

## Civic Licensing

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**From:** John Bryden <[REDACTED]>  
**Sent:** 02 October 2023 16:01  
**To:** CDS STL  
**Subject:** OBJECTION to Secondary Short Term Let Application

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OBJECTION to Secondary Short Term Let Application for 7X Balmoral Court, Gleneagles Village, PH3 1SH

I hope this message finds you well. I am writing to express my objection to the application for a secondary short term let licence for the above property, I have several reasons for my objection, which I believe are important to bring to your attention.

Firstly, it is crucial to note that Balmoral Court consists of 14 spacious houses situated on a narrow private road, with open gardens that overlook each other. My objection primarily stems from the close proximity of the property in question to adjacent residences, and the inconvenience caused by frequent short term usage, catering to parties of varying sizes.

It is important to highlight that the title deeds of the property explicitly state a condition that prohibits the use of any properties within Balmoral Court for rental or business purposes. This condition is also outlined in the constitution of the Balmoral Court Residents Association.

Over the past months, there have been numerous instances where the generally accepted standards of behavior, as outlined by the Balmoral Court Residents Association, have been disregarded. Allow me to provide you with a few examples. Visitors have been observed playing ball games on the communal land outside our property, posing both safety risks and disrupting the peaceful environment. Moreover, there have been instances of dog fouling on the communal ground, with dogs frequently off-leash despite the regulations in place. I must highlight that one such incident resulted in a dog attacking my 14-year-old son when it jumped over our wall during a nighttime walk.

Online advertisements for the property mention sleeping accommodations for parties of up to ten people. Given the size of the property, it is presumed that guests overflow into the garden, causing noise disturbances, particularly at night. It is worth noting that the advertising refers to the garden as suitable for dog owners, yet fails to acknowledge that it is surrounded by communal grounds.

Furthermore, visitors have been trespassing on our gardens, and on several occasions, due to the close proximity of Gleneagles Hotel we have been disturbed late at night with guests walking to 7X. They have also left empty alcohol bottles in our garden adding to the disturbance and inconvenience.

Excessive noise, resulting from music and social gatherings on the terrace/barbecue area at the front of 7X, as well as on the adjacent lawned and wooded areas in close proximity to our property, has been a recurring issue. These gatherings often lead to anti-social behavior, and when residents politely request a reduction in loud music, they are met with hostile responses. I must share a particularly alarming incident where a party of guests at the bottom of our garden set off fireworks to celebrate a birthday party. This not only frightened us and our dog but also posed a significant danger due to the abundance of trees in the area.

While it is true that not all parties exhibit such behavior, a significant number of them have, negatively impacting the overall environment of Balmoral Court.

Another concern I would like to raise is the inconsistent language used in the advertisements on various websites. While some explicitly state that the property is not available for "stag," "hen," or "large gatherings" parties, others,

such as Airbnb, mention a policy of "no parties or events." However, it is evident that a considerable number of gatherings are centered around celebratory events of these natures.

We recently had our Balmoral Court Residents Association AGM, as part of the association the owners of 7X were invited to attend, unfortunately they did not attend or send appropriate apologies. This indicates that the owners have a "couldn't care less attitude" and are not willing to listen to their neighbours concerns.

One further point is that I read the notice should have been put up on Thursday 28th September giving 21 days notice where in fact the notice was put up on Saturday 30th September therefore not giving the full 21 days notice.

In summary, the nature of the property's usage and the associated behavior are incongruous with the peaceful and respectful atmosphere of Balmoral Court. As a private road with fourteen houses set on communal grounds, it is crucial for residents to respect and minimize disturbances, just as one would expect in flats with shared access and communal areas.

I kindly request that you seriously consider my objections and take them into account when reviewing the application for the secondary short term let licence at 7X Balmoral Court. It is of utmost importance to preserve the harmony and tranquility of our residential community.

Thank you for your attention to this matter. If you require any further information or clarification, please do not hesitate to contact me.

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Sent from my iPhone