



City Chambers  
DUNDEE  
DD1 3BY

7th January, 2026

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 8th December, 2026 and now enclose the undernoted documentation which was not received at time of issue.

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.**

**8 CIVIC GOVERNMENT (SCOTLAND) ACT 1982**

(d) TAXI DRIVER'S – REQUEST FOR SUSPENSIONS



City Chambers  
DUNDEE  
DD1 3BY

5th January, 2026

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, 8th January, 2026 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**

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

No	Name	Address
1	Crysta Ltd	39 Coupar Angus Road

A written submission from the Taxi Operator is enclosed (**Appendix 1**) - Page 1.

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 ANTI SOCIAL BEHAVIOUR ETC (SCOTLAND) ACT 2004, PART 8 -  
HOUSING: REGISTRATION OF CERTAIN LANDLORDS**

(a) RENEWAL APPLICATION



City Chambers  
DUNDEE  
DD1 3BY

30th December, 2025

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday 8th January, 2026 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@dundee.city.gov.uk](mailto:committee.services@dundee.city.gov.uk) by no later than 5.00pm on Tuesday 6th January, 2026.

Please submit any apologies for absence to Laura Cunningham, Committee Services Officer, on telephone (01382) 434211 or email [laura.cunningham01@dundee.city.gov.uk](mailto:laura.cunningham01@dundee.city.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.**

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### **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.

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### **2 LICENSING SUB-COMMITTEE – MINUTE OF MEETING**

The minute of meeting of the Licensing Sub-Committee held on 25th November, 2025 is attached for noting. **(Appendix 1) - Page 1**

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### **3 CIVIC GOVERNMENT (SCOTLAND) ACT 1982**

#### **(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS**

##### **PUBLIC ENTERTAINMENT – FULL**

<b>No</b>	<b>Name</b>	<b>Location</b>
1	Functional Fitness Dundee Limited	FFD CrossFit, 48 Brown Street

##### **MARKET OPERATOR – TEMP – NEW APPLICATION**

<b>No</b>	<b>Name</b>	<b>Location</b>	<b>Date of Event</b>
2	Horne's Pleasure Fairs Limited	City Square	04/12 -31/12/2025

##### **PUBLIC ENTERTAINMENT – TEMPORARY – NEW APPLICATIONS**

<b>No</b>	<b>Name</b>	<b>Location</b>	<b>Date of Event</b>
1	Horne's Pleasure Fairs Limited	City Square	04/12 -31/12/2025
2	Paul Kean	Skyaxe Combat Gym, 74 Brook Street	29/11, 06/12 & 13/12/2025
3	Ye Amphibious Ancients Bathing Association	Broughty Ferry Harbour, Beach Crescent	01/01/2026

##### **PRIVATE HIRE OPERATORS - NEW APPLICATIONS**

<b>No</b>	<b>Name</b>	<b>Address</b>
1	Naseh Ahmad	14B Hindmarsh Avenue
2	Tayside West Limited	1 Dalrymple Street

**SKIN PIERCING & TATTOOIST - NEW APPLICATION**

No	Name	Address of Premises
1	Magdalena Andrzejewska	NOVA MedSkin & Relax, 78-80 Albert Street

**TAXI DRIVER - NEW APPLICATIONS**

No	Name	Address
1	Rukhsar Hussain	23F Court Street
2	Scott Langslow	54 Dalhousie Road

**TAXI OPERATOR FULL VOLUME ELECTRIC - NEW APPLICATIONS**

No	Name	Address
1	A1 Cabs Dundee Ltd (SC869315)	G/1, 3 Saggar Street
2	Muhammad Abid	2 Laing Street
3	Muhammad Absaar Younis	Bullionfield
4	LMLK Limited (SC869417)	16 Applecross Gardens
5	Mogi Group 1 Ltd (SC849070)	6 Findhorn Street
6	Mac Taxis Dundee Ltd (SC849881)	15 Hoylake Place
7	NM Taxi Ltd (SC870124)	1/2 35 Ravenscraig Road
8	Shaz Services International Ltd (SC783966)	1 Kilwinning Place

**(b) BOAT LICENCES – REQUEST FOR DISCONTINUING OF BOAT HIRE LICENSING**

A memo has been received from the Environmental Compliance Manager dated 11th December 2025  
– copy attached **(Appendix 2)**. - **Page 3**

**(c) LATE HOUR CATERING – NEW APPLICATION**

No	Name	Address
1	Bvan Ltd	Efes Café Bistro, 29 Cowgate

A planning objection has been received – copy attached **(Appendix 3)**. The applicant has also failed to provide Public Liability Insurance and certificate of compliance in the prescribed time. - **Page 5**

**(d) SECOND HAND DEALER – NEW APPLICATION**

No	Name	Address
1	Tannadice Motors	5 Annfield Road

The applicant has also failed to provide the certificate of compliance in the prescribed time.

(e) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATIONS

No	Name	Address
1	Tayfirth Taxis Ltd	7 Ardownie Place, Monifeith

This is an application for a Taxi Licence to replace an existing Taxi Operator's Licence with an electric vehicle. The existing Licence Holder is Ronald Cargill OP21. Directors of Tayfirth Taxis Limited are Ronald Cargill & Nurul Hoq. There are no objections.

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

No	Name	Address
1	Crysta Ltd	39 Couper Angus Road

The Licensing Committee at its meeting held on the 4th December 2025 agreed to grant a further extension. Two extensions have been granted for plate OP2006E - this is a new WAV Electric plate. Evidence has been provided regarding proof of purchase – copies attached (**Appendix 4**). - **Page 7**

(g) FARES FOR HIRE OF TAXIS – ANNUAL REVIEW

It is reported that in terms of the agreed formula the proposed increase using transport indices is 4.62% which brings about the following changes to the tariffs which are recommended for approval. The proposals will have to be advertised and, subject to any public objections or appeal to the Traffic Commissioner, the new scales would take effect from 1st April, 2026. The undernoted increases in fares would apply to the initial charge and the mileage rates.

Tariff 1 (daytime) £4.20 increasing to £4.40 and each additional 1/10th of a mile to increase from 22p to 23p.

Tariff 2 (weekday evenings) £4.62 increasing to £4.84 and each additional 1/10th of a mile to increase from 24p to 25p.

Tariff 3 (weekend evenings) £5.04 increasing to £5.28 and each additional 1/10th of a mile to increase from 26p to 27p.

Tariff 4 (festive period) £5.88 increasing to £6.16 and each additional 1/10th of a mile to increase from 31p to 32p.

An email from the ETaxis Dundee has been received objecting to the increase – copy attached (**Appendix 5**). - **Page 9**

**4 HOUSING (SCOTLAND) ACT 2006**

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

No	Name	Person Responsible	Address
1	Shahida Latif	Rent Flats Dundee	15 Friary Gardens

(b) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS

No	Name	Person Responsible	Address
1	Walker Craven Properties Limited	Easylets Ltd	9 Milbank Gardens

A letter of representation has been received from PSSU – copy attached (**Appendix 6**). A copy of the overprovision report – copy attached (**Appendix 7**). - **Page 11 and 13**

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

(a) SHORT TERM LET – DELEGATED

No	Name	Person Responsible	Address
1	SLB Global Properties Ltd	Shelley Booth	15 David Street
2	Azfar Javed	Azfar Javed	1/1, 14 Wedderburn Street
3	Maria Di Ponio	Castlewood Holiday Letting Services Ltd	4 Hermitage Road
4	Lunar Lets Limited	Kevin Sinclair	2/1, 5 Moncur Crescent
5	Penthea Properties Limited	Penthea Properties Limited	R/2/1 69 Gray Street
6	AH Properties (Scotland) Ltd	Central Serviced Apartments	G/2 44 City Road

**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 ANTI SOCIAL BEHAVIOUR ETC (SCOTLAND) ACT 2004, PART 8 - HOUSING: REGISTRATION OF CERTAIN LANDLORDS**

(a) RENEWAL APPLICATION

(b) NEW APPLICATION

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

(a) SHORT TERM LET – HEARING

**8 CIVIC GOVERNMENT (SCOTLAND) ACT 1982**

(a) TAXI OPERATOR – REQUESTS FOR DAY TO DAY MANAGER UPDATE

(b) TAXI DRIVER – MEDICAL EXEMPTION CERTIFICATE

(c) TAXI DRIVER'S – UPDATE

(d) TAXI DRIVER'S – REQUEST FOR SUSPENSIONS

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**APPENDIX ...1...**

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 25th November, 2025.

Present:-

Councillor Kevin CORDELL  
Councillor Stewart HUNTER  
Councillor George McIRVINE

Councillor Stewart HUNTER, Convener, in the Chair.

Unless marked thus \* all items stand delegated.

**The Convener agreed that the undernoted item of business be considered as a matter of urgency in terms of Standing Order No 17(b) in view of the timescales involved.**

**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 item of business on the ground that it 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 – REQUEST FOR IMMEDIATE SUSPENSION**

There was submitted a letter of information from the Chief Constable relative to the alleged conduct of S M during the currency of their Taxi Driver's Licence.

The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard the representative of the Chief Constable and having given consideration to the advice of the Legal Officer, the Sub-Committee agreed that a suspension hearing be held in due course in relation to the fitness of S M to be the holder of a Taxi Driver's Licence and that in the meantime the licence be suspended with immediate effect.

Stewart HUNTER, Convener.

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The Clerk of the Licensing Committee  
Dundee City Council  
21 City Square  
Dundee  
DD1 3BY

Executive Director  
City Development

Dundee House,  
50 North Lindsay Street, Dundee DD1 1LS

If calling, please ask for  
**Mr Rodger, 01382 436236**

Email: [barry.rodger@dundeecity.gov.uk](mailto:barry.rodger@dundeecity.gov.uk)

Our Ref: CG1982-38

Your Ref:

Date: 11<sup>th</sup> December 2025

Dear Sir

**Civic Government (Scotland) Act 1982**  
**Section 38 – Boat Hire**

I am writing to recommend that Dundee City Council discontinue the practice of issuing boat hire licences under the Civic Government (Scotland) Act 1982.

Following discussions with representatives from Forth Ports, Leisure & Culture Dundee, the Licensing team, and Legal Services, it was agreed that the Maritime and Coastguard Agency (MCA) and Forth Ports Limited already provide comprehensive regulatory oversight for vessel safety, navigation, and operational compliance within Dundee Harbour and adjacent waters.

Continuing local licensing creates unnecessary duplication and administrative burden without adding safety or compliance benefits.

It is therefore recommended that Dundee City Council cease issuing new boat hire licences, redirecting operators to MCA and Forth Ports for regulatory compliance. This change will streamline governance, reduce duplication, and align with national maritime safety standards.

Yours faithfully,

*B Rodger*

Barry Rodger  
Environmental Compliance Manager



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**Re: New Late Hours Catering Application - BVAN Ltd - Efes Cafe Bistro, 29 Cowgate (New Hours)****From** planningenforcement**Date** Thu 17/04/2025 10:01**To** licensing.board

City development still wish to object as the amended hours still don't comply with the condition as detailed below:

Planning permission (ref 07/00817/COU) for "Change of Use of Part of Nightclub to Fast Food Diner and Takeaway" at 25-29 Cowgate, Dundee, DD1 2HS, condition 3 states:

The use hereby permitted shall not operate between 02.30 and 07.00 hours.

Regards

Gill

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**From:** licensing.board**Sent:** 16 April 2025 14:21**To:****Subject:** Fw: New Late Hours Catering Application - BVAN Ltd - Efes Cafe Bistro, 29 Cowgate (New Hours)

Good afternoon,

the applicant has advised they wish to amend the trading hours to: Fri 11pm - 3.30am, Sat 11pm - 3.30am & Sun 11pm - 3.30am.

Regards

Raymond

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**APPENDIX ...4.1...****Confirmation of Low Carbon Transport Loan Application**

1 message

Mon, Nov 10, 2025 at 8:11 PM

**Energy Saving Trust transport loan scheme**

Thank you for submitting your Energy Saving Trust Low Carbon Transport Loan application.

We aim to be in touch by **24-Nov-2025** to confirm whether your application has been successful or to ask for further information but please note it can take longer than this in busy periods.

Applications are processed in the order they are received and as soon as there is an update you will receive an email informing you of the next steps. Please be aware we are unlikely to be able to provide you with any additional information on the progress of your application if you contact us prior to the date above.

You can also check the status of your application any time using the link below:

**[View my application](#)**

Please remember you must not purchase the vehicle(s) you are applying for until you have received written confirmation from Energy Saving Trust that your loan offer has been approved.

Kind regards,  
**Energy Saving Trust transport loan scheme**

© Energy Saving Trust



## APPENDIX ...4.2...

aad Memon

## E-RIFTER QUOTE-SG74PXC

1 message

Wayne Vitta

Sat, Nov 8, 2025 at 10:05 AM

To: "S...

## Business Quote

Vehicle cash price	<del>£201,014.00</del>
Customer deposit	<del>£4,014.00</del>
Amount borrowed	<del>£197,000.00</del>
Term	60 Months
Monthly repayments	<del>£2029.71</del>
Final payment	<del>£6000.71</del>
Option To Purchase fee	£1.00 (included in final payment)
Customer Apr	9.900%
Excess mileage charge applicable	<p>£0.09* per mile. Please note that this is only payable if you voluntarily terminate the agreement having paid half the total amount payable, return the vehicle to us and the vehicle has done more than 18,000 miles per annum since you bought it. If you keep the car there is no excess mileage charge at all.</p> <p>*This is an indicative cost. Excess mileage charges may vary.</p>

## Personal quote with wife as Wheelchair user |Exemption

Vehicle cash price	£600,000.00
Customer deposit	£2,005.00
Amount borrowed	£600,000.00
Term	60 Months
Monthly repayments	£600.71
Final payment	£600.71
Option To Purchase fee	£1.00 (included in final payment)
Customer Apr	9.900%
Excess mileage charge applicable	<p>£0.09* per mile. Please note that this is only payable if you voluntarily terminate the agreement having paid half the total amount payable, return the vehicle to us and the vehicle has done more than 18,000 miles per annum since you bought it. If you keep the car there is no excess mileage charge at all.</p> <p>*This is an indicative cost. Excess mileage charges may vary.</p>

Kind Regards

Wayne

**RE: Potential Taxi Fare Increase**

**From** etaxisdundee <[etaxisdundee@gmail.com](mailto:etaxisdundee@gmail.com)>

**Date** Sun 30/11/2025 23:27

**To** licensing.board <[licensing.board@dundeeicity.gov.uk](mailto:licensing.board@dundeeicity.gov.uk)>

Hi lisa

We hope you are well.

We would like to formally request a review of the current taxi tariffs within Dundee. Rather than proposing an increase in prices, we would like to suggest aligning Dundee's tariff structure and tariff times with those currently used by Angus Council.

We believe this adjustment would offer several benefits:

- Affordability for customers: By keeping the existing prices in place, passengers will continue to receive a fair and consistent service without facing increased travel costs.
- Improved satisfaction for drivers: Aligning tariff times with Angus Council would provide a more balanced and practical structure for drivers, ensuring they are properly supported without the need for a price rise.
- Consistency across neighbouring areas: Harmonising tariff times with Angus would create greater uniformity for both customers and drivers who frequently travel between the two council areas.

We feel this approach offers a fair and positive solution for all parties involved, and we would appreciate the council's consideration of this proposal.

Thank you for your time, and we look forward to hearing from you.

Kind regards

Thank you,

M. Asif  
Director ETaxi

----- Original message -----

From: "licensing.board" <[licensing.board@dundeeicity.gov.uk](mailto:licensing.board@dundeeicity.gov.uk)>

Date: 21/11/2025 09:21 (GMT+00:00)

To:

Subject: Potential Taxi Fare Increase

Hi All,

We have been asked to look at a potential fare increase from a member of the trade. We have spoken to the transport department and they have advised the fares can go up by the following after they have worked out the formula :

The review showed the following:-

- The 2024 review showed that the taxi tariff should be increased by 1.70%.
- The 2025 review showed that the taxi tariff should be increased by 2.92%.

I have attached a copy of the formula workings and the fare card showing the current fares and what the new fares would be.

If you are happy with the attached and want me to report this to the Licensing Committee for approval can you let me know by 15<sup>th</sup> December 2025. If you don't reply then we will take it as you agree. The process would then take place and the fares would be increased from 1<sup>st</sup> April 2026 as this is the earliest dated we have increase them.

Thanks Lisa

\*\*\*\*\*

Lisa Archibald,  
Senior Electoral Services & Licensing Officer,  
Dundee City Council, City Square, Dundee DD1 3BY  
Email : [lisa.archibald@dundeeicity.gov.uk](mailto:lisa.archibald@dundeeicity.gov.uk)

~~tel: 01382 454405~~  
~~mobile: 07774 581549~~

"Do not open these types of documents from people you do not know since they might contain macros that will allow malicious code to be executed in your machine. Thanks."

"Do not open these types of documents from people you do not know since they might contain macros that will allow malicious code to be executed in your machine. Thanks."

 [Help is Available](#)

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**Memorandum**

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To **SENIOR ELECTORAL SERVICES & LICENSING OFFICER, SUPPORT SERVICES**

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From **Gabrielle Hayes – Ext. 6842**

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Our Ref **GH/PC HMO/3255**

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Your Ref

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Date **17 December 2025**

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Subject **Housing (Scotland) Act 2006 - Part 5  
9 Milbank Gardens, Dundee – Walker Craven Properties Limited (5 persons)  
08 January 2026 Licensing Committee**

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. Circuit 3 in the EICR, which is marked as "LIM" (limitation). Confirmation is required that this circuit has been fully tested and is safe to use.
- No objections have been received from the Building Standards Section of the City Development Department, Environment Department or Scottish Fire and Rescue Service.
- The last scheduled Committee for this application to be determined is 29 January 2026.

**GABRIELLE HAYES**  
**PRIVATE SECTOR SERVICES MANAGER**

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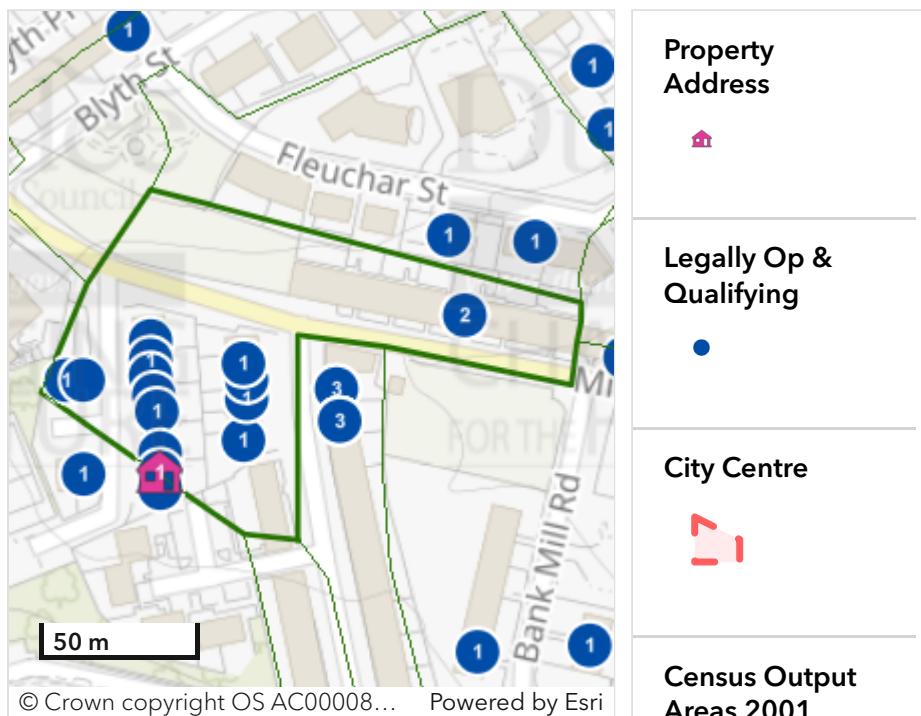
**9 Milnbank Gardens, DUNDEE, DD1 5PX  
(UPRN:009059089500)**

This property lies within the 60QJ000031 output area. The maximum HMO licences for this area is 9 (rounded down to nearest whole number).

There are 15 legally operating qualifying HMO licences. That is **19%** of the residential properties in this area

There are 3 pending qualifying HMO licences, so in total there are 18 qualifying HMO licences (operating+pending)

**There are 0 HMO licenses available in this area.**



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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