

Civic Licensing

From: john hayes [REDACTED]
Sent: 25 September 2023 19:45
To: CDS STL
Subject: Re: Representation ref short term let 8 Craigower Crescent Pitlochry PH165HS
Attachments: image001.jpg; To Whom it may concern No 8 Craigower.docx

Hi Karen,

Please see my letter attached, I have removed the photographs so hopefully it is now of a size that will be accepted by your email system.

If you require the photographs down the road, please don't hesitate to ask and I shall send them on separately.

Many thanks again,
John Hayes

On Mon, 25 Sept 2023 at 16:26, CDS STL <STL@pkc.gov.uk> wrote:

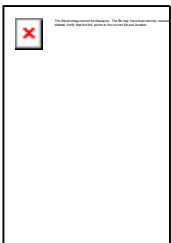
Dear Mr. Hayes,

Thank you for your email with attachments—can you please resend any pages beyond page 1 as the file does not appear to allow for the additional pages to be downloaded.

We have noted your comments and photographs regarding the Public Notice of Information posted at these premises and will be conducting further enquiries.

Kind regards,

Karen



Karen Engelberts

Licensing Enforcement Officer

Short Term Lets - Corporate and Legal Services

Perth & Kinross Council

2 High Street

Perth PH1 5PH

Telephone: 01738 475195

(9am – 12pm, Monday through Friday except for public holidays)

Web: [Short Term Lets - Perth & Kinross Council \(pkc.gov.uk\)](http://pkc.gov.uk)

The information provided may not address your individual requirements, is for informational purposes only, and does not constitute any form of legal advice. It is recommended that you seek your own, independent legal advice.

From: john hayes [REDACTED]
Sent: Sunday, September 24, 2023 3:07 PM
To: CDS STL <STL@pkc.gov.uk>
Subject: Representation ref short term let 8 Craigower Crescent Pitlochry PH165HS

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/Madam,

Please find attachment regarding our objection to the STL application for 8 Craigower Crescent Pitlochry. (I have three photographs included in the document so please let me know if you have any issue in viewing or downloading the attachment due to any maximum attachment size protocol with your email service)

Should you require any further information or clarification, please don't hesitate to ask.

Many thanks and kind regards,

John Hayes

10 Craigower Crescent, Pitlochry

[REDACTED]

 [To Whom it may concern No 8 Craigower.docx](#)

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24/08/23

To Whom it may concern,

In response to the short term let planning application for 8 Craigower Crescent, Pitlochry PH165HS, I wish to object to the granting of this licence for the reasons I hope to make obvious below. My name is John Hayes of 10 Craigower Crescent, Pitlochry PH165HS and I represent all who reside here.

Firstly, I wish to make clear that I bear no animosity nor ill will to Miss Inceu, Florinia has been the most wonderful neighbour to have while she resided next door for the first two and a half years of us living here, furthermore, we have familial connections that go back 10 years since we first moved to Pitlochry. I wish her very well.

It came as some surprise to us that Miss Inceu had decided to let her property on AirBnB. As we recall, it was on a Thursday evening she announced she was leaving, and her first guests were arriving on that Saturday. Again, we hold no grudge with this, there was no obligation for her to inform us of her decision at the time however, we felt a great sense of trepidation, Stag and Hen parties we thought, but we were pleasantly surprised that, in the main, the guests were absolutely fine for the first few months but as with most things, time has a way of changing opinion.

We make no complaints about any recurring noise, we have three young girls, it would be hypocritical to do so. We have experienced some other concerns though.

The innocent nuisance - the doorbell goes most weeks "Can you tell us how the heating works? Can you tell me where the cutlery is? Where is the Post Office? How can I book tickets for the theatre? - Not really much of a complaint this.

Unvetted new neighbours every two days, this one really does concern us having three young kids. It's a 70 year old settled residential street and is certainly not best suited to high turnaround tourist accommodation.

And then other stuff tends to creep in, cigarette butts that have come our way over the back wall for our toddler to find. Tradesmen staying next door treating us to clouds of cannabis smoke. We recently had a domestic argument between guests that got so bad we considered calling the Police. And then there's the parking.....

It is critical that you understand that this is a 1950's crescent of council houses, we have one narrow street, ten houses. Vehicle ownership was sporadic back in the 50's and certainly not abundant among council estates. It is simply not designed for the traffic it gets. Our street's demographic today is mostly elderly, and we at number 10 buck that trend with our bunch of kids. Our road is the Southern access point for the second largest children's playpark in our town, colloquially known as the "Ambi" park as the ambulance station used be based here. The Ambulance station has now been replaced with the Veterinary Surgery, an essential local service given the rural location of where we live yet this already draws risk for all. Emergency care for working animals and livestock brings 4x4's through daily - at pace. It is already a slalom with the long-term residents parking their vehicles but consider that recreational short term lets tend to bring multiple vehicles to an address with families understandably wanting to meet up. A memorable event for me was last December, the snow was thick on the ground and my "new" one day old neighbour had blocked my drive. I

could not get my car out to take my kids to school, they arrive back at 4 pm and when I confront them to move their vehicle and they literally laugh at me and refuse to do so True, this type of thing is the exception but nonetheless it does happen. I acknowledge that Miss Inceu is stringent on insisting that the driveway is used but unfortunately, it is impossible to enforce, vans, bigger vehicles etc, cars are just parked everywhere. It's easy to say that they're not, but we live here. They are. The kids simply can't play on the street anymore.

The bigger picture:

Who benefits?

Not I, but more importantly, not my community. It's well documented that Pitlochry is overserved with short term lets (proportionally far more than even Edinburgh). A great current example is that my barber has been evicted to the benefit of yet another absentee landlord who has seen a crowded marketplace and declared "ME TOO", local services are being affected. There's not a shop or hostelry in town that does not have a sign in the window that says "Staff wanted – Top rates paid" Great eh? – No actually. These costs are all passed on and prices have gone so high from the tourist dollar that the locals cannot afford to use these local services. Waiting staff and hotel staff are now bussed in from Dundee and Stirling due to a complete lack of housing stock because of short term lets, there's even rumours of another AirB&B happening on our street?????

Pitlochry at the last census had a population of a mere 2880 people, this community is almost at breaking point due to this phenomenon. The granting of more short term let licences is not the answer.

In Conclusion –

I'm not the man ranting "not on my doorstep" I've been that man on the doorstep for the last twelve months and the bad outweighs the good. I live here, others don't.

Many thanks for taking the time to read this

Many kind regards,

John, Joan, Eva, Orla & Flora Hayes