

Licensing Sub-Committee of the Regulatory Committee

9.30am, Monday 13 November 2023

Present

Councillors Mowat (Convener), Caldwell, Graham, Mattos Coelho (items 5.1 onwards) Rae (with the exception of items 6.20 -6.23), Ross and Work (with the exception of item 6.23 and item 6.24)

1. Minutes

Decision

- 1) To approve the minute of the Licensing Sub-Committee of 10 October 2023 as a correct record.
- 2) To approve the minute of the Licensing Sub-Committee of 13 October 2023 as a correct record.

2. Parades and Processions – November 2023

a) Edinburgh's Hogmanay Torchlight Procession – 29 December 2023

Details were provided of a proposed parade, "Edinburgh's Hogmanay Torchlight Procession" to be held on 29 December 2023. The relevant Council officers and Police Scotland were heard.

Decision

To make an Order in respect of the proposed "Edinburgh's Hogmanay Torchlight Procession" to be held on 29 December 2023, applying the Council's general conditions for parades and marches and the further conditions listed:

- 1) The parade shall proceed in accordance with the route and times specified in the Notices of Proposal
- 2) The organiser will adhere to the recommendations of the Events Planning and Operations Group.
- 3) The proposed conditions recommended by the Council's Regulatory Services Manager shall be applied.

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

3. Application for House in Multiple Occupation Licence (NEW) – 59 (pf2) Morningside Road Edinburgh

The Sub-Committee considered an application for a House in Multiple Occupation Licence for property at 59 (pf2) Morningside Road Edinburgh

Decision

To agree the exemption request as set out in section 3 of the report by the Head of Regulatory Services and thereafter grant the licence for a period of three years subject to the Council's standard conditions for this category of licence.

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

4. Application for House in Multiple Occupation Licence (NEW) - 98 (3f1) Marchmont Crescent Edinburgh

The Sub-Committee considered an application for a House in Multiple Occupation Licence for property at 98 (3f1) Marchmont Crescent.

Decision

To agree the exemption request as set out in section 3 of the report by the Head of Regulatory Services and thereafter grant the licence for a period of three years subject to the Council's standard conditions for this category of licence.

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

5. Request for Consideration of Landlord Registration

The Sub-Committee received a Request for a Consideration of Landlord Registration

Decision

To continue consideration of the Request for a Consideration of Landlord Registration to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.

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

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

Details were provided of 55 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 – list of applications, submitted.)

APPENDIX 1

Applications for Miscellaneous Licences

Street Trader Licence (New)		
6.1	<p>Applicant Kylie McCole</p> <p>Location Street Record 23 Roseburn Sreet</p>	<p>1) To GRANT the licence subject to the standard conditions for this category of licence and the following further conditions.</p> <p style="margin-left: 40px;">i) The truck will only be in operation on the dates a TTRO is in place to close Roseburn Street, for events being held at Murrayfield Stadium.</p> <p style="margin-left: 40px;">ii) The terminal hour for trading will be 2200 hours.</p> <p>2) To AGREE the applicant would submit an up to date layout plan showing the siting of the truck relative to the adjacent building.</p> <p>NOTE: Councillor Work requested that his dissent be recorded to this decision.</p>
6.2	<p>Applicant Natalie Sinclair</p> <p>Location Elm Row</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow officers to complete a site visit.</p> <p>PART HEARD</p>
Late Hours Catering Licence (New)		
6.3	<p>Applicant Edmondo Ferri</p> <p>Location 2 Antigua Street Edinburgh</p>	<p>To GRANT the licence for the hours Sunday-Thursday 1200-0200 and Friday–Saturday 1200-0300 subject to the standard conditions for this category of licence.</p>
6.4	<p>Applicant Tanzeelah Jaffar</p> <p>Location 11 Cowgatehead, Edinburgh</p> <p>Agent Alistair Macdonald</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 at the request of the agent to allow the applicant to attend.</p>

<p>6.5</p>	<p>Applicant Nabeel Khan Location 119 Dundee Street</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>Second Hand Dealer Licence (New)</p>		
<p>6.6</p>	<p>Applicant We Buy Any Car Limited Manager Brett Stoner Location Asda, 2 Sandpiper Drive, Edinburgh</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>6.7</p>	<p>Applicant We Buy Any Car Limited Manager Brett Stoner Location 30 New Swanston</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>6.8</p>	<p>Applicant We Buy Any Car Limited Manager Brett Stoner Location 66 Bankhead Drive</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>6.9</p>	<p>Applicant We Buy Any Car Limited Manager Brett Stoner Location Craigleith Retail Park South Groathill Avenue</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>

<p>6.10</p>	<p>Applicant We Buy Any Car Limited</p> <p>Manager Brett Stoner</p> <p>Location Fort Kinnaird Retail Park</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>6.11</p>	<p>Applicant Arnold Clark Ltd</p> <p>Location 16-18 Bankhead Drive</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>6.12</p>	<p>Applicant Lomond Motors (East) Limited</p> <p>Location 4 Bankhead Drive Edinburgh</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>6.13</p>	<p>Applicant Cars4you Ltd</p> <p>Location 50 Murrayburn Road Edinburgh</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>6.14</p>	<p>Applicant GrayPaul Motors Ltd</p> <p>Location 8 Whitehill Road Edinburgh</p> <p>Manager Dominic Bell</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>
<p>6.15</p>	<p>Applicant Stratton & Co Ltd</p> <p>Location 8 Whitehill Road Edinburgh</p>	<p>To GRANT the licence subject to the Council's standard conditions for this category of licence.</p>

Short Term Lets Licence (New)

<p>6.16</p>	<p>Applicant Craig James Brown</p> <p>Premises Flat 3, 98 Whitson Road</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>6.17</p>	<p>Applicant Edward John Harper</p> <p>Premises Flat 4, 35 Simpson Loan</p>	<p>To GRANT the licence for a period of one year subject to the Council's standard conditions for this category of licence.</p>
<p>6.18</p>	<p>Applicant James Seabright</p> <p>Premises Flat 9, 65 Holyrood Road</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>6.19</p>	<p>Applicant Craig George Daly</p> <p>Premises Flat 6, 20 Balfour Place</p>	<p>To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.</p>

House in Multiple Occupation Licence (Renewal)

<p>6.20</p>	<p>Licence Holder Vidhi Misra</p> <p>Premises 70 (2f2) Thirlestane Road</p> <p>Letting Agent DRM Residential</p>	<p>To REFUSE the licence in terms of section 130 of the Housing (Scotland) Act 2006 as the applicant was not a fit and proper person to hold a licence.</p>
<p>6.21</p>	<p>Licence Holder Henry Fung</p> <p>Premises 96 Findhorn Place</p> <p>Agent Ben Clark - Lovett Edinburgh</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the property manager to attend the meeting.</p> <p>PART HEARD</p>

	<p>Lodging Agent Brian Morgan – HMO</p>	
6.22	<p>Licence Holder Rebekah Kidd & Mr Andrew Kidd</p> <p>Premises 3f2, 10 Hillside Street</p>	<p>To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence.</p> <p>Note: Officers would facilitate mediation between the applicant and the objector.</p>
6.23	<p>Licence Holder Mr Mark Hannay</p> <p>Premises 2f1, 24 Montgomery Street,</p> <p>Agent Andrew Jack – Belvoir Edinburgh</p>	<p>To GRANT the licence for a period of three years subject to the Council’s standard conditions for this category of licence.</p>
6.24	<p>Licence Holder William Rennie</p> <p>Premises 2f1 7 Annandale Street</p> <p>Agent Chris Boisseau – Factotum Letting</p>	<p>To GRANT the licence for a period of three years subject to the Council’s standard conditions for this category of licence.</p>
6.25	<p>Licence Holder Mrs Sarah Boisseau & Mr Christopher David Boisseau</p> <p>Premises 1f1 7 Annandale Street</p> <p>Agent Chris Boisseau – Factotum Letting (owner of the property)</p>	<p>To GRANT the licence for a period of three years subject to the Council’s standard conditions for this category of licence.</p>

<p>6.26</p>	<p>Licence Holder Neoholm Ltd</p> <p>Premises 3f2, 15 Hope Park Terrace</p> <p>Agent Callum Booth - Booth Property Management</p>	<p>To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.</p>
<p>6.27</p>	<p>Licence Holder Stephen Dodds & Mrs Victoria Dodds</p> <p>Premises Flat 18, 5 Saunders Street</p>	<p>To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence</p>
<p>6.28</p>	<p>Licence Holder Scottish Midland Co-operative Society Limited - John Chapman Dalley</p> <p>Premises Flat 8, 17 Leven Street</p>	<p>To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence</p>
<p>6.29</p>	<p>Licence Holder Rosemary Sutcliffe</p> <p>Premises 2f, 29 Buckingham Terrace</p> <p>Agent Dietrich Zank – The Flat Company</p>	<p>To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.</p>
<p>6.30</p>	<p>Licence Holder Henry Lloyd Baker</p> <p>Premises 2f1, 5 St Stephen Street</p> <p>Agent Craig Roberts - Roberts Residential Letting</p>	<p>To GRANT the licence for a period of one year subject to the Council's standard conditions for this category of licence.</p> <p>Note:</p> <ol style="list-style-type: none"> 1) Objectors would contact the licensing team if contact details had not been received within weeks. 2) To request the agent ensured that 24 hour contact details for the letting agent were circulated to residents of all properties within the stair.

<p>6.31</p>	<p>Licence Holder Grange (Edinburgh) Heritable Investment Ltd</p> <p>Premises 3f2, 72 Broughton Street,</p> <p>Agent Therese O'Donovan - Gladstones Property Investment Managers</p> <p>Lodging Agent Mr Richard Montgomery - Symington Mackell Chartered Surveyors</p>	<p>To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.</p>
<p>6.32</p>	<p>Licence Holder Grange (Edinburgh) Heritable Investment Ltd</p> <p>Premises 2f1, 72 Broughton Street,</p> <p>Agent Therese O'Donovan - Gladstones Property Investment Managers</p> <p>Lodging Agent Mr Richard Montgomery - Symington Mackell Chartered Surveyors</p>	<p>To GRANT the licence for a period of three years subject to the Council's standard conditions for this category of licence.</p>

<p>6.33</p>	<p>Licence Holder Louisa Jacqueline Gray</p> <p>Premises 3f1,77 Dublin Street Edinburgh</p> <p>Agent Trevor Mapara - Murray & Currie</p> <p>Lodging Agent Brian Morgan – HMO Scotland Ltd</p>	<p>To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence.</p>
<p>6.34</p>	<p>Licence Holder Peter Morton Henderson</p> <p>Premises 2f, 23 Scotland Street, Edinburgh</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to respond to the late objection.</p> <p>To note: To hear the item early on the agenda for the Licensing Sub-Committee meeting on 11 December</p>
<p>Application for House in Multiple Licence (New)</p>		
<p>6.35</p>	<p>Applicant Dheeraj Kumar & Mr Nasir Ghafoor & Mr Dheeraj Kum</p> <p>Premises Flat 8, 182 Greendykes Road</p>	<p>To CONTINUE consideration of this application to the next meeting of the Licensing Sub-Committee on 11 December 2023 to allow the applicant to attend.</p>
<p>House in Multiple Occupation Licence (New)</p>		
<p>6.36</p>	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 11; 11 Montrose Terrace</p> <p>Letting Agent CRM students</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>

	Limited - Francois Hugo Crous	
6.37	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 20 ; 11 Montrose Terrace</p> <p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>
6.38	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 21 ; 11 Montrose Terrace</p> <p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>
6.39	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 22; 11 Montrose Terrace</p> <p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>
6.40	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 23; 11 Montrose Terrace</p> <p>Letting Agent CRM students</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>

	Limited - Francois Hugo Crous	
6.41	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 25; 11 Montrose Terrace</p> <p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>
6.42	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 32; 11 Montrose Terrace</p> <p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>
6.43	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 33; 11 Montrose Terrace</p> <p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>
6.44	<p>Applicant Opkar Sara – Ropemaker Properties Limited)</p> <p>Premises Flat 34; 11 Montrose Terrace</p>	<p>1) To AGREE to consider the late objection.</p> <p>2) To GRANT the licence for a period of one year subject to the Council’s standard conditions for this category of licence</p>

	<p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	
6.45	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 35; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>
6.46	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 36; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>
6.47	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 38; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>
6.48	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 45; 11 Montrose Terrace</p>	<p>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</p>

	<p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	
6.49	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 46; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>
6.50	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 47; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>
6.51	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 48; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>
6.52	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 49; 11 Montrose Terrace</p>	<p>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</p>

	<p>Letting Agent CRM students Limited - Francois Hugo Crous</p>	
6.53	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 51; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>
6.54	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 58; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>
6.55	<p>Applicant Opkar Sara – Ropemaker Properties Limited) Premises Flat 71; 11 Montrose Terrace Letting Agent CRM students Limited - Francois Hugo Crous</p>	<p>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</p>