

ANGUS COUNCIL

MINUTE of SPECIAL HYBRID MEETING of the **CIVIC LICENSING COMMITTEE** held in Town and County Hall, Forfar on Monday 30 September 2024 at 10.00am

Present: Councillors, LLOYD MELVILLE, KENNY BRAES, BRENDA DURNO, CRAIG FOTHERINGHAM, ROSS GREIG, GAVIN NICOL and BETH WHITESIDE.

Councillor MELVILLE, Vice Convener, in the Chair.

1. APOLOGIES

Apologies for absence were intimated on behalf of Councillors George Meechan and Jill Scott.

2. DECLARATIONS OF INTEREST AND STATEMENTS OF TRANSPARENCY

There were no declarations of interest or statements of transparency made.

3. NEW SHORT TERM LETS APPLICATIONS

There was submitted Report No 298/24 by the Director of Legal, Governance and Change regarding applications received for a new licence for a Short Term Lets under the Civic Government (Scotland) Act 1982 which required to be determined by the Committee, as detailed in the Appendix to the Report.

(a) 96 Bellevue Gardens, Arbroath, DD11 5BQ

The Committee considered a new grant application for a Short Term Lets licence received on 30 September 2023 by Graeme Wallace in respect of 96 Bellevue Gardens, Arbroath, DD11 5BQ.

The application was for secondary letting i.e. letting a property where the applicant did not normally live. The property was a 1 storey detached house with a total number of 3 double occupancy bedrooms and a maximum occupant capacity of 6.

The Committee considered an objection from Environmental Health regarding a number of C2 items (potentially dangerous) noted on the Electrical Installation Condition Report that required to be rectified by the applicant.

Mr Wallace was present and addressed the Committee and advised members that the outstanding works had been satisfactorily completed and the relevant evidence had now been submitted.

The Clerk confirmed that the relevant information had been received.

The Committee agreed that the application be dealt with under delegated powers.

(b) Flat 1 Pitscandly House, Pitscandly, Forfar, DD8 3NZ

The Committee considered a new grant application for a Short Term Lets Licence received on 30 September 2023 by Jeremy Gow in respect of Flat 1 Pitscandly House, Pitscandly, Forfar, DD8 3NZ.

The application was for secondary letting i.e. letting a property where the applicant did not normally live. The property was a flat with a total number of 1 double occupancy bedroom and a maximum occupant capacity of 2.

The Committee noted that Environmental Health had advised that a Portable Appliances Test (PAT) certificate had not yet been produced.

Mrs Gow was present and addressed the Committee and advised members that the PAT certificate had now been produced and sent to officers.

The Clerk confirmed that the relevant information had been received.

The Committee agreed that the application be dealt with under delegated powers.

(c) The Glen Apartment & Macduff Tower & Lauderdale Apartment, Kinnaird Castle, Brechin, DD9 6TZ

The Committee considered new grant applications for a Short Term Lets Licence received on 30 September 2023 by Claire Penman on behalf of Southesk Estates in respect of the three properties: The Glen Apartment & Macduff Tower & Lauderdale Apartment, Kinnaird Castle, Brechin, DD9 6TZ.

The applications were all for secondary letting i.e. using all or part of the applicant's home for short term lets while the applicant was absent. The property, The Glen Apartment was a flat with a total number of 1 double occupancy bedrooms and a maximum occupant capacity of 4 (sofa bed in the livingroom); Macduff Tower was a flat with 2 double occupancy bedroom and a maximum occupant capacity of 4; and the Lauderdale Apartment was a flat with 3 double occupancy bedroom and a maximum occupant capacity of 6.

The Committee considered an objection from Environmental Health requesting that individual water samples be taken from each of the properties.

Mr Dymock, on behalf of the applicant, was present and advised that the private water tests had now been arranged.

Mr Petrie, Environmental and Consumer Protection addressed the Committee and it was noted that the test of the private water supply to the individual properties was taking place on 2 October 2024.

The Committee agreed that the application be deferred to the Civic Licensing Committee on 14 November 2024 to allow the applicant sufficient time to submit the relevant evidence to officers.

(d) Croftend Cottage & Claypotts Cottage & Clover Cottage, Glen Isla PH11 8PL

The Committee considered new grant applications for a Short Term Lets Licence received on 30 September 2023 by Lady Oona Ivory in respect of three properties: Croftend Cottage & Claypotts Cottage & Clover Cottage, Glen Isla, PH11 8PL.

The applications were all for secondary letting i.e. using all or part of the applicant's home for short term lets while the applicant was absent. The property, Croftend Cottage was a 1-storey detached house a total number of 2 double occupancy bedrooms and a maximum occupant capacity of 4; Claypotts Cottage was a 2-storey detached house with 3 double occupancy bedroom and a maximum occupant capacity of 6; and Clover Cottage was a 2-storey detached house with 1 double occupancy bedroom and a maximum occupant capacity of 2.

The applicant was not present.

The Committee agreed that the application be deferred to the Civic Licensing Committee on 14 November 2024 to allow the applicant sufficient time to arrange a retest of the private water supply at the properties and to submit the relevant evidence to officers.

(e) Bog Cottage, Wester Lednathie, Glen Prosen DD8 4RR

The Committee considered a new grant application for a Short Term Lets Licence received on 30 September 2023 by Pamela Dougal in respect of Bog Cottage, Wester Lednathie, Glen Prosen, DD8 4RR.

The application was for secondary letting i.e. using all or part of the applicant's home for short term lets while the applicant was absent. The property, Bog Cottage was a 1-storey detached house a total number of 2 double occupancy bedrooms and a maximum occupant capacity of 4.

Ms Dougal was present and addressed the Committee and advised that a further water test would take place on 1 October 2024.

The Committee agreed that the application be deferred to the Civic Licensing Committee on 14 November 2024 to allow the applicant sufficient time to submit the relevant evidence to officers.

(f) Glasslet Cottage, Glen Clova DD8 4QU

The Committee considered a new grant application for a Short Term Lets Licence received on 30 September 2023 by David Fairlie in respect of Glasslet Cottage, Glen Clova DD8 4QU.

The application was for secondary letting i.e. letting a property where the applicant does not normally live. The property was a 1 storey detached house with a total number of 3 double occupancy bedrooms and a maximum occupant capacity of 6.

The Committee considered an objection from Environmental Health regarding a number of C2 items (potentially dangerous) noted on the Electrical Installation Condition Report that required to be rectified by the applicant.

Mr Fairlie was present and addressed the Committee and advised members that an EICR test would be carried out soon.

The Committee agreed that the application be deferred to the Civic Licensing Committee on 14 November 2024 to allow the applicant sufficient time to submit the electrical completion certificate to officers.