

LICENSING COMMITTEE INFORMATION SHEET

24 April 2024

Public Application

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

APPLICANT: BLG PROPERTY DEVELOPMENTS LTD

PROPERTY MANAGER: HOLIDAY HOMES EDINBURGH LTD

ADDRESS: 22 MAYFIELD GARDENS, ABERDEEN

INFORMATION NOTE

- Application Submitted 19/02/2024
- Determination Date 18/11/2024

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 3 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 upgrading works and certification have not been completed.

DESCRIPTION

The property at 22 Mayfield Gardens, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a 2 Storey, mid-terraced property, providing accommodation of 3 letting bedrooms, kitchen, lounge, dining room 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 – Planning not required
- One objection email from Gordon & Grace Burnett (Attached as Appendix B)

- One objection email from Wilson Johnston (Attached as Appendix C)
- One objection email from Garry Welsh (Attached as Appendix D)

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

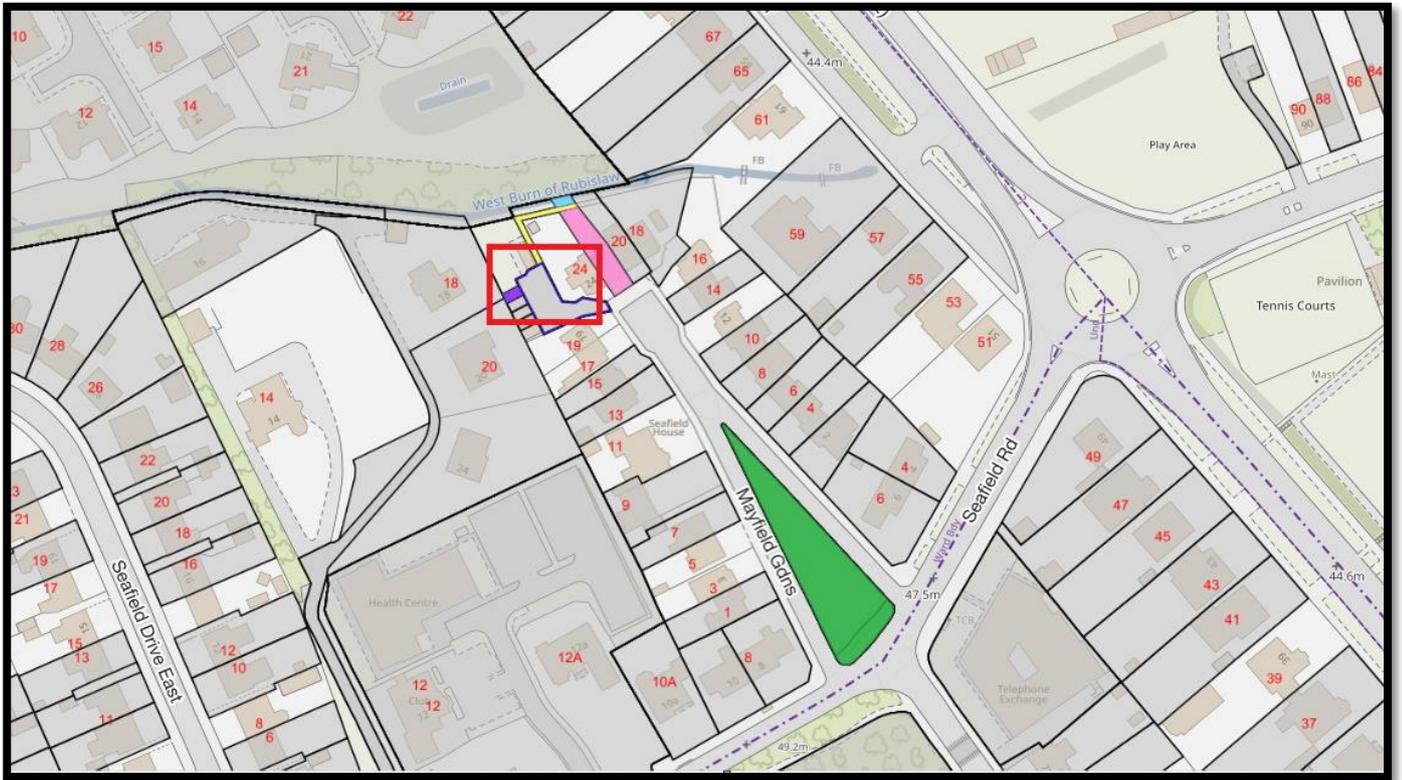
(v)public order or public safety; or

(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 Community Safety Team has no record of any anti-social behaviour complaints in respect of 22 Mayfield Gardens, Aberdeen.
- There are no Granted Short Term Let licenses on Mayfield Gardens.
- 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: Grace Burnett
Sent: Monday, March 11, 2024 9:08 AM
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: No. 22 Mayfield Gardens, Aberdeen AB15 7YZ

TO WHOM IT MAY CONCERN

Good Morning,

Being a resident at [REDACTED] Mayfield Gardens, we wish to register our objection to the property at No. 22 Mayfield Gardens being given permission for Short Term Lets. We are happy for the property to be rented to a family on a Long Term Let.

Yours faithfully,
Gordon and Grace Burnett

'C'

From: wcjohnston
Sent: Monday, March 11, 2024 11:50 AM
To: ShortTermLets <ShortTermLets@aberdeencity.gov.uk>
Subject: Short Term Lets - Objection

This email serves to notify Aberdeen Council that we wish to object to the short term let license application submitted by 22 Mayfield Gardens Aberdeen AB15 7YZ.

As a long-time owner and resident of Mayfield Gardens, our objection is that a short term lease will:

- increase car congestion and parking to a quiet residential cul-de-sac area of the west end
- introduce unwanted and frequent strangers into the cul-de-sac who may not otherwise respect the elderly community or neighbourhood
- cause an increase in security and neighbourhood watch complaints due to noise, party's and general anti-social behaviour
- reduce the inherent attractiveness/value of the cul-de-sac residential properties due to the above

Mr Wilson Johnston

'D'

From: Garry Welsh
Sent: Monday, March 11, 2024 12:40 PM

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

Subject: 22 Mayfield Gardens.

The above property is subject to a short term let license.

As a neighbour I would like to lodge an objection to the proposed change of use ie Airbnb.

Mayfield Gardens is a small, quiet cul-de-sac in a residential area of Aberdeen where most residents have lived for a considerable time.

The introduction of short term lets will completely change this environment.

Yours faithfully,

Garry Welsh