

**CDS STL**

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**From:** Mike Roy [REDACTED]  
**Sent:** 20 February 2023 16:04  
**To:** CDS STL  
**Cc:** Sofya  
**Subject:** Re: Fwd: Short term let 75 Muirton Place - Licensing Committee Invitation  
**Attachments:** Supporting Letter - 75 Muirton Place, Perth - Short Term Let.pdf  
  
**Importance:** High  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good afternoon,

Please find attached a supporting letter for the application at 75 Muirton Place to clarify a number of objections and allegations made with reference to the application. The applicant will take a paper copy to the meeting scheduled on the 6th March 2023 but we trust the attached will be taken into consideration.

Kind regards

**Michael Roy BSc (Hons) MRICS, ACABE | Chartered Building Surveyor & Energy Assessor  
Roy Surveyors**  
[REDACTED]  
[REDACTED]

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20 February 2023

**By Email**

Dear Sir

**Grant of a Short term let Licence - 75 Muirton Place, Perth, PH1 5DL.**

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On behalf of our client, Sofya Devyatova (the applicant), we write to provide an additional supporting statement prior to the Committee hearing on the 6<sup>th</sup> march 2023. The applicant has stated they will attend the meeting on the date and time outlined in the letter from the Council. As discussed on the phone with the PKC officer, paper copies of this letter and supporting evidence will be brought to the meeting by the applicant.

**Background**

The applicant wishes to use the flat as a short-term let, suitable for tourists and people wishing to visit Perthshire and the surrounding areas. An application was submitted in accordance with the guidelines together with a planning application and all necessary fees' paid and mandatory documents provided in accordance with the legislation.

The Perthshire countryside and city centre attracts people to the area due to its scenery, wildlife and wide range of sporting and leisure opportunities. Whilst there are no specific policies or strategies directly relevant to this proposal the overall vision of the TAYplan should be noted. The vision states "By 2036 the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and **visit**, and **where businesses choose to invest and create jobs**." The proposal would help attract people into Perth and contribute to the vitality and local economy. Furthermore, this is the applicants sole income which would impact their livelihood should it be refused.

Environmental Health (Noise) – As far as we are aware there have been no noise complaints formally lodged in the past or present with regards to 75 Muirton Place. The applicant has a strict noise policy in place, which can be requested.

Fit and Proper Person test – The applicant has passed the necessary Police Scotland checks and does not hold any criminal convictions.

In respect of Transport Standards and Accessibility and Policy 60B: New Development Proposals, sustainable modes of transport are immediately available with the train station and bus station

located in the town and walking and cycling routes. Local shops and services are all easily accessible given the sites location in the town. The applicant would encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport through their advertisement of the property. It is likely most guests would arrive by other means of transport. There is existing off street parking for all property owners on Muirton Place. There is a maximum capacity of 4 guests therefore if a car is used, it is likely to only be one car. Had the flat been used as a permanent residence or a rental flat, the situation would remain the same; therefore the parking objection is not relevant to the applicant's property. It is also worth noting, there are payment car parks nearby that tourists can be directed towards via the applicants policies and procedures and this will help to alleviate any concerns. One of which is on 89 Dunkeld Rd, Perth PH1 5AP.

The change of use proposal will have a neutral effect on the character and appearance of the conservation area.

Objections received seem to follow a similar pattern concerning noise and parking, which the aforementioned information in this letter has tried to answer. Unsubstantiated claims were raised in one objection of previous people using the flat with car engines running and people looking out of the windows etc. The applicant has had very few people staying in the flat since they bought it and these comments are unfounded and not true. The applicants have also received a letter of support from a neighbouring property who was unable to submit the letter online and was wrongfully mentioned in an objection email as being "elderly and vulnerable". They also alleged the applicant bullied them, again totally untrue accusations. Please find this letter attached from the owner. We also attach a character reference for the applicant from a previous job in response to an objection raised on the applicant's character. I personally have had numerous meetings and calls with the applicant for various projects since June 2022 and she has always been kind, polite and comes across as someone who is a hard working mum and wife simply looking to make a living and provide for her family. An objection was raised regarding the applicant's alleged conduct with a neighbour and the Police visited the applicant and the Police apologised when their side of the story was presented with no further action taken. Another objection raised that the applicant is still taking bookings. The applicant is an existing host or operator (operating before 1 October 2022) and can continue to accept bookings and receive guests while the application is being determined. Evidence of this was submitted at the application stage. We also don't consider the objection raised from Dr Equi to be valid as they don't live at the address or live nearby and is a relative of a neighbour. Also, there is no factual valuation basis that a short term let will bring down property values as stated in the objection.

It is also worth mentioning that the Community Council state – "they have no objection to the property being rented out.....if the statutory rules have been adhered to". The applicant has followed the rules per all the guidelines to the best of their knowledge.

Overall, it is considered that the proposed change of use of the residential flat to a short-term let property would be compatible with the amenity and character of the surrounding area. The applicant respectfully asks that all the facts are presented and judged in a fair and balanced approach by the committee.

Yours faithfully



M. ROY

Chartered Building Surveyor

## Letter of character

20/02/2023

To Perth and Kinross council,

I'm writing this letter to refer Sofya Devyatova in regard to his character.

I would like to introduce myself as Bouchaib Rherri, working in a position of Deputy Manager at EDF Trading for the Power operation department.

Sofya Devyatova worked in my team for almost 6 years and during this time she quickly became a valuable member and an asset to our team. Sofya has always been dedicated to a role that may prove to be challenging in both, shift pattern that includes long hours and weekend availability (and this despite being a single mother), but also in the nature of the responsibilities that requires to be focused and organised. This emphasised what a hard and reliable team asset she was.

Sofya has built a strong relationship with all team members and managed to keep a positive atmosphere while still performing well at her role.

Now not part of the team anymore I'm glad to have her as long-time friend.

If you have any questions, please feel free to contact me.

Sincerely,

**Bouchaib Rherri,**  
**Deputy Manager, Power Operation**


M: [REDACTED]  
[REDACTED]

To whom it may concern,

I am writing in reference to Sofya Devyatova and her short-let license application. I have known Sofya for 6 years as neighbours and friends.

She has been the director of Canvaslake limited.

To my knowledge Sofya is reliable, trustworthy and honest.

If you have any questions, feel free to contact me at 

Kind Regards

Deniz Kozikoglu

TO

PERTH & KINROSS COUNCIL,  
PLANNING & DEVELOPMENT,  
PULLAR HOUSE,  
35 KINNOULL STREET,  
PERTH PH1 5GD

OWN DECISIONS AND THE OWNERS  
NEVER INTIMIDATED OR BULLY ME IN  
ANY WAY SHAPE OR FORM AS THE  
COUNCIL IS LEAD TO BELIEVE.

PLEASE DO NOT HESITATE TO CONTACT  
ME SHOULD YOU REQUIRE ANY FURTHER  
INFORMATION.

YOURS SINCERLY

PERTH AND KINROSS COUNCIL  
19/02/2023.

DEAR SIR/MADAM,  
RE: 75 MUIRTON APPLICATION FOR SHORT LET.

I LIVE IN 77 MUIRTON PLACE AND I SHARE  
THE SAME BUILDING WITH 75 MUIRTON PLACE.  
WHEN THE OWNERS PURCHASED THE PROPERTY  
THEY CAME TO INTRODUCE THEMSELVES  
AND INFORMED ME OF THEIR INTENTIONS  
WITH THE FLAT AND ASSURED SHOULD ANY  
ISSUE ARISE TO FEEL FREE TO CONTACT  
THEM.

SINCE LATE SUMMER 2022 THEIR FLAT  
HAS BEEN RENTED OUT AND I HAVE HAD  
NO ISSUES WHATSOEVER WITH THE OWNERS  
NOR THE TENANTS THAT STAYED THERE.  
IN FACT, I DO WELCOME THE IDEA OF  
HAVING PEOPLE STAYING THERE.  
I ALSO FEEL THE NEED TO POINT OUT  
THAT I AM CAPABLE OF MAKING MY



To: Sofya Devyatova >

15:04

## **Jim little, reference for Sophie and Abdul**

--I have knowing Sofia and Abdul since they arrived in Scotland, they are my neighbours, they are a great couple and very friendly, I help them in the garden, they are very hard and working, and family oriented couple, u will not find a more pleasant family

Sent from myMail for Android

To whom it may concern

Gordon Mackay

29 Craigie View

Perth

PH2 0DP

**Ms Sofya Devyatova**

I write in a personal capacity and not on behalf of any organisation.

I have only known Sofya since the Spring of 2022, when she, Abdul and their two young children came to Perth from London. They purchased the Aberdalgie manse that had until 2021 been occupied by the Reverend James Aitchison and his wife. James and Louise were former army officers who retired to Edinburgh.

I am the Session Clerk of Aberdalgie and Forteviot Church of Scotland, a worship leader, a mission convener and a retired project manager with Scottish and Southern Energy in Perth. I am married to wife Lesley, we have four adult sons, and we live in Craigie in Perth.

Until last month I was also a trustee of the Ann Edgar Charitable Trust, a Scottish charity which provided support services for patients suffering with neuroendocrine cancer.

We have a tight-knit church and residential community in Aberdalgie consisting of people in the agricultural community and those in professional occupations. Despite coming to the area from a metropolis, Sofya and Abdul have made a fairly seamless transition into that community through being people of faith, and in joining in with church and community activities.

Their friendly nature has made it far easier to get to know people and I am grateful to them both for making themselves available to discuss aspects of our church and community project at Aberdalgie Church called 'Green Shoots'.

Between Abdul's business acumen with his Accountancy firm and Sofya's management skills from her time at a large energy company, their intelligence, insight and enthusiasm is greatly appreciated.

A lovely family who are already thought to be an asset to our community.

Yours sincerely



Gordon Mackay

21 February 2023.