

From:



Subject:

Planning Application: 22/03088/FUL

Date:

14 November 2022 15:27:27

Further to the above Planning Review I would comment as follows:

I object to the application on four grounds

1. The occupants of short term lets by their very nature do not contribute to the local community.
2. There is a shortage of properties available for long-term lets
3. The occupants of short-term lets regularly leave their rubbish out at communal bins irrespective of collection days and scavenging birds/animals tear the bags open
4. Short-term lets are a source of anti-social behaviour through alcohol and loud noise.

I would urge the Planning Committee to stand by their original refusal.

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Summary

- The representation made in reference to the Applicant's Appeal is acknowledged.
- The representation made is from the same neighbour who filed an objection to the Planning Application.
- The comments made in this representation by the neighbour are repeated again.
- The basis for the objections made are still not flat specific, conjecture and are general in nature and are totally unconnected to the Applicants particular short term let (STL).
- This representation was made previously and has already been considered by the Planning Officer. She deemed this was not material in arriving at her original decision. The Applicant believes therefore making the same representation a second time at the Appeal stage should be considered in the same light.

Specifically, in reply:

1. *Contributions to the local community:*

The Applicant who lives locally plays a very active part in the local community and participates in several local neighbourhood groups and schemes. The provision of lets, such as the Applicant's STL, encourages responsible tourism to Edinburgh and contributes significantly to the local economy and employment for several sectors - retail, restaurants, cafes, etc.

2. *Lack of long term rentals*

The perceived lack of long term rentals in Edinburgh is a generic comment of a complicated situation. It is a false assumption to assume that if owners of short term lets were not able to operate their business they would revert to long term letting. In fact there is no correlation to this at all. The neighbour makes a social observation that has no relevance to the Applicant's particular situation.

3. *Short term lets are responsible for litter*

There is absolutely no evidence to suggest any litter is caused by the Applicant's STL. In fact the communal bin sits right outside the entrance way to the Applicant's flat. The Applicant more than anyone else has to endure the litter overflowing from this bin and it is the Applicant who regularly cleans up the mess outside her flat entrance because she takes pride in her community. She is frequently thanked by other residents for doing this on behalf of the community. Most of the rubbish deposited in and around the street bin directly outside her flat is made by residents and trades.

The Applicant has a **Waste Management Strategy** in place which involves recycling of any waste left by visitors and minimising rubbish which has to go to landfill. This is clearly outlined to all visitors in our terms and conditions and all waste is managed and removed directly by the owner personally.

It is noted the neighbour making the objection has no street bins near his address,

4. *Short term lets are responsible for anti-social behaviour because of alcohol and loud noise.*

This is another generic comment with no relevance to the Applicant's STL. In fact there have been no complaints made to the Applicant or anyone else at any time. The Applicant meets all visitors on arrival (without exception), maintains contact with them during their stay and is present at time of departure. The Applicant has strict noise and anti-social behaviour policies in place and these are strictly adhered to.