

**CDS STL**

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**From:** Peter Kelly <[REDACTED]>  
**Sent:** 27 November 2023 19:01  
**To:** CDS STL  
**Cc:** Lisa Kelly  
**Subject:** Re: 1 Dunbar Court, Gleneagles Village, PH3 - Objection to Short Term Lets

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Dear Sirs

**Representation in respect of Application For Short Term License**

**Property: 1 Dunbar Court, Gleneagles, Perthshire, PH3 1SE**

**Applicants Details: DQSL Investments Ltd**

**Objector Details – Peter Kelly and Lisa Coyle, 20 Dunbar Court and 3 Glamis Court**

We wish to strenuously object to the applications for short term lets at 1 Dunbar Court.

Our objection is “late” as no notice was issued or displayed by the applicant. We walk by that property regularly and no application notice was visible. The contracted gardeners confirmed the same and we only became aware of the application via our neighbours who had checked the application system online. As such, the applicant should have to notify again but, at the very least, given the fact it was not notified, this objection should be valid and heard.

We own 20 Dunbar Court, and are in missives to purchase 3 Glamis Court and short term lets has resulted in:

- The area being much too busy.
- There being no car parking as groups are coming and taking over.
- Anti social behaviour, drunkenness and extreme noise/noise pollution, all of which combine in reducing our amenity and that of our neighbours.
- Short lets guests driving cars too fast in what was a safe area for our children to play.

It is clear short term lets are happening and will continue to happen. Short term lets attract groups who use the facilities of the hotel and this results in those groups being drunken and noisy last at night.

If the applications are granted, the issue will become more problematic and severe. There will be no controls on groups or behaviours and this anti social behaviour impacts heavily on owners and long term renters who come to this safe haven to enjoy the amenity and quiet. All of this will be impacted by the behaviour of short term landlords who simply wish to profit at the expense of the amenity of others.

I understand the Owners Association are objecting too and that short term lets may even be prohibited in the title of ownership. If this is the case, an application granted would breach longstanding title conditions that are there for a reason. To stop disruption by a minority of the majority.

I also believe that for 1 Dunbar Court, there will be encroachment and use of common land which will affect both of our properties and reduce security.

Many thanks for considering.

Regards

Peter R. Kelly

[REDACTED]