

Civic Licensing

From: Richard Gray [REDACTED]
Sent: 06 October 2023 17:05
To: CDS STL
Cc: Jennifer Gray
Subject: Objection to Short Term Let Licence Application

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Dear Sir/Madam

We wish to object to the short term let licence application which is being displayed at 7X Balmoral Court in Gleneagles Village.

The use of this residence for short term lets is inconsistent with the environmental qualities of this private cul-de-sac.

As we have mentioned in our associated objection to an application by [REDACTED], the grounds are laid out without fences to provide communal space to be shared by the residents. For this to operate successfully we need to maintain standards of behaviour consistent with the requirements of the original Title Deeds and ensconced in the terms and conditions agreed by the Balmoral Court Residents Association. These standards have been sadly lacking on the part of many of the large groups staying in the rental properties.

Whilst we at 3X have not suffered directly from anti-social behaviour at 7X due to lack of proximity the impact on our adjacent communal grounds has been negative.

We had also similarly experienced a period of approximately eighteen months when a previous owner of 4X commenced short term lets. The result was a number of large groups using the property for parties which caused excessive noise, particularly late at night, and trespassing.

We repeat our assertion from our objection to [REDACTED] that Balmoral Court is identical to a block of flats with the cul-de-sac representing the same characteristics of shared access as a stairwell. The resultant impact of short term lets by large groups is detrimental to this communal environment.

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