

Notice of meeting and agenda

Licensing Sub-Committee

9.30 am, Monday, 29th January, 2024

Dean of Guild Court Room - City Chambers

The law allows the Council to consider some issues in private. Any items under “Private Business” will not be published, although the decisions will be recorded in the minute.

Contacts

Email: taylor.ward@edinburgh.gov.uk / jacqueline.boyle@edinburgh.gov.uk

1. Order of Business

- 1.1 Including any notices of motion and any other items of business submitted as urgent for consideration at the meeting.

2. Declaration of Interests

- 2.1 Members should declare any financial and non-financial interests they have in the items of business for consideration, identifying the relevant agenda item and the nature of their interest.

3. Minutes

- | | | |
|-----|--|---------|
| 3.1 | Minute of Licensing Sub-Committee of 12 December 2023 – submitted for approval as a correct record | 7 - 18 |
| 3.2 | Minute of Licensing Sub-Committee of 15 January 2024 – submitted for approval as a correct record | 19 - 28 |

4. Reports

- | | | |
|-----|--|---------|
| 4.1 | Application for House in Multiple Occupation Licence – 5 (2F1) Valleyfield Street – Report by the Head of Regulatory Services | 29 - 42 |
| 4.2 | Application for House in Multiple Occupation Licence – 3f1, 32 Great Junction Street – Report by the Head of Regulatory Services | 43 - 54 |
| 4.3 | Application for House in Multiple Occupation Licence – 2F1, 10 West Preston Street – Report by the Head of Regulatory Services | 55 - 70 |

5. Civic Government (Scotland) Act 1982 and Housing (Scotland) Act 2006 - To consider miscellaneous applications

- | | | |
|-----|---|---------|
| 5.1 | House in Multiple Occupation Licence (New) - 70a Kingston | 71 - 80 |
|-----|---|---------|

Avenue, Edinburgh

5.2	House in Multiple Occupation Licence (Renewal) - Flat 1, 15 Kilmaurs Road, Edinburgh	81 - 94
5.3	House in Multiple Occupation Licence (Renewal) - Flat 2, 15 Kilmaurs Road, Edinburgh	95 - 110
5.4	House in Multiple Occupation Licence (Renewal) - 40 Macdowall Road, Edinburgh	111 - 120
5.5	House in Multiple Occupation Licence (Renewal) - 2F, 56 Manor Place, Edinburgh	121 - 130
5.6	House in Multiple Occupation Licence (Renewal) - 3F2, 1 Richmond Terrace, Edinburgh	131 - 140
5.7	House in Multiple Occupation Licence (Renewal) - 3F1 , 9 Roseburn Drive, Edinburgh	141 - 152
5.8	House in Multiple Occupation Licence (Renewal) - 3F1, 24 Westhall Gardens, Edinburgh	153 - 162
5.9	Street Trader Licence (New) - Elm Row, Edinburgh	163 - 188
5.10	Second Hand Dealers Licence (New) - Reg Vardy Limited, 1 Bankhead Avenue, Edinburgh	189 - 196

5.11	Second Hand Dealers Licence (New) - Spalding Brown and Co., 93a Station Road, Ratho	197 - 202
5.12	Second Hand Dealers Licence (New) - Midlothian Motor Company Ltd, 28 West Harbour Road, Edinburgh	203 - 208
5.13	Second Hand Dealers Licence (New) - 3 Fernieflat Neuk	209 - 224
5.14	Second Hand Dealers Licence (New) - 107 Glasgow Road	225 - 238
5.15	Short Term Lets Licence (New) - Flat 1, 20 Coburg Street, North Leith, Edinburgh	239 - 254
5.16	Short Term Lets Licence (New) - 80b Colinton Road, Edinburgh	255 - 270
5.17	Short Term Lets Licence (New) - 177 Drum Brae Drive, Clerwood, Edinburgh	271 - 286
5.18	Short Term Lets Licence (New) - 113a Grove Street, Fountainbridge, Edinburgh	287 - 306
5.19	Short Term Lets Licence (New) - Flat 5, 8 Hawkhill Close, Leith, Edinburgh	307 - 322
5.20	Short Term Lets Licence (New) - 45 Lawrie Reilly Place, Edinburgh	323 - 346
5.21	Short Term Lets Licence (New) - 64 Lawrie Reilly Place,	347 - 364

Edinburgh

5.22	Short Term Lets Licence (New) -2f2, 24 Valleyfield Street, Tollcross, Edinburgh	365 - 380
5.23	Short Term Lets Licence (New) 75 Carrick Knowe Avenue	381 - 396
5.24	Short Term Lets Licence (New) - Flat 2, 3 Newhaven Place	397 - 416
5.25	Short Term Lets Licence (New) - Flat 60, 89 Holyrood Road	417 - 448
5.26	Late Hours Catering Licence (New) - 21 Forrest Road	449 - 460

Nick Smith

Service Director – Legal and Assurance

Committee Members

Councillor Joanna Mowat (Convener), Councillor Jack Caldwell, Councillor Denis Dixon, Councillor Margaret Arma Graham, Councillor Martha Mattos Coelho, Councillor Susan Rae, Councillor Neil Ross, Councillor Val Walker and Councillor Norman Work.

Information about the Licensing Sub-Committee

The Licensing Sub-Committee consists of 9 Councillors and usually meets twice a month.

This meeting of the Licensing Sub-Committee is being held virtually by Microsoft Teams.

Further information

If you have any questions about the agenda or meeting arrangements, please contact Taylor Ward, Committee Services, City of Edinburgh Council, Business Centre 2.1, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, email taylor.ward@edinburgh.gov.uk / jacqueline.boyle@edinburgh.gov.uk.

The agenda, minutes and public reports for this meeting and all the main Council committees can be viewed online by going to the Council's online [Committee Library](#).

The views expressed in any letters of representation are not necessarily the views of the City of Edinburgh Council.

Minutes

Licensing Sub-Committee of the Regulatory Committee

9:30am, Tuesday 12 December 2023

Present

Councillors Mowat (Convener), Dixon, Graham, Mattos-Coelho (items 1-6), Osler (substituting for Councillor Ross) (items 1-8) and Work.

1. Resolution to Consider in Private

The Sub-Committee agreed, under Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting for items 2-7 on the grounds that they would involve the disclosure of exempt information as defined in Paragraphs 3, 6, 12 and 14 of Part 1 of Schedule 7A of the Act.

2. Request for Refusal of Landlord Registration

The Sub-Committee considered a request to refuse a Landlord Registration. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

3. Request for Refusal of Landlord Registration

The Sub-Committee considered a request to refuse a Landlord Registration. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

4. Police Request for Suspension or Revocation of Private Hire Driver Licence

The Sub-Committee considered a Police request for suspension or revocation of a Private Hire Driver Licence. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

5. Police Request for Suspension or Revocation of Private Hire Driver Licence

The Sub-Committee considered a Police request for suspension or revocation of a Private Hire Driver Licences. The Head of Regulatory Services and Police Scotland were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – report by the Head of Regulatory Services, submitted)

6. Applications to Grant or Renew Taxi Driver Licences and Private Hire Driver Licences

Details were provided of an application to grant or renew a Taxi Driver or Private Hire Driver Licence. The Head of Regulatory Services, Police Scotland, and applicant were heard.

Decision

To determine the request as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

7. Applications to Vary the Conditions of Taxi or Private Hire Car Licences: Exemption to Policy

The Regulatory Committee had agreed to amend its policy and licensing conditions regarding the age and emissions standards of licenced vehicles in Edinburgh's Taxi and Private Hire Car fleet at its meeting on 16 March 2018.

21 requests had been received for exemptions to this policy. The licence holders, agents and relevant Council officers were heard.

Decision

To determine the requests as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – Regulatory Committee 16 March 2018 (item 1); report by the Head of Regulatory Services, submitted)

8. Objections to TRO/23/12 – Communal Bin Review Phase 4 (Zones 3, 4, 5A, 6, 7, 8)

Committee was asked to consider the objections received during the formal advertisement of Traffic Regulation Order (TRO/23/12) and to determine whether to proceed to make the order since more than six objections were received.

Decision

- 1) To note that the implementation of this Traffic Regulation Order (TRO) is fundamental for the delivery of Phase 4 of the Communal Bin Review (CBR) project.
- 2) To set aside the objections that do not relate to TRO matters, as outlined in Appendices 4 and 5.
- 3) To remove from the final order any promoted restrictions advertised as part of this TRO related to changes proposed on Lochrin Terrace, Brougham Street, Upper Gilmore Place, Leven Terrace and Barclay Terrace.
- 4) As having considered the objections and comments received to the advertised TRO/23/12, approves setting aside the remaining objections and the making of the Order as advertised, with two amendments contained within this report and detailed in Appendix 3.

(Reference – report by the Executive Director of Place, submitted.)

9. Objections to TRO/23/17, Magdala Crescent

Details were provided of the objections received in response to the Statutory Consultation for Traffic Regulation Order (TRO) TRO/23/17, with a recommendation to set aside the objections and make the Order as advertised.

Traffic impacts that arose from the changes would be monitored and proposed mitigations brought forward if the impacts were more significant than predicted.

Decision

- 1) To approve setting aside the 40 objections received to Traffic Regulation Order TRO/23/17 and make the Order as advertised.
- 2) To note the commitment provided within the report by the Executive Director of Place to post-implementation monitoring which should include traffic volumes, traffic composition (i.e. vehicle types) and noise monitoring for Coates Gardens which should continue at regular intervals throughout 2024, this monitoring should be reported back quarterly to the Transport and Environment Committee (via the Business Bulletin).
- 3) To note the commitment given at the Licensing Sub Committee on 12th December 2023 that the continuous footway junctions would be monitored and to commit to also report pedestrian, cyclist and traffic volumes at these junctions to the Transport and Environment Committee along with all incidents on these crossings during the monitoring phase again this can be via the Business Bulletin.

- 4) To recognise that the changes in traffic using the routes through the Crescents over the last 10 years caused by changes in the Network had impacted the Crescents and that the TRO/23/17 responded to a previous TRO, and to commit to arranging a workshop with residents to discuss the results of the monitoring and consider whether further mitigation was needed to address any adverse impacts or to meet the Council's aspirations in the City Mobility Plan. The Crescents comprised: Douglas Crescent, Magdala Crescent, Rosebery Crescent, Coates Gardens, Eglinton Crescent, Lansdowne Crescent, Glencairn Crescent, Grosvenor Crescent and Grosvenor Street.

(Reference – report by the Executive Director of Place, submitted.)

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Minutes

Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday 15 January 2024

Present

Councillors Mowat (Convener), Caldwell (except items 4.26-4.28 and 4.38), Dixon (except items 4.5-4.7), Graham (except item 4.9, 4.28 and 4.38), Mattos Coelho (items 1- 4.22) Ross, Work (from item 4.2-4.38) and Walker (from item 4.23)

1. Minutes

Decision

To approve the minute of the Licensing Sub-Committee of 11 December 2023 as a correct record.

2. Civic Government (Scotland) Act 1982 and Housing (Scotland) Act 2006 – Applications for Miscellaneous Licences

Details were provided of 38 applications for miscellaneous licences. The applicants and their agents were heard.

Decision

To determine the applications as detailed in the Appendix 1 to this minute.

(Reference – Appendix 1, submitted.)

Declarations of Interests

Councillor Graham declared a non-financial interest in item 4.9 – Late Hours Catering Licence (New) – 48 George IV Bridge – as she was an objector to the application. She left the room and took no part in the decision.

Councillor Graham declared a non-financial interest in items 4.28 and 4.38 – Short Term Lets Licence (New) – Flat 8, 7 Simpson Loan and Flat 52, 10 Simpson Loan – Late Hours Catering Licence (New) – 48 George IV Bridge – as she had been in email conversations with a resident and had expressed a view prior to the recent judgement from the judicial review. She left the room and took no part in the decision.

3. Resolution to Consider in Private

The Sub-Committee, agreed under Section 50(A)(4) of the Local Government (Scotland) Act 1973, to exclude the public from the meeting for the following items of business (Item 4) on the grounds that they would involve the disclosure of exempt information as defined in Paragraphs 3, 6, 12 and 14 of Part 1 of Schedule 7(A) of the Act.



4. Applications to Vary conditions of Taxi and Private Hire Car Licences - Exemption to Policy

The Regulatory Committee had agreed to amend its policy and licensing conditions regarding the age and emissions standards of licenced vehicles in Edinburgh's Taxi and Private Hire Car fleet at its meeting on 16 March 2018.

5 requests had been received for exemptions to this policy. The licence holders, agents and relevant Council officers were heard.

Decision

To determine the requests as detailed in the Confidential Schedule, signed by the Convener, with reference to this minute.

(Reference – Regulatory Committee 16 March 2018 (item 1); report by the Head of Regulatory Services, submitted)

APPENDIX 1

Applications for Miscellaneous Licences

House In Multiple Occupation Licence (New)		
4.1	<p>Applicant Dheeraj Kumar / Nasir Ghafoor</p> <p>Premises Flat 8, 182 Greendykes Road</p>	<p>To GRANT the licence for a period of one year subject to the Council's standard conditions for this category of licence and the following further conditions.</p> <ul style="list-style-type: none"> i) The applicant will provide the neighbours within the stairwell with a 24-hour contact number. ii) Officers will carry out an inspection at the property to understand the nature of the rear door complaint
House In Multiple Occupation Licence (Renewal)		
4.2	<p>Licence Holder Bonnie Thistle Ltd</p> <p>Premises 1f1, 7 Coates Place</p> <p>Agent Emma Naylor - Umega Lettings</p>	<ul style="list-style-type: none"> 1) To AGREE to consider the late objection. 2) To GRANT the licence for a period of one year subject to the Council's standard conditions for this category of licence.
4.3	<p>Licence Holder Bonnie Thistle Ltd</p> <p>Premises 1f2, 7 Coates Place</p> <p>Agent Katrin O'Neill - Umega Lettings</p>	<ul style="list-style-type: none"> 1) To AGREE to consider the late objection. 2) To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.
4.4	<p>Licence Holder Bonnie Thistle Ltd</p> <p>Premises 2f1, 7 Coates Place</p>	<ul style="list-style-type: none"> 1) To AGREE to consider the late objection. 2) To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.

	Agent Katrín O'Neill - Umega Lettings	
4.5	Licence Holder Bonnie Thistle Ltd Premises 2f2, 7 Coates Place Agent Katrín O'Neill - Umega Lettings	1) To AGREE to consider the late objection. 2) To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.
4.6	Licence Holder Bonnie Thistle Ltd Premises 3F1, 7 Coates Place Agent Katrín O'Neill - Umega Lettings	1) To AGREE to consider the late objection. 2) To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.
4.7	Licence Holder Bonnie Thistle Ltd Premises 3F2, 7 Coates Place Agent Katrín O'Neill - Umega Lettings	1) To AGREE to consider the late objection. 2) To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.
Street Trader Licence (Renewal)		
4.8	Applicant Mariola Kasprzak Location STREET RECORD 1 Rutland Street	To GRANT the licence subject to the standard conditions for this category of licence.
Late Hours Catering Licence (New)		
4.9	Applicant Sevgan Sitki	To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 30 January 2024 at the request of the agent.

	Location 48 George Iv Bridge	Declaration of Interest Councillor Graham declared an interest (non-financial) on Item 4.9 – Late Hours Catering Licence (New) – 48 George IV Bridge - as she was an objector to the application. She left the room and took no part in the decision.
4.10	Applicant S & W Edin Ltd Manager Muhammad Umar Maqsood Location 9-11 Frederick Street	To GRANT the licence for the hours Monday – Sunday 2300–0500 subject to the standard conditions for this category of licence
4.11	Applicant Rose Street Chippery Limited Manager Raheel Ali Munawar Location 106 Rose Street	To GRANT the licence for the hours Sunday – Thursday 2300-0200 Friday - Saturday 2300 – 0300 subject to the standard conditions for this category of licence.
4.12	Applicant Ammar Othman Location 21 Forest Road	To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 29 January 2024 at the request of the agent.
Late Hours Catering Licence (Renewal)		
4.13	Applicant Qaiser Ali Location 27 Grassmarket	To GRANT the licence for the hours Monday to Sunday 2300-0200 subject to the standard conditions for this category of licence.

Late Hours Catering Licence (Variation)

4.14	<p>Applicant Kaiser Ali</p> <p>Location 27 Grassmarket</p>	To GRANT the licence for the hours Monday to Sunday 2300-0500 subject to the standard conditions for this category of licence and a further condition that no hot food is to be sold after 0100 Sunday to Thursday and after 0200 on a Friday and Saturday.
-------------	--	--

Second Hand Dealer Licence (New)

4.15	<p>Applicant Lomond Motors (East) Limited</p> <p>Location 4 Bankhead Drive Edinburgh</p>	To GRANT the licence subject to the Council's standard conditions for this category of licence.
4.16	<p>Applicant MIRIY Ltd</p> <p>Manager Yazan Miri</p> <p>Location 3 Fernieflat Neuk</p>	To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 29 January 2024 to allow the applicant to attend.
4.17	<p>Applicant Evans Halshaw Ltd</p> <p>Manager Thomas McNally</p> <p>Location 2 Cultins Road</p>	To GRANT the licence subject to the Council's standard conditions for this category of licence.
4.18	<p>Applicant Motorchoice (Scotland) Ltd</p> <p>Manager James Alexander Henderson</p> <p>Location 107 Glasgow Road</p>	To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 29 January 2024 to allow the applicant to attend.

4.19	Applicant Jason Singh	To GRANT the licence subject to the Council's standard conditions for this category of licence.
4.20	Applicant Alistair Mackinnon Location Unit 4, 2 Clockmill Lane	To GRANT the licence subject to the Council's standard conditions for this category of licence.
Short Term Lets Licence (New)		
4.21	Applicant Sean Greenhorn Premises Flat 2, 3 Newhaven Place	To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 29 January 2024 to allow the applicant to attend. PART HEARD
4.22	Applicant Abbey Dougall Premises Flat 59, 89 Holyrood Road	To GRANT the licence subject to the Council's standard conditions for this category of licence.
4.23	Applicant Calum Bryson Thomson Premises 1f2, 12 Hart Street	To GRANT the licence subject to the Council's standard conditions for this category of licence.
4.24	Applicant Natalie Roberta Frendo-Cumbo Premises PF1, 19 Dean Bank Lane	To GRANT the licence for a period of six months subject to the Council's standard conditions for this category of licence.
4.25	Applicant Patricia Watson Premises 10 Nether Craigwell	To GRANT the licence subject to the Council's standard conditions for this category of licence.

<p>4.26</p>	<p>Applicant Sarah Vivien Fleming Premises 4 Avondale Place</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>4.27</p>	<p>Applicant Clare Curle Lamont Premises 26 Collins Place</p>	<p>1) To AGREE to consider the late objection. 2) To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>4.28</p>	<p>Applicant David Beare Premises Flat 8, 7 Simpson Loan</p>	<p>To GRANT the licence for a period of six months subject to the Council's standard conditions for this category of licence. (on a division) See note 1 below Declaration of Interest Councillor Graham declared an interest (non-financial) in respect of the above item - as a councillor who has been in discussion with residents regarding the application. She left the room and took no part in the decision.</p>
<p>4.29</p>	<p>Applicant John Whybrow Premises 75 Carrick Knowe Avenue</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 29 January 2024 to allow the applicant to attend.</p>
<p>4.30</p>	<p>Applicant Grant McGowan Premises 3f1, 35 Salamander Place</p>	<p>To GRANT the licence for a period of six months subject to the Council's standard conditions for this category of licence.</p>
<p>4.31</p>	<p>Applicant Cedric Pastorelli Premises Flat 3, 3 Carmichael Place</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>

<p>4.32</p>	<p>Applicant Antonis Demetriou</p> <p>Manager Alexander Limpert</p> <p>Premises Flat 14, 6 Hatters Lane</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>4.33</p>	<p>Applicant Rupert Pitt</p> <p>Premises 18 York Road</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>4.34</p>	<p>Applicant Elton Jose Gomes Dos Santos</p> <p>Premises Flat 1, 3 Gentle's Entry</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>4.35</p>	<p>Applicant Gabriele Caracciolo</p> <p>Premises Flat 1, 8 Hawkhill Close</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>4.36</p>	<p>Applicant Thorbjorn Waal Lundsgaard</p> <p>Premises Flat 60, 89 Holyrood Road</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 29 January 2024 to allow the applicant to attend.</p>
<p>4.37</p>	<p>Applicant Brian Ramsay Thomson</p> <p>Premises Flat 2, 5 Western Harbour Way</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence</p>

4.38	<p>Applicant Carina Krage Sevnsen</p> <p>Premises Flat 52, 10 Simpson Loan</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p> <p>Declaration of Interest</p> <p>Councillor Graham declared an interest (non-financial) in respect of the above item - as a councillor who has been in discussion with residents regarding the application. She left the room and took no part in the decision.</p>
End of Business		

Note 1

Short Term Lets Licence (New) – Flat 8, 7 Simpson Loan

Motion

To grant the licence for a period of six months subject to the Council's standard conditions for this category of licence.

- moved by Councillor Mowat, seconded by Councillor Walker

Amendment

To grant the licence for a period of 1 year subject to the Council's standard conditions for this category of licence.

- moved by Councillor Ross, seconded by Councillor Work

Voting

For the motion - 3 votes

For the amendment - 2 votes

(For the motion – Councillors Dixon, Mowat and Walker

For the amendment – Councillors Ross and Work

Decision

To **GRANT** the licence for a period of 6 months subject to the Council's standard conditions for this category of licence.

Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday, 29 January 2024

Application for House in Multiple Occupation Licence – 5 (2F1) Valleyfield Street

Executive/routine

Wards

Ward 11 – City Centre

Council Commitments

N/A

Executive Summary

An application for a new House in Multiple Occupation ('HMO') Licence has been received for a property at 5 (2F1) Valleyfield Street, Edinburgh.

The applicant requests an exemption from policy. The report sets out relevant sections of the policy background which should be considered when determining this application.

Andrew Mitchell

Head of Regulatory Services

Contact: Andrew Mitchell, Head of Regulatory Services

E-mail andrew.mitchell@edinburgh.gov.uk | Tel: 0131 529 4042

Application for House in Multiple Occupation Licence – 5 (2F1) Valleyfield Street

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 notes the contents of this report; and
 - 1.1.2 determines the application and the request for exemption, and, if granted, attaches standard conditions to the licence.

2. Background

- 2.1 The requirement to hold a House in Multiple Occupation ('HMO') Licence is set out in the Housing (Scotland) Act 2006 ('the Act'). The procedures for processing such applications and considering objections etc. are set out in the Act.
- 2.2 The Housing (Scotland) Act 1987 introduced the concept of the 'tolerable standard', which all homes must meet in order to be considered fit for habitation. Subsequent Acts incorporated and made amendments the requirements.
- 2.3 The Committee can add reasonable conditions as it sees fit, if it is minded to grant the licence.

3. Main report

- 3.1 An application (Appendix 1) for the grant of an HMO Licence for a property for three persons has been received from Karen Campbell. The property at 5 (2F1) Valleyfield Street has previously been an HMO licensed for three people for several years, but the licence was allowed to lapse and thus this is a new application.
- 3.2 The applicant requests an exemption from policy (Appendix 2) with respect to the 'tolerable standard' requirements for three person occupancy noted at 3.3 below and points noted in the attached Appendix 3. The property was previously licensed as an HMO for three people, having been assessed against the standard that applied at the date of initial licensing. Policy allows this to continue to be the relevant standard for any continuation of the licence, and it is only when there is any break in the licensing of the property that the current assessment criteria ('Tolerable standard') become the legally required standard.

- 3.3 'Tolerable standard' criteria specify the minimum requirements for a HMO property for three persons. As a result of this application the property was inspected by Council officers regarding its suitability for use as an HMO for three persons. The 'Tolerable standard' requirements are not met with respect to the dimensions of one of the bedrooms (Appendix 3).
- 3.4 It is recommended that the Committee considers this application and the request for exemption. The Committee may wish to consider whether it would be appropriate to agree exemption from policy and grant a licence for a three person HMO which does not fully comply with Tolerable Standard requirements.
- 3.5 After hearing from the Executive Director of Place or his representative regarding this report, it is recommended that members of the Committee then hear from the applicant. The applicant or their representative have been invited to the Committee.

4 Measures of success

- 4.1 Not relevant, as decisions on individual licences must be considered on their own merits.

5 Financial impact

- 5.1 All associated costs are contained within the existing Licensing budget.

6 Risk, policy, compliance and governance impact

- 6.1 The process outlined takes account of the relevant statutory provisions.
- 6.2 The applicant has a right of appeal against any decision made. The appeal would be made to the Sheriff Court.

7 Equalities impact

- 7.1 There is no equalities impact arising from the contents of this report.

8 Sustainability impact

- 8.1 There is no environmental impact arising from the contents of this report.

9 Consultation and engagement

- 9.1 None.

10 Background reading/external references

10.1

11 Appendices

11.1 Appendix 1 – application form

11.2 Appendix 2 – email from applicant requesting exemption from policy

11.3 Appendix 3 – letter dated 16 November 2023

11.4 Appendix 4 – floor plan

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday, 29 January 2024

Application for House in Multiple Occupation Licence – 3f1, 32 Great Junction Street

Executive/routine

Wards

Ward 13 – Leith

Council Commitments

N/A

Executive Summary

An application for a new House in Multiple Occupation ('HMO') Licence has been received for a property at 3F1, 32 Great Junction Street.

The applicant requests an exemption from policy. The report sets out relevant sections of the policy background which should be considered when determining this application.

Andrew Mitchell

Head of Regulatory Services

Contact: Andrew Mitchell, Head of Regulatory Services

E-mail andrew.mitchell@edinburgh.gov.uk | Tel: 0131 529 4042

Application for House in Multiple Occupation Licence – 3f1, 32 Great Junction Street

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 notes the contents of this report; and
 - 1.1.2 determines the application and the request for exemption, and, if granted, attaches standard conditions to the licence.

2. Background

- 2.1 The requirement to hold a House in Multiple Occupation ('HMO') Licence is set out in the Housing (Scotland) Act 2006 ('the Act'). The procedures for processing such applications and considering objections etc. are set out in the Act.
- 2.2 The Housing (Scotland) Act 1987 introduced the concept of the 'tolerable standard', which all homes must meet in order to be considered fit for habitation. Subsequent Acts incorporated and made amendments the requirements.
- 2.3 The Committee can add reasonable conditions as it sees fit, if it is minded to grant the licence.

3. Main report

- 3.1 An application (Appendix 1) for the grant of an HMO Licence for a property for three persons has been received from Caoimhe Solley. The property at 3f1, 32 Great Junction Street has previously been an HMO licensed for three people since 2008, but the property was recently transferred to the previous licence holder's daughter's and thus this is a new application.
- 3.2 The applicant requests an exemption from policy (Appendix 2) with respect to the 'tolerable standard' requirements for three person occupancy noted at 3.3 below and points noted in the attached Appendix 3. The property was previously licensed as an HMO for three people, having been assessed against the standard that applied at the date of initial licensing. Policy allows this to continue to be the relevant standard for any continuation of the licence, and it is only when there is

any break in the licensing of the property that the current assessment criteria ('Tolerable standard') become the legally required standard.

- 3.3 'Tolerable standard' criteria specify the minimum requirements for a HMO property for three persons. As a result of this application the property has been inspected by Council officers regarding its suitability for use as an HMO for three persons. The 'Tolerable standard' requirements are not met with respect to the dimensions of Bedrooms 1 and 2 (Appendix 3).
- 3.4 It is recommended that the Committee considers this application and the request for exemption. The Committee may wish to consider whether it would be appropriate to agree exemption from policy and grant a licence for a three person HMO which does not fully comply with Tolerable Standard requirements.
- 3.5 After hearing from the Executive Director of Place or his representative regarding this report, it is recommended that members of the Committee then hear from the applicant. The applicant or their representative have been invited to address the Committee.

4 Measures of success

- 4.1 Not relevant, as decisions on individual licences must be considered on their own merits.

5 Financial impact

- 5.1 All associated costs are contained within the existing Licensing budget.

6 Risk, policy, compliance and governance impact

- 6.1 The process outlined takes account of the relevant statutory provisions.
- 6.2 The applicant has a right of appeal against any decision made. The appeal would be made to the Sheriff Court.

7 Equalities impact

- 7.1 There is no equalities impact arising from the contents of this report.

8 Sustainability impact

- 8.1 There is no environmental impact arising from the contents of this report.

9 Consultation and engagement

9.1 None.

10 Background reading/external references

10.1

11 Appendices

11.1 Appendix 1 – application form

11.2 Appendix 2 – email from applicant requesting exemption from policy

11.3 Appendix 3 - report on inspection carried out on 28 September 2023

11.4 Appendix 4 – plans of property

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday, 29 January 2024

Application for House in Multiple Occupation Licence – 2F1, 10 West Preston Street

Executive/routine

Wards

Ward 15 – Southside/Newington

Council Commitments

N/A

Executive Summary

An application for a new House in Multiple Occupation ('HMO') Licence has been received for a property at 2F1, 10 West Preston Street.

The applicant requests an exemption from policy. The report sets out relevant sections of the policy background which should be considered when determining this application.

Andrew Mitchell

Head of Regulatory Services

Contact: Andrew Mitchell, Head of Regulatory Services

E-mail andrew.mitchell@edinburgh.gov.uk | Tel: 0131 529 4042

Application for House in Multiple Occupation Licence – 2F1, 10 West Preston Street

1. Recommendations

- 1.1 It is recommended that the Committee:
 - 1.1.1 notes the contents of this report; and
 - 1.1.2 determines the application and the request for exemption, and, if granted, attaches standard conditions to the licence.

2. Background

- 2.1 The requirement to hold a House in Multiple Occupation ('HMO') Licence is set out in the Housing (Scotland) Act 2006 ('the Act'). The procedures for processing such applications and considering objections etc. are set out in the Act.
- 2.2 The Housing (Scotland) Act 1987 introduced the concept of the 'tolerable standard', which all homes must meet in order to be considered fit for habitation. Subsequent Acts incorporated and made amendments the requirements.
- 2.3 The Committee can add reasonable conditions as it sees fit, if it is minded to grant the licence.

3. Main report

- 3.1 An application (Appendix 1) for the grant of an HMO Licence for a property for four persons has been received from Susan Williamson and Brian Williamson. The property at 2F1, 10 West Preston Street has previously been an HMO licensed for four people for several years, but the licence was allowed to lapse and thus this is a new application.
- 3.2 The applicant requests an exemption from policy (Appendix 2) with respect to the 'tolerable standard' requirements for four person occupancy noted at 3.3 below and points noted in the attached Appendix 3. The property was previously licensed as an HMO for four people, having been assessed against the standard that applied at the date of initial licensing. Policy allows this to continue to be the relevant standard for any continuation of the licence, and it is only when there is any break in the

licensing of the property that the current assessment criteria ('Tolerable standard') become the legally required standard.

- 3.3 'Tolerable standard' criteria specify the minimum requirements for a HMO property for four persons. As a result of this application the property has been inspected by Council officers regarding its suitability for use as an HMO for four persons. The 'Tolerable standard' requirements are not met with respect to the dimensions of Bedrooms 1, 2 and 3 (Appendix 3).
- 3.4 It is recommended that the Committee considers this application and the request for exemption. The Committee may wish to consider whether it would be appropriate to agree exemption from policy and grant a licence for a four person HMO which does not fully comply with Tolerable Standard requirements.
- 3.5 After hearing from the Executive Director of Place or his representative regarding this report, it is recommended that members of the Committee then hear from the applicant. The applicant or their representative have been invited to address the Committee.

4 Measures of success

- 4.1 Not relevant, as decisions on individual licences must be considered on their own merits.

5 Financial impact

- 5.1 All associated costs are contained within the existing Licensing budget.

6 Risk, policy, compliance and governance impact

- 6.1 The process outlined takes account of the relevant statutory provisions.
- 6.2 The applicant has a right of appeal against any decision made. The appeal would be made to the Sheriff Court.

7 Equalities impact

- 7.1 There is no equalities impact arising from the contents of this report.

8 Sustainability impact

- 8.1 There is no environmental impact arising from the contents of this report.

9 Consultation and engagement

9.1 None.

10 Background reading/external references

10.1 None.

11 Appendices

11.1 Appendix 1 – application form

11.2 Appendix 2 – email from applicant requesting exemption from policy

11.3 Appendix 3 - report on inspection carried out on 21 April 2023

11.4 Appendix 4 – plans of property

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Agenda Item 5.1

LICENSING REF NO: 497990

ITEM NO

HMO
NEW

APPLICANT DETAILS:	NAME	Calait Limited
	AGENT	Ms Charlotte Gray, Professional Property Letting Ltd
	LODGING AGENT	Professional Property Letting Ltd
PREMISES ADDRESS		70a Kingston Avenue, Inch, Edinburgh, EH16 5SW
CONDITIONS APPLIED FOR		Maximum Occupants - 4
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		SATISFACTORY
REPRESENTATIONS RECEIVED		Alex Bell & Angela Goldberger James Brennan Martin Lawn & Jenny Ozga Charles Ramirez & Helen Kalamuniak James Che & Yvonne Che
DETERMINATION DATE		21 April 2024
RENEWAL DATE		1 YEAR FROM DATE OF GRANT
NOTES:		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Agenda Item 5.2

LICENSING REF NO: 505105

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Kerloch Ltd
	AGENT	Ms Charlotte Gray, Professional Property Letting Ltd
	LODGING AGENT	Professional Property Letting Ltd
PREMISES ADDRESS		Flat 1, 15 Kilmaurs Road, Prestonfield, Edinburgh, EH16 5DA
CONDITIONS APPLIED FOR		Maximum Occupants - 4
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		SATISFACTORY
REPRESENTATIONS RECEIVED		Ms Sandra Brett & Mr Brian Carlin
DETERMINATION DATE		26 July 2024
RENEWAL DATE		7 August 2026
NOTES: Late objection, reasons provided		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Agenda Item 5.3

LICENSING REF NO: 505162

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Kerloch Ltd
	AGENT	Ms Charlotte Gray, Professional Property Letting Ltd
	LODGING AGENT	Professional Property Letting Ltd
PREMISES ADDRESS		Flat 2, 15 Kilmaurs Road, Prestonfield, Edinburgh, EH16 5DA
CONDITIONS APPLIED FOR		Maximum Occupants - 3
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		SATISFACTORY
REPRESENTATIONS RECEIVED		Ms Sandra Brett & Mr Brian Carlin
DETERMINATION DATE		26 July 2024
RENEWAL DATE		7 August 2026
NOTES: Late objection, reasons provided		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Agenda Item 5.4

LICENSING REF NO: 503208

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS: NAME AGENT LODGING AGENT	Mr George Walter Gow
PREMISES ADDRESS	40 Macdowall Road, Edinburgh, EH9 3EF
CONDITIONS APPLIED FOR	Maximum Occupants - 3
24 HOUR CONTACT NUMBER	SATISFACTORY
NOTICE OF APPLICATION	SATISFACTORY
REPRESENTATIONS RECEIVED	Dr John G Byatt-Smith & Mrs K Frances Byatt-Smith
DETERMINATION DATE	29 June 2024
RENEWAL DATE	1 YEAR FROM DATE OF GRANT
NOTES: Late objection, reasons outlined in the objection PRS recommend 1 year licence due to gaps in certification.	

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Agenda Item 5.5

LICENSING REF NO: 514478

ITEM NO

HMO
RENEWAL

APPLICANT DETAILS:	NAME	Mr Hamish Wolfe
	AGENT	Mrs Elspeth Rae, Bruce Rae Ltd
	LODGING AGENT	Bruce Rae Ltd
PREMISES ADDRESS		2f, 56 Manor Place, Edinburgh, EH3 7EH
CONDITIONS APPLIED FOR		Maximum Occupants - 3
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		SATISFACTORY
REPRESENTATIONS RECEIVED		Mr Ross Bonallo
DETERMINATION DATE		26 October 2024
RENEWAL DATE		1 YEAR FROM DATE OF GRANT
NOTES: Late objection, reasons provided PRS recommend 1 year licence due to gaps in certification		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Agenda Item 5.6

LICENSING REF NO: 516447

ITEM NO

**HMO
RENEWAL**

APPLICANT DETAILS:	NAME	Mrs Celia McLean & Mr Christopher McLean
	AGENT	Mr Stephen Coyle, Cullen Property Limited
	LODGING AGENT	Cullen Property Limited
PREMISES ADDRESS		3f2, 1 Richmond Terrace, Edinburgh, EH11 2BY
CONDITIONS APPLIED FOR		Maximum Occupants - 3
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		SATISFACTORY
REPRESENTATIONS RECEIVED		Mr Andrew Thompson
DETERMINATION DATE		23 November 2024
RENEWAL DATE		30 November 2026
NOTES: Response letter received from Agent		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Agenda Item 5.7

LICENSING REF NO: 504938

ITEM NO

HMO
RENEWAL

APPLICANT DETAILS:	NAME	JAR Properties
	AGENT	Mr Andrew Ramponi
	LODGING AGENT	
PREMISES ADDRESS		3f1, 9 Roseburn Drive, Edinburgh, EH12 5NR
CONDITIONS APPLIED FOR		Maximum Occupants - 4
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		SATISFACTORY
REPRESENTATIONS RECEIVED		Ms Frances Bradley & Mr Christopher McAuley
DETERMINATION DATE		24 July 2024
RENEWAL DATE		1 YEAR FROM DATE OF GRANT
NOTES: Late objection, reasons provided PRS recommend 1 year licence due to gaps in certification		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

Agenda Item 5.8

LICENSING REF NO: 506368

ITEM NO

HMO
RENEWAL

APPLICANT DETAILS:	NAME	WF Property Investments Ltd
	AGENT	Mr William Adams, Sandstone UK Property Management Solutions Ltd
	LODGING AGENT	Sandstone UK Property Management Solutions Ltd
PREMISES ADDRESS		3f1, 24 Westhall Gardens, Edinburgh, EH10 4JQ
CONDITIONS APPLIED FOR		Maximum Occupants - 5
24 HOUR CONTACT NUMBER		SATISFACTORY
NOTICE OF APPLICATION		SATISFACTORY
REPRESENTATIONS RECEIVED		Ms Iona MacDougall
DETERMINATION DATE		16 August 2024
RENEWAL DATE		18 August 2026
NOTES:		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 504429

ITEM NO

STREET TRADER LICENCE

New

APPLICANT DETAILS: NAME MANAGER	Ms Natalie Sinclair
PREMISES ADDRESS	Elm Row, Broughton, Edinburgh
CONDITIONS RECOMMENDED	Standard Conditions
REPRESENTATIONS RECEIVED	Roads – Objection Public Objection x 5 <ul style="list-style-type: none"> - C. and K. Kshetri - S. Hailwood and T. Blenkinsopp - E. Erdal - Leith Central CC - M. Start
REASON FOR BEING CALLED TO COMMITTEE	Public Objections x 5 Roads Objection
DETERMINATION DATE	17/4/24
NOTES: Continued – Committee 11.12.23 Applicant’s response to objections is included in papers.	

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 514469

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	Reg Vardy Limited Mr James Paul Robertson
PREMISES ADDRESS		1 Bankhead Avenue, Edinburgh, EH11 4AA
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement Team
REASON FOR BEING CALLED TO COMMITTEE		To consider representation from Licensing Enforcement
DETERMINATION DATE		27/07/24
NOTES:		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 504783

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	Mr Ian Murray Spalding Brown Mr Lewis Ian Spalding Brown
PREMISES ADDRESS		93a Station Road, Ratho, EH28 8QT
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		To consider representation from Licensing Enforcement
DETERMINATION DATE		05/06/24
NOTES:		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 504839

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

<p>APPLICANT DETAILS: MANAGER</p>	<p>NAME</p>	<p>Midlothian Motor Company Ltd Mr Michal Bartoszek</p>
<p>PREMISES ADDRESS</p>		<p>28 West Harbour Road, Granton, Edinburgh, EH5 1PS</p>
<p>CONDITIONS RECOMMENDED</p>		<p>Standard Conditions</p>
<p>REPRESENTATIONS RECEIVED</p>		<p>Licensing Enforcement Team</p>
<p>REASON FOR BEING CALLED TO COMMITTEE</p>		<p>To consider representation from Licensing Enforcement</p>
<p>DETERMINATION DATE</p>		<p>24/05/2024</p>
<p>NOTES:</p>		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 505100

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	MIRIY LTD Mr Yazan Miri
PREMISES ADDRESS	3 Fernieflat Neuk, Calders, Edinburgh, EH11 4NJ	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Licensing Enforcement	
REASON FOR BEING CALLED TO COMMITTEE	Licensing Enforcement Representation	
DETERMINATION DATE	28/04/2024	
<p>NOTES:</p> Additional information provided by applicant is included in papers.		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 504952

ITEM NO

**SECOND HAND DEALERS
LICENCE**

New

APPLICANT DETAILS: MANAGER	NAME	Motorchoice (Scotland) Ltd Mr James Alexander Henderson
PREMISES ADDRESS		107 Glasgow Road, Edinburgh, EH12 8LH
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement
REASON FOR BEING CALLED TO COMMITTEE		Licensing Enforcement Representation
DETERMINATION DATE		25/04/2024
NOTES: 		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 507677

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Gary Peaston
PREMISES ADDRESS		Flat 1, 20 Coburg Street, North Leith, Edinburgh, EH6 6HL
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Public objection x 1 - E Park
REASON FOR BEING CALLED TO COMMITTEE		To consider public objection
DETERMINATION DATE		04/09/2024
NOTES: Existing Host, Home Letting and Home Sharing, 2 guests, 1 bedroom		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 508811

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Paul Robert Knott-Smith
PREMISES ADDRESS	80b Colinton Road, Edinburgh, EH14 1DD	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public objection x 1 - A McRae	
REASON FOR BEING CALLED TO COMMITTEE	To consider public objection	
DETERMINATION DATE	15/09/2024	
NOTES: Existing Host, Home Sharing, 4 guests, 2 bedrooms		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 515106

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Samiul Haque
PREMISES ADDRESS		177 Drum Brae Drive, Clerwood, Edinburgh, EH4 7SN
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Public objections x 2 - S Spence - D Brunton
REASON FOR BEING CALLED TO COMMITTEE		To consider public objections
DETERMINATION DATE		19/08/2024
NOTES: New Host, Home Letting, 3 guests, 2 bedrooms		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 496918

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Cullain Property Management Limited Mr Peter John Kennedy
PREMISES ADDRESS		113a Grove Street, Fountainbridge, Edinburgh, EH3 8AB
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		1 x public objection - D. Gospodinov
REASON FOR BEING CALLED TO COMMITTEE		To consider public objection
DETERMINATION DATE		03/04/2024
<p>NOTES: Existing Host, Secondary let, 6 guests, 3 bedrooms Planning permission granted upon appeal; inspection satisfactory; no objections from the Fire Safety Team Objection received late - reasons for lateness stated within objection</p>		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 509175

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Steven Anthony Wardlaw Mr Barry Burton
PREMISES ADDRESS	Flat 5, 8 Hawkhill Close, Leith, Edinburgh, EH7 6FE	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public objection x 1 - A. Hastings	
REASON FOR BEING CALLED TO COMMITTEE	To consider public objection	
DETERMINATION DATE	21/09/24	
NOTES: Existing Host, Secondary Letting, 4 guests, 2 bedrooms Planning application awaiting assessment, Inspection satisfactory.		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 509216

ITEM NO

SHORT TERM LETS LICENCE

New

<p>APPLICANT DETAILS: MANAGER</p>	<p>NAME</p>	<p>Ms Lucy Harwood</p>
<p>PREMISES ADDRESS</p>		<p>45 Lawrie Reilly Place, Edinburgh, EH7 5EU</p>
<p>CONDITIONS RECOMMENDED</p>		<p>Standard Conditions</p>
<p>REPRESENTATIONS RECEIVED</p>		<p>Public objection</p> <ul style="list-style-type: none"> - L McPherson <p>Letters of support</p> <ul style="list-style-type: none"> - C Jamieson - K Stevenson - P Johnson - S McGahey & R Maclean - S Nakai & W Kraan
<p>REASON FOR BEING CALLED TO COMMITTEE</p>		<p>To consider public objection x 1 and letters of support x 5</p>
<p>DETERMINATION DATE</p>		<p>21/09/24</p>
<p>NOTES: Existing Host, Home Sharing, 2 guests, 1 bedroom Objection received late – reasons for lateness included within the objection, objector's address provided and added to papers; Site Notice displayed between 21/09/23 – 12/10/23 Letters of support received in response to the objection. Map received from applicant in response to the objection added to papers.</p>		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 507655

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mrs Fiona Hunt
PREMISES ADDRESS		64 Lawrie Reilly Place, Edinburgh, EH7 5EU
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		1 x public objection - L McPherson
REASON FOR BEING CALLED TO COMMITTEE		To consider public objection
DETERMINATION DATE		02/09/24
<p>NOTES: Existing Host, Home Sharing, 2 guests, 1 bedroom Objection received late – reasons for lateness stated within objection. Objector's address received and added to papers. Site Notice displayed between 03/09/23 – 24/09/23.</p>		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 516173

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Cameron Dunn
PREMISES ADDRESS	2f2, 24 Valleyfield Street, Tollcross, Edinburgh, EH3 9LR	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public objection x 1 - T Halliday	
REASON FOR BEING CALLED TO COMMITTEE	To consider public objection	
DETERMINATION DATE	21/08/2024	
NOTES: New Host, Home Letting and Home Sharing, 4 guests 2 bedrooms		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 508066

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	John Whybrow
PREMISES ADDRESS		75 Carrick Knowe Avenue, Carrick Knowe, Edinburgh, EH12 7DE
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Public objection x 1 - M. Cowan
REASON FOR BEING CALLED TO COMMITTEE		To consider public objection x 1
DETERMINATION DATE		08/06/24
<p>NOTES: home sharing, new host, 2 guests, 1 bedroom Site notice was displayed between 27/10/2023 - 17/11/2023 - objection lodged timeously Applicant's response to objection included in the papers.</p>		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 500920

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Sean Greenhorn
PREMISES ADDRESS	Flat 2, 3 Newhaven Place, Newhaven, Edinburgh, EH6 4TW	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public Objection x 2 - K&G Burgess - L&G Robertson	
REASON FOR BEING CALLED TO COMMITTEE	Public Objection x 2	
DETERMINATION DATE	31/05/2024	

NOTES: home sharing, existing host, 1 bedroom, 2 guests

Site notice was displayed 08/09/23-29/09/23 – objections were lodged timeously.

Further information in support of the objection was provided by G. Burgess 30/10/2023 (included in papers).

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 508830

ITEM NO

SHORT TERM LETS LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Thorbjørn Waal Lundsgaard
PREMISES ADDRESS	Flat 60, 89 Holyrood Road, Old Town, Edinburgh, EH8 8BA	
CONDITIONS RECOMMENDED	Standard Conditions	
REPRESENTATIONS RECEIVED	Public Objection x 5 <ul style="list-style-type: none"> - C. White - G. Abel - N. Colegrove - R. Enoch - R. Stobie 	
REASON FOR BEING CALLED TO COMMITTEE	To consider public objection x 5	
DETERMINATION DATE	15/06/2024	
<p>NOTES: Home letting, new host, 1 guest, 1 bedroom (initially application lodged for 5 guests) Applicant's comments and responses to objections are included in the papers. Site Notice was displayed between 18/09/2023 – 10/10/2023 – confirmation of display included in the papers.</p>		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank

LICENSING REF NO: 506177

ITEM NO

LATE HOURS CATERING LICENCE

New

APPLICANT DETAILS: MANAGER	NAME	Mr Ammar Othman Mr Ammar Othman
PREMISES ADDRESS		21 Forrest Road, Edinburgh, EH1 2QH
CONDITIONS RECOMMENDED		Standard Conditions
REPRESENTATIONS RECEIVED		Licensing Enforcement Public Objection – Old Town CC
REASON FOR BEING CALLED TO COMMITTEE		To consider Licensing Enforcement Representation and Public Objection
DETERMINATION DATE		14/05/2024
<p>NOTES:</p> <p>Applicant’s comments regarding neighbour consent are included in papers.</p>		

This page is intentionally left blank

by virtue of paragraph(s) 3, 6, 12, 14 of Part 1 of Schedule 7A
of the Local Government(Scotland) Act 1973.

Document is Restricted

This page is intentionally left blank