

City Chambers  
DUNDEE  
DD1 3BY

21st April, 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 24th April, 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**

(c) STREET TRADER – NEW APPLICATION

No	Name	Address
1	Andrew Dixon	54 Burn Street

A letter of support is enclosed (**Appendix 1**). A submission from the applicant is also enclosed. (**Appendix 2**). - **Pages 1 and 3**

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

No	Name	Address
1	Kenneth Low	31 Balunie Street

A written submission from the licence holder is enclosed (**Appendix 3**). - **Page 7**

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

(b) SHORT TERM LETS – NEW APPLICATION

No	Name	Person Responsible	Address
1	Orion Vacation Homes Ltd	Orion Vacation Homes Ltd	360 Riverside Drive

Further public objections are enclosed (**Appendix 4**). - **Page 9**

**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.**

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

- (b)      TAXI DRIVER'S LICENCE - SUSPENSION HEARINGS
- (e)      PRIVATE HIRE OPERATOR'S LICENCE – REQUEST FOR SUSPENSION HEARINGS

69 St Vincent Street  
Glasgow G2 5TF  
Mobile +44(0)7810 651 621  
[fiona@scoperealestate.co.uk](mailto:fiona@scoperealestate.co.uk)  
[www.scoperealestate.co.uk](http://www.scoperealestate.co.uk)

16 April 2025

Andy Dixon  
The No Pineapple on a Pizza Project  
Dundee

Dear Andy

**Pizza Van @ The Vision Building, Dundee**

I am writing this letter in connection with your forthcoming Licence Committee meeting following your application for a Street Trader's Licence.

I am the appointed Asset Manager for Be International Ltd who own The Vision Building at 20 Greenmarket, Dundee DD1 4QB.

There is demand from tenants at The Vision Building for a variety of pop-up food offers and I have been speaking with you around your mobile pizza van attending The Vision Building on a pop-up basis, in order to meet this demand.

I understand that the Licencing Committee has received an objection to your licence application from the planning department, on the basis that planning permission is required for a food van to be sited at a permanent location.

It may alleviate the planning department's concerns to understand that there is neither demand nor intent for a food van to be sited permanently – tenant demand is for variety.

It would be ideal for the tenants of The Vision Building if a variety of street traders – such as, and including yourself – could attend on an occasional / rotational / intermittent basis, in order to meet tenant demand.

The Vision Building is located on Greenmarket which is a commercial location, primarily populated with office buildings.

The Vision Building is within a 10-15 minute walk of the town centre, meaning that staff require 20-30 minutes to complete a return trip during their lunch break. A pop-up offer, such as your mobile Pizza Van, would therefore be a fantastic enhancement to the lunchtime options available to staff at The Vision Building.

69 St Vincent Street

Glasgow G2 5TF

Mobile +44(0)7810 651 621

[fiona@scoperealestate.co.uk](mailto:fiona@scoperealestate.co.uk)

[www.scoperealestate.co.uk](http://www.scoperealestate.co.uk)

The following might help to address planning concerns from the perspective of The Vision Building:

**NPF4 Policy 26** The pop-up attendance of your mobile pizza van at The Vision Building would not prejudice the office function of the area, indeed it would enhance the character of the area, whilst simultaneously meeting demand from tenants at The Vision Building.

**NPF4 Policy 27** Your mobile pizza van is not anticipated to be a significant footfall generator. Footfall is anticipated to come from staff at The Vision Building, and potentially the two adjacent office buildings that have line of sight to The Vision Building. As such, your pop-up attendance will not impact on the town centre.

**Dundee LDP Policy 6** A small-scale ancillary service – such as your mobile pizza van – will meet the needs of employees at The Vision Building, thereby complimenting existing businesses.

Please feel free to share this letter with the Licencing Committee. I will be happy to answer any questions that I can, in relation to The Vision Building, Dundee.

Wishing you all the best for your forthcoming Licence Committee Meeting. Your attendance at The Vision Building would be a real boost for tenants.

Yours sincerely



**Fiona Khan**

Asset Manager for Be International Ltd

Andrew J Dixon

54 Burn Street

Dundee, DD3 0LE

[info@thenopineapplepizzaproject.co.uk](mailto:info@thenopineapplepizzaproject.co.uk)

9 April 2025

Licensing Committee

Dundee City Council

City Chambers

City Square

Dundee, DD1 3BY

Dear Licensing Committee Members,

I am writing in support of my application for a Street Trader's License to operate a food van at 20 Greenmarket, Dundee, known as The Vision Building. I appreciate the opportunity to address the planning objection and provide further insight into how this venture will complement the local community, enhance services for workers in the area, and contribute to the surrounding area's ongoing development.

Enhancing Local Offerings for Workers in the Area

My mobile pizza van aims to offer a high-quality food option for the workers based in and around The Vision Building. This area is home to a number of businesses, and having access to fresh, hand-made pizza will be a welcome addition for those on lunch breaks or needing a convenient meal during their workday. By positioning the van 1-2 days per week, I can help meet the demand for convenient and diverse food choices in an area that is currently

underserved. This would not only improve daily amenities for office workers but also bring a fresh and distinct option to the broader Greenmarket district.

#### A Complementary Addition to the Area's Existing Offerings

While there are other food outlets in the vicinity, particularly on Perth Road, my offering will fill a unique niche with an authentic, Neapolitan-style pizza service that sets itself apart from the existing competition. I focus on providing a high-quality, artisan product with premium ingredients, all prepared and served from a vintage-inspired mobile setup that adds an extra layer of charm to the area. The mobile nature of the van allows for flexibility in its service and can help further activate this part of the city, contributing positively to the local environment.

#### Supporting Local Events and Community Engagement

In addition to providing food for the workers in the area, I also operate at various local events, supporting community engagement through private bookings and pop-up operations. This flexible approach allows me to reach a wider audience and engage with the community while maintaining a sustainable and localized business operation. I intend to focus on community-centered events that will not only serve to enrich the local experience but also complement Dundee's vibrant culture.

#### Commitment to Compliance and Community Engagement

I am committed to following all necessary regulations to ensure smooth operations. I understand the importance of maintaining clear communication with local authorities and addressing any concerns from the community. My operation will be self-sufficient, ensuring that it does not place undue burden on the area. I am also prepared to handle customer service with a focus on providing a positive experience, whether it's for a casual meal or a special event.

#### Conclusion

I believe that my pizza van will be a strong complement to The Vision Building's current amenities, offering workers and visitors a quality, convenient, and distinct food option. I am committed to ensuring that my presence does not disrupt the surrounding area but rather enhances it, contributing positively to the local economy and the city's overall appeal. I respectfully request that the Licensing Committee consider these points when reviewing my application.

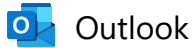
Thank you for your time and consideration.

Yours sincerely,

Andrew J Dixon

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**APPENDIX ...3...**

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**Kenny low plate 1131**

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**From** Kenny Low <[REDACTED]>

**Date** Mon 21/04/2025 11:52

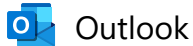
**To** licensing.board <[REDACTED]>

Sent from my iPhone

As per telephone call I've had my taxi tested and I'm waiting on grab rails coming so I can have them fitted which should be on Wednesday afternoon or Thursday that's all the taxi is waiting on to be passed

Many thanks Kenny low

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**APPENDIX ...4...**

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**Short Term Let Application – 360 Riverside Drive**

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From B S Panesar [REDACTED]

Date Thu 17/04/2025 14:27

To licensing.board [REDACTED]

Good afternoon

**Short Term Let Application – 360 Riverside Drive**

This is my written submission objecting to the above application which is being discussed at the Licensing Committee meeting on 24th April.

I have read through the applicant's response to the original objections by myself and others.

I remain concerned that the online advertisement for this property shows the property set up for holding parties. There is a table set up for card games which is very prominent.

The advertisement also is showing that six people can be accommodated. The leisure and dining tables have six seats each, and there are three bedrooms with double beds.

I do not feel that the Riverside Waterfront residential estate is an appropriate place for such short term lets. I understand that proposals are being looked at in Dundee to develop disused buildings into hotels or aparthotels. I feel that such short term lets should be accommodated in these proposed developments. Such developments for example could perhaps include space for leisure activities.

Yours faithfully

Dr. Bhupinder Panesar

**APPENDIX ...4...**

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**FW: Written submissions: opposition to short term**

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From licensing.board <licensing.board@dundeecity.gov.uk>

Date Thu 17/04/2025 12:46

To licensing.board <licensing.board@dundeecity.gov.uk>

Hey,

This email is a written submission for the 24<sup>th</sup> April Licensing Committee meeting from an objector xx

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**From:** Matthew Bruce

**Sent:** 16 April 2025 21:23

**To:** licensing.board

**Subject:** Written submissions: opposition to short term

**Objection - Application for Short Term Let Licence Where Property Has Not previously Been Used as a Short Term Let**

**Applicant : Orion Vacation Homes Ltd**

**Premises : 360 Riverside Drive**

Dear Dundee Licensing Board,

Further to my initial objection for the short term let application for 360 Riverside Drive, Below I have outlined my opposition with reasons for the conversion of 360 Riverside Drive to a short term let property.

1. Character of the development: the Waterfront Apartments were designed as a residential component of Dundee's waterfront development. We are all proud of the changes to Dundee's waterfront, with us all purchasing flats at the Waterfront Apartments as an investment in this development.

The waterfront redevelopment contained and has produced a number of hotels for visitors to the city. These hotels support the economy, jobs and provide suitable accommodation for a modern city. To convert flats at the Waterfront Apartments into short term lets would alter the overall plan for Dundee's redevelopment. Long term residents form part of this new community and should be protected from change.

2. Future changes: allowing a short-term let could open the floodgates for many new short-term lets. The flats are marketable in this respect and we do not want to plant a seed that will grown into many units being changed from long term residences. There are not many units, and it would not take many short-term lets to change the character of the development.

3. Noise, waste and behaviour: the residents of the Waterfront Apartments take great care to maintain the appearance of a well known approach to Dundee, by road and rail. We are all aware of the disruption caused by guests, who are more likely to leave the property for someone else to tidy and maintain. We do not want to be reliant in the owners of 360 to attend after each guest to tidy. Flats occupied on a long term basis are constantly maintained and tidied to the standard expected by residents.

4. Community: the Waterfront Apartments has developed and fostered a close community of residents, who look out for each other and the building. We should maintain all flats for families, young professional and retirees not for a constant stream of guests who would not be able to engage with the community.

At the heart of this response is the need to maintain a new, vibrant and close knit community and development designed to be a core part of Dundee's redevelopment. The redevelopment master plan clearly set out sites for residential, hotels, office and museum spaces. We should remain true to this plan and reject this application.

Pleas do not hesitate to contact me to expand or provide any more inflation backing up my objection.

Kind regards,

Matthew

Matthew Bruce





City Chambers  
DUNDEE  
DD1 3BY

16th April, 2025

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday, 24th April, 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](mailto:committee.services@dundeecity.gov.uk) by no later than 5.00pm on Tuesday, 22nd April, 2025.

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

Yours faithfully

GREGORY COLGAN

Chief Executive

Depute Lord Provost Kevin CORDELL

BAILIE Christina ROBERTS

COUNCILLORS

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 – MINUTES OF MEETING**

The minute of meeting of the Licensing Sub-Committee held on 27th March, 2025 is attached for noting **(Appendix 1). - Page 1**

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

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

##### **PUBLIC ENTERTAINMENT – NEW APPLICATION - FULL**

<b>No</b>	<b>Name</b>	<b>Location</b>
1	Community Leisure Service Partnership	Landmark Leisure Club, The Landmark Hotel, Kingsway West

##### **PUBLIC ENTERTAINMENT – NEW APPLICATION - TEMPORARY**

<b>No</b>	<b>Name</b>	<b>Location</b>	<b>Date of Event</b>
1	David Thomson	Slessor Gardens	26/03/2024 to 20/04/2025
2	Charles Horne	Riverside Park	04/04/2025 to 13/04/2025
3	Charles Horne	Caird Park	25/04/2024 to 11/05/2025
4	ACE Community Events CIC	Lochee Park	19/04/2025

##### **SECOND HAND DEALER - NEW APPLICATION**

<b>No</b>	<b>Name</b>	<b>Address of Premises</b>
1	Specialist Car (Aberdeen) Ltd	John Clark Motor Group – Broomhill Road

##### **SKIN PIERCING & TATTOOIST - NEW APPLICATION**

<b>No</b>	<b>Name</b>	<b>Address of Premises</b>
1	Christie Simpson	The Hive Ink, 228-230 Blackness Road
2	Alana Stewart	Good Omens Tattoo, 25 Castle Street
3	Edward Staples	Yankee Tattoo, 70 Albert Street

## TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1	William MacKenzie	19 Rodd Road
2	Hamza Salimi	129A Broughty Ferry Road
3	Faiyaz Mahfuz	2/2, 8 Strathmore Street

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### (b) SECOND HAND DEALER – NEW APPLICATION

No	Name	Address
1	Dundee A1 Tyre Ltd	A1 Car Sales, 54 East Dock Street

The applicant has failed to provide Public Liability Insurance, UTRN, Certificate of Compliance in the prescribed time.

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### (c) STREET TRADER – NEW APPLICATION

No	Name	Address
1	Andrew Dixon	54 Burn Street

The applicant has requested a removal of conditions 9 and 10 (**Appendix 2**). A planning objection dated 12th March 2025 is attached (**Appendix 3**). A further e mail from applicant is attached (**Appendix 4**). - **Pages 5, 7 and 9**

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### (d) PRIVATE HIRE OPRTATOR – NEW APPLICATION

No	Name	Address
1	Michael C Achusim	Flat 15, Caird House, 4 Scrimgeour Place

The Licensing Committee at its meeting held on the 20th March 2025 agreed to defer the application to allow applicant to be in attendance. The above applied for a licence on 20th December 2024. This application is for a special events corporate business.

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### (e) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATIONS

No	Name	Address
1	Dundee Ride Ltd	196 Tweed Crescent

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 Colin Milne OP481. Director of Dundee Ride Ltd are Colin Milne, Qaiser Habib & Ambar Jabeen. There are no objections.

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2	GMR Taxis Limited	3b Sandeman Street
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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 Joseph Soutar OP785. Director of GMR Taxis Limited are Joseph Soutar, Sharon Reid & Gordon Reid. There are no objections.

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

No	Name	Address
1	Kenneth Low	31 Balunie Street

The Licensing Committee at its meeting held on the 27th March 2025 agreed to grant a further extension to allow a vehicle to be put on service.

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#### 4 HOUSING (SCOTLAND) ACT 2006

- (a) HOUSES IN MULTIPLE OCCUPATION - DELEGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Tayview Properties Limited	Tayview Property Limited	8 Urquhart Street
2	Avon Sing Limited	AcrProperty Management & Lettings Ltd	21E Union Place
3	Pantone300 Properties Ltd	Easylets Ltd	14 Daniel Terrace
4	Pantone300 Properties Ltd	Easylets Ltd	5 Daniel Place
5	East Of Scotland Colour Print Ltd	West One Property Management & Factoring Ltd	48 Horsewater Wynd

- (b) HOUSES IN MULTIPLE OCCUPATION – VARIATIONS – DELEGATED

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	Stella Jackson	Owners in Common (The Hub) Ltd	B9 The Hub, 17 Hawkhill
2	Andrew Peter Griffiths	Owners in Common (The Hub) Ltd	B24, The Hub, 17 Hawkhill
3	Malbrook Limited	Owners in Common (The Hub) Ltd	C19, The Hub, 17 Hawkhill
4	Malbrook Limited	Owners in Common (The Hub) Ltd	C18, The Hub, 17 Hawkhill
5	Stuart Atkins	Owners in Common (The Hub) Ltd	B22, The Hub, 17 Hawkhill
6	Lee Scott Nicholls	Owners in Common (The Hub) Ltd	A9, The Hub, 17 Hawkhill
7	Helen May Stephenson & Martin Vickers Stephenson	Owners in Common (The Hub) Ltd	B14, The Hub, 17 Hawkhill
8	L&R Property Services Limited	Owners in Common (The Hub) Ltd	B15, The Hub, 17 Hawkhill
9	David Houston & Mona Kumari Houston	Owners in Common (The Hub) Ltd	B19, The Hub, 17 Hawkhill
10	L&R Property Services Limited	Owners in Common (The Hub) Ltd	B20, The Hub, 17 Hawkhill
11	Indu Bala Bedi & Jay Paul Bedi	Owners in Common (The Hub) Ltd	B18, The Hub, 17 Hawkhill
12	Grant Alexander Isherwood	Owners in Common (The Hub) Ltd	B21, The Hub, 17 Hawkhill
13	Stuart Aitkins	Owners in Common (The Hub) Ltd	A15, The Hub, 17 Hawkhill
14	Louise Veronica Law & Stuart Alexander Law	Owners in Common (The Hub) Ltd	A4, The Hub, 17 Hawkhill
15	Mark Andrew Nicholls	Owners in Common (The Hub) Ltd	A5, The Hub, 17 Hawkhill
16	Keith Gerard McAvoy & Jennifer Samantha McAvoy	Owners in Common (The Hub) Ltd	A6, The Hub, 17 Hawkhill
17	Keith Gerard McAvoy & Jennifer Samantha McAvoy	Owners in Common (The Hub) Ltd	A8, The Hub, 17 Hawkhill
18	Stuart Aitkens	Owners in Common (The Hub) Ltd	A13, The Hub, 17 Hawkhill
19	Karen Barnes & Antinio Jose Artal Guerrero	Owners in Common (The Hub) Ltd	B4, The Hub, 17 Hawkhill
20	Padraic Duffy	Owners in Common (The Hub) Ltd	B5, The Hub, 17 Hawkhill



21	Mary Whiteford Stewart	Owners in Common (The Hub) Ltd	B6, The Hub, 17 Hawkhill
22	Stuart Alexander Law & Louise Veronica Law	Owners in Common (The Hub) Ltd	B1, The Hub, 17 Hawkhill
23	John, Margaret, Michael & Nicholas Brennan	Owners in Common (The Hub) Ltd	B11, The Hub, 17 Hawkhill
24	David John Griffiths	Owners in Common (The Hub) Ltd	B12, The Hub, 17 Hawkhill
25	Olufemi Peter Ladega & Aderemi Ladega	Owners in Common (The Hub) Ltd	B10, The Hub, 17 Hawkhill
26	Brian Robb MacDonald & Betsy Binno MacDonald	Owners in Common (The Hub) Ltd	B16, The Hub, 17 Hawkhill
27	David Robb MacDonald & Natalie Francies MacDonald	Owners in Common (The Hub) Ltd	A3, The Hub, 17 Hawkhill
29	Karen Barnes & Antonio Jose Artal Guerrero	Owners in Common (The Hub) Ltd	B3, The Hub, 17 Hawkhill
30	Anne Frances Wetzel	Owners in Common (The Hub) Ltd	A14, The Hub, 17 Hawkhill
31	Anne Frances Wetzel	Owners in Common (The Hub) Ltd	A16, The Hub, 17 Hawkhill
32	Grant Jackson	Owners in Common (The Hub) Ltd	B8, The Hub, 17 Hawkhill
33	Malbrook Limited	Owners in Common (The Hub) Ltd	C11, The Hub, 17 Hawkhill
34	Malbrook Limited	Owners in Common (The Hub) Ltd	C6, The Hub, 17 Hawkhill
35	Malbrook Limited	Owners in Common (The Hub) Ltd	C7, The Hub, 17 Hawkhill
36	Malbrook Limited	Owners in Common (The Hub) Ltd	C4, The Hub, 17 Hawkhill
37	Malbrook Limited	Owners in Common (The Hub) Ltd	C3, The Hub, 17 Hawkhill
38	Malbrook Limited	Owners in Common (The Hub) Ltd	C12, The Hub, 17 Hawkhill
39	Karen Barnes & Antonio Jose Artal Guerrero	Owners in Common (The Hub) Ltd	A1, The Hub, 17 Hawkhill
40	Jay Paul Bedi & Indu Bala Bedi	Owners in Common (The Hub) Ltd	B13, The Hub, 17 Hawkhill
41	Patricia Ann Lister	Owners in Common (The Hub) Ltd	D2, The Hub, 17 Hawkhill
42	Richard Adej	Owners in Common (The Hub) Ltd	D3, The Hub, 17 Hawkhill
43	Pedro Otavio Simoes	Owners in Common (The Hub) Ltd	D7, The Hub, 17 Hawkhill
44	Ian Richard Kennedy & Richard Nigel Bettinson	Owners in Common (The Hub) Ltd	D10, The Hub, 17 Hawkhill
45	Jane Catherine Russell	Owners in Common (The Hub) Ltd	D11, The Hub, 17 Hawkhill
46	Patricia Ann Lister	Owners in Common (The Hub) Ltd	D12, The Hub, 17 Hakwhill
47	John Joseph Greenhorn & Jeanne Morag Greenhon	Owners in Common (The Hub) Ltd	D14, The Hub, 17 Hawkhill
48	Ian William Clark	Owners in Common (The Hub) Ltd	D13, The Hub, 17 Hawkhill
49	Iain Robertson Harfield & Caroline Louise Harfield	Owners in Common (The Hub) Ltd	D17, The Hub, 17 Hawkhill
50	Glen Dean Turner	Owners in Common (The Hub) Ltd	D18, The Hub, 17 Hawkhill
51	Ian Robertson Harefield & Caroline Louise Harefield	Owners in Common (The Hub) Ltd	D19, The Hub, 17 Hawkhill
52	Ian William Clark	Owners in Common (The Hub) Ltd	D20, The Hub, 17 Hakwhill
53	Kevin Fullerton & Eleanor Jane Fullerton	Owners in Common (The Hub) Ltd	D25, The Hub, 17 Hawkhill
54	Ruth Hughes	Owners in Common (The Hub) Ltd	D26, The Hub, 17 Hawkhill
55	James Gavin Henderson	Owners in Common (The Hub) Ltd	D27, The Hub, 17 Hakwhill
56	Jonathan Mark Hartell	Owners in Common (The Hub) Ltd	D3, The Hub, 17 Hawkhill
57	Richard Adjei	Owners in Common (The Hub) Ltd	D32, The Hub, 17 Hawkhill
58	Pedro Otavio Simoes	Owners in Common (The Hub) Ltd	D33, The Hub, 17 Hawkhill
59	Francesca Cree-Torres	Owners in Common (The Hub) Ltd	D34, The Hub, 17 Hakwhill
60	Mpna Kumari Houston & David Houston	Owners in Common (The Hub) Ltd	D39, The Hub, 17 Hawkhill
61	Patricia Ann Lister	Owners in Common (The Hub) Ltd	D40, The Hub, 17 Hakwhill
62	Jitendra Shah & Prafula Shah	Owners in Common (The Hub) Ltd	E1, The Hub, 17 Hakwhill
63	Neetin Shah & Arti Shah	Owners in Common (The Hub) Ltd	E2, The Hub, 17 Hawkhill
64	Viren Dharamdas Dhulia & Priti V Dhulia	Owners in Common (The Hub) Ltd	E3, The Hub, 17 Hawkhill
65	Kshama Nitinchandra Patel	Owners in Common (The Hub) Ltd	E4, The Hub, 17 Hawkhill
66	Illa Shah & Raksha Bhikhu Shah	Owners in Common (The Hub) Ltd	E5, The Hub, 17 Hawkhill

67	Dhiren Shantilal Shah & Dena Shah	Owners in Common (The Hub) Ltd	E8, The Hub, 17 Hakwhill
68	Kamlesh Shavdia & Preeti Shavdia	Owners in Common (The Hub) Ltd	E9, The Hub, 17 Hawkhill
69	Minal Shah	Owners in Common (The Hub) Ltd	E10, The Hub, 17 Hawkhill
70	Sameer Jitendra Shah	Owners in Common (The Hub) Ltd	E11, The Hub, 17 Hawkhill
71	Karishma Atulesh Patel	Owners in Common (The Hub) Ltd	E12, The Hub, 17 Hawkhill
72	Shammi Chandrakant Radia & Sunil Chandrakant Radia	Owners in Common (The Hub) Ltd	E13, The Hub, 17 Hakwhill
73	Pratibha Anil Kumar Shah	Owners in Common (The Hub) Ltd	E14, The Hub, 17 Hawkhill
74	Kashmira Bharat Shah & Bharatkumar Shah	Owners in Common (The Hub) Ltd	E15, The Hub, 17 Hawkhill
75	Nitinchandra Ratilal Patel	Owners in Common (The Hub) Ltd	E16, The Hub, 17 Hakwhill
76	Rakshaben Shah	Owners in Common (The Hub) Ltd	E18, The Hub, 17 Hawkhill
77	Poorna Mandal	Owners in Common (The Hub) Ltd	E19, The Hub, 17 Hawkhill
78	Anilkumar Javraj Shah	Owners in Common (The Hub) Ltd	E20, The Hub, 17 Hawkhill
79	Pravinchandra Jivraj Shah	Owners in Common (The Hub) Ltd	E21, The Hub, 17 Hawkhill
80	Akshay Patel & Komal Patel	Owners in Common (The Hub) Ltd	E22, The Hub, 17 Hawkhill
81	Pedro Otavio Simoes	Owners in Common (The Hub) Ltd	B23, The Hub, 17 Hawkhill
82	Kevin Fullerton & Eleanor Jane Fullerton	Owners in Common (The Hub) Ltd	B2, The Hub, 17 Hawkhill
83	Kamal Kumar Shah	Owners in Common (The Hub) Ltd	D5, the Hub, 17 Hawkhill
84	TWS D1 Limited	Owners in Common (The Hub) Ltd	D1, The Hub, 17 Hawkhill
85	TWS D28 Limited	Owners in Common (The Hub) Ltd	D28, The Hub, 17 Hawkhill
86	TWS D35 Limited	Owners in Common (The Hub) Ltd	D35, The Hub, 17 Hakwhill
87	Allan James Hudson	Owners in Common (The Hub) Ltd	C5, The Hub, 17 Hawkhill
88	Michael Colin Ainslie	Owners in Common (The Hub) Ltd	C8, The Hub, 17 Hawkhill
89	Allan James Hudson	Owners in Common (The Hub) Ltd	C9, The Hub, 17 Hawkhill
90	Michael Colin Ainslie	Owners in Common (The Hub) Ltd	C16, The Hub, 17 Hawkhill
91	Jay Paul Bedi & Indu Bala Bedi	Owners in Common (The Hub) Ltd	D38, The Hub, 17 Hawkhill
92	C.F Properties	Owners in Common (The Hub) Ltd	B7, The Hub, 17 Hawkhill
93	R & K Properties (Scotland) Ltd	Owners in Common (The Hub) Ltd	A10, The Hub, 17 Hawkhill
94	R & K Properties (Scotland) Ltd	Owners in Common (The Hub) Ltd	B17, The Hub, 17 Hawkhill
95	Ross Drilling Consultants Ltd	Owners in Common (The Hub) Ltd	B25, The Hub, 17 Hawkhill
96	R&K Properties (Scotland) Ltd	Owners in Common (The Hub) Ltd	D4, The Hub, 17 Hawkhill
97	Fiona Lucy Ross	Owners in Common (The Hub) Ltd	D24, The Hub, 17 Hawkhill
98	TJ Trust	Owners in Common (The Hub) Ltd	E6, The Hub, 17 Hawkhill
99	Lingxiao CUI	Owners in Common (The Hub) Ltd	A11, The Hub, 17 Hawkhill
100	EAU Rouge Limited	Owners in Common (The Hub) Ltd	C20, The Hub, 17 Hawkhill
101	Mill Stream Property Limited	Owners in Common (The Hub) Ltd	C14, The Hub, 17 Hawkhill
102	Mill Stream Property Limited	Owners in Common (The Hub) Ltd	C10, The Hub, 17 Hawkhill
103	Mill Stream Property Limited	Owners in Common (The Hub) Ltd	C2, The Hub, 17 Hawkhill
104	Mill Stream Property Limited	Owners in Common (The Hub) Ltd	C15, The Hub, 17 Hawkhill
105	R&K Properties (Scotland) Ltd	Owners in Common (The Hub) Ltd	A7, The Hub, 17 Hawkhill
106	Hazelwood & Pinmore Limited	Owners in Common (The Hub) Ltd	E7, The Hub, 17 Hawkhill
107	Hazelwood & Pinmore Limited	Owners in Common (The Hub) Ltd	E17, The Hub, 17 Hawkhill
108	Lingxiao CUI	Owners in Common (The Hub) Ltd	A12, The Hub, 17 Hawkhill
109	R&K Properties (Scotland) Ltd	Owners in Common (The Hub) Ltd	A2, The Hub, 17 Hawkhill
110	Fergus, Lucy & Gemma Neville	Owners in Common (The Hub) Ltd	D21, The Hub, 17 Hawkhill
111	Maryfield Ltd	Owners in Common (The Hub) Ltd	C1, The Hub 17 Hawkhill
112	Maryfield Ltd	Owners in Common (The Hub) Ltd	C13, The Hub, 17 Hawkhill
113	Maryfield Ltd	Owners in Common (The Hub) Ltd	C17, The Hub, 17 Hawkhill

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

(a)      SHORT TERM LETS – DELEGATED

<b>No</b>	<b>Name</b>	<b>Person Responsible</b>	<b>Address</b>
1	Maria Rodgers	Central Serviced Apartments	Flat 1, 2 Cunningham Street

(b)      SHORT TERM LETS – NEW APPLICATION

<b>No</b>	<b>Name</b>	<b>Person Responsible</b>	<b>Address</b>
1	Orion Vacation Homes Ltd	Orion Vacation Homes Ltd	360 Riverside Drive

Public objections have been received – copies attached **(Appendix 5)**. - Page 11

**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, (LICENSING OF SHORT-TERM LETS) ORDER 2022**

(a)      SHORT TERM LETS – NEW APPLICATION

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

(a)      TAXI DRIVER'S LICENCE – NEW APPLICATIONS

(b)      TAXI DRIVER'S LICENCE - SUSPENSION HEARINGS

(c)      TAXI DRIVER'S LICENCE - SUSPENSION HEARING - MEDICAL

(d)      TAXI OPERATOR'S LICENCE – REQUEST FOR SUSPENSION HEARINGS

(e)      PRIVATE HIRE OPERATOR'S LICENCE – REQUEST FOR SUSPENSION HEARINGS

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## APPENDIX 1

At a MEETING of the **LICENSING SUB-COMMITTEE** held remotely on 27th March, 2025.

Present:-

Councillor Stewart HUNTER  
Councillor Roisin SMITH  
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) PRIVATE HIRE DRIVER'S LICENCE - SUSPENSION HEARINGS

No	Name
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1	S D
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Reference was made to Article II(c) of the minute of the meeting of this Sub-Committee held on 9th January, 2025, wherein it was agreed to adjourn consideration of the hearing to allow the licence holder to be in attendance. 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 further 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, having heard from the Legal Officer and a representative of the Chief Constable, the Committee agreed that this matter be deferred to the meeting of the Licensing Sub-Committee to be held on 19th June, 2025 to await the outcome of criminal proceedings and to allow the licence holder to be in attendance.

#### (b) TAXI DRIVER'S LICENCE - SUSPENSION HEARINGS

No	Name
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1	J C
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Reference was made to Article V(c) of the minute of the Licensing Committee held on 30th January, 2025, wherein it was agreed that a hearing to consider J C's fitness to hold a Taxi Driver's Licence. The Sub-Committee noted that a letter of information had been received from a member of the public. The Sub-Committee gave consideration to the content of the letter. The Sub-Committee further 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, having heard from the Legal Officer, members of the public and licence holder, the Committee agreed that this matter be deferred to the meeting of the Licensing Committee to be held on 24th April, to allow Licensing Standards to gather further information.

2	D L
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Reference was made to Article II(b) of the minute of the meeting of the Licensing Sub-Committee held on 26th September, 2024 and Article II(d) of the minute of the meeting of the Licensing Committee held on 9th January, 2025, wherein it was agreed to adjourn consideration of the hearing to await the outcome of court proceedings. 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 further 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, having heard from the Legal Officer, the Committee agreed that this matter be deferred to the meeting of the Licensing Sub-Committee to be held on 19th June, 2025 to await the outcome of court proceedings.

3 S M

Reference was made to Article V(d) of the minute of the Licensing Sub-Committee held on 9th January, 2025, wherein it was agreed that a hearing to consider S M fitness to hold a Taxi Driver's Licence be held at a meeting of the Licensing Sub-Committee to be held on 27th March, 2025. The Sub-Committee noted that a letter had been received from the Chief Constable relative to the alleged conduct of S M during the currency of their Taxi Driver's Licence. The Committee gave consideration to the content of the letter. Thereafter, having heard from the Legal Officer, the licence holder and a representative of the Chief Constable, the Committee agreed that a verbal warning with regards to his future conduct be issued.

4 G P

Reference was made to Article II(a) of the minute of the Licensing Sub-Committee held on 11th January, 2024, Article II(b) of the minute of the Licensing Sub-Committee held on 28th March, 2024, Article II(b) of the minute of the Licensing Sub-Committee held on 26th September, 2024 and Article II(d) of the minute of the Licensing Sub-Committee held on 9th January, 2025, wherein it was agreed to adjourn consideration of the hearing to the meeting of the Licensing Sub-Committee to be held on 27th March, 2025, to await the outcome of court proceedings. 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 further 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, having heard from the Legal Officer and a representative of the Chief Constable, the Committee agreed that this matter be deferred to the meeting of the Licensing Sub-Committee to be held on 19th June, 2025 to await the outcome of court proceedings.

5 R S

Reference was made to Article V(d) of the minute of the Licensing Sub-Committee held on 9th January, 2025, wherein it was agreed that a hearing to consider R S fitness to hold a Taxi Driver's Licence be held at a meeting of the Licensing Sub-Committee to be held on 27th March, 2025. The Sub-Committee noted that a letter had been received from the Chief Constable relative to the alleged conduct of S M during the currency of their Taxi Driver's Licence. The Committee gave consideration to the content of the letter. The Sub-Committee further 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, having heard from the Legal Officer, the Committee agreed that this matter be deferred to the meeting of the Licensing Sub-Committee to be held on 19th June, 2025 to appear remotely at that hearing.

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

**No Name**

1 M A

Reference was made to Article II(e) of the minute of the Licensing Sub-Committee held on 26th September, 2024 and Article II(e) of the minute of the Licensing Sub-Committee held on 9th January, 2025, wherein it was agreed to adjourn consideration of the hearing to the meeting of the Licensing Sub-Committee to be held on 27th March, 2025, to allow the licence holder to be in

attendance. There was submitted the original letter of information from the Licensing Standards Officer. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from the Legal Officer, the Licensing Standards Officer, the licence holder and a representative of the Chief Constable, it was agreed that this matter be deferred to a meeting of the Licensing Sub-Committee on a date to be determined to await the outcome of pending criminal proceedings and to allow the licence holder to contact the Licensing Team for advice.

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

**No      Name**

1      A C

Reference was made to Article II(d) of the minute of the Licensing Sub-Committee held on 26th September, 2024 and Article II(f) of the minute of the Licensing Sub-Committee held on 9th January, 2025, wherein it was agreed to adjourn consideration of the hearing to the meeting of the Licensing Sub-Committee to be held on 27th March, 2025, to allow the licence holder to be in attendance. There was submitted the original letter of information from the Licensing Standards Officer. The Sub-Committee gave consideration to the content of the letter. Thereafter, having heard from the Legal Officer and the Licensing Standards Officer, the Committee agreed that the licence holder be issued with a final written warning as to their future conduct during the current period of their Taxi Driver's and Taxi Operator's Licence.

Stewart HUNTER, Convener.

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Letter of Justification for Exemption from Sections 9 & 10

Andy Dixon

The No Pineapple Pizza Project

12-03-2025

Licensing Department

Dundee City Council

Subject: Request for Exemption from Sections 9 & 10 – Street Trader's Licence Application

Dear Sir/Madam,

I am writing to apply for a Street Trader's Licence to operate my pizza van, The No Pineapple Pizza Project, at The Vision Building, 20 Greenmarket, Dundee.

I kindly request an exemption from Sections 9 and 10 of the Civic Government (Scotland) Act 1982, as my trading location is on private land with full landowner approval.

I have been in direct discussions with:

Scope Real Estate (the asset managers of The Vision Building), who have granted me permission via an Occupational Licence.

The Building Manager, who supports this arrangement.

Several tenants within The Vision Building, who have expressed strong interest in having my pizza van on-site.

My proposed trading schedule is one day per week initially, alternating between Wednesdays and Thursdays to gauge demand. However, I would like the flexibility to trade on any weekday (Monday to Friday) should demand increase, allowing me to best serve businesses in the area. My planned hours of operation will be 10:00 AM to 4:00 PM.

This setup ensures a structured trading environment as:

The van will be parked within the private car park with landlord permission.

Operations have been coordinated with the building management to ensure smooth service and waste management.

Given that the landowner and tenants fully support this initiative, I believe an exemption from Sections 9 & 10 is appropriate in this case. Please find attached:

Occupational Licence from Scope Real Estate

Site Map & Trading Plan

I would appreciate your consideration of this request and would be happy to discuss further if required. Please let me know if any additional information is needed to process my application.

Thank you for your time and assistance.

Best regards,

Andy Dixon

The No Pineapple Pizza Project

**APPENDIX ...3...****Re: Street Trader Application - Andrew J Dixon**

From planningenforcement <[REDACTED]>  
Date Wed 12/03/2025 14:19  
To licensing.board <[REDACTED]>

City Development wish to object to this license as planning permission is required for a food van to be sited at a permanent location.

Regards

Gill  
Enforcement Officer

---

**From:** licensing.board <[REDACTED]>  
**Sent:** 12 March 2025 14:03

[REDACTED]

**Subject:** Street Trader Application - Andrew J Dixon

I enclose for your attention, a copy of the application for the above licence in terms of the Civic Government (Scotland) Act and would be pleased to receive your observations within 21 days from the date of receipt of the application to enable me to place these requests before the next available Licensing Committee.

Regards  
Rosie Anderson

\*\*\*\*\*  
\*\*\*\*

Licensing Department,  
Dundee City Council, 21 City Square, Dundee DD1 3BY  
Email : [licensing.board@dundeecity.gov.uk](mailto:licensing.board@dundeecity.gov.uk)  
Tel : 01382 434444

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## Re: Street Trader Application Acknowledgement

From Andy Dixon <[andy.dixon@bt.com](mailto:andy.dixon@bt.com)>

Date Mon 24/03/2025 10:58

To [licensing.board@...](mailto:licensing.board@...)

Dear Rosie

I hope you're well. I wanted to touch base regarding my street trader application and better understand how the recent planning objection might affect the process.

From what I gather, the concern stems from planning permission requirements for hot food trading, particularly in relation to the council's "town centre first" approach. However, as my application includes Sections 9 and 10 exemptions, I'd really appreciate some clarity on how these interact with planning considerations in cases like this.

The location in question has strong support from both the landlord and tenants, who have been actively requesting a regular onsite pop up food option. Given this clear demand, I'd love to understand how the council balances planning policy with practical needs, especially in areas where existing businesses would directly benefit from additional food options.

I also understand that a previous trader operated from this same site without encountering this particular issue. Has there been a policy shift, or are there additional factors at play that I should be aware of? It would be really helpful to understand the context here.

If planning objections do not automatically prevent a street trading licence from being considered, I'd be grateful for any guidance on how the process moves forward. Additionally, if there are areas where street trading permission might be more straightforward, I'd be keen to explore those options.

I really appreciate your time and any insights you can share.

Best regards,

Andy Dixon

## The No Pineapple Pizza Project

[https://protect.checkpoint.com/v2/r02/\\_www.thenopineapplepizzaproject.co.uk\\_\\_YzJOmR1bmRlZWJhbnRlZm93NDM1YW4ZGmZjdMzkyM2NINTQzOWU5ZTNkY2M2Mzo3Ojg0YWQ6YjU0MDQzNWE5NTg3MzZlYjU1MmVmMjFmZDU0NWewZDlhZTFhNmQzMTU3ZjA5ZmRlNGY4ZjQzZWVjOGZlYjY1YjYp00IQ6Rg](https://protect.checkpoint.com/v2/r02/_www.thenopineapplepizzaproject.co.uk__YzJOmR1bmRlZWJhbnRlZm93NDM1YW4ZGmZjdMzkyM2NINTQzOWU5ZTNkY2M2Mzo3Ojg0YWQ6YjU0MDQzNWE5NTg3MzZlYjU1MmVmMjFmZDU0NWewZDlhZTFhNmQzMTU3ZjA5ZmRlNGY4ZjQzZWVjOGZlYjY1YjYp00IQ6Rg)

On 12 Mar 2025 17:09, Andy Dixon <[andy.dixon@bt.com](mailto:andy.dixon@bt.com)> wrote:

Dear Rosie,

Thank you the confirmation letter & for forwarding the comments from the planning team regarding my street trader application.

I understand their concern regarding planning permission for a permanent site. However, I would like to clarify that my application is for a mobile food van, which does not intend to remain in one fixed location permanently. My business operates at various events and temporary locations this site included, and I am happy to discuss any specific concerns they may have.

Could you confirm whether their objection is based on a misunderstanding of the nature of my application?

I believe there was previously a coffee van at the this same site, which I was informed by the landowners operated under a street trading licence only.

Additionally, I will be happy to engage with the planning team directly to address any issues and ensure compliance.

Please let me know how best to proceed.

Kind regards,

Andy Dixon

## The No Pineapple Pizza Project

[https://protect.checkpoint.com/v2/r0t2/\\_www.thenopineapplepizzaproject.co.uk\\_\\_YzJlOmR1bmRIZWVjOjM6bzo3NDM1YWU4ZG9mZjdKZmkyM2NiNTQzOWU5ZTNkY2M2Mzo3OjI1MzE6MmlzN2YyYTZiOWQ0ZmJhMjhkN2JjOGlwYzBiODA1ZjZqOTdjYTBjNzg1ZGExNjQ4NTc0OGZjNWU4ZTRgYTFhYTp0OIQ6Rg](https://protect.checkpoint.com/v2/r0t2/_www.thenopineapplepizzaproject.co.uk__YzJlOmR1bmRIZWVjOjM6bzo3NDM1YWU4ZG9mZjdKZmkyM2NiNTQzOWU5ZTNkY2M2Mzo3OjI1MzE6MmlzN2YyYTZiOWQ0ZmJhMjhkN2JjOGlwYzBiODA1ZjZqOTdjYTBjNzg1ZGExNjQ4NTc0OGZjNWU4ZTRgYTFhYTp0OIQ6Rg)

On 12 Mar 2025 15:45, "licensing.board" <[REDACTED]> wrote:

Hi Andrew,

I have received the following comments from our planning team:

*City Development wish to object to this license as planning permission is required for a food van to be sited at a permanent location.*

Can you please contact them at [planningenforcement@dundeecity.gov.uk](mailto:planningenforcement@dundeecity.gov.uk) to discuss.

Kind Regards  
Rosie Anderson

\*\*\*\*\*  
Licensing Department,  
Dundee City Council, 21 City Square, Dundee DD1 3BY  
Email : [licensing.board@dundeecity.gov.uk](mailto:licensing.board@dundeecity.gov.uk)  
Tel : 01382 434444

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**From:** licensing.board [REDACTED]  
**Sent:** 12 March 2025 14:07  
**To:** info@thenopineapplepizzaproject.co.uk <[REDACTED]>  
**Subject:** Street Trader Application Acknowledgement

Hi Andrew,

Please find attached the acknowledgement letter for your recent street trader application. As you are looking vary the conditions, your application will need to go before the licensing committee. We will advise once we know which meeting your application will be going to. We will also advise if we receive any comments in the meantime.

Kind Regards  
Rosie Anderson

\*\*\*\*\*  
Licensing Department,  
Dundee City Council, 21 City Square, Dundee DD1 3BY  
Email : [licensing.board@dundeecity.gov.uk](mailto:licensing.board@dundeecity.gov.uk)  
Tel : 01382 434444



Ashley Smith

**From:** [REDACTED]  
**Sent:** 01 March 2025 12:50  
**To:** licensing.board  
**Cc:** [REDACTED]  
**Subject:** Application for Short Term Let - Block 5, 360 Riverside Drive, Dundee, DD1 4XD  
 OBJECTION  
**Importance:** High

Dear Licencing

Objection to application for a Short Term Let at Block 5, 360 Riverside Drive, Dundee, DD1 4XD.

We are writing as Factors for the above property to object as Factors and on behalf of the owners to the application for a short term let. The deed of conditions strictly prohibit the property being used for such person as per clause 5.1

6

**5.1 Each Unit is to be used as one private dwellinghouse only and shall not be sub-divided or occupied by more than one family or used for commercial, trade or business purposes. Unit is to be used as a House in Multiple Occupation;**

The property is being actively advertised for bookings despite not having a licence, contrary to the mandatory licencing scheme introduced on 1<sup>st</sup> October 2023 which stipulates anyone wishing to operate a short term let who hasn't already submitted an application before that date cannot accept any guests for booking, demonstrating a blatant disregard for rules, laws and regulations.

[https://protect.checkpoint.com/v2/r02/\\_\\_\\_https://www.centralshortlets.co.uk/properties/luxe-riverside-penthouse\\_\\_\\_YzJIOMR1bmRlZWJkZDE2NWYyZTg0NzNiMmMwOWZmNmYxOWI0MjFjZmY1M2M2YjdjZGJkMmQ2Yzc2ZTE0Mjp0OIQ6Rg](https://protect.checkpoint.com/v2/r02/___https://www.centralshortlets.co.uk/properties/luxe-riverside-penthouse___YzJIOMR1bmRlZWJkZDE2NWYyZTg0NzNiMmMwOWZmNmYxOWI0MjFjZmY1M2M2YjdjZGJkMmQ2Yzc2ZTE0Mjp0OIQ6Rg)

Furthermore, we would highlight the following:

- **The introduction of short term lets for tourism purposes changes the essence of the neighbourhoods character from residential to semi-commercial. This would result in loss of residential accommodation and that there would be unacceptable impacts on neighbouring residential amenity.**
- **NPF4 policy 30(e) (tourism) does not support short term lets where it would result in (i) an unacceptable impact on local amenity or the character of the neighbourhood or area; or (ii) loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits**

We state the above for the following reasons:

A short term let has negative effects on properties within the same stairwell as well as other residents in the street and the surrounding area. There are concerns about the number and frequency of visitors coming and going from the flat, creating noise and disturbance to other residents in the building. There are also safety, security and parking concerns.

The property in question is accessed through a locked communal door which serves multiple other properties of private ownership and occupation.

There is concern the property could be let to many more visitors at a time than the number of bedrooms. Furthermore, the online advertisement is actively encouraging the use of the property for multiple people and for parties given the kitchen area has been set up as a poker table <https://www.facebook.com/reel/1157744449197551>. This could result in groups of eight or more unrelated individuals (for example friends or colleagues) and their luggage moving up and down the stairwell every few days. They could also potentially be coming and going at different times from each other. Operating on a three-bedroom basis could result in six unrelated individuals making frequent movements to and from the flat. Compared to residential use, which would likely involve a couple and one or two children (who would likely share a number of movements to and from the property), or two unrelated individuals (who may be more likely to come and go at different times but a lower number of people), we consider that full occupancy of the flat would likely result in an increase in movements.

Given the layout and limited size of the stairwell, we consider that this increase in movements, with visitors and their luggage arriving and departing, possibly at different times of the day from usual working hours, would be likely to create disturbance for neighbouring residents. There is also the potential for disturbance to other residential properties below from doors closing, luggage being moved and groups conversing in the stairwell.

In terms of safety and security, the location of the property means that residents within the block would from time to time come into contact with visitors they did not know in the semi-private space of the stairwell. In a small stairwell such as this, where the residents know who their neighbours are, we consider that this would diminish the sense of security currently experienced in the stairwell.

The owners of the property (a company) are based in Dubai and therefore they will not be personally greeting guests, and will have to provide arrangements that are not secure for other residents in the building for access (such as freely giving out door codes, door fobs or having a key safe on site which is the confirmed method of access on their agents website), they will also not be available in the event there is anti-social behaviour in the property that a member of staff or the owner would be required to attend to.

We consider that the proposal would give rise to unacceptable effects on the amenity and sense of security of neighbouring properties in the stairwell, and to some extent, residents sharing the communal external areas. As a result, the proposal would be contrary to NPF4 policy 30(e)(i).

Allowing a short term let at the property address could set a precedent for other short term lets which could lead to further loss of residential properties and a change in the character of the area. In particular, it could open up the possibility of the other pent houses and properties becoming a short term let which, taken together with the proposed use, would be very likely to amplify the effects on the amenity and sense of security of the other properties within the stairwell. While the proposed use would be used by visitors to the city who may use facilities and businesses during their stay, the economic benefits from this small scale proposal are likely to be negligible and not a demonstrable benefit. We therefore find that allowing the property to operate as a short term let would not be consistent with policy 30(e)(ii).

Kind regards





**Ashley Smith**

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**From:** [REDACTED]  
**Sent:** 01 March 2025 13:21  
**To:** licensing.board  
**Subject:** Secondary letting application

Good morning

We wish to place an objection to the secondary letting at Block 5 , 360 Riverside Drive Dundee DD1 4 XD

Reasons for objection -

It is contrary to the Restrictions on Use in our deeds , item 5 , par.5.1 It raises concerns about noise , our safety with strangers coming and going, inconsiderate parking and damage to property .

Name-

[REDACTED]  
[REDACTED]

Sent from my iPad

Ashley Smith

---

**From:** [REDACTED]  
**Sent:** 01 March 2025 21:20  
**To:** licensing.board  
**Subject:** Application for Short Term Let, 360 Riverside Drive, Dundee DD1 4XD

Dear sirs,

As a neighbour of this proposed short term let we would object in the strongest possible terms.

We bought this property to retire in, on the understanding that commercial enterprises within the properties were prohibited in the property deeds.

The advertising of this proposed short term let would seem to indicate it's primary use would appeal as a 'party' environment, which would have a severe detrimental effect to other occupiers who, in the main, are retired and bought in this development expecting a fully residential environment as could be reasonably inferred from the deeds conditions.

Kind regards  
[REDACTED]  
[REDACTED]

Ashley Smith

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**From:** [REDACTED]  
**Sent:** 02 March 2025 09:15  
**To:** licensing.board

Dear Licensing Team,

**Objection to Application for a Short Term Let at Block 5, 360 Riverside Drive, Dundee, DD1 4XD**

I am writing as a concerned resident to formally object to the application for a short-term let at the above property. The deed of conditions for the property strictly prohibits its use for such purposes, as outlined in Clause 5.1.

It has come to my attention that the property is being actively advertised for bookings despite not having a licence. This is in direct contravention of the mandatory licensing scheme introduced on 1st October 2023, which stipulates that anyone wishing to operate a short-term let must have submitted an application before that date and cannot accept any bookings until a licence is granted. This demonstrates a blatant disregard for the rules, laws, and regulations in place to protect residents and maintain the integrity of our community.

Furthermore, I would like to highlight the following concerns:

- The introduction of short-term lets for tourism purposes fundamentally changes the character of our neighbourhood from residential to semi-commercial. This would result in the loss of residential accommodation and have unacceptable impacts on the amenity of neighbouring residents.
- NPF4 Policy 30(e) (Tourism) does not support short-term lets where they would result in (i) an unacceptable impact on local amenity or the character of the neighbourhood or area; or (ii) loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

I object to this application for the following reasons:

1. **Noise and Disturbance:** A short-term let at this property would have negative effects on residents within the same stairwell and the surrounding area. The frequent comings and goings of visitors, often with luggage, would create noise and disturbance, particularly in the communal areas and stairwell. The property is advertised as accommodating multiple guests, including for parties, as evidenced by the kitchen area being set up as a poker table (see advertisement here: [Facebook link](#)). This could result in groups of eight or more unrelated individuals moving through the stairwell every few days, potentially at irregular hours, causing significant disruption.
2. **Safety and Security:** The property is accessed through a locked communal door shared by multiple private residences. Allowing short-term lets would mean residents would frequently encounter strangers in the semi-private spaces of the building, diminishing the sense of security currently enjoyed by residents. The owners, a company based in Dubai,

will not be present to greet guests or manage any issues, relying instead on insecure access arrangements such as door codes, key fobs, or key safes. This poses a significant risk to the safety and security of all residents.

3. **Parking and Overcrowding:** The increased number of visitors to the property would exacerbate existing parking issues and create additional strain on shared facilities. The potential for overcrowding, with more visitors than the property can reasonably accommodate, further compounds these concerns.
4. **Precedent and Loss of Residential Character:** Allowing this property to operate as a short-term let could set a dangerous precedent, leading to further loss of residential properties and a permanent change in the character of the area. This could encourage other property owners to convert their homes into short-term lets, amplifying the negative impacts on the amenity and security of the block.
5. **Lack of Economic Benefit:** While short-term lets may bring some economic activity to the area, the benefits of this small-scale proposal are likely to be negligible and do not outweigh the significant negative impacts on residents and the community.

In conclusion, I strongly believe that the proposed short-term let would have unacceptable effects on the amenity, security, and character of our neighbourhood. It would be contrary to NPF4 Policy 30(e)(i) and (ii) and would set a harmful precedent for the area. I urge you to reject this application in the interest of preserving the residential character and well-being of our community.

Thank you for considering my objection. Please do not hesitate to contact me if you require any further information or clarification.

Yours sincerely,

**(Owner)**

Ashley Smith

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**From:** [REDACTED]  
**Sent:** 02 March 2025 10:38  
**To:** licensing.board  
**Cc:** [REDACTED]  
**Subject:** Objection

Good morning

I refer to the application for a secondary letting licence dated 18 February on behalf of Orion Vacation Homes Ltd of 34 Castle Street, Dundee DD1 3AQ in respect of Block 5, Flat 360, Riverside Drive, Dundee DD1 4XD. This is to let you know that I am formally objecting to this application.

I am the owner of [REDACTED]. The deed of conditions for the Waterfront Apartments, [REDACTED], to, specifies permitted uses for the properties within the development and every property owner has agreed to abide by these as a condition of purchase. In particular para 5.1 of the deed of conditions states that "Each unit is to be used as one private dwelling house only and shall not be sub-divided or occupied by more than one family or used for commercial, trade or business purposes; no unit is to be used as a House of Multiple Occupation". This clearly prohibits using the property as part of a short-term lettings business, so the application should be declined on that basis alone.

I also note that despite the fact that the licence application is yet to be considered, the property in question is already being advertised on Airbnb and has already been reviewed by a guest who claims to have stayed at the property; see the link below. This suggests the business is already operating, without a licence. Again the application should be declined on these grounds alone.

[LUXE Riverside Penthouse, 2 Balcony, 2 VIEWS - Apartments for Rent in Dundee City Council, Scotland, United Kingdom - Airbnb](#)

The Waterfront Apartments is a quiet residential development in a residential area, not a commercial or tourist area, and the deed of conditions for the development is written with a view to keeping it that way.. It would be completely inappropriate to allow a short-term lettings business of this sort to operate, even if such a business was permitted within the development, which it is not). There is limited parking here and a stream of short-term visitors is likely to cause parking issues. The potential for noise, disturbance and damage caused by short-term visitors with no permanent connection to the property is also unwelcome, as is the security risk of a stream of short-term visitors traipsing through our otherwise secure building, which is protected by a controlled entry system. And noting that the applicant has so far ignored the development's rules and apparently ignored the licensing rules, this does not give me confidence in their approach.

Finally I note in passing that the licence application isn't displayed particularly prominently so may be difficult for some of my fellow owners to see. Whether this is accidental or a deliberate tactic, with a view to avoiding objections, I cannot say.

I have copied in a representative of the Factors for the development (who I believe have separately objected on similar grounds to the ones I have raised) and also my local councillor for his information.

Please acknowledge receipt of my valid objection.

I look forward to hearing in due course that this inappropriate application has been rejected.

Yours sincerely

[REDACTED]

**Ashley Smith**

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**From:** [REDACTED]  
**Sent:** 02 March 2025 11:37  
**To:** licensing.board  
**Subject:** Secondary Letting, Block 5, 360 Riverside Drive, Dundee, DD1 4XD

To Whom It May Concern,

We currently have an Airbnb in our residence which is advertised on both Airbnb and booking.com , I would object to this application going forward as this apartment has already been let out without a license showing a complete disregard of the law, however my objections are as follows:-

- It being advertised and already been occupied without a license why?.....
- 6 Guests, 3 bedrooms, see not below regards parking.
- These are private residents and bought apartments we don't want this turning into a transient building with no residents and people just letting out apartments for a quick profit which seems to be the case here.
- It's going to be difficult to sell an expensive apartment if you're living next to an Airbnb (short term let).
- Security issue:- groups of people wandering about aimlessly looking where to go (which has already happened), trying to get into blocks which have a security system (key fob) key safes are not allowed to be fitted unless approved by the factors again again this has already been done. As residents a number of us are very vigilant to ensure we look after the area we reside in as we're home owners.
- People arriving at any time of day causing noise in the corridors (in the early morning this has already happened).
- The apartment pictures shows gambling tables, putting green etc.
- Potential parking issues, our road is private we don't allow just anybody to park your car anywhere it suits each apartment has one allocated space with 6 guests turning up where do they park as we only have a small number of visitor parking spots, which are generally used by owners families and guests which they are allocated for.

**Excellent** location —



- We already have another Airbnb in block 4 is this one licensed see attached link





The waterfront apartments, Dundee, UK  
booking.com

**Ashley Smith**

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**From:** [REDACTED]  
**Sent:** 02 March 2025 12:07  
**To:** licensing.board  
**Subject:** 360 riverside drive

As an owner of [REDACTED] side drive I wish to object to short term let of 360 riverside drive Our deeds forbid the use of the properties for short term lets and if this is allowed to happen it will impact ourselves and the other residents Many thanks [REDACTED] Sent from my iPhone

Ashley Smith

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**From:** [REDACTED]  
**Sent:** 02 March 2025 18:26  
**To:** licensing.board

Dear Licencing

Objection to application for a Short Term Let at Block 5, 360 Riverside Drive, Dundee, DD1 4XD.

The deed of conditions strictly prohibit the property being used for such person as per clause 5.1

The property is being actively advertised for bookings despite not having a licence, contrary to the mandatory licencing scheme introduced on 1st October 2023 which stipulates anyone wishing to operate a short term let who hasn't already submitted an application before that date cannot accept any guests for booking, demonstrating a blatant disregard for rules, laws and regulations.

Furthermore,

- The introduction of short term lets for tourism purposes changes the essence of the neighbourhoods character from residential to semi-commercial. This would result in loss of residential accommodation and that there would be unacceptable impacts on neighbouring residential amenity.
- NPF4 policy 30(e) (tourism) does not support short term lets where it would result in (i) an unacceptable impact on local amenity or the character of the neighbourhood or area; or (ii) loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits

A short term let has negative effects on properties within the same stairwell as well as other residents in the street and the surrounding area. There are concerns about the number and frequency of visitors coming and going from the flat, creating noise and disturbance to other residents in the stairwell and in the common areas. There are also safety, security and parking concerns.

The property in question is accessed through a locked communal door which serves multiple other properties of private ownership and occupation.

There is concern the property could be let to many more visitors at a time than the number of bedrooms. Furthermore, the online advertisement is actively encouraging the use of the property for multiple people and for parties given the kitchen area has been set up as a poker table <https://www.facebook.com/reel/1157744449197551>. This could result in groups of eight or more unrelated individuals (for example friends or colleagues) and their luggage moving up and down the stairwell every few days. They could also potentially be coming and going at different times from each other. Operating on a three-bedroom basis could result in four unrelated individuals making frequent movements to and from the flat. Compared to residential use, which would likely involve a couple and one or two children (who would likely share a number of movements to and from the property), or two unrelated individuals (who may be more likely to come and go at different times but a lower number of people), we consider that full occupancy of the flat would likely result in an increase in movements.

Given the layout and limited size of the stairwell, we consider that this increase in movements, with visitors and their luggage arriving and departing, possibly at different times of the day from

usual working hours, would be likely to create disturbance for neighbouring residents. There is also the potential for disturbance to other residential properties below from doors closing, luggage being moved and groups conversing in the hallway.

In terms of safety and security, the location of the property means that residents within the block would from time to time come into contact with visitors they did not know in the semi-private space of the hall. In a small block such as this, where the residents know who their neighbours are, we consider that this would diminish the sense of security currently experienced in the building.

The owners of the property (a company) are based in Dubai and therefore they will not be personally greeting guests, and will have to provide arrangements that are not secure for other residents in the building for access (such as freely giving out door codes, door fobs or having a key safe on site (confirmed on their website that this will be a self check in property)), they will also not be available in the event there is anti-social behaviour in the property that a member of staff or the owner would be required to attend to.

We consider that the proposal would give rise to unacceptable effects on the amenity and sense of security of neighbouring properties in the stairwell, and to some extent, residents sharing the communal external areas. As a result, the proposal would be contrary to NPF4 policy 30(e)(i).

Allowing a short term let at the property address could set a precedent for other short term lets which could lead to further loss of residential properties and a change in the character of the area. In particular, it could open up the possibility of the other pent houses and properties becoming a short term let which, taken together with the proposed use, would be very likely to amplify the effects on the amenity and sense of security of the other properties within the block. While the proposed use would be used by visitors to the city who may use facilities and businesses during their stay, the economic benefits from this small scale proposal are likely to be negligible and not a demonstrable benefit. We therefore find that allowing the property to operate as a short term let would not be consistent with policy 30(e)(ii).

Kind regards

████████████████████  
 ████████████████████  
 Dundee  
 DD1 4XD

Ashley Smith

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**From:** [REDACTED]  
**Sent:** 03 March 2025 12:39  
**To:** licensing.board  
**Cc:** [REDACTED]  
**Subject:** Objection to application for a Short Term Let at Block 5, 360 Riverside Drive, Dundee, DD1 4XD

Dear Licensing Board

[REDACTED] strongly object to the application for a short-term Let at 360 Riverside Drive, Dundee.

When we purchased our flat in 2019, we specifically did so with the knowledge that the title deeds (Clause 5.1) specifically prohibits the use of these flats in Riverside Drive for such purpose. This clause is there to safeguard the residential nature of our flats in these blocks. Any precedent in allowing a commercial operation such as this to operate is certain to erode the present residential nature of the blocks.

We are in fact astounded to learn that it appears that Flat 360 is already being used as a short-term let, even without official approval. Surely this disregard for the law and disrespect for neighbours is a warning sign for further issues likely to arise out of such an operation?

These issues could include:

- 1) Parking issues - associated with the fact that each flat has only one designated parking bay, and there are few general visitor spaces. Multiple short-term occupiers in Flat 360 (likely from their advertising video) will have more than one car and may therefore park in other slots during their temporary stay, thereby inconveniencing and frustrating local residents.
- 2) Security issues arising from a communal entrance which allows access to the entire building of about 40 flats. A changing cohort of short-term visitors to Flat 360 will not breed any confidence to neighbours about responsibility to be shown by such temporary fun-seeking visitors towards other local residents regarding noise levels in common corridors and from the flat, secure closure of doors, frequent changing hands of sets of keys with a possibility of loss or further duplicate keys being made unknowingly.
- 3) Another negative effect to the smooth operation of communal systems in the blocks at Riverside Drive includes recycling where neighbours can become frustrated by ignorant or careless disposal of waste by short-term visitors.

In conclusion, should this short-term let application be approved, there is absolutely no advantage to anyone living in the Riverside Drive apartment blocks apart from this overseas investor. Indeed, the semi-business operation of a short-term let will almost certainly erode the existing residential nature of our Riverside Drive apartments. We appeal to the Licensing Board to safeguard our interests by refusing such short-term let application.

Yours sincerely

**Ashley Smith**

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**From:** [REDACTED]  
**Sent:** 03 March 2025 17:09  
**To:** licensing.board  
**Cc:** [REDACTED]  
**Subject:** Objection to Short Term/Holiday Lets...360 Block % Riverside Drive

Dear Sir, Madam.

I moved here Eight years ago as I was coming up to retirement. In purchasing the apartment I believed we were moving to a place with like minded owners and not people coming and going like our last place. The solicitor pointed out the deeds and its fact you couldn't run a business from the home such as Short Term /Holiday Lets, a dog grooming service etc.

We have allocated parking spaces and in time a barrier to stop unwanted visitors to our parking area. We don't want visitors coming into our block our foyer to our homes. So to confirm, this is one flat in a block of 23, 3 flats on this floor are the owners who feel safe as its just the owners come up to this floor, could now have who knows coming to this floor at all times of the day or night. That and my piece of mind I request according to the deeds, as well my concerns that this application for short term holiday/let should be refused.

Yours faithfully

**Ashley Smith**

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**From:** [REDACTED]  
**Sent:** 04 March 2025 10:23  
**To:** licensing.board  
**Subject:** Short term letting

I am a property owner at the Waterfront properties on Riverside Drive.

[REDACTED] I strongly object to the flats being rented on a short term basis as it changes the whole feel of the flats (and it's not permitted on the deeds). I understand why the flats have been rented out long term in blocks 4 and 5 due to the cladding issue which has been going on now for 5 years and the owners have no choice. They are residential flats and not holiday flats.  
Thank you

[REDACTED]  
Sent from my iPad



Ashley Smith

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**From:** [REDACTED]  
**Sent:** 05 March 2025 22:05  
**To:** licensing.board  
**Subject:** Re: Objection to application for Short Term Let, Block 5, 360 Riverside Drive, Dundee DD1 4XD

[Sent from the all-new AOL app for iOS](#)

On Wednesday, March 5, 2025, 9:58 pm, [REDACTED]:

Dear Licensing Board Members,

My husband and I, as owners of [REDACTED], we write to object to the application for a Short Term Let at 360, Riverside Drive, Block 5, Dundee, DD1 4XD.

We endorse the well founded objections to this application made by email to the licensing board by [REDACTED]

The operating of short term lets is strictly prohibited in Clause 5.1 of the Deed of Conditions for Waterfront Apartments, Riverside Drive, Dundee.

I quote this clause 5.1:-

“Each unit is to be used as one private dwelling house only and shall not be sub-divided or occupied by more than one family or used for commercial, trade or business purposes; no Unit is to be used as a House in Multiple Occupation.”

The applicant for short term lets at 360 Riverside Drive will be running a business.

In her email of objection, [REDACTED] states that “The introduction of short term lets for tourism purposes changes the essence of the neighbourhood’s character from residential to semi-commercial. This would result in loss of residential accommodation and there would be unacceptable impacts on neighbouring residential amenity.”

She quotes NPF4 policy 30 (e) “(tourism) does not support short term lets where it would result in an unacceptable impact on local amenity or the character of the neighbourhood or area.”

[REDACTED] follows by giving strong reasons for highlighting these. We concur with her reasons.

As owners, residential owners, of an apartment here at Riverside, and concerned that the granting of this application for Short Term Let, Block 5, would set a precedent for other short term lets in all blocks on the development, we continue our email of objection by respectfully trying to make the licensing board aware of how its granting would adversely affect our enjoyment of life here.

First, however, we would wish to make the board members aware that we are not of the opinion that short term lets here would bring tourism to Dundee. There are reasonably priced hotels, eg Sleeperz, Premier Inn, nearer to tourist attractions than Waterfront Apartments. Furthermore, hotels need tourists for their survival. Hotels give much needed employment to local Dundonians. Hotels have permanent staff on site to welcome guests, to advise them on tourist



attractions. Hotels have staff permanently available, day and night, if needed, to deal with any unpleasant behaviour that might threaten other guests' enjoyment of their stay. No absent owner of a short term let property could guarantee that owners of other apartments would not be adversely affected by their short term let occupants nor would they be available to deal with any unruly behaviour of their short term let occupants. Hotels are businesses. The cost of frequent refurbishment of their premises is borne by the business. Blocks with short term let occupants will require more frequent refurbishment of common areas and the cost of this will be unfairly borne by all owners in the block, not just by the short term licence holder.

The corridors in our blocks are narrow, four apartments per corridor. The configuration of the entrance door to each apartment is such that an owner leaving their apartment may, if the adjoining apartment is a short term let, come face to face with a different stranger two or three times a week. Unsettling, and a threat to the resident owner's feeling of being safe in his own home.

My husband and I spent our entire professional life, over 40 years, working here in Dundee. Foreseeing health and mobility problems in our later years, we chose to downsize here to our apartment at Riverside. Here we enjoy the company of neighbours we know, neighbours of all ages, not just retirees like ourselves. (Mostly younger and fitter than us who can jog or cycle along the Tay walkway without losing breath!). We chose our apartment because of its proximity to the DCA, the Rep, the V and A, to numerous excellent restaurants, to all the things we enjoyed throughout our working life. We have constantly lauded the attractions of Dundee to our family, our friends, our colleagues, to strangers. Dundee Tourist Board would welcome us as ambassadors! We chose our apartment because of its pleasant setting, its life enhancing view of the Tay and Fife beyond. We chose it for the peace and security it gives us. Crucially, we chose our apartment because, almost inevitably, one of us will pre decess the other and our apartment is of a size that the survivor will be able to manage it solo, safe in the security it affords them and the sense of peace it has always given them.

Those who would let out their apartments as short term lets are running a business (forbidden by the Deeds). They seek personal profit. We run our apartment as our home. It gives us the peace and security we seek.

Please, licensing board members, allow this peace and security to continue for my husband, for me, for all resident owners at Riverside.

Refuse the application for short term let Block 5, 360, Riverside Drive, Dundee, DD1 4XD.

Thank you.

Yours sincerely,

[Redacted signature]

[Redacted address]

[Sent from the all-new AOL app for iOS](#)

**Ashley Smith**

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**From:** [REDACTED]  
**Sent:** 06 March 2025 11:35  
**To:** licensing.board  
**Subject:** [TLID=CA25827.0001] - Objection to planning application at Block 5, 360 Riverside Drive, DD1 4XD

**CONFIDENTIAL EMAIL - INTENDED RECIPIENT ONLY**

**CONFIDENTIAL**

Dear Licencing Board

Objection to application for a Short Term Let at Block 5, 360 Riverside Drive, Dundee, DD1 4XD.

We are writing as agents for [REDACTED] who are the owners [REDACTED] Riverside Drive, Dundee DD1 4XD to object to the application for a short term let. The deed of conditions strictly prohibit the property being used for such person as per clause 5.1

We understand that the property is being actively advertised for bookings despite not having a licence, contrary to the mandatory licencing scheme introduced on 1st October 2023 which stipulates anyone wishing to operate a short term let who hasn't already submitted an application before that date cannot accept any guests for booking, demonstrating a blatant disregard for rules, laws and regulations.

Furthermore, we would highlight the following:

- The introduction of short term lets for tourism purposes changes the essence of the neighbourhoods character from residential to semi-commercial. This would result in loss of residential accommodation and that there would be unacceptable impacts on neighbouring residential amenity.
- NPF4 policy 30(e) (tourism) does not support short term lets where it would result in (i) an unacceptable impact on local amenity or the character of the neighbourhood or area; or (ii) loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits

We state the above for the following reasons:

A short term let has negative effects on properties within the same stairwell as well as other residents in the street and the surrounding area. There are concerns about the number and frequency of visitors coming and going from the flat, creating noise and disturbance to other residents in the stairwell and in the common areas. There are also safety, security and parking concerns.

The property in question is accessed through a locked communal door which serves multiple other properties of private ownership and occupation.

There is concern the property could be let to many more visitors at a time than the number of bedrooms. Furthermore, the online advertisement is actively encouraging the use of the property for multiple people and for parties given the kitchen area has been set up as a poker table <https://www.facebook.com/reel/1157744449197551>. This could result in groups of eight or more unrelated individuals (for example friends or colleagues) and their luggage moving up and down the stairwell every few days. They could also potentially be coming and going at different times from each other. Operating on a three-bedroom basis could result in four unrelated individuals making frequent movements to and from the flat. Compared to residential use, which would likely involve a couple and one or two children (who would likely share a number of movements to and from the property), or two

unrelated individuals (who may be more likely to come and go at different times but a lower number of people), we consider that full occupancy of the flat would likely result in an increase in movements.

Given the layout and limited size of the stairwell, we consider that this increase in movements, with visitors and their luggage arriving and departing, possibly at different times of the day from usual working hours, would be likely to create disturbance for neighbouring residents. There is also the potential for disturbance to other residential properties below from doors closing, luggage being moved and groups conversing in the hallway.

In terms of safety and security, the location of the property means that residents within the block would from time to time come into contact with visitors they did not know in the semi-private space of the hall. In a small block such as this, where the residents know who their neighbours are, we consider that this would diminish the sense of security currently experienced in the building.

The owners of the property (a company) are based in Dubai and therefore they will not be personally greeting guests, and will have to provide arrangements that are not secure for other residents in the building for access (such as freely giving out door codes, door fobs or having a key safe on site (confirmed on their website that this will be a self check in property)), they will also not be available in the event there is anti-social behaviour in the property that a member of staff or the owner would be required to attend to.

We consider that the proposal would give rise to unacceptable effects on the amenity and sense of security of neighbouring properties in the stairwell, and to some extent, residents sharing the communal external areas. As a result, the proposal would be contrary to NPF4 policy 30(e)(i).

Allowing a short term let at the property address could set a precedent for other short term lets which could lead to further loss of residential properties and a change in the character of the area. In particular, it could open up the possibility of the other pent houses and properties becoming a short term let which, taken together with the proposed use, would be very likely to amplify the effects on the amenity and sense of security of the other properties within the block. While the proposed use would be used by visitors to the city who may use facilities and businesses during their stay, the economic benefits from this small scale proposal are likely to be negligible and not a demonstrable benefit. We therefore find that allowing the property to operate as a short term let would not be consistent with policy 30(e)(ii).

Regards

[Redacted signature block]

[Redacted signature block]

**Ashley Smith**

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**From:** [REDACTED]  
**Sent:** 07 March 2025 12:26  
**To:** licensing.board  
**Subject:** Objection to operate a short term let from flat 360, Block 5 Riverside Drive

Objection to application for a Short Term Let at Block 5, 360 Riverside Drive, Dundee, DD1 4XD.

I am writing as an owner and resident at the [REDACTED] Block 5 to object to the application for a short term let.

My objections are:-

#### **Breach of Deeds of Conditions**

All owner's deed of conditions strictly prohibit the property being used for such as per clause 5.1.

The property is being actively advertised for bookings despite not having a licence, contrary to the mandatory licencing scheme introduced on 1st October 2023 which stipulates anyone wishing to operate a short term let who hasn't already submitted an application before that date cannot accept any guests for booking, demonstrating a blatant disregard for rules, laws and regulations.

#### **Loss of Amenity and Neighbourhood**

In addition I wish to state that there is a short term let currently being operated in Block 5, without permission and this has already resulted in:-

- detriment to the neighbourhood character of our block.
- additional noise from individuals who are not invested in our neighbourhood.
- inconsistent use of recycling and mess by some guests who are only transiently visiting our block.
- parking concerns

Without wishing to pursue that case in this objection, my wish is that any short term lets are not permitted for the above reasons in terms of our neighbourhood amenity and character.

#### **Affordability of Rental Accommodation in City**

I am landlord of property elsewhere and I donate to Shelter. This has made me aware of the shortage of affordable rental homes across the UK and rental demand and price in Dundee is very symptomatic of this shortage. Short Term Lets are not a responsible use of housing stock and the city council, if possible, must act in the favour of those who are either homeless, or inappropriately housed. Is it not the City Council's responsibility to deny short term lets in principle to help suppress rental prices from the city existing housing stock.

#### **Suppression of Hotel Demand in City**

Short Term Lets redirect hotel room demand to our city's housing stock. Should we not be supporting Hotel Investment in our city by helping them increase their revenue in the City and hopefully encourage onward investment in hotel capacity. For example, can DCC reasonably sanction Waterfront Short Term lets while witnessing suppressed hotel investment in our city and in particular our Waterfront.

For the avoidance of doubt, I am wholeheartedly in support of attracting visitors to our city. We have the space and plots to allow onward hotel development to welcome our visitors. Lets help inward investment, in hotels, by not undermining that demand.

**Security**

I and my neighbours value our security and community. The granting of short term lets in these block would introduce a churn of strangers and fast food deliveries given the nature of these letting.

**Cost**

The shared cost of repairing damage to shared areas is likely to be disproportionately borne by permanent residents who are more likely to look after these spaces than short term let visitors.

Your sincerely

**Ashley Smith**

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**From:** [REDACTED]  
**Sent:** 09 March 2025 14:32  
**To:** licensing.board  
**Cc:** [REDACTED]  
**Subject:** Objections to Short-Term Let at Waterfront Riverside/360 Riverside Drive

We understand that an application has been made to operate a short-term let at the above-noted address. Short-term lets are against the deed of conditions of the building and this would cause a lot of issues in that regard. As such it will lead to a large backlash from owners I think and potential issues for the builder if the deed of conditions can just be ignored. Obviously this is something that homeowners who pay their council tax and live in the building and that have invested a lot of money would like to avoid - and we also would like to voice our objection to this.

Please do not hesitate to contact us if you would like more information on our views or anything else of course.

Best regards,.

[REDACTED]  
[REDACTED]  
[REDACTED]

Ashley Smith

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**From:** [REDACTED]  
**Sent:** 09 March 2025 20:08  
**To:** licensing.board  
**Subject:** Objection to Short Term Let at 360 Riverside Drive

Dear Licensing Board,

I am the owner of [REDACTED] Drive. I believe that the Council will be considering an application for a short term let use of the neighbouring 360 Riverside Drive.

I wish to im object to this use of properties at The Waterfront Apartments. There have been several issues with guests of short term lets, particularly due to the mess they leave behind and disruption caused to residents and long term tenants who call the Waterfront Apartments home.

I have seen first hand what can happen when short term lets take over in popular sites, such as Edinburgh city centre. Riverside Drive has the potential to be a destination for short term lets should they be allowed, with earth access to popular attractions. The blocks were built as residential properties and they should remain as such.

Kind regards,

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

Ashley Smith

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**From:** [REDACTED]  
**Sent:** 14 March 2025 08:59  
**To:** licensing.board  
**Subject:** Objection to application for a Short Term Let at Block 5, 360 Riverside Drive, Dundee, DD1 4XD.

Caution: This email (and any attachments) may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Secured by Check Point

Dear Licencing

**Objection to application for a Short Term Let at Block 5, 360 Riverside Drive, Dundee, DD1 4XD.**

I am writing as one of the owners of property in the Waterfont Apartments Estate in Riverside Drive, [REDACTED] Dundee, which may indicate an impersonation attempt. I am writing to inform you that an application has been made as noted above. I object to this application, and my understanding is that the deed of conditions prohibits this.

Dundee, like other cities in Scotland, had had issues with deprivation for a while, but is making great improvements in making it attractive to local residents and to businesses. The development of the Waterfront apartments has been an excellent development in improving this area of Dundee. It is now a very attractive residential area, next to the city centre, close to the university and public transport.

The property at 360 Riverside Drive has been advertised in a manner to attract tourists to come in groups and party in the flat. This would be contradictory to the residential nature of the estate and have a negative effect on the residents in the estate and in attracting new residents.

On looking through the website of the company advertising the apartment, I note that mention is made of further development of other buildings in Dundee, and one is specifically highlighted as being developed as an aparthotel business. Thus there will be ample opportunity to offer short term lets in that building, and maybe other buildings.

Short term letting of the flat at 360 Riverside Drive, Dundee DD1 4XD, is against the deeds of conditions for flats in the estate. It would have a detrimental effect on the residents there and attracting local residents to the estate. I therefore strongly object to a Short Term Let licence being granted to 360 Riverside Drive, Dundee, DD1 4XD.

Yours faithfully

[REDACTED]



Ashley Smith

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**From:** [REDACTED]  
**Sent:** 03 April 2025 16:43  
**To:** licensing.board  
**Subject:** Subject: Reply to Applicant's Response to Objections- Short Term Licence Application for Block 5, 360 Riverside Dundee

Date: 3 April 2025

Dear Licensing Board Members,

I write in reply to Zehn Rashid's response to the objections raised to his application Short Term Lets, Block 5, Riverside Drive, Dundee.

As I stated in our previous email of objections, the operating of short term lets is **prohibited under Clause 5.1 of the Deed of Conditions for Waterfront apartments, Riverside Drive Dundee.**

I quote Clause 5.1 **EACH UNIT IS TO BE USED AS ONE PRIVATE DWELLING HOUSE ONLY AND SHALL NOT BE SUB-DIVIDED OR OCCUPIED BY MORE THAN ONE FAMILY OR USED FOR COMMERCIAL, TRADE OR BUSINESS PURPOSES.....**

The applicant will be running a business. Orion Vacation Homes Ltd, 34 Castle Street, Dundee, DD1 3AQ, is a business.

**HOUSE DEEDS ARE LEGALLY BINDING DOCUMENTS** that confirm property ownership and any restrictions associated with the property.

**No further reason for refusal of this application for short term licence should be necessary.**

However, regarding the points listed 2) 4) and 7) in Zehn Rashid's response to objections:-

**2) OCCUPANCY LEVELS.**

Owner use level occupancy of Riverside Apartments is 2-4 as norm, below standard family occupancy of six, given by the applicant. This norm of 2-4 lead normal lives all year round. They cause no excessive noise or disruption.

**4) GUEST LUGGAGE AND BUILDING ACCESS.**

The norm occupancy level of apartments would not be arriving and leaving with luggage anywhere near as frequently as short term guests.

**7) PROPERTY MAINTENANCE.**

Riverside Apartments are maintained to a high standard by their owners who have paid a premium price for their apartments. Communal areas undergo frequent, regular inspections by our factors who ensure that these communal areas are regularly cleaned and maintained to a high standard.

In conclusion, in both our emails of objection, I have given reasons why we believe the application should be refused.

**Above all, surely the licensing board is bound by the legality of the Deed of Conditions for Waterfront Apartments and this application should be refused.**

With our thanks for giving our points of objection your time and consideration,

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