

PUBLIC NOTICE OF APPLICATION FOR SHORT-TERM LETS LICENCE

The Local Government (Scotland) Act 1952 (Licensing of Short-term Lets) Order 2024

New application

Renewal application

Applicant's name	Mary Taylor		
Applicant's address	3 Ardenoch, Main Road, Cardross		
	Postcode	G82 5LE	

Now applied to West Dunbartonshire Council for a Short-term lets licence

Short-term let premises address (including postcode)	2/1 13 Camochan Gardens, Balloch, G63 8FF
Type of licence applied for	secondary letting
Day-to-day manager / agent details (if applicable)	Name: Fairplay Property Management Address: 2 Radwood Crescent, East Ayr, G74 5PA

Representations

Representations about the application may be made by any member of the public.

Representations must:

- be in writing;
- specify the grounds of the objection or, in the case may be, the nature of the representation;
- set out the name and address of the person making it;
- must be signed by the person, or on their behalf; and
- be made within 28 days of public notice of the application being given.

Copies of any representations will be given to the applicant. If a representation is made to the Licensing Authority after this date but before a final decision is taken on the application, then the Licensing Authority may consider the late representation if it is satisfied that it was reasonable for the representation to have been made after this deadline.

Representations should be sent to: West Dunbartonshire Council, Licensing Team, Regulatory and Regeneration Services, Municipal Buildings, College Street, Dunbarton, G22 1NH, email: licensing@westdunbarton.gov.uk

Date application lodged / public notice given	05/ 05/ 2024
Last date for representations	09/ 05/ 2024

LEGAL & ADMIN

22 MAY 2024

RECEIVED

Flat 1/1
13 Carrochan Gardens
Balloch
G83 8FF

16/05/24

Letter of Objection: Short Term Lets License at 2/1 13 Carrochan Gardens Balloch.

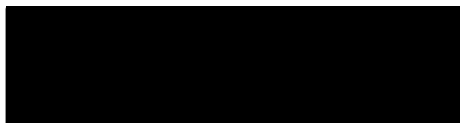
My Wife and myself have stayed in the area for over 40 years, we live in the farm property Paircview, Badshalloch Farm, Gartocharn and our boy, girl and siblings do not intend in keeping this interest going. We are now approaching 80 years of age we looked around the area for a property that would suit our needs and Carrochan Gardens is ideal. We purchased the property 3 years ago and paid over the asking price covering the second home tax.

I suffer from an eye condition (Glaucoma) and my driving license is due for renewal next year in fact 12.04.46 is my date of birth. I attend the RAH in Paisley every 3 months and next June I will require to pass the eye sight test to keep my license for a further 3 years.

Carrochan Gardens is ideal for shopping, bus station, train station and park etc. there is not enough of this type of property in the Balloch area to suit senior citizens, in fact in this development there are 2 blocks of 6 = 12 flats and I think 80% are occupied by locals who have downsized and intent to stay in the area.

The applicants property is directly above us we are 1/2 Carrochan Gardens. We have discussed the proposal with our neighbours and confirm our support of the objections tabled – this property does not lend itself to short term letting there are plenty of accommodation already in this area for this purpose.

Jim Caldwell



Letter of objection template

Your Name **JIM ANDREW**
Your Address **FEM 111
13 CARROCHAN GARDENS**
Date **BALMORICHIE
G83 8FF
16/5/24**

To: West Dunbartonshire Council, Licensing Team, Regulatory and Regeneration Services, Municipal Buildings, College St., Dumbarton G82 1NR

Subject: Application for Short-Term Lets Licence at 2/1 13 Carrochan Gardens

[I/We], the undersigned hereby submit formal objection to the above application. Initial grounds for objection relate to the title on our property which, in the Burdens section, states,

"4.1 Each plot shall be used solely for the purposes of erection of a residential dwellinghouse (which shall include flatted dwellinghouses) and each dwellinghouse shall be used and occupied solely as a private dwellinghouse..."; and

"4.3 Each Owner shall be bound not to do anything which causes nuisance to any other Owner"

[I/We] fully anticipate that the award of an STL licence in a wholly private residential development such as ours would bring with it difficulties and indeed nuisance that will affect the quality of life of all the neighbouring residents.

[I/We] believe that the application should also be rejected on the basis that there exists currently significant over provision of short term holiday accommodation in the area. Many traditional B&B establishments have ceased to operate as a result of the proliferation of short term holiday lets such as Air B&Bs.

Signed 

To neighbours - You may wish to add supplementary information of your own. If you do, I would be grateful to receive a note of what that is.

Also, please remember to sign your letter