

CDS STL

From: emma best [REDACTED]
Sent: 07 February 2023 13:37
To: CDS STL
Subject: Fwd: Representation 75 Muirton Place

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 > To whom it may concern.
 >>
 >> I Emma Oram, of 71 Muirton Place, Perth PH1 5DL, wish to object to the intention of use of 75 Muirton Place for short term let/air B&B.
 >> The reasons for my objections are;
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 >> 1) this property was only let AFTER October 1st 2022. I was able to see this for myself, and spoke to the owner in December 2022, a couple of weeks after we noticed that the property had several different guests staying. I had also logged on to the AirBandB website and saw some guest reviews for November 2022 - no earlier. The property was only sold in August 2022, and lay empty for a number of weeks. I spoke to the owner in early December about this, and when I asked if he had applied for a licence, he said he "didn't need one" and he offered to give me his phone number so that we could "sort any issues between ourselves". At this time, the owner became defensive and made me feel very uncomfortable. The owners of 75 Muirton Place have since been letting the premises without a license, and we have witnessed people staying in the property before any public consultation had taken place. The property was also advertised on the AirbandB website before any public consultation about the change of use had been given after October 1st 2022. I contacted the council about this early December after I had my first conversation with the owner.
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 >> 2) The owner subsequently displayed incorrect public consultation documents out of view of the general public. I alerted the council about this, so that the correct process would allow the neighbourhood to have view of the intention of change of use. On December 24th, my husband and I were verbally abused, intimidated and bullied by the owners of 75 Muirton Place at our own property because we had intervened via the council. The police have been informed, and took action in response to our complaint. We have been advised to install additional security measures to record any future incidents of abuse from the owners of 75 Muirton Place.
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 >> 3) Muirton Place is a quiet, established residential street and neighbourhood. We have already been disturbed by guests trying to find the accommodation, with loud conversations taking place outside our property late at night. The garden of 75 is directly beside ours, and we do not want noise from outdoor parties in the summer months. Their bins have been full and we have felt obliged to put them out for collection rather than risk and overflow of rubbish from guests. I have a right under the Human Rights Act Article 1 to enjoy my property peacefully. The interactions I have had so far with the property owner have caused me fear and alarm, and I no longer feel I can be free and safe on my own street.
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 >> 4) Muirton Place has an existing issue with street parking. It is already used to capacity because it is seen as free parking by commuters who park here and walk into work. At the start of this month, guests at number 75 has two large camper vans parked across where we normally park. There were also two large vans from a steel installation works company who had stayed in the property. There simply isn't the capacity to hold more vehicles on our street. It is noted the the AirbandB describes the property as having one of the few "free parking spaces" in Perth. There is also a safety issue with lack of visibility for pedestrians, schoolchildren, elderly people and cyclists who use Muirton Place as a route to the North Inch park.
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> 5) Number 75 is situated in a block which has elderly vulnerable individuals living in the same building. I am very concerned about their safety, and I'm not sure if they are able to advocate for themselves in these circumstances, nor do I have the confidence that the owners of number 75 did not intimidate or bully them in the same way they did to me.

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6) I work from home 4/5 days. In my working space I can clearly hear any activity in the gardens of No 75 and 77. This is not normally an issue, but given the nature of holiday lets, it can be safely assumed that there will be noise from the gardens during the week when I am on teams calls and focusing on work. This is unacceptable and I do not want to be having to be in the position of constantly having to be complaining about disturbances.

>> Our dealings with the applicants of number 75 Muirton Place have so far been distressing, and they have incited fear and alarm because of their bullying and intimidating approach. Because we have raised issues with the council about the underhand way in which they have let the property, we were called racists and were told the only reason we have objected is because in their words, one of the owners of number 75 "is black". These are their words. We would like to make it clear to the licensing board of Perth and Kinross that this is absolutely not true, should this be raised as an issue in future. This is a horrible accusation that we utterly abhor.

>> We do not want our place of residence to not feel like a place of safety, peace and refuge. We have a right to feel safe.

>> Unfortunately the new owners at number 75 have already done much damage in their approach in trying to establish a short term let

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>> Yours sincerely,

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>> Emma Oram.