

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Regulatory & Regeneration

Licensing Committee – 7 August 2024

Subject: Application for grant of a Short Term Let Licence

1. Purpose

- 1.1** To consider an application for grant of a Short Term Let Licence submitted by De Vere Capital Ltd., Wards Cottage, Wards Estate, Gartocharn, Alexandria G83 8SB.

2. Recommendations

- 2.1** It is recommended that the application be considered and determined by the Committee.

3. Background

- 3.1** De Vere Capital Ltd. submitted an application for grant of a Short Term Let Licence to the Council on 28 September 2023 to operate on a secondary letting basis from the premises at High Wards, Wards Estate, Gartocharn, Alexandria G83 8SB.
- 3.2** No objection or representation has been submitted by the Police in connection with the application.

4. Main Issues

- 4.1** For the purpose of the discharge of their functions under the Civic Government (Scotland) Act 1982, the Committee must ordinarily reach a final decision on each application within the period of 9 months from the date the application was submitted. For applications for a Short Term Let Licence submitted prior to 1 October 2023, the transitional arrangements, as set out in The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, allows 12 months from the date the application was submitted for a final decision to be made.
- 4.2** The application submitted by De Vere Capital Ltd. was submitted on 28 September 2023 therefore a final decision on the application must be made no later than 27 September 2024.
- 4.3** When processing applications for a Short Term Let Licence, a copy of the application is sent externally to Police Scotland and Scottish Fire and Rescue Services for comment. The application form is also sent internally to Building Control and Environmental Health for their comments. When the premises is

located in an area within the National Park boundary the application is sent to Lomond and Trossachs National Park Planning.

- 4.4 A response was received from Police Scotland on 3 November 2023 marked 'no police objection' and a 'no comments' response was received from Scottish Fire and Rescue Services on 4 April 2024.
- 4.5 On 27 October 2023 a response was received from Environmental Health advising that they had no adverse comment to make in relation to the application.
- 4.6 On 9 November 2023 a response was received from Lomond and Trossachs National Park Planning advising that they had no adverse comment to make in relation to the application.
- 4.7 Having consulted Building Standards there are outstanding matters which have still to be addressed by the applicant. The outstanding matters are detailed at Appendix 1. An officer from Building Standards has been invited to the Committee to provide an update.
- 4.8 No objections or representations were received from members of the public.

5. People Implications

- 5.1 There are no personnel issues.

6. Financial Implications

- 6.1 There are no financial implications

7. Risk Analysis

- 7.1 There is no increased risk to the Council associated with the contents of this report.

8. Equalities Impact Assessment (EIA)

- 8.1 No impact assessment is required because this report does not involve any change to policies or services or financial decisions.

9. Consultation

- 9.1 Police Scotland, Scottish Fire and Rescue, Planning, Building Standards, Environmental Health and Councillors representing the Lomond Ward were consulted in relation to the application. A site notice was displayed at the premises by the applicant for a period of 21 days allowing members of the public an opportunity to object.

10. Strategic Assessment

10.1 In terms of the Council's Strategic Priorities, the purpose of licensing is to ensure our Communities are Resilient and Thriving.

Chief Officer – Regulatory & Regeneration

Date 12 July 2024

Person to Contact: Robert Mackie,
Senior Officer (Licensing Section),
Licensing Team,
Municipal Buildings,
College Street,
Dumbarton,
G82 1NR.

Tel. No. (Direct line) 01389 738742.
robert.mackie@west-dunbarton.gov.uk

Appendices: Consultation response from Building Standards to Licensing

Background Papers:

1. Application for grant of a Short Term Let Licence submitted by De Vere Capital Ltd., Wards Cottage, Wards Estate, Gartocharn, Alexandria G83 8SB.
2. Letter to De Vere Capital Ltd. dated 17 July 2024.
3. Email to Building Standards dated 17 July 2024.

Wards Affected: Lomond