team; and (2) a representation letter from Ledingham Chalmers.

Jocelyn Janssen, Private Sector Housing Manager advised that the necessary upgrading works had not been completed.

David Lakin, the applicant's agent was in attendance, spoke in support of the application and responded to questions from members.

The objector, was not in attendance, nor represented.

The Sub Committee resolved:-

to defer consideration of the application until the necessary upgrading works were completed, after which time the Chief Officer - Early Intervention and Community Empowerment could grant the licence under delegated powers if appropriate.

SHORT TERM LET (EXISTING OPERATOR) - 29 BANNERMILL PLACE

6. The Sub Committee had before it (1) a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason

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that one letter of objection, appended to the report was submitted to the Private Sector Housing Team; and (2) a representation letter from Grampian Lettings Limited, the applicant's agent.

Jocelyn Janssen, Private Sector Housing Manager advised that the necessary upgrading works had been completed.

Edvinas Dobrovolskis, Grampian Lettings Limited was in attendance, spoke in support of the application and responded to questions from members.

The objector was not in attendance, nor represented.

The Sub Committee resolved:-

to grant the licence.

SHORT TERM LET (EXISTING OPERATOR) - 148 BANNERMILL PLACE

7. The Sub Committee had before it (1) a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that one letter of objection, appended to the report was submitted to the Private Sector Housing Team; and (2) a representation letter from Grampian Lettings Limited, the applicant's agent.

Jocelyn Janssen, Private Sector Housing Manager advised that the necessary upgrading works had been completed.

Edvinas Dobrovolskis, Grampian Lettings Limited was in attendance, spoke in support of the application and responded to questions from members.

The objector was not in attendance, nor represented.

The Sub Committee resolved:-

to grant the licence.

SHORT TERM LET (EXISTING OPERATOR) - FLAT 25 FRASER HOUSE, 9 MARKET STREET

8. The Sub Committee had before it (1) a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that nine letters of objection, appended to the report were submitted to the Private Sector Housing Team; and (2) a representation letter from Olarewaju Emmanuel.

As a preliminary matter, Jocelyn Janssen, Private Sector Housing Manager advised that further additional information from Nicholas Gordon, one of the objectors had been

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received, therefore the Committee required to consider whether it be accepted into the proceedings.

The Sub Committee heard Sandy Munro provide clarification in relation to the legal position relating to title deeds, explaining that they should not be considered by members whilst determining the application as they did not constitute grounds for refusal.

The Sub Committee resolved:-

not to accept the late information into the proceedings.

Jocelyn Janssen advised that the necessary upgrading works had not been completed.

Bukky Abdulazeez, the applicant's agent was in attendance, spoke in support of the application and responded to questions from members.

Nicholas Gordon, Graham Barclay and Jason Ting, three of the objectors were in attendance, spoke in support of their letters of objection and responded to questions from members.

All parties were given the opportunity to sum up.

The Sub Committee resolved:-

to refuse the licence on the grounds that the use of the premises was not suitable or convenient for the conduct of the activity, having regard to the possibility of undue public nuisance or public safety.

SHORT TERM LET (EXISTING OPERATOR) - FLAT 26 FRASER HOUSE, 9 MARKET STREET

9. The Sub Committee had before it (1) a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that nine letters of objection, appended to the report were submitted to the Private Sector Housing Team; and (2) a representation letter from Olarewaju Emmanuel.

Jocelyn Janssen advised that the necessary upgrading works had not been completed.

Bukky Abdulazeez, the applicant's agent was in attendance, spoke in support of the application and responded to questions from members.

Nicholas Gordon and Graham Barclay, two of the objectors were in attendance, spoke in support of their letters of objection and responded to questions from members.

All parties were given the opportunity to sum up.

The Sub Committee resolved:-

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to refuse the licence on the grounds that the use of the premises was not suitable or convenient for the conduct of the activity, having regard to the possibility of undue public nuisance or public safety.

SHORT TERM LET (EXISTING OPERATOR) - 56 OCEAN APARTMENTS, 52-54 PARK ROAD

10. The Sub Committee had before it (1) a report by the Private Sector Housing Manager, which advised that the application was before the Committee for the reason that three letters of objection, appended to the report were submitted to the Private Sector Housing Team; and (2) a representation letter from Alexandru Gavrila, the applicant's agent.

As a preliminary matter, Jocelyn Janssen, Private Sector Housing Manager advised that further additional information from Joshua Fraser, one of the objectors who was unable to attend today had been received, therefore the Committee required to consider whether it be accepted into the proceedings.

The Sub Committee resolved:-

to accept the late information into the proceedings.

Jocelyn Janssen advised that the necessary upgrading works had been completed.

Alexandru Gavrila, the applicant's agent was in attendance, spoke in support of the application and responded to questions from members.

Jim Harper and Amy Thain, two of the objectors were in attendance, spoke in support of their letters of objection and responded to questions from members.

All parties were given the opportunity to sum up.

The Sub Committee resolved:-

to refuse the licence on the grounds that the use of the premises was not suitable or convenient for the conduct of the activity, having regard to the possibility of undue public nuisance or public safety.

EXEMPTION FROM POLICY - STREET KNOWLEDGE TEST - JOHN HAROLD ROBERTON

11. The Committee had before it an information note prepared by the interim Chief Officer – Governance (Legal), which advised that the applicant was seeking an exemption from the policy for undertaking the Street Knowledge Test.

The applicant was not in attendance, nor represented.

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The Committee resolved:-

to approve the request for exemption from policy for undertaking the Street Knowledge Test.

- **COUNCILLOR GIL AL-SAMARAI, Convener**