

## Civic Licensing

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**From:** Richard Gray [REDACTED]  
**Sent:** 25 September 2023 22:23  
**To:** CDS STL  
**Cc:** Jennifer Gray  
**Subject:** Objection to Short Term Let Licence Application

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>  
 >>> Dear Sir/Madam  
 >>>  
 >>> We wish to lodge an objection to the application for short term lettings by 1A Balmoral Court in Gleneagles Village. We have been made aware that a piece of paper, which we assume must have been the notice, was attached to a light in the garden of the property last month but was not obvious or accessible to read.  
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 >>> Our objection is based on the proximity of the property to adjacent residences and the resultant inconvenience caused by frequent short term usage by parties of varying size.  
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 >>> In particular there have been regular infringements of the generally accepted standards of behaviour which prevail on Balmoral Court and are encapsulated in the rules of the Balmoral Court Residents Association. Examples of this have included :  
 >>> a) visitors playing ball games on the communal land outside our  
 >>> property  
 >>> b) dog fouling on the communal ground outside our property and  
 >>> failure to keep dogs on leads  
 >>> c) excessive numbers of vehicles parked in the driveway of 1A and often on the road. Online advertisements refer to sleeping accommodation for parties up to ten. Given the large number of people often staying there relative to the size of the property they are presumably obliged to spill over into the garden causing noise, particularly at night. Furthermore the advertising states that the garden is a good size and therefore suitable for dog owners whereas it is small and surrounded by communal grounds which are not referred to.  
 >>> d) visitors trespassing on our gardens and looking through the  
 >>> windows of our property e)visitors using our dustbins to dispose of  
 >>> rubbish f)excessive noise caused by music and social gatherings on the terrace/barbecue area created at the front of 1A, and on the adjacent lawned and wooded areas, directly across from our property.  
 >>> g) anti-social behaviour linked to group events, including hostile responses to polite reminders about minimising loud music at all hours.  
 >>  
 >>> Not all parties have displayed these types of behaviour but a sufficiently large number have done so to negatively impact the environment.  
 >>>  
 >>> There is inconsistent language used in the advertisements on websites, some of which preclude usage by “stag”, “hen” parties, “21sts” or “large gatherings ” or in the case of Airbnb referring to “no parties or events”. However a significant number of gatherings appear to be centred around a variety of such celebratory events.  
 >>  
 >>> In summary the nature of the usage of the property and the associated behaviour is inconsistent with the atmosphere and environment of Balmoral Court. This is a private road containing thirteen houses which are laid out

on largely communal ground, without hedges or fencing, meaning that residents share the facilities. They are respectful of the need to avoid disturbance in such a quiet residential community, in the same way as would apply to flats with shared access and communal areas.

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>>> Richard and Jennifer Gray 3X Balmoral Court

>>> PH3 1SH

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