

City Chambers
DUNDEE
DD1 3BY

31st October, 2025

Dear Colleague

I refer to the agenda of business issued in relation to the meeting of the **LICENSING COMMITTEE** to be held remotely on Thursday 6th November, 2025 and now enclose the undernoted documentation which was not received at time of issue.

Yours faithfully

GREGORY COLGAN

Chief Executive

3 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(e) HYBRID VEHICLES BRIEFING NOTE

A briefing note on hybrid vehicle for new taxi operator's licences is enclosed (**Appendix 1**) - **Page 1**.

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Briefing Note on Hybrid Wheel Chair Assessable Taxis

Subject:	Feasibility of introduction of Hybrid WAV Taxis
Briefing note:	Recommendations of hybrid technologies
Officer	Fraser Crichton, Corporate Fleet Manager

Policy

The UK government's policy on Wheelchair Accessible Vehicles (WAVs), both electric and hybrid, focuses on transitioning to zero-emission vehicles by 2035, with some flexibility for hybrid models until that date. The policy includes a Zero-Emission Vehicle (ZEV) mandate requiring manufacturers to sell a certain percentage of electric vehicles, with targets increasing over time. This mandate aims to reduce emissions and support the shift towards electric mobility.

The Scottish Government's policy on hybrid vehicles is aligned with its broader plan to phase out new petrol and diesel cars and vans by 2030. While the UK government has confirmed new hybrid vehicles with a "significant electric range" can be sold until 2035, Scotland aims to be ahead of the UK target by phasing out new petrol and diesel vehicles by 2032. This policy is part of a larger strategy to increase the use of electric vehicles and reduce transport emissions, supporting Scotland's goal of achieving net zero by 2045.

Background

Dundee City Council as part of its commitment to the Scottish government's "Switched on Scotland Policy" has transitioned over 35% of its vehicle fleet to electric mobility. The local authority has also installed a comprehensive EV charging infrastructure across the city to enable the public and business sectors to replace their combustible vehicles to electric. During this period the council's licensing committee has introduced progressive electric vehicle policies to encourage the city's taxi and private hire car industry to adopt this new technology. The policies have proven to be very successful with both taxi and private hire operators with 37% of Dundee's taxis now fully electric.

One of the council's licensing policies presently restricts all new licensed wheelchair adapted (WAV) taxis to electric vehicles only.

Electric vehicle manufactures have continued to develop the next generation of vehicles which has seen greater battery range and reducing capital costs. Electric wheelchair adapted vehicles however, due to their specialised nature have provided only limited number of vehicle options for the taxi trade to switch to electric. The WAV situation has prompted the licencing department to look into **hybrid vehicle options** within government policies.

Hybrid Vehicles

The term Hybrid vehicle is a very broad description of a system which provides to a greater or lesser degree improved fuel efficiency and reduced emissions compared to traditional gasoline engines.

There are four main types of hybrid vehicles

Mild Hybrids (MHEVs)

These vehicles use an electric motor and a battery to assist the internal combustion engine, primarily for functions like regenerative braking and start/stop technology, resulting in improved fuel efficiency. They don't have the capacity to run on electric power alone for any significant distance.

Limited benefits for air quality would not recommend

Full Hybrid (HEVs)

Also, known as self-charging hybrids, these cars have a larger electric motor and battery than mild hybrids, allowing them to run on electric power for short distances, especially at low speeds. They recharge their batteries through regenerative braking and can also be charged by the combustion engine.

Slight improvement on mild hybrids but still limited air quality benefits, driving habits also determine effectiveness. Would not recommend

Plug-in Hybrids (PHEVs)

These vehicles have a larger battery and a charging port, allowing them to be plugged into an external source to charge the battery, similar to an electric car. They offer a significant electric-only range, which can be extended by the combustion engine.

Best hybrid for air quality with a guaranteed electric range., Government grants of £4000 available for WAV plug in vehicles but must have a minimum 70 miles electric range. Considered best option for air quality.

Range-extended Electric Vehicles (REEVs)

These are essentially electric vehicles with a combustion engine or generator that acts as a range extender to recharge the battery. They are primarily driven by electricity, with the combustion engine used to provide power when the battery is depleted.

In principle this technology could have good benefits for air quality but typically these vehicles are supported by large combustion engine that dilute the benefits. Would not recommend

Recommendations

Presently the best hybrid vehicle technology that meets the councils air quality improvement ambitions is plug-in hybrids. This technology is also recommended by government policy with grants to reduce capital purchase being available. for WAV plug-in vehicles with over 70 miles in battery range. I would therefore recommend adding plug-in hybrid vehicles with 70 battery range criteria to the eligible new WAV licence list.

Examples of Eligible Vehicles

LEVC TX Taxi
VW Caddie Taxi

City Chambers
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30th October, 2025

Dear Colleague

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Yours faithfully

GREGORY COLGAN

Chief Executive

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

6 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(c) TAXI DRIVER'S LICENCE - NEW APPLICATIONS



City Chambers
DUNDEE
DD1 3BY

29th October, 2025

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday 6th November, 2025 at 10.00am.

Members of the Press or Public wishing to join the meeting should contact Committee Services on telephone (01382) 434211 or by email at committee.services@dundeecity.gov.uk by no later than 5.00pm on Tuesday 4th November, 2025.

Please submit any apologies for absence to Laura Cunningham, Committee Services Officer, on telephone (01382) 434211 or email laura.cunningham01@dundeecity.gov.uk.

Yours faithfully

GREGORY COLGAN

Chief Executive

COUNCILLORS

Jimmy BLACK
Kevin CORDELL
Stewart HUNTER

Roisin SMITH
George McIRVINE

Wendy SCULLIN
Pete SHEARS
Daniel COLEMAN

AGENDA OF BUSINESS

The Committee is reminded of the quasi-judicial nature of the meeting and that in accordance with Standing Order No 34(4) only those members who are present during the whole of the proceedings may take part in the deliberation.

1 DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision-making.

2 LICENSING SUB-COMMITTEE – MINUTE OF MEETING

The minute of meeting of the Licensing Sub-Committee held on 2nd October, 2025 is attached for noting **(Appendix 1). - Page 1**

3 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS

INDOOR SPORTS - NEW APPLICATION

No	Name	Address of Premises
1	Leisure & Culture Dundee	Drumgeith Community Campus, 84 Drumgeith Road

PUBLIC ENTERTAINMENT – FULL APPLICATIONS

No	Name	Location
1	Cake or Dice CIC	Cake or Dice, 89 Commercial Street
2	Bobbi Goring	Your Salon, 61 Strathmartine Road
3	Leisure & Culture Dundee	Drumgeith Community Campus and Grounds, 84 Drumgeith Road
4	Mains Castle Dundee Ltd	Mains Castle and Grounds, Mains Loan

PUBLIC ENTERTAINMENT – TEMPORARY APPLICATIONS

No	Name	Location	Date of Event
1	Henry Horne	High Street/ Dragon Area	07/11 -31/12/2025
2	Horne's Pleasure Fairs Limited	Caird Park	26/09 -05/10/2025
3	Leisure & Culture Dundee	Mills Observatory, Balgay Park, Glamis Road	04/10/2025

SECOND HAND DEALER - NEW APPLICATION

No	Name	Address of Premises
1	North End Motor Company Ltd	Northend Motor Company, 203 Clepington Road

SKIN PIERCING & TATTOOIST - NEW APPLICATIONS

No	Name	Address of Premises
1	Jennifer J Blair	Earl Grey Studio, Office A, Maritime House, 26 East Dock Street
2	Roddy Easson	Bank Street Tattoo, 17 Bank Street
3	Hayley Macnamara	Zeo Fitness, 69a Victoria Street
4	Thomas Reilly	Bank Street Tattoo, 17 Bank Street
5	Karen Whyte Kemlo	130 William Fitzgerald Way

TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1	Liam Quinn	7 Lulworth Court
2	Dean Barry	126 Earn Crescent
3	Paul Romanowski	6 Balmossie Road
4	Haroon R Chughtai	2/2 54 Roseangle
5	Muhammad Shakeel	22 St Leonard Terrace
6	Muhammad Maroof	23F Court Street
7	Akik Miah	14 Riverside Park, Blairgowrie
8	Kevin Flynn	54 Coniston Terrace
9	Akbar Akram	22 Milton Street
10.	Shbuz Mia	150 Balgowan Avenue

TAXI OPERATOR FULL VOLUME ELECTRIC - NEW APPLICATIONS

No	Name	Address
1	Daniyal Cab Ltd	23 Strathgray Road
2	Dundee Taksi Ltd	6 Lennox Gardens
3	Muhammad Kashif Hameed	5 Finedon Terrace
4	Hasnain Cabs Ltd	128 Ancrum Drive
5	HOQ Taxi Ltd	2/2, 9 Malcolm Street
6	Khurram Latif	107 Midmill Road
7	Naveed Mukhtar	1/2 35 Ravenscraig Road
8	North West Taxi Limited	2/1 43 Lyon Street
9	Masud Shak	2/L 81 Dens Road
10.	Arshad Ali	5 Elmwood Road
11.	Friendly Wheels Dundee Limited	21 Colliston Drive

WINDOW CLEANER - NEW APPLICATIONS

No	Name	Address
1	Robert Cargill	21 Braefield Terrace
2	Andrew W Low	11 Bower Mill Lane

(b) LATE HOUR CATERING – NEW APPLICATION

No	Name	Address
1	Clokken Limited	KFC, 3 Dayton Drive

The Licensing Committee at its meeting held on the 2nd October 2025 agreed to defer to allow the applicant to be in attendance. The above application is for opening hours out with policy. The applicant

is looking for Monday to Sunday 11pm to 5am and the policy is 12 midnight Sunday to Thursday and 1am Friday and Saturday.

(c) PUBLIC ENTERTAINMENT – NEW APPLICATION - TEMPORARY

No	Name	Address
1	Paul Kean	Skyaxe Combat Gym, 74 Brook Street

A letter of objection from the Licensing Standards Officer dated 14th October 2025 is attached (**Appendix 2**). Comments have also been received from Health & Safety dated 16th October 2025 (**Appendix 3**). The applicant was looking to hold an event on the 1st November 2025.

- Pages 5 and 9

(d) TAXI OPERATOR REQUEST FOR EXTENSION OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	Timms Taxis Ltd	5 Isla Street

The Licensing Committee at its meeting held on the 2nd October 2025 agreed to grant a further extension until the 6th November 2025. Three extensions have been granted. Plate OP1785 was due to be tested by the 7th June 2025.

2	Ronald Adams	17 Cowan Place
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Mr Adam's plate OP442 has been off the road since 11th August 2025. No extensions have been applied for.

4 HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS – DELEGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Fife Future Investments Ltd	Easylets Ltd	6 Milnbank Gardens
2	Persheyev Family Ltd	Dymock Properties Ltd	4/1, 32 Seagate

(b) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATION

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Fizzy Pop Ltd	Pax Property Ltd	1st Floor, 138 Nethergate

A letter of representation has been received from PSSU (**Appendix 4**). A copy of the over provision report is attached (**Appendix 5**). - Pages 11 and 13

5 CIVIC GOVERNMENT (SCOTLAND) ACT 1982, (LICENSING OF SHORT-TERM LETS) ORDER 2022

(a) SHORT-TERM LETS - NEW APPLICATIONS – DELEGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Stuart Mather	Stuart Mather	224 King Street
2	Abdul Rashid	Sunrise Short Stays Ltd	13A Main Street
3	Jordyn McNeil	Jordyn McNeil	1/4 125 Perth Road

(b) SHORT-TERM LETS - NEW APPLICATIONS

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Lindsey McCowan	RTRFIT Limited	29 Fairfield Road

A letter of objection has been received from a member of public **(Appendix 6). - Page 15**

2	Ahmed Ikram	Ahmed Ikram	3C North Erskine Street
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Letters of objections have been received from members of public **(Appendix 7). - Page 19**

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

6 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) SECOND HAND DEALER'S LICENCE - RENEWAL APPLICATION

(b) SECOND HAND DEALER'S LICENCE - NEW APPLICATION

(c) TAXI DRIVER'S LICENCE - NEW APPLICATIONS

(d) TAXI DRIVER'S LICENCE - SUSPENSION HEARINGS

(e) TAXI OPERATOR'S – REQUEST FOR VARIATION

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At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 2nd October, 2025.

Present:-

Depute Lord Provost Kevin CORDELL
Councillor Stewart HUNTER
Councillor George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus * all items stand delegated.

The Sub-Committee resolved under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the ground that they involved the likely disclosure of exempt information as defined in paragraphs 3, 6 and 9 of Part I of Schedule 7A of the Act.

I DECLARATION OF INTEREST

There were no declarations of interest.

II CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE - SUSPENSION HEARINGS

No	Name
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1	R J
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Reference was made to Article VI(k) of the minute of the meeting of the Licensing Committee held on 4th September, 2025, wherein it was agreed that a hearing to consider R J's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025. Having heard from the Licensing Standards Officer and the Legal Officer, the Sub-Committee agreed to adjourn consideration of the hearing to the meeting of the Licensing Sub-Committee to be held on 8th January, 2026 to allow the licence holder to be present.

2	V K
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Reference was made to Article VI(k) of the minute of the meeting the Licensing Committee held on 4th September, 2025, wherein it was agreed that a hearing to consider V K's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025. There was submitted the original letter of information from the Chief Constable. The Sub-Committee gave consideration to the content of the letter. Thereafter, the Sub-Committee having heard from the licence holder, a representative of the Chief Constable and the Legal Officer, agreed that a verbal warning with regards to his future conduct be issued.

3	S K
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Reference was made to Article VI(k) of the minute of the meeting the Licensing Committee held on 4th September, 2025, wherein it was agreed that a hearing to consider S K's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025. Having heard from a representative of the Chief Constable and the Legal Officer, the Sub-Committee agreed to adjourn consideration of the hearing to the Licensing Committee to be held on 6th November, 2025 to allow the licence holder to be present and that the licence holder be advised that non attendance may mean that the matter may be dealt with in their absence.

4 G M

Reference was made to Article VI(k) of the minute of the meeting of the Licensing Committee held on 4th September, 2025, wherein it was agreed that a hearing to consider G M's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025. Having heard from a representative of the Chief Constable and the Legal Officer, the Sub-Committee agreed to adjourn consideration of the hearing to the meeting of the Licensing Committee to be held 6th November, 2025 to allow the licence holder to be present.

5 N M

Reference was made to Article VI(k) of the minute of the meeting of the Licensing Committee held on 4th September, 2025, wherein it was agreed that a hearing to consider N M's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025. There was submitted the original letter of information from the Chief Constable. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee noted that a written submission had been received from the Licence Holder. The Sub-Committee gave consideration to the content of the written submission. Thereafter, the Sub Committee having heard from a representative of the licence holder, a representative of the Chief Constable and the Legal Officer, agreed that a final written warning with regards to his future conduct be issued.

6 M M

Reference was made to Article VI(k) of the minute of the meeting of the Licensing Committee held on 4th September, 2025, wherein it was agreed that a hearing to consider M M's fitness to hold a Taxi Driver's Licence be held at the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025. There was submitted the original letter of information from the Chief Constable. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee noted that a written submission had been received from the licence holder. The Sub-Committee gave consideration to the content of the written submission. Thereafter, the Sub-Committee having heard from a representative of the licence holder, a representative of the Chief Constable and the Legal Officer, agreed to adjourn consideration of the hearing to the meeting of this Sub-Committee to be held on 8th January, 2026 to await the outcome of court proceedings.

(b) TAXI OPERATORS LICENCE SUSPENSION HEARING

No Name

1 G G

Reference was made to Article II(e) of the minute of the meeting of this Sub-Committee held on 19th June, 2025, wherein it was agreed to adjourn consideration of the hearing and that this matter be deferred to the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025 to allow the licence holder to be in attendance. There was submitted the original letter of information from the Corporate Fleet Manager. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee noted that a written submission had been received from the licence holder. The Sub-Committee gave consideration to the content of the written submission. Thereafter, the Sub-Committee having heard from a representative of the licence holder, a representative of the Corporate Fleet Section and the Legal Officer, agreed that a verbal warning with regards to his future conduct be issued.

2 Company S

Reference was made to Article VI(l) of the minute of the meeting of the Licensing Committee held on 4th September, 2025, wherein it was agreed that a hearing to consider Company S' fitness to hold a Taxi Operator's Licence be held at the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025. There was submitted the original letter of information from Corporate Fleet Manager. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee noted that a written submission had been received from the licence holder. The Sub-Committee gave consideration to the content of the written submission. Thereafter, the Sub-Committee having heard

from a legal representative of the licence holder, a representative of the Corporate Fleet Section and the Legal Officer, agreed that a verbal warning with regards to his future conduct be issued.

(c) TAXI DRIVER AND TAXI OPERATOR'S LICENCE SUSPENSION HEARING

No	Name
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1	J F
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Reference was made to Article VI(m) of the minute of the meeting of the Licensing Committee held on 4th September, 2025, wherein it was agreed that a hearing to consider J F's fitness to hold a Taxi Driver's and Taxi Operator's Licence be held at the meeting of the Licensing Sub-Committee to be held on 2nd October, 2025. There was submitted the original letter of information from the Licensing Standards Officer. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee noted that a written submission had been received from the licence holder. The Sub-Committee gave consideration to the content of the written submission. Thereafter, the Sub-Committee having heard from the licence holder, the Licensing Standards Officer and the Legal Officer, agreed that no further action be taken.

Stewart HUNTER, Convener.

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APPENDIX ...2...**LICENSING STANDARDS OFFICER REPORT**

To: Dundee City Council Licensing Committee

From: Claudia Burgess, Licensing Standards Officer

Date: 14.10.2025

Subject: Objection to Application for a Public Entertainment Licence – Received 10.10.2025 for Boxing event on 01.11.2025.

Applicant; Paul Kean DOB; 27/10/1992, Skyaxe Gym, 74 Brook Street, Dundee

1. Background

An application has been received for a Public Entertainment Licence in respect of a boxing event to be held at Skyaxe Gym, 74 Brook Street, Dundee, by the applicant. The event proposed falls within the definition of public entertainment under Schedule 1, paragraph 1 of the Civic Government (Scotland) Act 1982, being 'a place where members of the public are admitted or may use any facilities for the purpose of entertainment or recreation', specifically relating to sporting exhibitions and contests.

2. Licensing History

The applicant has previously been associated with the operation of an unlicensed gym at the same premises. The following applications and enforcement interactions are relevant:

- 25 November 2017 – One-day Public Entertainment Licence granted.
- 13 November 2021 – One-day Public Entertainment Licence granted.
- 27 October 2023 – 31 December 2023 – Full Public Entertainment Licence granted (now lapsed).

Despite previous engagement and opportunities to regularise their position, the applicant has continued to operate the gym without a valid licence since the expiry of the above authorisation.

3. Licensing Standards Officer Visits.

The following visits and discussions were carried out in an effort to encourage compliance:

29 April 2025 - Debbie Kean spoken to and advised of requirement to hold a PEL for the ongoing operation of the gym and boxing events. Claudia Burgess/Daniel Garvin

12 June 2025 - Daughter of Debbie and Paul Kean spoken with, advised of ongoing unlicensed status and need for compliance. Claudia Burgess

15 July 2025 - Mr Paul Kean (Jnr) Advised that the premises were being operated as an unlicensed gym and that matter would be referred to Police Scotland for further action if application not forthcoming. Claudia Burgess/Daniel Garvin

4. Grounds for Objection

In accordance with Paragraph 5(3)(d) of Schedule 1 to the Civic Government (Scotland) Act 1982, the Licensing Standards Officer objects to this application on the following grounds:

1. Unsuitability of the applicant to hold a licence, having demonstrated a pattern of non-compliance with the Act by operating an unlicensed gym for a sustained period despite repeated engagement and advice.
2. Failure to co-operate with the licensing authority and to comply with reasonable requests for information and applications.
3. Concerns regarding management standards and public safety, given the applicant's disregard for licensing requirements that are intended to ensure the safety and proper supervision of members of the public attending the premises.

The Licensing Standards Officer's role includes ensuring compliance, providing advice, and reporting matters of concern to the Committee where voluntary compliance has not been achieved. In this case, despite multiple visits and discussions, the applicant has failed to bring the premises into compliance.

5. Recommendation

Given the applicant's ongoing non-compliance and the history of unlicensed operation, it is respectfully recommended that the Committee:

- Refuse the application for a Public Entertainment Licence for the boxing event, on the grounds of applicant unsuitability and failure to meet the standards expected of a licence holder; and
- Note the referral to Police Scotland for potential enforcement action under the Civic Government (Scotland) Act 1982 for operating without a licence.

Submitted by:

Claudia Burgess

Licensing Standards Officer

Dundee City Council

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APPENDIX ...3...**RE: Public Entertainment Licence Application - PE795 Paul Kean (Skyaxe Gym) 01/11/2025**

From healthandsafety <[REDACTED]>

Date Thu 16/10/2025 07:59

To licensing.board <[REDACTED]>; Lisa Archibald <[REDACTED]>
healthandsafety <[REDACTED]>

Hi Rosie/Lisa, (conscious you are off until Monday Lisa)

Whilst this application does not affect City Development, I could not help but notice a couple of points which I would like to raise for consideration:

- The application appears to be for an event on 1/11/25. I'm unsure if this would be achievable within the timescales
- The Risk Assessment is in my opinion unsuitable and does not cover the necessary risks and subsequent mitigations.
- The Event Management Plan is in the same bracket as the RA, not being suitable and sufficient in addressing key points. The drawing supplied is not clear enough to view the points noted.
- Disparity between the suggested numbers attending. It mentions 70 maximum, then also mentions up to 200. A large difference.
- Hard to figure out the exact premise location looking on mapping systems. It would be helpful to have the premise outlined on a street map for clarity.

As I say, these are just my observations from my H&S role, and I am aware that other departments may already have or will be flagging these or similar concerns.

Happy to discuss further if easier

Thanks

Graeme



Graeme Hay

Health & Safety Adviser (People Services/City Development) at Dundee City Council

W www.dundee.gov.uk

A [Dundee House, 50 North Lindsay Street, DUNDEE, DD1 1QE](#)



From: licensing.board <licensing.board@dundee.gov.uk>

Sent: 10 October 2025 10:04

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Memorandum

To	SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES	
From	Gabrielle Hayes – Ext. 6842	
Our Ref	GH/PC HMO/3244	
Your Ref		
Date	23 October 2025	
Subject	Housing (Scotland) Act 2006 - Part 5 138 Nethergate (1st Floor), Dundee – Fizzy Pop Limited 06 November 2025 Licensing Committee	
		(5 persons)

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2028:

- **The following required certification remains outstanding:**
 1. The EICR submitted as part of the application shows only 4 circuits tested. Further information requires to be submitted to demonstrate that 100% of circuits were tested.
- No objections have been received from the Building Standards Section of the City Development Department, Environment Department or Scottish Fire and Rescue Service.
- This application was received on 05 December 2024 and the last scheduled Committee for this application to be determined is 04 December 2025.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Housing in Multiple Occupancy
Licensing Committee Provision
Report

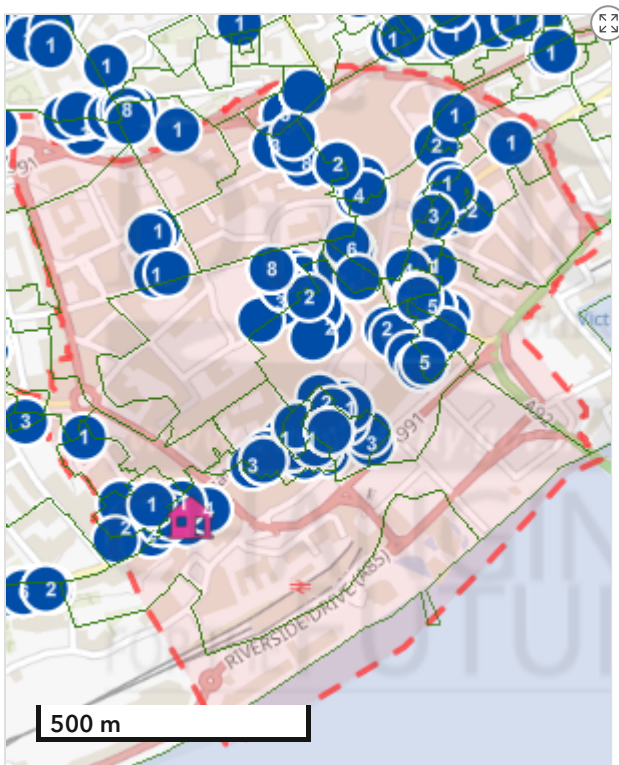
138 Nethergate, Dundee (UPRN:009059004729)

This property is in the City Centre - provision levels don't apply.

There are 227 legally operating qualifying HMO licences. That is 13% of the residential properties in this area

There are 14 pending qualifying HMO licences, so in total there are 241 qualifying HMO licences (operating+pending)

There are 0 HMO licenses available in this area.



Property
Address



Legally Op &
Qualifying



City Centre



Census Output
Areas 2001



Please note that the information provided in this report represents a summary of the level of concentration of Houses in Multiple Occupation (HMO's) in the Census Output Area (COA) concerned as at the date and time printed above. The data listed may change by the time applications for a licence fall to be considered by the Licensing Committee. This report is intended to assist prospective applicants for licences (and potential objectors to applications for licences) to make their own assessment as to whether or not overprovision of licences in the COA may be a consideration when any such application comes to be determined. However, it is not to be regarded as an assurance that a licence will be granted where there are available licences in the COA nor is it to be taken that an application will be refused where the level is or would be exceeded. Each application will be considered by the Committee on its own merits in light of the policy on overprovision of HMO's and all other relevant factors and it should be borne in mind that an application may be refused on grounds other than overprovision. Anyone wishing to apply for a licence or

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Ashley Smith

From: [REDACTED]
Sent: 11 August 2025 18:07
To: licensing.board
Subject: Objection to 29 Fairfield Road, Dundee (Short-term lease)

Dear Head of Democratic and Legal Services,

Re: Objection to 29 Fairfield Road, Dundee Short term lease application

Details of the objector:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I am writing to Dundee City Council to confirm our objection to the short-term lease application for 29 Fairfield Road, Dundee. We have listed the reasons for our objection below.

Safety, Security and Privacy Concerns:

I object to this short-term lease application on safety, security and privacy grounds. Our [REDACTED] [REDACTED] 29 Fairfield Road. For the building of our house, the planning department required a maximum of 3 feet high fencing (chicken wire fencing) for part of the boundary fencing, see photographs below. Short term lease applicants do not require any vetting or checks on any criminal records. Therefore, there is a significant risk of unsafe or criminal behaviour to our young family [REDACTED] or other families close to this property. Our privacy will also be affected by the lease due to the close proximity to our property and the low-level fencing.

Noise and Disturbance

I also object on the grounds of noise pollution. This property is in a quiet residential area, and our house is very close to this potential short term lease property. As noted above there is limited fencing/screening between our property and 29 Fairfield Road. We believe this short-term lease will attract tourists or partygoers who will create excessive noise and disturbance throughout the day and particularly at night. The patio area and garden ground for the short-term lease property will not be adequately screened from our property due to the planning department's stipulation that part of the boundary fencing was not permitted to exceed 3 feet high.

Increased Traffic and Parking Issues

The third reason for our objection is traffic management. The short-term lease property has no parking facilities and is located on a busy road, adjacent to Dawson Park. On weekends and evenings Dawson Park can be busy due to sporting activities and park users, which causes parking on Fairfield Road to fill quickly causing overspill to adjacent streets such as Dawson Road and Seaforth Road. This may cause the short-term lease occupants to park in ways that could be dangerous to pedestrians.

Impact on Housing prices.

Our final reason for our objection is the affect this short-term lease will have on house prices in the area. It's very unusual to have a short-term lease property in this type of residential area. House prices in the

area (particularly our own which is very close) will mostly likely significantly drop with a short-term lease property close by.

Photos of the boundary between [REDACTED] can be found below.

Regards,

[REDACTED]





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Ashley Smith

From: [REDACTED]
Sent: 30 August 2025 11:13
To: licensing.board
Subject: 3C North Erskine Street

Good morning,

I am writing to make an objection for the short term let licence at 3C North Erskine Street, Dundee, DD4 6SL.

The block at numbers [REDACTED] and 3 share the grounds, and we are a fairly close community. We have discussed the application, and none of us are happy with the property being used as an Airbnb. One of the residents has experience living beside an Airbnb, they have shared their experience and informed us it is a main reason why they moved property.

We already have two Airbnb properties across from the blocks and we have had issues in the past with parking in our spaces, street noise, arguing at 3:00 am to which the police were called, and loud music. We also have a lot of addicts in the street, which does cause disturbance at times, and the addition to another Airbnb is a concern.

Our concerns with the Airbnb in number 3 are the fact that all the flats have young children which causes concern as strangers will be visiting the block, we have no idea who they are, and does rise a concern for their safety. Currently, the property has a camera on the door frame of their property, which points to the common area which a few residents are not happy about. The guests can potentially cause damage within the block, play loud music late at night, not respect the grounds or residents, park in our spaces, and disrupt the residents.

We have a quiet block and both numbers [REDACTED] and 3, the introduction of an Airbnb might disturb that and cause irritation. This is not their home and some guests. not all, might not respect that.

We ask that the owner respect our concerns and reconsider the application for short term let. Currently, every flat are families with young children, the block isn't suited to an Airbnb.

I would also like to point out that the applicant has not correctly displayed the notice for application, it is currently on the front door of the flat and not out on the street where it should be for the public to see.

Please take our concerns into consideration by not using the property for a short term let.

Thank you.

Ashley Smith

From: [REDACTED]
Sent: 01 September 2025 18:36
To: licensing.board
Subject: Short Term Let Objection

Caution: The sender [REDACTED] yet they are not. Verify the sender identity using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Good evening,

Please accept this email as an objection for a short term let at 3C North Erskine Street.

I have experience with living next to an airbnb and I had nothing but constant issues with the property and the guests. The main reason I moved properties is because of the issues we were always having with the guests, it's not their home, and they don't treat it like it is. I experienced loud music throughout the night, damage to the common areas, smoking in the close, not enough fobs for the guests so they would kick the close door which eventually broke the magnet and had to be repaired. The garden was used for fires and parties, one night the resident on the ground floor had someone from the airbnb try to get in her door when they were drunk to which the police had to be called, these people are strangers and don't respect the property or the residents.

I strongly ask that the owner take into consideration of the property owners and residents, that none of us are happy with the property being used as an airbnb. I understand an objection was made by of the residents speaking of behalf of us but I want to also note that I have experience of living beside an airbnb and it was starting to impact on my health. My home is my safe place and eventually, I would dread going home, I can't deal with loud noises, I already struggle with sleep as it is and since moving to this property, my mental health has improved and my sleep is slightly getting better. The fact the property at 3C is going to be used as an airbnb has put my anxiety through the roof and is really making me consider selling my flat and moving, but I do not have the money to do so.

I ask that the owner respect how the residents feel about the airbnb and please withdraw the application. None of us want it, you do not realise the many issues it brings to people unless you have lived with it yourself, I can't move again.

The properties here have families in them all with young children posing a risk to their safety with strangers constantly visiting the block, we all take care of the grounds by paying for garden maintenance, cleaning and repairs, I fear more damages will be incurred with the airbnb.

Again, I speak from experience. I and my previous neighbours faced many issues with the guests at the airbnb, this block is more suited to families and not groups of strangers.

Please take our concerns into consideration and rent the property out instead.

Ashley Smith

From: [REDACTED]
Sent: 02 September 2025 08:27
To: licensing.board
Subject: Air BnB

Hi,

I have been made aware that 3C North Erskine Street has applied for a licence to become an air bnb. I currently own [REDACTED] Street and would like to object to this. The flats in both numbers [REDACTED] and [REDACTED] number 3, are all lived in homes of families. Many of them owned homes. Young children of multiple ages across both blocks with a shared access garden. We do not feel that they would have the same level of safety, if this flat was to be allowed to become an air bnb. As it may allow any dangerous stranger or hooligan to stay and abuse the safety of our children. There is already multiple air bnbs just across the street from us that have already proven to be a nuisance by causing fights and making extreme noise into the early hours.

Please do not allow this to happen,

[REDACTED]
[REDACTED]
[REDACTED]

Ashley Smith

From: [REDACTED]
Sent: 12 October 2025 12:02
To: licensing.board
Subject: AirBNB 3C North Erskine Street

This is the first time you received an email from this sender [REDACTED]. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

Hi,

My name is [REDACTED] am owner of a flat located [REDACTED]. Recently the flat [REDACTED] 3C, was turned into AirBNB. This potentially could be a big problem for me because there's a high chance of loud music, loud noise in the middle of the night, random people walking in and out, destroying the property. I have 2 small kids and I am really concerned. Also, this is our home, this building is our home. I don't want strangers walking in and out on daily basis. This is a big issue. I couldn't find your email to email you earlier, that's why I'm doing it now. Please let me know what else I can in order to prevent this. If someone is renting the flat - this is totally different. But random people wouldn't care about the property, the neighbours or anything else. I've seen it before. Please let me know if you need anything from me, but I am totally against this in our building.

Best regards,
[REDACTED]