

AGENDA ITEM NO 6

REPORT NO 107/24

ANGUS COUNCIL

CIVIC LICENSING COMMITTEE – 28 MARCH 2024

NEW SHORT TERM LETS APPLICATION

REPORT BY DIRECTOR OF LEGAL, GOVERNANCE AND CHANGE

1. ABSTRACT

- 1.1 The purpose of this report is to present a new application for a licence under the Civic Government (Scotland) Act 1982 which requires to be determined by the Committee.

2. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICIES

- 2.1 Not applicable.

3. RECOMMENDATIONS

- 3.1 It is recommended that the Committee consider and determine the application for grant of the Short Term Let licence as detailed in the attached Appendix, in terms of one of the following options: -

- (i) to grant the application;
- (ii) to grant the application subject to standard and/or any additional conditions;
- (iii) to defer the application for a period not exceeding 6 months from the date of the application; or
- (iv) to refuse the application on one or more of the grounds referred to in Paragraph 4.

4. BACKGROUND

- 4.1 The Council has received an application for grant of a Short term Lets licence under the Civic Government (Scotland) Act 1982 ("the 1982 Act") which requires to be determined by the Committee because one or more of the following apply: -

- (i) there has been an objection, or a representation received in respect of the application; or
- (ii) the application does not comply with the policy adopted by Angus Council; or
- (iii) the function is not delegated to Officers; or
- (iv) the applicant has a conviction(s), a spent conviction(s) or a pending case.

5. LEGAL IMPLICATIONS

- 5.1 Schedule 1 of the 1982 Act contains provisions in respect of the processing and determining of applications for licences under the 1982 Act.

5.2 In particular, Paragraph 5 of Schedule 1 to the 1982 Act provides that where an application for the grant or renewal of a licence has been made to a licensing authority they shall, in accordance with that paragraph: -

- (a) grant or renew the licence; or
- (b) refuse to grant or renew the licence.

5.3 In granting or renewing a licence a licensing authority may (either or both):-

- (a) disapply or vary any standard conditions so far as applicable to the licence,
- (b) impose conditions in addition to any mandatory or standard conditions to which the licence is subject.

Other than the mandatory conditions, the licence conditions shall be such reasonable conditions as the licensing authority think fit and, without prejudice to that generality, may include conditions restricting the validity of a licence to an area or areas specified in the licence, with limited exception.

In the case of secondary letting no condition applied may impose any limit on the numbers of nights for which premises may be used for secondary letting.

5.4 A licensing authority shall refuse an application to grant or renew a short term lets 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 by a Court from holding a licence under the 1982 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
 - (vi) the applicant would not be able to secure compliance with –
 - (a) the mandatory licence conditions, and
 - (b) the standard conditions and any further conditions under 4.3 (b) above to which the licence is subject; (**see Appendix 2 for the mandatory licence conditions**)

- (d) the application does not contain the information required in terms of Schedule 1 paragraphs 1(2)(da), or (db) of the Act as amended by the Civic Government (Scotland) Act 1982 (Licensing of Short Term Lets) Order 2022, regarding consent of the owners of the premises, or
 - (e) there is other good reason for refusing the application;
- and otherwise shall grant the application.

6. FINANCIAL IMPLICATIONS

- 6.1 There are no financial implications arising out of this report.

7. RISK MANAGEMENT

- 7.1 There are no risks to the Council arising from the terms of this Report.

8. ENVIRONMENTAL IMPLICATIONS

- 8.1 There are no direct environmental implications arising from the recommendations of this Report.

9. HUMAN RIGHTS AND EQUALITIES IMPLICATIONS

- 9.1 In dealing with the application, the Committee will have regard to any human rights and/or equalities issues in relation to the applicant and any objectors.

10. NOTIFICATION

- 10.1 The applicant has been notified of the terms of this Report. They have also been advised of their entitlement to attend the meeting should they wish.

NOTE: No background papers as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to any material extend in preparing this report

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(a) Short Term Let Application – Ravensby Property Investment Ltd (STL3)

Name of Applicant	Type of Licence	Application received
Directors – Richard Ellison and John Nelms	Short Term Let	25/10/23

A new grant application for a Short Term Let licence was lodged on 25 October 2023 by Richard Ellison on behalf of Ravensby Property Investment Ltd, 2 Earn House, Lamberkine Drive, Perth, PH1 1RA in respect of premises at Ravensby Hall, Ravensby, Barry, DD7 7RJ.

The application is for secondary letting (i.e. letting of a property where the applicant does not normally live) and is for 3 years. The property is a three storey, detached house with 5 double bedrooms and 1 single bedroom. The application proposes a maximum occupant capacity of 12 residents.

Proof of Planning Permission was provided and Business Support consulted on the application. Police Scotland and Environmental Health and Consumer Protection have confirmed no objections to this application.

Scottish Fire and Rescue Service provided 2 letters, the first dated 4 December 2023 and a follow up letter was emailed to Licensing on 26 January 2024. Both letters were received outwith the 28 day consultation period, which ended on 22 November 2023.

Members must first make a decision on whether to view the contents of both these letters.