

Civic Licensing

From: john hayes [REDACTED]
Sent: 15 September 2023 19:00
To: CDS STL
Subject: Representation ref short term let 5 Craigower Crescent Pitlochry PH165HS
Attachments: No 5.docx

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Dear Sir/Madam,

Please find attachment regarding our objection to the STL application for 5 Craigower Crescent Pitlochry.

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,

In response to the short term let planning application for 5 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.

In the first instance, I wish to question the validity of the application. Both the Applicant address and the Day to Day manager/Agent address are both listed as the premises to be let? My understanding is that both should list the primary residences of these people if different. The Seaton's are non-domiciled in the UK and their primary address of residence is in Spain therefore I'm quite confused as I can't imagine they will reside at No 5 Craigower Crescent while they are letting the premises? Please advise.

We ALREADY have a short term let operating in the adjoining property next door to us and No 5 Craigower is IMMEDIATELY opposite us. The term under siege comes to mind. In a previous letter that we have sent you, we detailed the inconveniences of having such an enterprise on our doorstep, constant requests for assistance, cigarette butts over the wall, cannabis smoke, guests arguing, unvetted strangers every two days etc. To have it once is punitive, to have it twice is downright draconian.

It is critical that you understand that this is a 1950's-built crescent of council houses, we have one narrow street with eleven houses. Vehicle ownership was sporadic back when it was designed and certainly not prolific among council estates. It is simply not designed for the traffic it currently gets. Our street demographic today has elderly and infirm residents and we at number 10 have three young children. Our road is the Southern access point for the second biggest kids' playpark in our town, colloquially known as the "Ambi" park as the ambulance station used to 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 but this already draws risk for all. Emergency services for working animals and livestock bring 4x4's through daily – and at pace. It is already a slalom with the long-term residents parking their vehicles on the street but consider that recreational short term lets tend to bring multiple vehicles to a site with families wanting to meet up due to the very nature of a holiday, we already have this happening next door and to grant this licence will only bring more traffic and greater risk to all.

Ingress and egress to my property is already a nightmare. A very typical example can be seen in the below pictures I've taken, all in the last 15 minutes while I've been typing this letter. Firstly on the left we have some visitors for No 5 (the blue car on the left is the cleaner's car for the short term let next door at No 8, note the vacant driveway) and secondly, on the right we have a delivery for No 5.



The owners of No 5 do not use their driveway for parking, preferring the street - fair enough, but since their arrival back to the UK this summer to renovate their house for letting I frequently need to ask tradesmen, family and visitors to No 5 if they can move their vehicles so I can exit my driveway or so I can access my driveway to keep one less vehicle on the street. I'm tired of being asked "are you going anywhere for the next while?" Maybe I am, maybe I'm not, but I'd sure prefer not to have to ask for permission.



Why would you add to this? The kids simply cannot play on the street.

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). AirBnB is not a holiday company, it is an extraction industry that mines the established communities of this country. A very short walk in any direction here and you can easily spot its impact, bricked or gravelled low maintenance gardens devoid of any children's toys and the tell-tale key box on the door frame. 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". Four times annual rent can easily be achieved here, 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" On the face of it, this looks great, but all of these costs are passed on. Prices have gone so high from the tourist dollar that locals cannot afford to use some local services. Waiting staff and hotel staff are now bussed in from Dundee, Perth and Stirling owing to a complete lack of housing stock due to short term lets. AirBnB whole property listings per 100 properties (2022) - 36 listings from 100 properties, we have the highest concentration in the UK already. Pitlochry at the last census had a population of 2880, this community is at breaking point due to this phenomenon. The granting of more licences is not the answer!

Poor planning choices obviously leave a disastrous legacy, local long-term housing stock is already just a memory. There is no new build in Pitlochry and anything that has been built in the past few years has been a sporadic 4 or 8 plots, incapable of even scratching at the demand and none of it has been remotely affordable. A look in any of the 3 estate agents windows in our town fills me with dread. My children will never be able to afford to live where they grow up or at least it becomes far more unlikely with each short time let licence granted. Please consider that where we live is the (relatively) more affordable part of our town where properties do churn and people historically begin their first step on the property ladder EXACTLY as both the landlords applying for these licences on our street did. If granted, these licences remove two vital steppingstones from our community and turn them to commercial assets, to all intents and purposes, a re-zoning.

In all of this, the part I find completely odd is that we have never been approached by any applicant for our experiences or opinions on living next to a short term let, what works, what doesn't, how could things be better and more harmonious?? I understand that there is no obligation on an applicant to do so but I would consider this not just a courtesy that costs nothing but basic due diligence for a business venture, if only to mitigate for any objections such as this. With this somewhat lack of consideration for the residents and the applicant being resident abroad, I really struggle to find confidence that when issues arise, they will be dealt with in a timely and satisfactory manner should this licence be granted.

Many thanks for taking the time to read this,

Kind regards,
John, Joan, Eva, Orla, Flora