

LRB-2023-55

**23/01028/FLL – Change of use of flat to short-term let, unit
5B South Inch Court, Perth, PH2 8BG**

REPRESENTATIONS

Development Management

From: [REDACTED]
Sent: 17 August 2023 12:27
To: Development Management
Subject: Planning Application Reference 23/01028/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.

Good Morning

[REDACTED]

I am OBJECTING to the short term let as out of the 57 flats in the complex, there is only One Air B&B. The neighbour that was there, sold the flat to Mr R Kaskar

said it was a holiday home as they have family in the area , so they have somewhere to sleep.

I have had a few disagreements especially when it's the younger generation regarding smoking at the doorway and the language. [REDACTED]

[REDACTED]

I don't like that there are different people coming and going as they don't have respect for me or any of the neighbours in the block.

This is the second week that there has been 6 people staying in a Two bedroom flat that sleeps a Maximum of four. They have been throwing rubbish in the car park

and not only them. They also let the doors go causing them to slam shut making a noise every time they go out and in, and this happens at all hours.

When workmen stay they have work vans that don't fit in the allocated parking space. First port do not allow work vans in the car park unless they are here on

request of a homeowner to attend for work.

I have contact Munro Holiday let by email but I have had no response. [REDACTED]

I would have no objections if this flat was used as a long let property.

I look forward to receiving a reply

Valerie Kirkwood

[REDACTED]

Comments to the Development Quality Manager on a Planning Application

Planning Application ref.	23/01028/FLL	Comments provided by	Stephanie Durning
Service/Section	Housing Strategy	Contact Details	Planning and Policy Officer SDurning@pkc.gov.uk
Description of Proposal	Change of use of flat to short-term let unit		
Address of site	5B South Inch Court, Perth, PH2 8BG		
Comments on the proposal	<p>The proposal is for a change of use of a flatted dwelling from residential use to a short-term let in the city centre of Perth.</p> <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"> <i>i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or</i> <i>ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits</i> <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 for PH2 is 1.1% and 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>		
Recommended planning condition(s)			
Recommended informative(s) for applicant			
Date comments returned	18.08.2023		

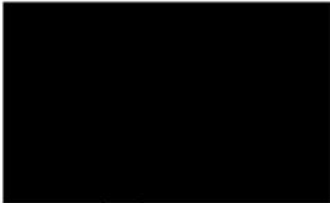


Perth and Kinross Council

Planning Department

35 Kinnoull Street


Perth PH1 5GD



29/8/23

Reference : Short Term Letting Planning Application 23/01028/FLL

Dear Madam/Sir,

 and am raising an objection to the proposal to grant a Short Term Letting License to the property at 5B South Inch Court Perth.

The grounds for the objection are as follows,

- 1 The flats are at present solely used as family accommodation and that has been the case since they were built and sold as such.
- 2 There are allocated parking spaces for the sole use of the residents.
- 3 This could set a precedent for other applications , thereby completely changing the nature of the flats and the secure enjoyment of the other residents of their properties.
- 4 There is no guarantee that the subject flat would be controlled in such a manner as to not interfere with the lives of other residents.

I ask the Committee to take my reasons into account when making their decision.



Peter Shearer

Development Management

From: David Graham [REDACTED]
Sent: Tuesday, August 29, 2023 5:23 PM
To: Development Management <DevelopmentManagement@pkc.gov.uk>
Subject: 23/01028/FLL | Change of use of flat to short-term let unit | 5B South Inch Court Perth PH2 8BG

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Development Management
Perth & Kinross Council

We would like to object to the planning permission sought for a change of use of a flatted dwelling from residential use to a short-term let in the city centre of Perth.

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:*

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

I would consider that the proposal does not comply with the above policy for the following reasons:

1. It has been operating as holiday/short term let without the necessary planning permission being in place.
2. The residential development at South Inch Court has already experienced the negative impact from the current use at 5B for holiday lets and has also been used for short term lets for workmen. This has resulted in noise nuisance and commercial vehicles being parked in the visitors parking area.
3. This would set a precedence for future changes of use further impacting on the character of the development.

There is currently a lack of long term letting housing available in Perth and therefore this would further add to the shortage.

South Inch Court is a very desirable development to live in and the speed of sale of any apartments that come up for sale proves this, having short term lets within the development will impact on this.

I trust you will consider the above when making your decision.

Yours sincerely
David Graham



Regarding change of use of flat to short-term let unit at 5B South Inch Court, Perth PH2 8BG

Particular objections:

We believe the flat to be the only short-term let in a development of 56 flats that is a mix of owner occupiers and long-term renters. The particular building development at South Inch Court, with the three blocks of flats looking out over a central courtyard, means the granting of planning permission would impact many residents, compared with e.g. a straight street layout.

Allowing a short-term let here could lead to:

- a lessening of a feeling of community, many residents have lived here for a considerable period of time, some since the flats were built in 2000
- intrusion by frequent turnover of strangers, many residents of these flat are elderly and more strangers can lead to feeling less safe
- possible noise at unsocial hours
- possible setting of a precedent if this planning permission is granted, with more flats becoming short-term accommodation in future, thus exacerbating the adverse effects.

General objections:

Perth is well served with opportunities for short-term stays with numerous hotels and guesthouses for a range of budgets. The planned hotel at Walnut Grove will bring many more hotel rooms and chalets. An increase in short-term lets in the city in accommodation that could otherwise be used by local residents is undesirable, as has been seen in Edinburgh and many other cities.

R and P Renfrew



Development Management

From: [REDACTED]
Sent: Wednesday, August 30, 2023 4:15 PM
To: Development Management <DevelopmentManagement@pkc.gov.uk>
Subject: Objection to Planning Application Reference 23/01028/FLL

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Dear Development Management Team

Perth and Kinross Council.

I strongly OBJECT to the flat 5B South Inch Court being turned into a short term let –i.e. Air B and B.

[REDACTED]

[REDACTED] and since this flat has been an Air B and B, there has been a number of people coming and going, the secure door entry left open, rubbish left around which impacts on the environment of this block of secure, residential flats. Excessive communal door entry buzzing due to people coming and going and the smell of cigarette smoke [REDACTED]

[REDACTED] about the extra work required with cleaning the communal areas, and the outside parking area as a result of this.

[REDACTED]. I would say this is impacting other residents who have bought flats within this block [REDACTED] conversations are more anxious and focused on the unknown [REDACTED] wondering who will be coming to stay next in the Air B and B. For example, we question who the people are and what is their business in the flat. [REDACTED]

I can hear excessive noise; including shouting, children crying and doors slamming at unsociable hours, for example, late at night.

[REDACTED]

[REDACTED] because there is so much noise at unsociable hours, increased mess, smell of cigarette smoke, and people coming and going who's business I do not know.

[REDACTED]

This residential area should not be synonymous with a short letting Air B and B flat. This is unacceptable to me.

Yours Sincerely,

Jackie Marshall

[REDACTED]

TO PLANNING + DEV.
PERTH + KINGROSS COUNCIL
30/3/23

PLANNING APP. REF 23/01028/FLL
5B SOUTH INCH COURT, PERTH

[REDACTED] WE
WOULD LIKE YOU TO CONSIDER OUR COMMENTS ON THE ABOVE
APPLICATION.

THE SOUTH INCH COURT COMPLEX COMPRISES OF
RESIDENTIAL FLATS, NOT SUITABLE FOR BUSINESS PURPOSES.
MANY ARE OWNED BY RETIRED PEOPLE WHO HAVE FORMED A
COMMUNITY TO OFFER SECURITY + SAFETY TO EACH OTHER.

WE ARE PERTURBED THAT THIS APPLICATION TO RUN AN
AIRBNB COULD MEAN SCORES, IF NOT HUNDREDS, OF PEOPLE
MOVING IN EACH YEAR WITHOUT BEING VETTED OR SECURITY
CHECKED. THIS WOULD SURELY LEAD TO UNSOCIABLE OR EVEN
CRIMINAL BEHAVIOUR

WE WOULD BE DISAPPOINTED IF THIS APPLICATION
IS PASSED AND TRUST OUR COMMENTS WILL BE NOTED

[REDACTED]
ANDREW + MARIAN MURRAY

Memorandum

To Development Management & Building
Standards Service Manager

From Regulatory Services Manager

Your ref 23/01028/FLL

Our ref LRE

Date 4 September 2023

Tel No 01738 476462

Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5G

Consultation on an Application for Planning Permission

23/01028/FLL RE: Change of use of flat to short-term let unit, 5B South Inch Court, Perth.

I refer to your letter dated 17 August 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 that the undernoted informative is included on any given consent.

Comments

This application is for the change of use from residential flat property to short term holiday let accommodation. The property is located in the City Centre and is currently utilised as a short-term let.

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 undernoted short term let 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>

