

**CDS STL**

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**From:** Frank Johnstone <[REDACTED]>  
**Sent:** 03 January 2024 12:52  
**To:** CDS STL  
**Cc:** [REDACTED]  
**Subject:** Objections to Application for Short Term Let Licence at 6 The Paddock, Auchterarder, PH3 1LE

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**Objections to Application for Short Term Let Licence at 6 The Paddock, Auchterarder, PH3 1LE. The applicant is Mr Gideon Pringle.**

I am writing to object to the application for a short term let (home letting) licence which has been made in relation to the house forming number 6, The Paddock, Auchterarder PH3 1LE (the Property).

My name is Frank Johnstone and I am the owner of the house at 2 The Paddock, Auchterarder, PH3 1LE at which I reside and which is diagonally opposite the Property. The Paddock is a small cul de sac which consists of 8 houses including the Property. Entrance to and exit from the cul de sac, which is a "dead end", is only from Orchil Road.

My objections to the grant of the short term let licence are on the following grounds-

**First Objection: Public Safety**

My primary objection to the granting of a licence is on the grounds of public safety. In particular, if the licence is granted, I would be concerned about the safety of guests staying at the Property, the safety of residents in the 7 other houses in the Paddock and their visitors and the safety of others using vehicles, in the small cul de sac which forms the Paddock. I would also be concerned about the safety of pedestrians and cyclists etc. The grounds of this objection are based on the limited parking available at the Property and the limited street parking in the cul de sac.

**Public Safety: Emergency Services Access**

The licence application is for a short-term home letting licence to allow a maximum of 8 individuals to stay at the Property. It is inherent in the application that there is a risk of an additional 8 cars entering and leaving the cul de sac and being parked in it. I accept that, in some cases, a smaller number of cars may be parked by guests staying at the Property, but, nonetheless, there is a risk, if the application is granted, that 8 vehicles could require to be parked in the cul de sac. I would estimate that the Property has parking for 3 cars and maybe even 4 if they were parked carefully. As only 3, or possibly, 4 cars can be parked on the Property, this could entail another 5 or 4 cars being parked by guests staying at the Property on the street in the cul de sac, potentially blocking access for emergency vehicles, such as fire engines, ambulances or police vehicles. This is a public safety risk for guests staying at the Property, other residents in the cul de sac, their visitors, and other road users in the cul de sac.

**Public Safety: Traffic Safety Hazard - Parking on Pavements.**

It is generally accepted that parking on pavements is unsafe, unfair, and it can force people, including pedestrians, dog walkers and parents pushing prams and others, on to the road and increases accidents. It is for these reasons that the Transport (Scotland) Act 2019, with effect from 11 December 2023, made it illegal to park on the pavement in Scotland. Access to the driveways of all 8 houses in the Paddock is over the pavement. The driveways allow for the parking of two vehicles, which reduces the space for parking on the road without blocking an owner's driveway.

If guests staying at the Property felt they had to park on the pavement, because there was no other parking, or to allow residents access to their homes, or to allow others who wished to drive or park in the cul de sac, this would force pedestrians on to the road. This is a public safety risk.

**Public Safety: Traffic Safety Hazard - Parking on the Street**

In addition to cars used by guests who might stay at the Property, cars owned by other residents in the cul de sac, cars owned by family and friends who visit the residents living in the cul de sac, there are of course, amazon/delivery vans, food delivery vans (i.e. Tesco vans etc) post vans, refuse lorries etc which also use the cul de sac, and need to park there for various periods of time. If 4 or 5 cars belonging to guests staying at the Property are parked on the street in the cul de sac this is an excessive number of cars considering the requirements of residents in the cul de sac and other vehicle owners/users who enter the cul de sac and wish to park there. This increased parking would also create a public safety risk for cyclists and pedestrians in the cul de sac, particularly any who may have physical disabilities or with young children. The potential for an additional 4 or 5 cars to be parked on the street in the cul de sac is a public safety risk.

**Public Safety: Traffic Safety Hazard - Cars Parked in the Turning Bay**

As the Paddock is a small cul de sac there is a turning point immediately adjacent to the Property to allow cars, delivery vans, refuse lorries and other vehicles in the cul de sac, to turn. If guests staying at the Property parked their vehicles in the turning point, this would leave nowhere for other vehicle users who live in or are visiting the Paddock, to turn their vehicles in the street. The purpose of the turning bay is so that drivers can avoid (i) having to either attempt a 3 point turn (if feasible, depending on what other vehicles were on the road) and (ii) having to reverse onto Orchil Road. This is a public safety risk.

**Second objection: Undue Nuisance in relation to Parking**

The coming and going in the Paddock of up to an additional 8 cars belonging to guests staying at the Property and the parking of possibly up to 4 or 5 cars in the cul de sac, would cause congestion and possibly prevent or restrict the parking available to residents, family friends etc of the residents in the other 8 houses in the cul de sac. In addition, particularly during peak arrival and departure times for short-term guests, 8 vehicles trying to park would contribute to noise pollution i.e. engines and the banging of car doors, and disturb the peace and quiet that residents in the neighbourhood are reasonably entitled to expect. This would constitute an undue nuisance to the residents of the Paddock.

In addition, the coming and going in the Paddock of up to an additional 8 cars belonging to guests staying at the Property and the parking of possibly up to 4 or 5 cars on the street in the cul de sac would constitute a nuisance, lead to frustration and be an inconvenience to residents in the cul de sac other road users and possibly pedestrians in the Paddock.

**Third objection: Undue nuisance in relation to the use of the exterior rear patio and the patio on the right of the Property**

There are two outside patios at the Property, one at the rear of the Property and one on the right of the Property. The patio on the right of the Property is adjacent to number 7 The Paddock. The patio on the right of the Property is nearer to my house (2 The Paddock) than the Property's front door.

**Outdoor patios: Noise Disturbance Concerns**

The patio situated on the right of the Property is a large concrete/slab recreational area which is separated from the fence adjoining the house which forms number 7 The Paddock, by a small flowerbed and bushes. Access to the right patio can be gained from the back garden at the Property or from the gate at the front of the Property. I would estimate that the wall of the house at number 7 The Paddock is about 23 feet from the edge of the right patio and it has two bedrooms which overlook the right patio and the rear patio.

The two outdoor patios pose a heightened risk of noise disturbances made by guests at the Property having social gatherings, conversations, playing music and other activities on the outside patios.

I am concerned that (i) noise from the patios and, in particular, the right patio, would disturb me particularly in the evening and at night and (ii) would disrupt the peaceful enjoyment of my home which is diagonally across the road from the Property.

I am also concerned that noise emanating from the patios would disrupt the peaceful enjoyment of other residents in the cul de sac and, in particular, would constitute a disturbance and nuisance for the residents at number 7 The Paddock and other residents in the cul de sac and adjoining properties.

The cul de sac which forms the Paddock and adjoining streets are entirely residential. Short term let rentals often attract guests seeking leisure and entertainment. There is a real risk of evening and night disturbances on the outdoor patios which would create an unreasonable disturbance and nuisance for residents in the cul de sac and other adjoining proprietors.

For the above reasons, I consider that the short term let licence at the Property should not be granted.

**Representations**

My two representations are as follows:-

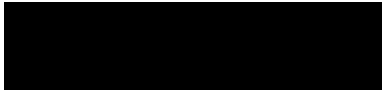
**Parking assessment**

If the Council is inclined to grant the licence, despite my objections, I would request that, before it does so, it carries out an assessment of the parking situation surrounding the Property in the cul de sac, to ensure that there is no public safety risk and to ensure that there are adequate parking provisions in place for residents and other road users visiting the cul de sac.

**Rubbish/refuse disposal arrangements**

If the Council is inclined to grant the licence, despite my objections, I would request that, before it does so, the Council considers the refuse/rubbish removal arrangements which the applicant proposes to have in place in relation to rubbish/empty bottles etc of guests who stay at the Property. If up to 8 individuals are staying at the Property it is reasonable to anticipate that they are likely to generate a significant amount of refuse. It would not be in keeping with the residential nature of the cul de sac if large industrial commercial bins were used at the Property and which would be unsightly for residents in the Paddock. Equally so, it is appropriate that there is an effective and safe arrangement in place for the disposal of rubbish generated by guests staying at the Property.

Signed by:



Frank Johnstone  
2 The Paddock  
Auchterarder  
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PH3 1LE  
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