

# LICENSING COMMITTEE INFORMATION SHEET

14 May 2025

## Public Application

**TYPE OF APPLICATION:** SHORT TERM LET LICENCE APPLICATION

NEW HOST-SECONDARY LETTING

**APPLICANT:** VICFLE PROPERTIES LIMITED

**PROPERTY MANAGER:** BLANCA MATTO

**ADDRESS:** FLAT 17, TRINITY HOUSE, TRINITY QUAY, ABERDEEN

## INFORMATION NOTE

- Application Submitted 30/10/2024
- Determination Date 29/07/2025

This Short Term Let licence application is on the agenda of the Licensing Committee for the reason that 1 representation/objection was submitted to the Private Sector Housing Team.

If, after consideration of the representation/objection, 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 Flat 17, Trinity House, Trinity Quay, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a flat, with 1 bedroom, bathroom, kitchen and living room. The applicant wishes to accommodate a maximum of 1 guest, 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 Vikki Crombie (Attached as Appendix B)

The objection was 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](#)

## GROUNDINGS 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

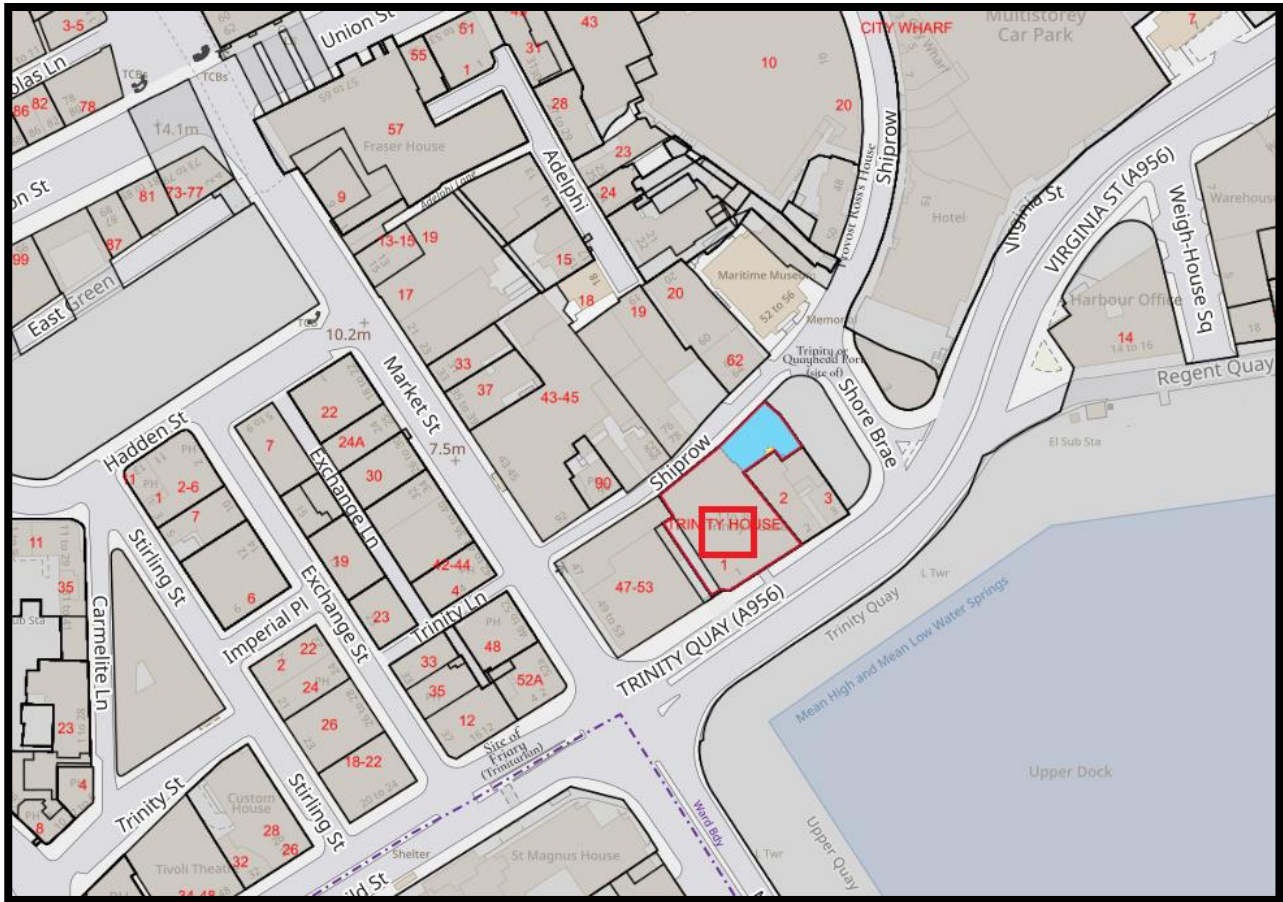
(v)public order or public safety; or

**(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 anti-social behaviour complaints in respect of Flat 17, Trinity House, Trinity Quay, Aberdeen.
- There is one Granted Short Term Let licence at Flat 38, Trinity House Trinity Quay.
- 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: Vcromvie

Sent: 04 January 2025 17:34

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

Subject: Objection to Short Term Let: AC19690N: Flat 17, Trinity House, Trinity Quay, Aberdeen, AB11 5AA

> Good evening,

>

> I write to object to the granting of a Short Term Let Licence AC19690N for Flat 17, Trinity House, Trinity Quay, Aberdeen, AB11 5AA. It is unclear if this objection is late or not as the guidance mentions the date of application and the date in relation to a notice. Regardless, the reason this is being sent when it has is because a notice was only displayed sometime within the week immediately prior to New Year's Eve. It is therefore sent within one week of my becoming aware of the application.

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> In my objection I would draw attention to grounds in respect of:

> (c)(i) As the character of the building is solely a development for residential properties, as prescribed in deeds. I appreciate the deeds in and of themselves are not a grounds for refusal but that being the case the building is of residential character and is unsuitable for commercial use which this licence, if granted, would allow;

> (c) (ii) As the nature and extent of the usage is unknown to myself. A lack of any information would surely follow onto refusal. A previous planning application was lodged to convert the premises which was objected to and withdrawn. It suggested a "hotel room" style usage such as an AirBnB. If this is the intended usage the premises are not suitable for that use;

> (c) (iii) As persons likely to be in the premises is unknown and/or not in the control of the owners. Especially if used as an AirBnB for example;

> (c) (iv) As there is the possibility of public nuisance without recourse as the owners are absent and as per (iii). Furthermore, given local press about local buildings with AirBnB usage etc. it unfortunately seems likely that the property may be abused. The owners will have no real way of addressing or preventing this and as any costs arising from misuse will fall to the owners as a whole causing unfair burdens; and

> (d) Factoring is a huge issue in the building and any additional commercial strain is likely to be at a cost disadvantage to current residents. This could lead to further issues with factoring or action if the owners of the let refuse to pay for damages solely caused by their property.

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> The objections above would potentially be dropped were the property to be let more formally via an agency etc. and not a "hotel room" booking based usage.

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