

CDS STL

From: Robin Gray [REDACTED]
Sent: 04 January 2023 12:12
To: CDS STL
Subject: Ref : Short Term Let License : Rowan Cottage Birnam PH80DW : Representation/
 Objection by Robin Gray Willow Tree Cottage.

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Dear Sir/ Madam,

With reference to the above application for Short Term let License application for Rowan Cottage Birnam PH8 0DW.

I would like to lodge an objection/ representation to this application. The grounds of my objection are as follows :-

- Within the location of Rowan Cottage there are only 4 houses. (West Ringwood Cottage + Rowan Cottage + Willow Tree Cottage + Oak Tree Cottage). The area is a rural location and is peaceful and quiet.
- Oak Tree cottage is also a rental property and is located next to my home. Rowan Cottage (the applicant) is on the other side of my home i.e. We now have holiday rentals on both sides of our home.
- We purchased our home in August 2019 and was informed that the neighbouring semi-detached property (Rowan Cottage) was to be a holiday home for their family – a few weeks later the owners admitted that they had purchased Rowan Cottage as a commercial rental property e.g. a commercial business. If we had been advised of the truth we probably would not have purchased Willow Tree Cottage given the close proximity of the houses.
- Our home (Willow Tree cottage) is directly attached to Rowan Cottage: Tourists / renters staying at Rowan Cottage invade our privacy with behaviour often associated with tourists. Subsequently we had to invest £5,000.00 in privacy screening in an effort to reduce the intrusion and visibility of numerous tourists staying at Rowan Cottage.
- Approving the license application will result in more than 50% of the total dwellings being populated by tourists and visitors. This is an unfair and unreasonable burden on the residents.
- All of the houses are accessed via a dirt track drive that is now badly damaged and is reaching the point where this drive cannot be safely used by the residents. The renters from Rowan Cottage arrive with 2/3/4 cars (parking spaces for 4 cars has been created) and as such we have an almost continuous movement of cars.

I trust the above is taken into consideration whilst considering the application for Rowan Cottage.

My contact details are :

Mr Robin M Gray
 Willow Tree Cottage
 West Ringwood
 Birnam
 Dunkeld
 PH8 0DW
 m: [REDACTED]
 e: [REDACTED]

Kind regards

Robin

Robin Gray

Nicola Storrar

From: Debra Gilkison
Sent: 12 May 2023 13:33
To: Nicola Storrar
Subject: FW: Robin Gray : Willow Tree Cottage : Objection to Rowan tree cottage application for short term let license

From: Robin Gray [REDACTED]
Sent: Thursday, May 4, 2023 1:30 PM
To: Debra Gilkison [REDACTED]
Subject: Robin Gray : Willow Tree Cottage : Objection to Rowan tree cottage application for short term let license

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Dear Debra,

Please find below my written representation as I will be unable to attend the hearing ref the above license application for Rowan Tree Cottage.

I would advise that the committee should not misinterpret my non-attendance as a lack of interest or in any way a reduction in my level of objection to this application. I would like the following points to be considered as part of my written representation:-

- Rowan Tree Cottage was never designed, built, or intended to be suitable for a holiday rental.
- The houses at West Ringwood are located in a quiet, rural location with no amenities for visitors.
- Our house (Willow Tree Cottage) is partially attached to Rowan Tree Cottage and as such the close proximity is of concern especially with strangers present.
- To mitigate the above and because of the close proximity of the visitors, we have had to spend £5,500 in privacy screening and security fencing.
- The West Ringwood area has only 4 houses, 2 are residents, the other 2 are currently rented. Thus if the application for Rowan tree is approved, we will have 50% of the houses as rental only properties.
- Rowan cottage can accommodate 6 adults and has now 4 parking spaces. On my other side I have Oak Tree Cottage which was built with planning permission for a holiday rental (I assume they have also applied for a licence). Oak Tree cottage property can accommodate 8 adults and has an outdoor hot tub which is proving to be noisy and troublesome.
- The combination of both rental properties does often mean that we have to tolerate 14 visitors plus up to 8 cars. Which given that the residents number only 3 people with 2 cars has created a situation that is unfair, unreasonable, and often intolerable.
- Tourists / visitors are no benefit to the residents of West Ringwood, the only benefactors are the rental owners who do not live locally nor do they contribute to the local economy .
- The increased amount of traffic on the private driveway has destroyed the road surface and we have now had to pay £450+ VAT for the drive repair (the repair is divided by the owners and does not reflect the visitor traffic and damage).
- The visitors arrive and depart at all hours with their pre-arranged Tesco/ Amazon/ Morrison etc deliveries all adding to the intrusion, noise and disruption.
- The rental owners have placed permanent wheelie bins at the top of the drive (on land that does not belong to them) - required for the amount rubbish etc from the rental properties. This is unsightly and unwelcome. The residents place and remove their wheelie bins just before collection and then remove when emptied.

Even with the quickest of research it is clear that the Dunkled and Birnam area is overrun with rental accommodation with very few properties left (or affordable) for use by the locals. Booking.com has 125 properties to rent / Airbnb has 248 homes to rent within the Dunkeld areas . We need to understand that the population of Dunkled and Birnam is now only 1330 (Source : Nation Trust for Scotland) and allowing and adding to the rental stock is not only not required, but also completely unjustified. When will local authorities realise that needs of the local residents must be met and that excessive tourism is simply devaluing the area, adding pollution and has little or no benefit to the local community.

I hope that you will kindly consider the points above and reject the application for a short-term rental at Rowan Tree cottage.

Kind regards

Robin

Robin Gray
Willow Tree Cottage
West Ringwood
PH8 0DW



Robin Gray
Manufacturers Agent & Distributor



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