

**LRB-2024-09**

**23/01529/FLL - Change of use of flat to form a short-term  
let accommodation unit (in retrospect), 75 Muirton Place,  
Perth, PH1 5DL**

## **REPRESENTATIONS**



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/01529/FLL	<b>Comments provided by</b>	Stephanie Durning
<b>Service/Section</b>	Housing Strategy	<b>Contact Details</b>	Planning and Policy Officer [REDACTED]
<b>Description of Proposal</b>	Change of Use of flat to short-term let accommodation unit (in retrospect)		
<b>Address of site</b>	75 Muirton Place, Perth, PH1 5DL		
<b>Comments on the proposal</b>	<p>NPF4 Policy 30: states that <i>Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:</i></p> <ul style="list-style-type: none"> <li><i>i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or</i></li> <li><i>ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits</i></li> </ul> <p>The Local Housing Strategy 2022-27 includes an action to develop planning policy through the Local Development Plan 3 where appropriate for STL Control Areas. The postcode district level of saturation of potential short-term lets is below the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of STLs where it affects the availability of residential housing or the character of a neighbourhood.</p>		
<b>Recommended planning condition(s)</b>			
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	09.10.2023		

# Memorandum

To Development Management & Building  
Standards Service Manager

From Regulatory Services Manager

Your ref 23/01529/FLL

Our ref DAT

Date 12 October 2023

Tel No 01738 476481

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

## **Consultation on an Application for Planning Permission**

**23/01529/FLL RE: Change of use of flat to form short-term let accommodation unit (in retrospect) 75 Muirton Place Perth PH1 5DL**

I refer to your letter dated 10 October 2023 in connection with the above application and have the following comments to make.

### **Environmental Health Recommendation**

**I have no objections to the application but recommend the undernoted informative be included in any given consent.**

### **Comments**

This application is for the change of use of a first-floor flatted dwelling at 75 Muirton Place, Perth to a short term let accommodation unit (in-retrospect).

### **Holiday Accommodation**

As the development is for a holiday accommodation unit, there is the potential for noise from the users of the properties to affect neighbouring residential properties, however due to the introduction of Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, these will be required to be licensed and noise conditions will form part of the licence.

Therefore, whilst I have no objections to the application, I would recommend the following informative be attached to any given consent.

### **Informative**

#### **Short Term Let**

The applicant is advised that under The Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022, a licence is required to operate a short-term let. More information can be found at <https://www.pkc.gov.uk/shorttermlets>



## Development Management

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**From:** Catherine Wilson [REDACTED]  
**Sent:** 19 October 2023 14:01  
**To:** Development Management  
**Subject:** Planning Application for 75 Muirton Place, Perth

**CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.**

Dear Sir or Madam,

I wish to object to the change of use application for the above property. This is the third time that this application has been made. The two previous ones were withdrawn. Is this a tactic to delay an anticipated refusal?

I reiterate my previous objections.

My main problem is with the fact that using this family sized flat as an AirB&B takes away an affordable property from the market which could be used as a permanent residence. Using reasonably priced flats for holidays does not improve the neighbourhood. Permanent residents make full use of local facilities such as shops and schools. The experience of too many holiday lets in Edinburgh has been shown to be detrimental.

My other objections are more minor: problems with parking especially if campervans are involved, extra noise and elderly neighbours feeling disturbed by having people they do not know staying upstairs.

Thank you for registering these objections.

Yours sincerely,

Catherine Wilson  
[REDACTED]

## Development Management

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**From:** Robert Fitzpatrick [REDACTED]  
**Sent:** 21 October 2023 12:54  
**To:** Development Management  
**Subject:** Application Reference 23/01529/FLL - Objection from NIMCC

**CAUTION:** This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

*To whom it may concern.*

*The North Inch and Muirton Community Council wish to oppose planning for 75 Muirton Place to become a short term let. The reasons for this are disruption to the neighbourhood, lack of alignment with future local and regional plans for this area, risks around removing affordable property for this area, the suitability of the property due to shared access and land, noise, a negative impact on neighbour privacy and lack of positive impact to the community and also an imbalance between the benefits to the short term let owner against any benefits to the neighbourhood.*

*In the wider context for the city of Perth, short term lets are removing available housing stock from longer term settlers.*

*We note that the plans yet again state that there is "off street parking provided on Muirton Place". This is not the case. This is the third iteration of this planning application, and it is still incorrect. Muirton Place is a public road connecting Balhousie Street and Muirton Bank to the North Inch Park. Anyone can park there, and this is the issue. The accommodation is advertised as having "free parking" but strictly speaking this is not the case, as maintenance of the on street parking is paid for by residents contributions through council tax.*

*Attached is a photo of two camper vans parked outside the Airbnb which caused considerable narrowing of the road, impairing safety for cyclists and families dropping off children at a nearby nursery and school. This does not align with the PKCs policy on healthy living, as it impedes safe passage for cyclists to the North Inch, nor does it align with the PKC Dunkeld Road Corridor active travel project, the outcome of which is to provide safe cycling routes and pedestrian pathways.*

*There is considerable congestion with parking, and also attached is a photo of a typical day on Muirton Place, so the presence of larger vehicles used by guests such as camper vans, hired SUVs and works vehicles adds to congestion and also adds further to particulate levels in Muirton Place which in summer months is high, not aligning with PKC Air Quality and Planning, or Cleaner Air for Scotland. These vehicles often idle on the street with engines on as they load/unload and warm vehicles in the colder months.*

*There are also plans to impose parking restrictions in this area with **Perth & Kinross Council, Perth Traffic Management (No 24) Order 202x installing yellow lines and it is the intention of this community council to push for resident permits. Muirton Place is part of these plans.***

*A letter to PKC Legal Services sent on October 20th identifies the existing parking issues on Muirton Place with photographic evidence. The additional traffic generated by short term let guests who often arrive in multiple vehicles (evidenced by neighbours) plus frequent changeover and service clean vehicles has added to the existing problem.*

*Planning must consider how a commercial property could continue with these parking restrictions in place without causing disputes and additional unrest in the neighbourhood.*

*A further photograph shows the additional burden placed on our street specifically by the owner/s of the short term let. Service cleans and changeovers are done on an almost daily basis, often*

with two cars present. As well as additional noise of shouting, car doors and the property door slamming, there is also a persistent issue of one of the owner's vehicles (black Tesla photograph) parking in an inconsiderate manner, preventing residents from moving their own cars. Due to the fact that two residents have now been subject to an aggressive confrontation from the short term let owner/ her partner (Police Scotland reference number available), it has become a very unpleasant situation whereby it is very difficult to tackle them directly about the issue. We understand that the residents have complained to AirBandB, but the issue continues. This has presented a very unwelcome change in the neighbourhood whereby disputes are very difficult to settle in a reasonable manner, particularly as the owner does not live in the vicinity. We note that the applicant has submitted a "house rules" document, but we ask for this to be discounted. The owner cannot possibly police the behaviour of guests remotely. In line with these negative changes to our community, the Community Council would like to dispute the document issued by Perth and Kinross Housing

**NPF4 Policy 30: states that Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:**  
**i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or**  
**ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits**

Regarding PKC Housing discounting any "unacceptable impact", we challenge where the supporting data has come from when so many short term let licence applications in our ward have still to be processed. We can see from the AirBanadB website <https://www.airbnb.co.uk/s/Muirton-Place--Perth/> that there are short term lets currently available on Balhousie Street, Balhousie Avenue, Malvina Place, Hay Street, a further property on Muirton Place, Lapwing Drive, Dower Place and Carnegie Place. There are also multiple short term let premises on Rose Terrace and Barossa Place.

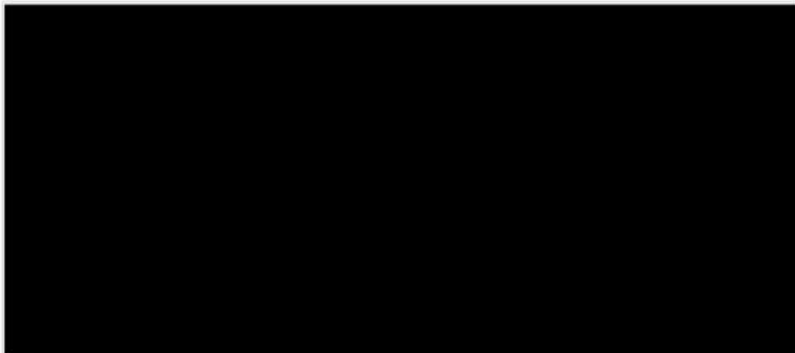


Given the lack of affordable housing and the escalating problems with homelessness in Perth city, we believe that allowing so many short term lets on residential streets will exacerbate the issue of housing availability for occupiers or tenants. According to figures from the Scottish Government for Perth, the number of live homelessness cases in the region jumped up by 72 per cent - from 115 (2022) to 198 (2023).

According to data on property in Perth, almost 38% of people live in rented property (Belvoir:2023) which is becoming scarcer due to lack of housing supply. Short term letting will place further pressure on housing stock, and ultimately drive people away from Perth. The average age of a private renter is 32, arguably the age where they will be working, having families and more likely to be contributing to the economy of Perth than a transitory short term let guest.

More specifically for this area, we have one off the worst indices for deprivation for income, housing and employment, evidenced by the SIMD map attached. This contravenes the statement from PKC Housing with the reality that the short term let in Muirton Place contributes very little to the local economy. They use local resources such as parking on roads and bin collections, but do not employ locally, or live locally. Scottish Government research shows that short term let guests are more likely to bring their own resources than eat out or spend locally and that overall, short term lets benefit the owners significantly more than the community. The short term let property on Muirton Place generates an income of almost £1000 a week. We understand from immediate neighbours that the property is occupied almost every day of the week.

The short term let in Muirton Place goes against the national trend of letting being in less deprived areas [Short-term lets - impact on communities: research](#) and we do not think this should be permitted. We already have further short term lets in the heart of a seriously deprived area of our community council ward.



#### **Short-term lets - impact on communities: research**

Research to assess the impact, positive and negative, of short-term lets (STLs) in Scotland, with a focus on com...

Further evidence from the Scottish Government report on the impact of short term lets focuses particularly on the detrimental effect to neighbours where there is shared access or land, as is the case for 75 Muirton Place.

*"A key negative impact related to disturbance of residents, quality of life and wellbeing..... related particularly to tenemental, but also other types of properties with shared space" (SG:2019) As both of these apply to 75 Muirton Place (the correct ground layout has been submitted after the third application) we believe this has a hugely negative impact on the future of the property, as it is directly connected the three other flats, one of which it shares access rights and garden land. If this application is permitted, there has to be serious consideration as to the impact of future residents.*

*There is a very real possibility that a short term let will be a deterrent for any future buyer who may wish to settle longer term, or buy to let for longer term settlers who would invest more significantly to the area. According to the Perth and Kinross Corporate Plan "availability of affordable housing" is a key factor of tackling poverty. Permitting this planning application contradicts this policy by removing housing stock to the sole advantage of a non-resident short term let profiteer.*

*Permitting short term let businesses in areas such as Muirton also contradicts PKCs own housing strategy which states "Everyone in Perth and Kinross has access to the right home, in the right place, at the right cost."*

*As previously highlighted, there is already a shortage of housing. Whilst short term lets may be of benefit for some households, our city needs to start curtailing the levels of accommodation that are being granted licenses to let on a short term basis. PKC planning have the power to stem the flood of these businesses which are removing access to good housing for the people of Perth.*



*In conclusion, the presence of a short term let n Muirton Place contradicts many of Perth and Kinross Councils own policies on promoting fair access to affordable housing. The disruption already presented by the short term let business has been detrimental to a neighbourhood who have traditionally been there for each other for mutual benefit and support. The economic advantage is solely for the business owners who have made no effort to form respectful relationships with the neighbours or the wider community. In fact, their behaviour has been evidenced to be quite the opposite for the greater proportion of the street. The impact of this short term let has been detrimental, with no economic benefit other than for the owner. We vigorously oppose this application, and urge planning to consider the alternative uses of this property to benefit the broader economy through longer term lets to provide much needed accommodation for this area.*

*Yours sincerely,*

*Robert Fitzpatrick  
Chair North Inch and Muirton Community Council.*













## Development Management

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**From:** North Inch & Muirton Comm Council [REDACTED]  
**Sent:** 23 October 2023 13:08  
**To:** Development Management  
**Subject:** Planning Application Number 23/01529/FLL

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To whom it may concern.

The North Inch and Muirton Community Council wish to oppose planning for 75 Muirton Place to become a short term let. The reasons for this are disruption to the neighbourhood, lack of alignment with future local and regional plans for this area, risks around removing affordable property for this area, the suitability of the property due to shared access and land, noise, a negative impact on neighbour privacy and lack of positive impact to the community and also an imbalance between the benefits to the short term let owner against any benefits to the neighbourhood. In the wider context for the city of Perth, short term lets are removing available housing stock from longer term settlers.

We note that the plans yet again state that there is "off street parking provided on Muirton Place". This is not the case. This is the third iteration of this planning application, and it is still incorrect. Muirton Place is a public road connecting Balhousie Street and Muirton Bank to the North Inch Park. Anyone can park there, and this is the issue. The accommodation is advertised as having "free parking" but strictly speaking this is not the case, as maintenance of the on street parking is paid for by residents contributions through council tax.

Attached is a photo of two camper vans parked outside the AirbandB which caused considerable narrowing of the road, impairing safety for cyclists and families dropping off children at a nearby nursery and school. This does not align with the PKCs policy on healthy living, as it impedes safe passage for cyclists to the North Inch, nor does it align with the PKC Dunkeld Road Corridor active travel project, the outcome of which is to provide safe cycling routes and pedestrian pathways. There is considerable congestion with parking, and also attached is a photo of a typical day on Muirton Place, so the presence of larger vehicles used by guests such as camper vans, hired SUVs and works vehicles adds to congestion and also adds further to particulate levels in Muirton Place which in summer months is high, not aligning with PKC Air Quality and Planning, or Cleaner Air for Scotland. These vehicles often idle on the street with engines on as they load/unload and warm vehicles in the colder months.

There are also plans to impose parking restrictions in this area with **Perth & Kinross Council, Perth Traffic Management (No 24) Order 202x installing yellow lines and it is the intention of this community council to push for resident permits. Muirton Place is part of these plans.**

**A letter to PKC Legal Services sent on October 20th identifies the existing parking issues on Muirton Place with photographic evidence. The additional traffic generated by short term let guests who often arrive in multiple vehicles (evidenced by neighbours) plus frequent changeover and service clean vehicles has added to the existing problem. On this point also, please note the comments provided by Transport Planning regarding the application.**

"There is no vehicle access for the property and no car parking spaces are associated with it, as residents of Muirton Place must park in the street unless they've built a driveway. I question why the Application states that two spaces "currently exist on the application site", as this is not the case, as they have no dedicated parking for the dwellinghouse".

**Planning must consider how a commercial property could continue with these parking restrictions in place without causing disputes and additional unrest in the neighbourhood.**

A further photograph shows the additional burden placed on our street specifically by the owner/s of the short term let. Service cleans and changeovers are done on an almost daily basis, often with two cars present. As well as additional noise of shouting, car doors and the property door slamming, there is also a persistent issue of one of the owner's vehicles (black Tesla photograph) parking in an inconsiderate manner, preventing residents from moving

their own cars. Due to the fact that two residents have now been subject to an aggressive confrontation from the short term let owner/ her partner (Police Scotland reference number available), it has become a very unpleasant situation whereby it is very difficult to tackle them directly about the issue. We understand that the residents have complained to AirBandB, but the issue continues. This has presented a very unwelcome change in the neighbourhood whereby disputes are very difficult to settle in a reasonable manner, particularly as the owner does not live in the vicinity.

We note that the applicant has submitted a "house rules" document, but we ask for this to be discounted. The owner cannot possibly police the behaviour of guests remotely. In line with these negative changes to our community, the Community Council would like to dispute the document issued by Perth and Kinross Housing

NPF4 Policy 30: states that ***Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:***

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According to data on property in Perth, almost 38% of people live in rented property (Belvoir:2023) which is becoming scarcer due to lack of housing supply. Short term letting will place further pressure on housing stock, and ultimately drive people away from Perth. The average age of a private renter is 32, arguably the age where they will be working, having families and more likely to be contributing to the economy of Perth than a transitory short term let guest.

More specifically for this area, we have one off the worst indices for deprivation for income, housing and employment, evidenced by the SIMD map attached. This contravenes the statement from PKC Housing with the reality that the short term let in Muirton Place contributes very little to the local economy. They use local resources such as parking on roads and bin collections, but do not employ locally, or live locally. Scottish Government research shows that short term let guests are more likely to bring their own resources than eat out or spend locally and that overall, short term lets benefit the owners significantly more than the community. The short term let property on Muirton Place generates an income of almost £1000 a week. We understand from immediate neighbours that the property is occupied almost every day of the week.

The short term let in Muirton Place goes against the national trend of letting being in less deprived areas <https://www.gov.scot/publications/research-impact-short-term-lets-communities-scotland/pages/4/> and we do not think this should be permitted. We already have further short term lets in the heart of a seriously deprived area of our community council ward.

Further evidence from the Scottish Government report on the impact of short term lets focuses particularly on the detrimental effect to neighbours where there is shared access or land, as is the case for 75 Muirton Place. "A key negative impact related to disturbance of residents, quality of life and wellbeing..... related particularly to tenemental, but also other types of properties with shared space" (SG:2019) As both of these apply to 75 Muirton Place (the correct ground layout has been submitted after the third application) we believe this has a hugely negative impact on the future of the property, as it is directly connected the three other flats, one of which it shares access rights and garden land. If this application is permitted, there has to be serious consideration as to the impact of future residents.

There is a very real possibility that a short term let will be a deterrent for any future buyer who may wish to settle longer term, or buy to let for longer term settlers who would invest more significantly to the area. According to the



Perth and Kinross Corporate Plan “availability of affordable housing” is a key factor of tackling poverty. Permitting this planning application contradicts this policy by removing housing stock to the sole advantage of a non-resident short term let profiteer.

Permitting short term let businesses in areas such as Muirton also contradicts PKCs own housing strategy which states **"Everyone in Perth and Kinross has access to the right home, in the right place, at the right cost."** **As previously highlighted, there is already a shortage of housing. Whilst short term lets may be of benefit for some households, our city needs to start curtailing the levels of accommodation that are being granted licenses to let on a short term basis. PKC planning have the power to stem the flood of these businesses which are removing access to good housing for the people of Perth.**

In conclusion, the presence of a short term let in Muirton Place contradicts many of Perth and Kinross Councils own policies on promoting fair access to affordable housing. The disruption already presented by the short term let business has been detrimental to a neighbourhood who have traditionally been there for each other for mutual benefit and support. The economic advantage is solely for the business owners who have made no effort to form respectful relationships with the neighbours or the wider community. In fact, their behaviour has been evidenced to be quite the opposite for the greater proportion of the street. The impact of this short term let has been detrimental, with no economic benefit other than for the owner.

We vigorously oppose this application, and urge planning to consider the alternative uses of this property to benefit the broader economy through longer term lets to provide much needed accommodation for this area.

Yours sincerely,



Photo 1 Typical nose to tail parking

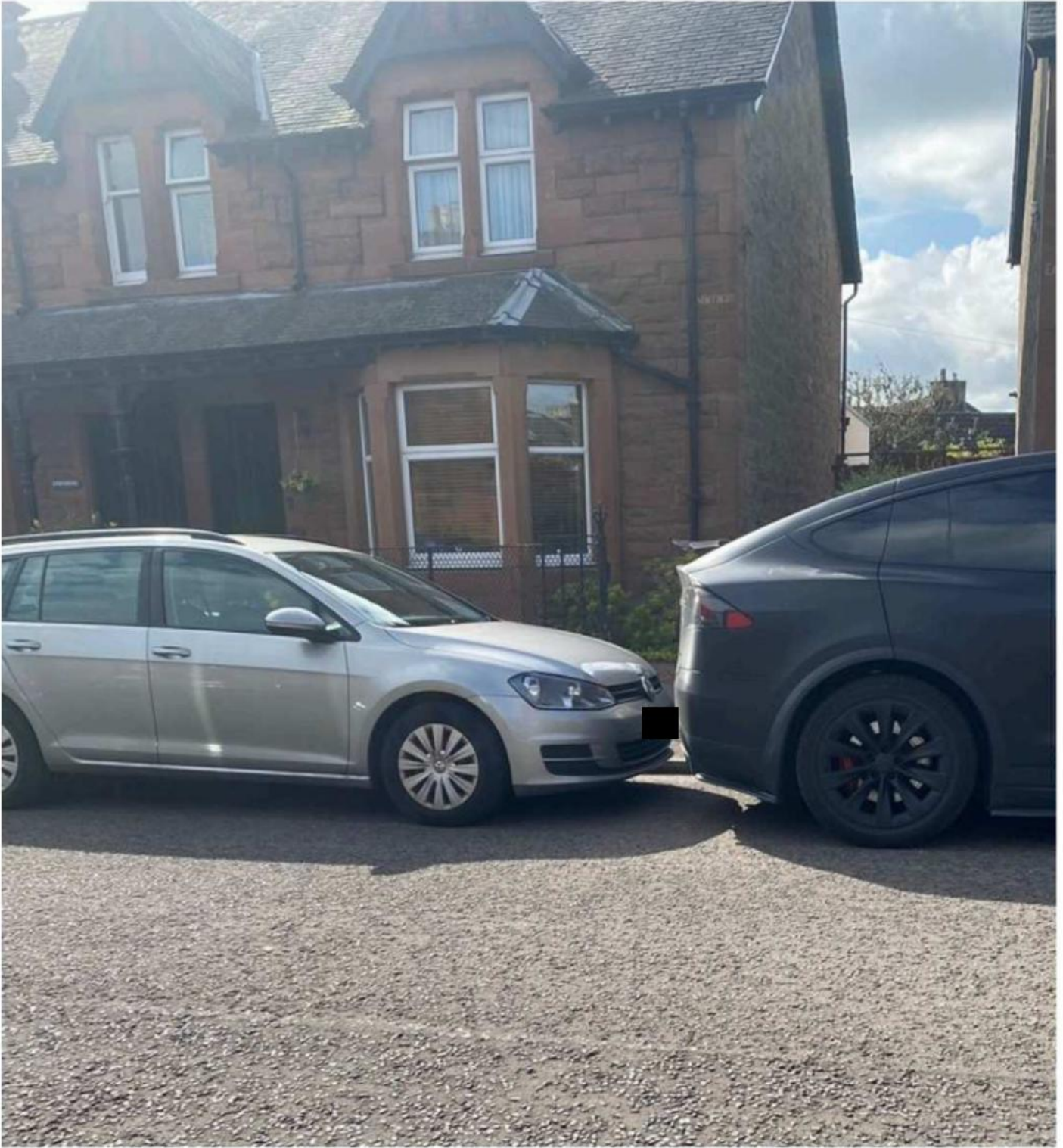


Photo 2 Camper vans



Photos 3 & 4 Service Clean - Vehicle





Robert Fitzpatrick  
Chair

**North Inch & Muirton Comm'y Council**

Sent from my iPad



24th October, 2023

**Subject: Objection to Short Term Let Planning Notice 23/01529/FLL**

Dear Perth & Kinross Council

We are writing to express our deep concern, and to formally object to the recent application for retroactive planning permission submitted by the applicant for the property located at 75 Muirton Place.

This comes as a significant disappointment, particularly after the collective sigh of relief our neighbourhood experienced in June when the initial proposal was rescinded. It was a victory for our community, preserving the residential and peaceful essence of our cherished street. As a concerned resident of the local community, we firmly believe that granting permission for short-term lettings at this location would have detrimental effects on the neighbourhood and the quality of life of its residents.

First and foremost, the proposed short-term lettings would disrupt the peaceful and residential character of the area. The community, consisting primarily of long-term residents and families, values the stability and familiarity that comes with a closely-knit neighbourhood. North Inch area, as one of the oldest established suburbs, stands as a testament to the foresight of past generations who sought to ensure housing access for everyone. The expansion of housing schemes enacted by the council were a symbol of progress and inclusivity. To allow short term lets within this area would not only jeopardise the integrity of this hard-fought achievement, but also compromise the essence of our community.

The economic disparity between local residents and tourists cannot be understated. According to this property's listing on booking.com, this particular Short Term Let is commanding upwards of £140 per day, offering a monthly return of up to £3500. In contrast, renting a similar property out within the area would bring a return of around £700 a month. This amount is a pittance in comparison. This stark contrast plays a significant

role in the trend towards converting local housing into profit-driven tourist properties, and is one of the reasons why the Scottish Government introduced planning permission rules in the first place. It is virtually impossible for local residents to contend with the financial challenge of competing with a high level of financial return. This discrepancy places an burden on our community, and jeopardises the ability of our own residents to secure stable, long-term housing. The scarcity of affordable housing is already a pressing issue in our area, and permitting short-term rentals in residential neighbourhoods would exacerbate this problem. By converting residential properties into commercial accommodation, we risk displacing long-term residents who will struggle to find alternative housing options within their means. This scenario not only disrupts lives but also undermines the stability and sustainability of our community.

Moreover, the increased turnover of short-term occupants can cause several issues, including parking issues, noise pollution, and a general sense of transience.

Online, the property claims to have access to free parking that does not need to be booked - this property does not have a private drive way. Presently, this area is in the midst of a planning review process to potentially implement no waiting lines in this vicinity. This measure is being considered in response to long-standing concerns surrounding traffic congestion, parking issues, and waiting times in the area. This is one example that exemplifies why this particular short-term let listing is not considerate to the residents in its area. It demonstrates a complete disregard for the needs of residents who need to live on this street, and the wider community, particularly in regard to parking. It appears to prioritise making a quick profit over fostering a considerate living environment.

The regular influx of unfamiliar individuals with no vested interest in the community's well-being would lead to an erosion of the social fabric of our community and an increased likelihood of antisocial behaviour. These disadvantages associated with short-term lettings have been well-documented in various studies and have caused significant concerns in other neighbourhoods. In addition to these concerns, it is crucial to note that the proposed short-term lettings can pose safety risks. Unlike professionally managed establishments, short-term rentals often lack the necessary safety measures, such as fire safety systems, regular inspections, and liability insurance coverage. These potential risks could compromise the well-being of both the short-term occupants and the neighbouring residents.

Lastly, we understand that presently, Perth & Kinross Council consider short-term lets an important part of our economy. However, our city boasts an array of historical, significant hotels, each holding a unique place in our city's heritage. The Salutation Hotel, Scotlands oldest hotel which hosted Bonnie Prince Charles, The Mercure Perth Hotel whose origins stem from the 1700s, and the Royal George which is over 250 years old, for instance, are not merely businesses; they are living pieces of history, cherished by residents and visitors alike. They employ larger numbers of staff, and contribute a wider and deeper contribution to our economy than short term lets. How can we expect these institutions to compete on a level playing field with short-term rentals?

The support they provide to our city centre economy and the preservation of our cultural heritage are invaluable assets that must not be overlooked. It cannot be overstated how vital our local hotels are in ensuring that money is spent within our city centre. Preserving the integrity of our town centre is not merely a matter of aesthetics; it is the linchpin of our economic well-being, in a town that has the highest self-employment rate within the UK. It is where the local economy thrives, where businesses flourish, and where our community gathers. Why are we pulling footfall, and ultimately money, away from our city centres?

By encouraging this Short Term Let in this residential area, you risk the character of our area, whilst removing a home for a family for absolutely no economic benefit to the local or wider community, solely the owners of these properties, who often do not live in the area affected by these changes. We must take steps to ensure that the resources and investments that flow into our town centre continue to do so, for the benefit of all residents.

To this end, we implore Perth & Kinross Council to maintain a forward-thinking approach and proactively address the challenges posed by short-term rentals. We must learn from the experiences of other areas in Scotland and around the world, where unregulated short-term rentals have eroded the vitality of town centres and disrupted the balance between residents and tourists. Many of the points listed here can also be supported and asserted by Perth and Kinross Council's own Environment, Infrastructure and Economic Development Committee. This committee report on 31st of May, 2023, (Report No. 23/171), confirmed that the reuse of existing buildings for short term lets will not be supported where the proposal will result in either an unacceptable impact on local amenity or the character of a neighbourhood or area; or, the loss of residential accommodation where such loss is not outweighed by demonstrable local economic



benefits. We hope that this letter demonstrates that this short term let falls under this criteria.

We kindly request that our objection be taken into serious consideration during the decision-making process. Thank you for your attention to this important issue. We trust that you will carefully evaluate the concerns raised by concerned residents and make a decision that preserves the integrity and liveability of our community.

Kind regards,

Ross & Claire Millar

<sup>1</sup> <https://www.emerald.com/insight/content/doi/10.1108/IJTC-06-2019-0084/full/html>

<sup>2</sup> [https://www.researchgate.net/publication/332193663\\_Local\\_and\\_professionalization\\_a\\_multidimensional\\_hedonic\\_analysis\\_of\\_Airbnb\\_listings\\_prices\\_and\\_revenue](https://www.researchgate.net/publication/332193663_Local_and_professionalization_a_multidimensional_hedonic_analysis_of_Airbnb_listings_prices_and_revenue)

<sup>3</sup> [https://www.researchgate.net/profile/David-Wachsmuth/publication/318281320\\_Airbnb\\_and\\_the\\_Rent\\_Gap\\_Gentrification\\_Through\\_the\\_Sharing\\_Economy](https://www.researchgate.net/profile/David-Wachsmuth/publication/318281320_Airbnb_and_the_Rent_Gap_Gentrification_Through_the_Sharing_Economy)

## Development Management

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**From:** [REDACTED]  
**Sent:** 24 October 2023 09:06  
**To:** Development Management  
**Subject:** Objection 23/01529/FLL

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To whom it may concern.

[REDACTED] we wish to object to the proposed plans for change of use for 75 Muirton Place into a short term let property.

We are grateful to have the opportunity to object, but would like to express our disappointment at this being the third planning application which we have had to address. There is no logical reason why the representative (a surveyor) for this application cannot submit accurate information, particularly as it is available on the public domain. Whilst we appreciate that the onus is on the applicant, we cannot help but wonder if this is a deliberate strategy by the applicant to keep kicking this into the long grass. We note that there was an enforcement notice served, which the applicant addressed on the day it was due to be served.

This property has been operating for a year with no planning in place. We have concerns for neighbours whose insurances may be invalid if an incident was to happen at this property which, we assume, cannot operate as a legitimate business without planning consent.

Our grounds for objection are aligned with the national policy adopted by Perth and Kinross Council

NPF4 Policy 30: states that *Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:*

- i. *An unacceptable impact on local amenity or the character of a neighbourhood or area; or*
- ii. *The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits*

In relation to point i) 'the character of our neighbourhood', we can categorically state that the nature of our neighbourhood has undergone many negative changes as a result of the short term let. This is an established neighbourhood where several people are frail and elderly and rely on community support. Allowing a property to change from a residential residence into a commercial business over the past year has fundamentally changed our community relationships, because of excess noise, parking issues and an erosion of relationships, [REDACTED]

[REDACTED] If allowed to proceed, this will set a precedence for other properties in the area to be sold onto commercial businesses/short term lets. This will lead to a further drain on established community support through loss of residents. A short term let has introduced a transitory nature [REDACTED] which has affected our community in a negative way. Additional noise and disruption [REDACTED]

[REDACTED] The constant movement of a short term let is not conducive [REDACTED]

Over the past year [REDACTED] strangers staring into [REDACTED], strangers standing looking [REDACTED] as they try to work out which property they are going to. [REDACTED] Police Scotland have recommended a door camera [REDACTED]

The owner of the short term let engages in passive aggressive parking, and has blocked in residents on a few occasions and acted directly in an aggressive manner to residents who are simply going about their daily business.

The noise levels are disruptive, with frequent changeover and service cleans almost seven days a week resulting in doors slamming, shouting and bins being hauled around. We have guests arriving and departing at all hours with shouting, more doors slamming and car engines idling whilst being packed/unloaded.

We have environmental concerns as groups of guests hang around an outside area [REDACTED] smoking and having loud conversations. [REDACTED]

We also note that guests are using the open fire facility in the house with yellow smoke belching out of the chimney - the fuel used is questionable with regard to air pollution.

Perth and Kinross Council have made it clear in their policies and recent budget that they will invest in our city to ensure affordable housing is available. Allowing an established residential flat into a profit-making business completely contradicts this. Homes in a neighbourhood like this should be for families and couples who will invest in the area through paying Council tax and using local services.

The infrastructure on Muirton Place and surrounding roads does not align with vehicles from a commercial letting property coming and going, there is already a severe lack of parking for residents. It can be argued that a resident at No 75 would also have vehicles, but to date there have been mobile homes and works vans using the property causing additional strains. It should be noted that as part of a wider plan, parking controls with yellow lines have been agreed in this area, with Muirton Place on the wider plan which will include residents permits. This is to try and ease our current parking issues. I have attached photos [REDACTED] with a delivery van double parked, which could easily be an emergency vehicle.

We would also like to point out the repeated error with this planning application that "off street parking is available." This is untrue. Muirton Place is a public road.

Overall, aside from the impact on our established neighbourhood, granting permission for a short term let business in Muirton Place is contrary to the Scottish Planning Policy on "socially sustainable places" and supporting the delivery of accessible housing" (<https://www.gov.scot/publications/scottish-planning-policy/>)

We would also like to point out that recent research conducted by the Scottish Government states that the main source of unrest and changes to the detriment of a neighbourhood as a result of short term lets are due to shared space and shared access. 75 Muirton Place has both of these issues which can be seen from the plans. and if any of the adjoining flats were to be sold, permitting this application would allow further short term let businesses to be established, which would further erode and impart on the shared spaces of residents and deter future settlers who wish to set up a more permanent home.

A recent Courier article was published which highlighted the success of this short term let but failed to present the disruption, distress and negative impact which has been caused.

The owner does not employ anyone to run this establishment, so there is very little to be gained to the local economy. With regards to statement ii) of the aforementioned NPF4 Policy 30 we put it to the planning officers that our neighbourhood has suffered a great loss of peace, character and social cohesion, with no economic benefits whatsoever. The only person who has financially benefited greatly from this is the owner of the short term let.

We thank you for your attention.

Yours sincerely,

Professor Richard and Mrs Emma Oram  
[REDACTED]







## Chelsea Allardyce

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**From:** [REDACTED]  
**Sent:** 26 October 2023 08:21  
**To:** Development Management  
**Subject:** Ref: 23/01529/FLL

**CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.**

Ref: 23/01529/FLL

To whom it may concern,

We wish to object to the above application for a change of use of a flat ([75 Muirton Place PH1 5DL](#)) to form a short-term let accommodation unit.

Our reasons for the above objection are as follows:-

1. This application could set a precedent. This is a residential area and has been for over 100 years. There has never been a short term let in this street before. We therefore have concerns that this application could lead to more applications of a similar kind, which would be very unacceptable.

2. Noise and Disturbance. This flat is adjacent to our property and we are constantly being woken very early on in the morning, or very late at night, by car engines and doors banging and slamming. We often find various different guests who are staying in this accommodation, standing in the bay window [REDACTED]  
[REDACTED]

The guests regularly come in and out of the property, banging the door as they go. The main reason for this is that they are using the front garden/street to smoke.

We do not believe that this area is suitable for short-term rentals, for the aforementioned main reasons. Therefore, we wish to officially object to this application.

Yours sincerely,

Donna and Steven Mackay

[Sent from the all-new AOL app for iOS](#)

## Development Management

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**From:** Archie Marshall [REDACTED]  
**Sent:** 26 October 2023 22:15  
**To:** Development Management  
**Subject:** Objection to 23/01529/FLL (75 Muirton Place, Perth)

**CAUTION:** This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.

To whom it may concern

Objection to the proposed change of use at 75 Muirton Place to a Short-Term Let.

The planning application for a change of use to short-term let accommodation at 75 Muirton Place has already led to a considerable level of disruption to an established community. The loss of a long-term residential property whose occupants make a positive contribution to a friendly neighbourhood has been compounded by disruption to parking patterns and issues relating to privacy.

The parking issues in Muirton Place have been a long-running saga and recent proposals will have an even more detrimental effect on the ability for residents to part in close proximity to their homes. The applicant has, of course, stated that any resident of the property would likely have at least one car. The difference is that long-term residents understand the parking issues and normally have an established parking pattern – something that that is not the case with STL clients. Long-term residents can also be approached more readily in situations where vehicles need to be moved. It should be further noted that the property has been used by commercial organisations as an overnight stopover during the quiet winter months, with the arrival and maneuvering of large vans well into the evening.

[REDACTED] I have been aware at various times of clients (both adults and children) looking down [REDACTED]. While I am sure that there is no intention to cause any alarm, the fact is that clients are strangers and it is increasingly unsettling [REDACTED]. Other clients have been standing outside the property while smoking and I have witnessed some of them walking past cars and looking inside. While I do not spend much time looking out [REDACTED] the times that I have been alerted to activity outside has often resulted in concern.

The property has been let out as a long-term let in the past, resulting in a gain to the community with the presence of good tenants. It could easily be let out in this capacity now. SLTs are a very lucrative way of earning money for the owner, but it is at the expense of the community in which they do not live. There is no appreciable economic gain to the local community in terms of jobs, as the property is serviced by the owner. The balance between loss of historical character and economic gain would be difficult to find in favour of the applicant. The contribution from the Development Quality Manager states "*The postcode district level of saturation of potential short-term lets is below the level at which it may be considered appropriate to introduce a control area in order to help manage high concentrations of STLs where it affects the availability of residential housing or the character of a neighbourhood.*" Does this mean that planning applications will be granted until saturation occurs? I'm sure that the Planning Department has a



concern for the quality of life of its Council Tax payers: it would be encouraging to think that the interests of citizens would outweigh commercial interests.

This is the third time that residents have had to lodge objections to the proposed change of use. During the Licensing Committee hearing the applicant went to great lengths to assure the committee that they had been at pains to do everything that was required of them. Now that a license has been granted their diligence seems to have diminished. It is also unclear how the arrangement with the downstairs flat will operate given that there is shared access to a garden area that has some common areas (the site plan indicates planning permission is being sought for the shared garden area).

Thank you for taking the time to consider my objection.

Yours sincerely

Archie Marshall



## Comments to the Development Quality Manager on a Planning Application

<b>Planning Application ref.</b>	23/01529/FLL	<b>Comments provided by</b>	Lachlan MacLean Project Officer – Transport Planning
<b>Service/Section</b>	Transport Planning	<b>Contact Details</b>	TransportPlanning@pkc.gov.uk
<b>Description of Proposal</b>	Change of use of flat to form a short-term let accommodation unit (in retrospect)		
<b>Address of site</b>	75 Muirton Place, Perth PH1 5DL		
<b>Comments on the proposal</b>	<p>The applicant is proposing to change the use of an upper two bedroomed flat to form a short term let unit.</p> <p>There is no vehicle access for the property and no car parking spaces are associated with it, as residents of Muirton Place park in the street unless they've built a driveway. Visitors will need to park in Muirton Place.</p> <p>Insofar as the Roads matters are concerned, I have no objections to this proposal.</p>		
<b>Recommended planning condition(s)</b>			
<b>Recommended informative(s) for applicant</b>			
<b>Date comments returned</b>	09 November 2023		

## CDS Planning Local Review Body

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**From:** emma best [REDACTED]  
**Sent:** 05 March 2024 11:19  
**To:** CDS Planning Local Review Body  
**Subject:** Re: LRB-2024-09

**CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.**

To whom it may concern.

We have read the appeal submission and Notice of Review from the applicant.

Planning was refused on the basis that the change of use contravenes Policy 30 Tourism e) of National Planning Framework (2023).

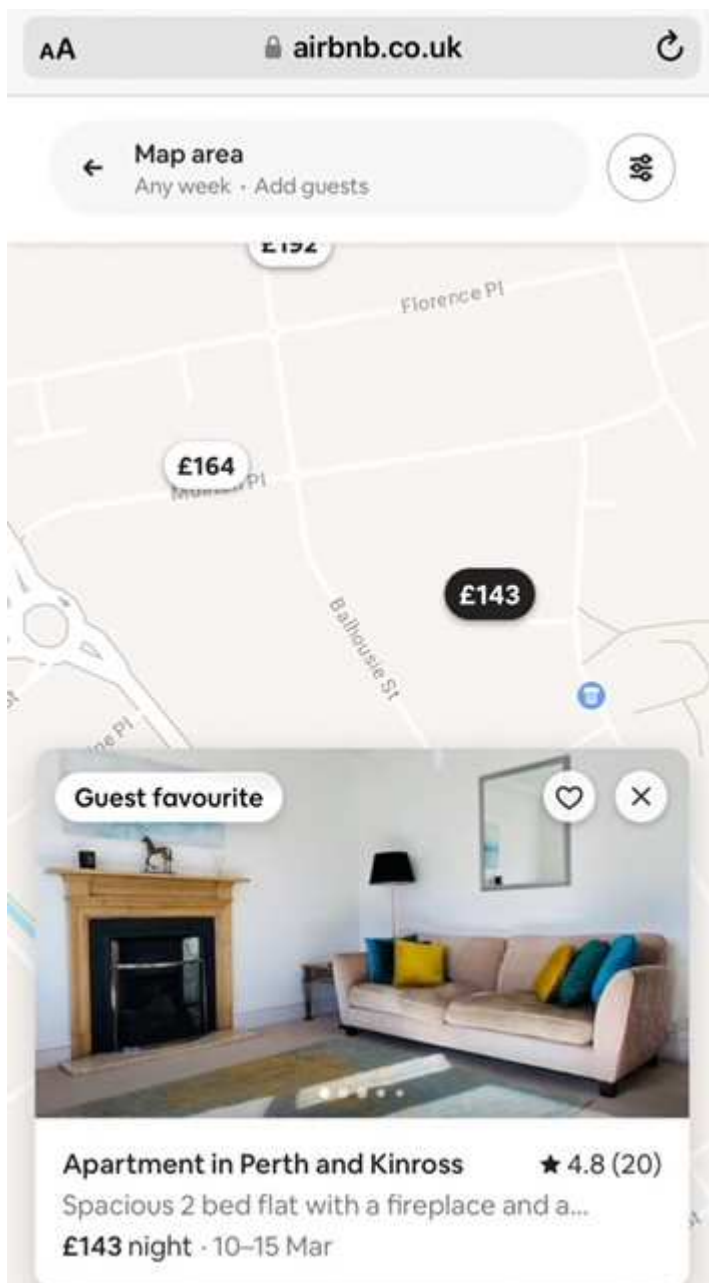
We do not believe that the appeal changes the grounds of the refusal.

As identified in the planning refusal letter, there is no evidence that the short term let business contributes to the wider community. We have witnessed many of the inhabitants of the short term let, which have included contractors who leave at 6 am and return at 9 pm. It is debatable that they would spend locally. There is no supporting evidence which proves that short term let customers improve economies, particularly in towns. In fact, they remove custom from our local established bed and breakfasts who contribute more through local taxes. It is unknown whether the applicant contributes to the local economy through business or council tax. Furthermore, we dispute the evidence presented that they are not affecting local housing supply. Perth has a housing shortage and a sizeable waiting list for people to access accommodation.

In addition, our area is one of multiple deprivation evidenced from the SIMD data. The applicant is making hundreds of pounds a week (we see an almost continuous stream of guests) with a daily charge of £143. This is one of the few areas in Perth where housing is still deemed affordable, and we should not be removing this stock for the financial benefit of a commercial business which does not invest in the area in any way. We are not entirely sure why the applicant has cited research from Portugal to support her appeal.

Unfortunately, there is an excess demand for affordable housing in Perth and Kinross. There are around 1,000 vacancies every year within the housing stock of the partners listed above, but there are currently around 3,000 applicants on the waiting list.

This means that we are not able to offer a property to everyone who applies for housing. Those that are made an offer will be people in urgent housing need such as people who are homeless, those with a medical need and families living in overcrowded accommodation.



In relation to refusal on the grounds of adversely impacting residents, we resolutely stand by this. Living next door to a short term let has been hugely disruptive. We have had to notify PKC Community Wardens due to drug taking outside the house where a guest was smoking dope which we could smell inside our house. Frequent change over cleans are noisy and distracting, as we both work from home. We have had our privacy invaded with guests staring into our home and garden as we go about our daily lives. Works vans and multiple vehicles block the streets and create narrowing of our road. We have submitted previous photographs to evidence this. There is no way the applicant can have any idea of how guests behave, as they don't live here. It has undoubtedly changed the character of this area. The applicant has cited research related to the well-being of children in England, so we're not sure what relevance this has to this appeal.

We note the applicant makes reference to living 'harmoniously' and 'community engagement activities'. We are unclear what is meant here. As previously presented in other objections and also before the Licensing Committee, we do not have a good relationship with the applicant, having had to notify Police Scotland of abusive and threatening behaviour from them. They have denied this and said it was a 'misunderstanding' with an 'apology' from the police officer. This is not true. If required, we can produce evidence from Police Scotland that they were issued with a warning not to approach us. This has meant that we cannot communicate any concerns of disruption such as noise and drug taking because of this unhealthy situation between us and the applicant. It has made us feel very uneasy in our own home to the point that we have considered selling and moving elsewhere, even though we have excellent relationships with our neighbours, and contribute to our community more widely through our attendance at local council meetings.

This is the fourth representation we have had to make in response to License and Planning applications, and we are weary of it. The applicant has now been letting the property on a short term basis with no planning permission in place for a period of over 16 months.

We look forward to this situation being resolved as soon as possible.

Yours sincerely,

Richard and Emma Oram



On 29 Feb 2024, at 16:50, CDS Planning Local Review Body <PlanningLRB@pkc.gov.uk> wrote:

## **CDS Planning Local Review Body**

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**From:** North Inch & Muirton Comm Council [REDACTED]  
**Sent:** 05 March 2024 15:44  
**To:** CDS Planning Local Review Body  
**Subject:** LRB-2024-09

**CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.**

**Town & Country Planning (Scotland) Act 1997**  
**The Town & Country Planning (Schemes of Delegation & Local Review Procedure)**  
**(Scotland) Regulations 2013**  
**Application Ref: 23/01529/FLL – Change of use of flat to form a short-term let**  
**accommodation unit (in retrospect), 75 Muirton Place, Perth, PH1 5DL**

We have read the application for a review of the decision taken in relation to the above - a planning refusal for a short term let at 75 Muirton Place Perth PH1 5DL.

We stand by the decision of PKC Planning in their refusal.

We have previously submitted our objection on 21st October 2023, and we understand that the review body will consider this in their decision making process.

Our response to the applicants appeal is this.

1) Our community of Muirton, within which the Air BnB is located, is an area of deprivation, and we do not see any evidence that the applicant is contributing to a fragile economy. We feel it is inappropriate that one individual is making substantial profit with no evidence that they are contributing to the local economy, as a longer term let or owner would through taxes, spending and working locally.

2) Housing in the area of Muirton is still relatively affordable, something which is increasingly rare in Perth city. This housing stock should not be removed for the profit-making of an individual whom we understand from information at Companies House has other income streams.

3) The presence of the short term let has been disruptive due to the arrangement of this particular street, and has the potential to cause even greater disruption when the other properties in the block of four are vacated.

4) The applicant has not contributed to this community in any way. We are unclear as to why they have included this in their letter of appeal when the behaviour of the applicant and her husband has been the cause of alarm in several neighbours, which has been brought to our attention over the past year.

We are now in a situation where a property in our area has been operating a business with no planning permission in place for over 16 months. We believe this is unacceptable for the protection and safety of neighbours, and we hope a resolution is reached soon.

## CDS Planning Local Review Body

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**From:** [REDACTED]  
**Sent:** 14 March 2024 15:35  
**To:** CDS Planning Local Review Body  
**Subject:** Reference LTB-2024-09

**CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.**

Ref: 23/01529/FLL  
Name of Applicant: Arifa Properties

To whom it may concern,

We wish to object to the above application for a change of use of a flat (75 Muirton Place PH1 5DL) to form a short-term let accommodation unit.

Our reasons for the above objection are as follows:-

1. This application could set a precedent. This is a residential area and has been for over 100 years. There has never been a short term let in this street before. We therefore have concerns that this application could lead to more applications of a similar kind, which would be very unacceptable.
2. Noise and Disturbance. This flat is adjacent to our property and we are constantly being woken very early on in the morning, or very late at night, by car engines and doors banging and slamming. We often find various different guests who are staying in this accommodation, standing in the bay window looking directly into our home. If this flat was residential, we wouldn't have this issue.  
The guests regularly come in and out of the property, banging the door as they go. The main reason for this is that they are using the front garden/street to smoke.

Since objecting last, there has been an incident where guests, who were staying in the property on a Saturday evening a few weeks ago broke into a serious argument around midnight, which woke us. The women left the property screaming and shouting in the street with the man shouting after her. Doors were slammed loudly too. I have lived in this street for over 40 years and have not had to tolerate such behaviour by any of our neighbours.

We do not believe that this area is suitable for short-term rentals, for the aforementioned main reasons. Therefore, we wish to object to this application.

Yours sincerely,

Donna and Steven Mackay

[Sent from the all-new AOL app for iOS](#)



## CDS Planning Local Review Body

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**From:** Archie Marshall [REDACTED]  
**Sent:** 14 March 2024 06:50  
**To:** CDS Planning Local Review Body  
**Subject:** Re: LRB-2024-09

**CAUTION: This email originated from an external organisation. Do not follow guidance, click links, or open attachments unless you have verified the sender and know the content is safe.**

To whom it may concern.

Thank you for sending me details of the appeal against refusal of planning consent for change of use to short-term let at 75 Muirton Place ( 23/01529/FLL).

As the owner and resident of 18 Muirton Place, Perth PH1 5DL I would like to make a few points relating to the appeal. The owner's main objection seems to be that the presence of only one Short-term Let property will have no appreciable impact on the community. There is currently one property in the street up for sale. Should someone buy it and apply to convert it into a Short-term Let business there could be no objection and the process could repeat whenever a property came up for sale. This would be to the detriment of the current community.

The owner talks of "a dynamic market with varying needs ... an increasing need for diverse accommodation options". There are currently plenty of short-term accommodation options in the neighbourhood as was stated in the initial objections. Perth & Kinross Council rightly made reference to their plan for housing when rejecting the initial planning application: nothing has materially changed in the interim.

The owner mentions the available housing stock in Perth & Kinross as a whole, but this has no bearing on the granting of planning permission for a Short-term Let property in Muirton Place. In fact, it could be argued that the owner should re-locate to an area of Perth & Kinross where there was no issue with community disruption and parking issues.

The owner makes reference to the "economic benefits" that Short-term Lets bring to a local economy. This comparison has no relevance as the economies of Portugal and Perth & Kinross are vastly different. The owner is in direct competition with other Short-term Lets, B&Bs and hotels which have capacity to deal with visitors to the region. The owner benefits majorly as no employees are involved in the servicing of the property and there seems to be no other significant benefit to the local economy from a Short-term Let.

In fact, over the quiet visitor period before Christmas the property was being let out to workmen who parked large vans and flat-bed trucks which had a range of cement mixers and other tools in sight. These lets take business from established B&Bs but they also bring in a hazard of equipment which is not exactly secure against unauthorised removal by opportunists.

The assurances of the owner that clients will adhere to the various requirements cannot be guaranteed. Over the winter I have witnessed clients from one let leaning out of the bedroom window smoking. Use of the term "AirBnb" refers to the original intent of the accommodation offer. AirBnbs started off as, literally, an inflatable mattress in the lounge that allowed casual visitors to enjoy a cheap bed for the night. This allowed visitors to meet their hosts and review each other on a much more objective basis. This has quickly evolved into a business where properties are purchased by owners who live off-site.

The last year has seen properties for sale on Muirton Place bought by young couples who have brought benefit to the local community. The presence of anonymous clients at 75 Muirton Place is in stark contrast to these new residents and the occasional presence of figures standing in the bay window looking out towards my property continues to be an unsettling aspect of current life for me and my wife.

I cannot see anything in the appeal from the owner of 75 Muirton Place which addresses the concerns of the Planning Department regarding their housing policies. Could you please acknowledge receipt of this email, as I previously sent a copy to the wrong department.

