

# LICENSING COMMITTEE INFORMATION SHEET

14 May 2025

## Public Application

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

NEW HOST- HOME LETTING

**APPLICANT:** WILMA GOODLAD

**PROPERTY MANAGER:** WILMA GOODLAD

**ADDRESS:** 97 OAKHILL GRANGE, ABERDEEN

## INFORMATION NOTE

- Application Submitted 01/11/2024
- Determination Date 31/07/2025

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

## DESCRIPTION

The property at 97 Oakhill Grange, Aberdeen, is the subject of this new Short Term Let licence application and its accommodation comprises of a flat, with 3 bedrooms, 2 with an en-suite bathroom, 1 bathroom, kitchen and living room. The applicant wishes to accommodate a maximum of 2 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 letter from Maureen McMahon (Attached as Appendix B)

- One representation letter from the applicant (Appendix C)

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

- The Notice of Display was re-displayed by the applicant from 24 February 2025 for the statutory time period.
- A lockbox/key box is not a requirement of a Short Term Let licence. Permission from owners within the building is a requirement before installation of a lockbox/key box within a communal area.
- The Council's Community Safety Team has no record of anti-social behaviour complaints in respect of 97 Oakhill Grange, Aberdeen.
- There are currently no Granted Short Term Let licences at Oakhill Grange.
- 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.
- Landlord Registration is not a requirement of Short Term Let licensing.

'A'



**‘B’**

[REDACTED]

06 March 2025

To Whom It May Concern

**Late Objection: Short Lets – AC61952N - 97 Oakhill Grange, Aberdeen**

I wish to submit a late objection against 97 Oakhill Grange in being granted a Short Lets Licence.

I am unaware of a notice being publicised outside of their apartment, on the notice board in the apartment block and did not see a notice on the lamp post near the apartment block. Can you tell me where the notice was displayed?

When I bought my apartment, the secure system for the apartment block is using a fob and under no circumstances had the code to any of apartment block be issued. This has failed since No.97 has the code access and it is handed out to all their guests which now allows them to roam the apartment block and the underground car park which is private. The owner has also defaced communal property by attaching a lockbox to the facing of the door.

In this particular block there is an elderly and frail person living there. There are owners living there who want to enjoy their retirement but this will be difficult if the licence is granted and they don't know who and how many people will be guesting in the apartment and what destruction they could cause. There are 11 apartments in this block so why should the other 10 owners incur extra costs through Short Lets?

This estate is a lovely place to live and not a place for tourists to live in. Aberdeen has many hotels, B&Bs, guest houses and service apartments which tourism is their livelihood. So why is Aberdeen City Council encouraging Short Lets?

Who is monitoring the number of guests in the apartment at one time? Who do we contact as there is no contact details displayed?

If you grant this licence, this could cause this prime area standards to deteriorate rapidly. If a licence is granted to this apartment, I believe that all the apartments in the area will devalue more so. Several owners bought their apartment to enjoy retirement and relax on this lovely estate. If the licence is granted the enjoyment of living in this area will be stolen. I did not pay a lot of money for my apartment with security to allow "guests" to wonder freely through the apartment block. This not a holiday village. This is a residential area.

I assume someone from Aberdeen Council will be inspecting the apartment before any licence is passed?

Regards

[REDACTED]

'C'

Jocelyn Janssen  
Aberdeen City Council  
Marischal College Broad Street  
Aberdeen  
AB10 1AB

20 March 2025

Dear Ms. Janssen

**Application for Short Term Let**

Further to your letter of 18 March regarding our application, we would ask that you consider this letter in support of our application.

We understand Mrs. McMahon's concerns that our short term let application might change the nature of the flats from a quiet residential area into a place where tourists stay.

This will not be the case.

In the first place, 97 Oakhill Grange is our home where we stay for a large part of the year. Our flat will therefore only be available for short term lets when we are not there. In the second place we are only intending to rent out a small part of our flat. Only one bedroom (for a maximum of two people) will be available.

Our response to some of the specific points raised in Mrs. McMahon's letter, are as follows:

Our FOB has only been used by other family members who have stayed in our flat

We have carefully chosen the lockbox to be as small as possible. It has been placed outside our door in a very unobtrusive position.

I am happy to supply Mrs McMahon with our contact details

Yours Sincerely

[Redacted Signature]