

## Civic Licensing

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**From:** John Bryden <[REDACTED]>  
**Sent:** 03 November 2023 15:43  
**To:** CDS STL  
**Subject:** Objection to short term let application - 1A Balmoral Court, Gleneagles PH3 1SH

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Dear Karen

Please can I cancel my previous objections and update with below;

Objection to short term let application for Secondary Letting as publicly advertised on 25th October for 1A Balmoral Court, Gleneagles Village, Auchterarder PH3 1SH

I would like to bring your attention to some concerns regarding the property at 1A Balmoral Court. Balmoral Court is a peaceful residential area with 13 houses, accessible through a private road. The responsibility for maintaining this road falls on the owners of the houses. It is important to note that there are no pavements in the vicinity.

One recurring issue is that Airbnb guests often wander into private gardens, as there are no clear boundaries in place. Additionally, it has been observed that there is an excessive number of cars parked at 1A Balmoral Court, causing overflow onto the narrow private road. This is a violation of the conditions stated in the title deeds, which require the road to be kept clear at all times. On weekends, it is not uncommon to have 5-6 cars and vans associated with 1A.

Furthermore, it is essential to understand that the houses in Balmoral Court are situated on communal land. The property at 1A is registered as a business in the Cayman Islands and is not used for personal purposes. However, transforming it into a commercial property would necessitate obtaining planning permission to change its use from residential to commercial. If such permission is granted, the property should undergo a Rates Valuation adjustment and acquire a commercial public liability insurance policy, which must be displayed within the premises. Theoretically, if business use is permitted, the property could even apply for a public house license to serve alcohol.

It is crucial to emphasize that the title deeds explicitly state that all properties in Balmoral Court are designated for residential use only. No circumstances allow for any business activities to be conducted within the private communal area.

Unfortunately, the residents of Balmoral Court have no means of contacting the owners of 1A to address issues related to inappropriate behavior or trespassing by short-term Airbnb tenants. Moreover, there was no representative from 1A present at the recent Annual General Meeting.

The property at 1A Balmoral Court is advertised as being the closest to Gleneagles Hotel, which can lead to further disturbances when the guests are in high spirits. Additionally, the owners promote a wooded area ideal for BBQs, which is actually part of the communal land.

It is evident that the owners of 1A prioritize profit over the well-being and quality of life of their neighbors, causing an unacceptable impact on the local amenity and character of the area.

To support my concerns, I have enclosed photographs of 1A Balmoral Court, showcasing the open communal areas, available parking, and the private road.

Granting planning permission for business use at 1A would result in the loss of a residential property. I hope the issues raised are sufficient evidence to discourage the granting of a short-term let secondary license for 1A Balmoral Court.

Thank you for your attention to this matter.

Yours Sincerely,

John G Bryden  
5X Balmoral Court  
Gleneagles Village  
PH3 1SH











Sent from my iPhone