



City Chambers
DUNDEE
DD1 3BY

22nd January, 2025

Dear Colleague

The undernoted members are requested to attend a MEETING of the **LICENSING COMMITTEE** to be held remotely on Thursday, 30th January, 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@dundee.gov.uk by no later than 5.00pm on Tuesday, 28th January, 2025.

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

Yours faithfully

GREGORY COLGAN

Chief Executive

Depute Lord Provost Kevin CORDELL

BAILIE Christina ROBERTS

COUNCILLORS

Stewart HUNTER
Roisin SMITH

George McIRVINE
Pete SHEARS

Wendy SCULLIN
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 CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) NEW APPLICATIONS GRANTED UNDER DELEGATED POWERS

STREET TRADER - NEW APPLICATION

No	Name	Address
1	Daniel N Munro	55 Mavis Bank, Buckhaven, Fife

TAXI DRIVER - NEW APPLICATIONS

No	Name	Address
1	Ismail Najahi	93 Kirk Street
2.	Abdulrahman Bay	G/2, 573 South Road
3.	Peter K Marr	170 Nethergate

(b) LATE HOURS CATERING - RENEWAL APPLICATION

No	Name	Address of Premises
1	Noureddine Zilaoui	Fairuz, 8 Panmure Street

The above applicant has failed to submit his certificate of compliance within the prescribed time. There are no objections.

(c) PUBLIC ENTERTAINMENT – NEW APPLICATIONS

No	Name	Location	Date of Event
1	Passion Park Ltd	45 Gellatly Street	Full

The above applicant has failed to submit their PLI and UTRN within the prescribed time. Comments have been received from Building Standards copy attached - **(Appendix 1)**. -

2 Silver Birchs Services Bacchus, 11-15 Princes Street Full

The above applicant has failed to submit their certificate of compliance, PLI and UTRN within the prescribed time. There are no objections.

(d) PUBLIC ENTERTAINMENT – REQUEST FOR VARIATION

No	Name	Address
1	Pure Gym Ltd	152 Marketgait

The Licensing Committee at its meeting on 9th January 2025 deferred the request for a variation to licence to allow the applicant to be in attendance and also for comments from the LSO to be submitted – copy attached (**Appendix 2**). Copy of the request is also attached (**Appendix 3**). - **Pages 3 and 5**

(e) SECOND HAND DEALER - NEW APPLICATION

No	Name	Address of Premises
1	Elizabeth Sinclair	228-230 Brook Street, Broughty Ferry

The above applicant has failed to submit her certificate of compliance and UTRN within the prescribed time. There are no objections.

(f) PRIVATE HIRE OPERATOR ELECTRIC – OVERDUE TEST

No	Name	Address
1	Saiful Islam	19D Caird Avenue

The above plate was due to be tested on 13th November 2024. The car has still not been presented for test. Copy of emails attached (**Appendix 4**). - **Page 9**

(g) **RESULTS OF PRIVATE HIRE CAR OVERPROVISION CONSULTATION (AN2-2025)**

At its meeting on 24th September 2024, the Licensing Committee considered the recommendations of the survey report by Jacobs UK Limited on the provision and demand for private hire cars (PHC's) in the Dundee City Council area. The report recommended that there was a potential state of overprovision of PHC's in that area. This assessment was carried out to assist the Committee as to whether it should introduce an overprovision policy in terms of the new Section 10 (3A) and (3B) of the Civic Government (Scotland) Act 1982 which allows a licensing authority to refuse to grant a licence for a Private Hire Car (operator) Licence if it is satisfied that there is overprovision of private hire cars services in the designated locality.

The Committee decided to consult on a proposal that there was overprovision of private hire car services in the whole Council area. A total of 12 responses to the consultation were received. None of the respondents suggested that the locality for the purposes of the assessment should be other than the whole Council area. That locality was proposed because there is no geographical restriction on where PHC's can operate in the Dundee City Council area. All of the respondents supported a finding of overprovision of PHC's. It is therefore recommended that the Committee adopts the proposal that there is an overprovision of private hire car services in the locality forming the whole Council area. It is

further suggested that this policy be reviewed on an annual basis and that appropriate updated survey reports are obtained for this purpose in the same manner as the taxi demand surveys.

(h) TAXI OPERATOR – CORPORATE PLATE – NEW APPLICATION

No	Name	Address
1	FS92 Ltd	62 Marlee Road

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 James Ward OP3. Directors of FS92 Ltd are James Ward and Farhad Sajid. There are no objections.

(i) TAXI OPERATOR – REQUEST FOR EXTENSIONS OF TIME TO PLACE VEHICLE ON SERVICE

No	Name	Address
1	Shaun Cashley	94 Findhorn Place

The Licensing Committee at its meeting on the 9th January 2025 agreed to grant the request and bring back if no car on the road. Four previous extensions have been granted. Plate OP618 was due to be tested by the 6th August 2024.

2	Shaun Cashley	94 Findhorn Place
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The Licensing Committee at its meeting on the 9th January 2025 agreed to grant the request and bring back if no car on the road. Four previous extensions have been granted. Plate OP462 was due to be tested by the 8th December 2023.

3	Glass Bucket Limited	Charles Bowman Avenue
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The Licensing Committee at its meeting on 9th January 2025 agreed to a further request for extensions of time to place vehicle on service. Four previous extensions have been granted. Plate OP453 was due to be tested by 28th September 2024.

3. HOUSING (SCOTLAND) ACT 2006

(a) HOUSES IN MULTIPLE OCCUPATION - NEW APPLICATIONS

The undernoted applications have been received:

No	Name	Person Responsible	Address
1	Michael J Wright	Front Row Lettings	24 Larch Street

A letter of representation has been received from PSSU - copy attached (**Appendix 5**). -

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(b) HOUSES IN MULTIPLE OCCUPATION – VARIATIONS

No	Name	Address
1	Zars Limited	41C Rosefield Street
2	Zars Limited	41D Rosefield Street

3	Zars Limited	4/0, 80 Nethergate
4	Zars Limited	41B Rosefield Street
5	Christine Vivien Nicolla Jane Dougan	3/1, 47 Magdalen Yard Road
6	Howard Perkins	82A Victoria Road
7	Zars Limited	Flat 5, 11 Reform Street
8	Zars Limited	Flat 7, 11 Reform Street
9	Zars Limited	Flat 8, 11 Reform Street
10	Zars Limited	Flat 9, 11 Reform Street
11	Rose Mary Mcfarlane and Iain Thomas Mcfarlane	14B Taylors Lane
12	Yasin Bashir Okhai	1/2, 142 Perth Road
13	Bruce James Thompson and Robert John Moore	10C Polepark Road
14	Suzanne Allison	1/1, 275 Blackness Road
15	Kai Kwong Tang and Long Ting Alice Hung	G/2, 20 Black Street
16	Kai Kwong Tang and Long Ting Alice Hung	14C Union Street
17	Suzanne Allison	Flat F, 24 Constitution Road
18	Napier Property Contracts Limited	4/2, 32 Seagate
19	Manisha Roongta	2B Lambs Lane
20	Woodlands Park Investments Ltd	(2/1), 3 Cardean Street
21	Nevis Properties Limited	69 Ladywell Avenue
22	Ginger Properties Limited	(1/1), 7 Fyffe Street
23	Kmac Oilfield Solutions Limited	(2/1), 2 Union Street
24	Nevis Properties Limited	67 Ladywell Avenue
25	Everthrive Estates Limited	(4/0), 168 Blackness Road
26	Everthrive Estates Limited	(3/2), 59 Strathmartine Road
27	Zubeda Abdul Rashid Daud	41B Taits Lane
28	Zubeda Abdul Rashid Daud	6A Corso Street

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

(a) SHORT TERM LETS – DELEGATED – NEW APPLICATION

The undernoted applications have been received:-

No	Name	Person Responsible	Address
1	NXD Properties Ltd	Neil Danskin	2/1, 27 Scott Street

(b) SHORT TERM LETS – UPDATES

No	Name	Person Responsible	Address
1	Macarthur Properties Ltd	Clark Anderson	12 Whinny Brae

The Licensing Committee at its meeting on 8th August 2024 agreed to grant the above and bring back for an update.

2	Andrew Stewart	Andrew Stewart	41 Marine Parade
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The Licensing Committee at its meeting on 8th August 2024 agreed to grant the above and bring back for an update.

3	James Thornton & Stacey Brown	James Thornton	36D Castle Street
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The Licensing Committee at its meetings held on the 25th April, 8th August and 7th November 2024 agreed to defer the application to allow all outstanding works to be carried out and for a variation to be submitted for a new agent. No application has been received. The original letter from PSSU is attached (**Appendix 6**). - **Page 13**

The Licensing Committee at its meeting on 5th December 2024 agree to defer the update to allow for the applicant and PSSU to have discussions regarding a further complaint. The original objection is attached (**Appendix 7**). - **Page 15**

(c) SHORT TERM LETS – NEW APPLICATIONS

The undernoted applications have been received: -

No	Name	Person Responsible	Address
1	Rise Property Resi Ltd	Central Serviced Apartments	70 Broughty Ferry Road

Objections have been received from members of the public - copies attached (**Appendices 8 and 9**). - **Pages 17 and 25**

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.

5. CIVIC GOVERNMENT (SCOTLAND) ACT 1982

(a) TAXI DRIVER'S LICENCE – SUSPENSION HEARING MEDICALS

(b) TAXI DRIVER'S LICENCE - SUSPENSION HEARING

(c) TAXI DRIVER'S LICENCE - REQUEST FOR SUSPENSION

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

Job Title – Licensing Standards Officer

Neighbourhood Services Department
3 City Square
Dundee
DD1 3BA

Tel: 01382 433705
Email: daniel.garven@dundeecity.gov.uk

If calling, please ask for
Daniel Garven, 01382 433705

Email: daniel.garven@dundeecity.gov.uk

Our Ref:

Your Ref:

Date: **09.01.2025**

Dear

**Public Entertainment Licence No: 583
Puregym, Dundee**

Variation to licence conditions (First Aid)

Puregym have applied to vary one of their licensing conditions which applies to First Aid and medical coverage.

They wish to amend the following licence condition: **“There must be at least one staff member at duty at all times when the premises are open to the public who is trained and qualified in first aid and use of a heart defibrillator”** to **“during staffed operations there must at least one member of staff at duty at all times when the premises are open to the public who is trained and qualified in first aid and use of a heart defibrillator”**.

This proposal reduces the on site staff coverage which may impact any response to a medical emergency experienced by customers during the quieter hours of operation where there may be a small number or no other members of the public present.

Puregym have stated they will provide CCTV coverage as an alternative measure during the unstaffed hours. My area of concern would be whether the CCTV coverage can provide the equivalent level of cover as a member of staff being present would.

Therefore can Puregym clarify in detail:

- that the CCTV coverage is monitored continuously during unstaffed hours so any customer who suffers an injury or medical emergency is noticed without undue delay.
- The procedures in place for emergency services to be contacted and allowed entry to the premises as soon as possible.
- That the above measures have been risk assessed and they are satisfied that the new measures are as just safe as the previous condition that they are proposing to remove.

Yours sincerely

Daniel Garven
Licensing Standards Officer
Dundee City Council

Raymond Humphreys

From: Marcus Maddock <[REDACTED]>
Sent: 07 October 2024 15:45
To: licensing.board
Subject: PG Dundee License variation request
Attachments: First aid arrangements 1.0 (1).pdf

Good afternoon,

PureGym have made some significant changes to in-club safety provisions over recent years and would like to propose a variation to a license condition stating that first aid trained staff to be present in the club 24/7. The condition is number 1 and states:

‘There must be at least one staff member on duty at all times when the premises are open to the public who is trained and qualified in first aid and the use of a heart defibrillator’.

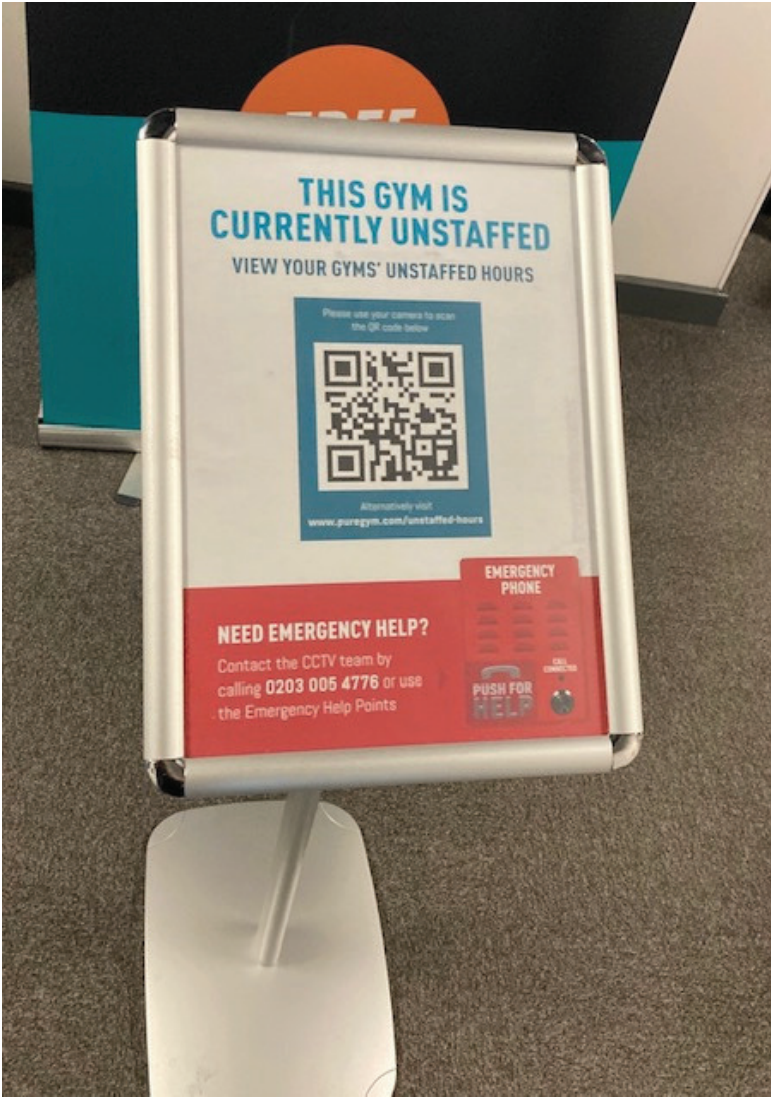
PureGym would like to request that the above condition be changed to the following:

‘During staffed operations, there must be at least one staff member on duty at all times when the premises are open to the public who is trained and qualified in first aid and the use of a heart defibrillator’.

The difference being that there are periods in which the club would look to go ‘unstaffed’, as is our operating model in the other 380 gyms across the UK. The staffed hours are typically 6am-10pm Monday to Wednesday, 6am-8pm on Thursday, 6am-4pm on Friday and 8am-12pm at weekends. The staffed hours are signposted in numerous locations in clubs, including the gym foyer prior to entering and always available on the PG website. PureGym have assessed the risks of unstaffed operations and have outlined measures to provide a suitable and sufficient emergency response chain as set out in BS EN 17229:2019 and in alignment with ‘the purple guides’ medical support section which is endorsed by the HSE and the Institute of Licensing.

Unstaffed Safety Provisions.

When PureGym clubs go ‘unstaffed’ there are number of actions taken. Firstly, the club is ‘reset’, meaning all dumbbells are put away, first aid provisions checked (working defibrillator and fully stocked first aid kit) and all necessary cleaning tasks carried out (re-stocking of toilet papers etc). The staff member then turns the music levels down to a low level; this allows for any emergency announcements made over the tannoy (via 24/7) CCTV team, to be better heard over the music. Signage is placed immediately beyond the entrance pods to alert members to the club being unstaffed.







There are also pre-recorded announcements played every regularly alerting members to the on-site safety provisions and what to do in the event of an emergency.

Our communication of unstaffed hours is key in our belief that gym members need to be able to make an informed decision in knowing when to train. This is shared by our Primary Authority Partners, City of London, whom have given our safety policies assured advice. Other key provisions include:

- CCTV in exercise areas and common parts (not including changing facilities).
- Marked help points with direct two-way communication to a 24/7 dedicated CCTV team.
- First aid provisions available to members including automated AED.
- Standard Operating Procedures (SOPs) and Emergency Action Plans (EAPs) established for CCTV team in event of incident (including emergency access for first responders).
- Relevant daily checks to ensure all the unstaffed safety measures are in place and functioning correctly.

I have included a copy of our First Aid Arrangements Policy, which has been given assured advice by the City of London Primary Authority. This details our duties and responsibilities, first aid assessment of needs and our minimum level of first aid provision.

I welcome any questions of the licensing committee or their relevant consultees.

Many Thanks,



Fw: Vehicle Testing - OP779E

From licensing.board <licensing.board@dundeecity.gov.uk>
Date Fri 27/12/2024 11:47
To [REDACTED]

Good morning,

We have still not received a response regarding plate OP779E which was due to be test by the 13th November 2024, you will now be reported to the Licensing Committee. You will receive the citation letter in due course with all the details of the meeting.

Kind Regards

Pamela

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

From: licensing.board <licensing.board@dundeecity.gov.uk>
Sent: 02 December 2024 14:44
To: [REDACTED]
Subject: Fw: Vehicle Testing

Good afternoon,

We previously wrote to you on the 20th November asking for an update on OP779E in which no response has been received.

If there is no response by Friday 6th December 2024 you will be reported to the Licensing Committee.

Kind Regards

Pamela

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

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

Sent: 20 November 2024 09:12

To: [REDACTED]

Subject: Vehicle Testing

Good morning,

I have noted from our records plate number OP779E was due to be tested by the 13/11/2024. Can you please advise the status of the vehicle asap.

Kind Regards

Pamela

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

Memorandum

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

From Gabrielle Hayes – Ext. 6842

Our Ref GH/PC HMO/3195

Your Ref

Date 13 January 2025

Subject **Housing (Scotland) Act 2006 - Part 5**
24 Larch Street, Dundee – Mr. Michael Jack Wright (4 persons)
30 January 2025 Licensing Committee

In respect of the above application, I would make the following representation in regard to a licence being issued for a house in multiple occupation to the period 30 September 2026:

- The property was previously licensed to the same applicant, with the same agent, and should have been subject to an Validation Application submitted prior to 30 September 2023. However the applicant missed the deadline and this subsequent new application was submitted on 26 February 2024. Had an application been received timeously any subsequent licence would have been from 1 October 2023 to 30 September 2026.
- The following items identified on PSSU's report, dated and sent on 1 November 2024 remain outstanding:
 1. Bedroom 1 – Clean mould to cill and re-paint.
 2. Bedroom 4 – Paint door facing.
 3. Bedroom 4 – Paint door facing.
 4. Bedroom 4 – Paint wall around window.
 5. E-Suite (Bed 3) – Remove mould to walls and ceiling and completely re-paint en-suite.
 6. En-Suite (Bed 3) – Repair or replace vinyl flooring.
 7. Kitchen – Replace missing shelf in fridge (silver).
 8. Kitchen – Replace missing drawers in freezer (silver).
 9. Kitchen / Dining Area – Re-decorate the walls and ceiling.
 10. Bathroom – Remove mould to ceiling and re-paint.
 11. Gas Safe Certificate supplied has expired, please provide the updated Certificate.
 12. Buildings and Public Liability Insurance supplied has expired, please provide the renewed certificate. It should also be noted that £5million public liability is required and that previously supplied Certificate had no details of property covered.
 13. PAT test provided with application has expired, please provide updated test.
 14. Management Standards Document requires second contact name and gas / electricity suppliers added.
- As this property has been in continuous use as an HMO, despite the gap in licensing, all relevant certification covering the period 30/09/21 to 30/09/23 should be submitted.
- This application was received on the 26 February 2024 therefore the last scheduled Committee for this to be determined is 30 January 2025.



GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Housing

CHANGING FOR THE FUTURE

Memorandum

O;I;

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

From Gabrielle Hayes – Ext. 6832

Our Ref GH STL/ DD00026N

Your Ref

Date 17 January 2024

Subject **Civic Government (Scotland) Act 1982 - (Licensing Of Short-term Lets) Order 2022**
36D Castle Street, Dundee – Mr James Thornton & Ms Stacey Brown (3 persons)
SECONDARY LETTING
1 February 2024 Licensing Committee

In respect of the above application, I would make the following observation in regard to a licence being issued for a Short-term Let to the period 31 January 2027:

- The following items, identified during an inspection on 12 September 2023 remain outstanding:

Bedrooms

- Bedroom 1 – Ensure window is fully operational (window not opening on tilt and difficult to close on turn).
- Bedroom 1 – Re-secure window seals on left and right of window.
- Bedroom 2 – Ensure door is closing on the stops and held by the latch.

Livingroom

- Ensure right hand window is fully operational (coming away from the hinge when on turn).

- This application was received on 22 May 2023 and therefore the last scheduled Committee for this to be determined at is 1 February 2024.

GABRIELLE HAYES
PRIVATE SECTOR SERVICES MANAGER

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Mr and Mrs Birse**Dundee
DD4 7PT****uk****3rd November 2023****Head of Democratic and Legal Services
21 City Square
Dundee
DD1 3BY****To whom it may concern,**

We are writing to raise our concerns regarding a short-term let application that has been submitted for the flat above our home (239 Arbroath Road, Dundee). It has already been serving as an Airbnb since July we believe and since then we have had issues with excessive noise. We were never notified by the owner Farah or her father. We only found out when our suspicions were raised when we saw several strange people turning up with big suitcases and just staying one or two nights at a time. Then we found the listing online confirming our fears. Again no conversation was ever had with the owner regarding this to warn us as a courtesy.

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

also been woken up more recently during storm Babet by the guests upstairs giggling, shouting and banging at 4am right above her room. These were the same guests who the week before we had to speak to regarding the excessive banging and dragging of furniture along the floor. This isn't helped by the fact that there is no underlay in the living room as it's just linoleum flooring they have down.

We then had two workmen with a stone masons company who were for some reason shouting at each other rather than talking at a reasonable volume level. They were banging and play fighting by the sounds of the scuffling and giggling. Again I had to knock on the door and ask them to keep the noise down as my daughter was woken up yet again. Routine and sleep is extremely important for my daughter and it can take hours to settle her if she is woken.

Although there is no smoking allowed inside the property, this does not stop them smoking on the communal path and in front of my door. I was leaving for work one morning as usual about 6.50am and two men were standing on the path that only leads to my door not the Airbnb's door and they were smoking and stood staring at me. I felt very intimidated and quickly rushed past them. I do not feel safe in my own home now as I have no idea is staying there from one night to the next and they all seem to stand and stare in my window.

I have complained to the council noise team and have a meeting on Thursday with Andrea Ross. We have complained several times to Airbnb who have basically said they can't do anything. I am not surprised as they just want their share of the fees. Farah the owner/host has seen the complaints yet still fails to offer any sort of mediation or solution to the noise or even apologise.

Mr and Mrs Birse

Dundee
DD4 7PT

3rd November 2023

[REDACTED]

on edge in his own home. I know Farah sees this as just a business but this is our home and our safe space.

Yours sincerely,



Mr and Mrs Birse

Ashley Smith

From: [REDACTED]
Sent: 03 October 2024 19:56
To: licensing.board
Subject: OBJECTION TO SHORT TERM LET- 70 BROUGHTY FERRY ROAD DD46BE
Attachments: DSC_1997.JPG; DSC_2000.JPG; DSC_1983.JPG; DSC_1981.JPG; DSC_1980.JPG

Good evening,

I would like to confirm our objection to the short term let application at 70 Broughty Ferry Road, Dundee, DD4 6BE.

Firstly, it should be noted that the notice that is currently displayed (third attempt) has not been filled in properly and therefore should be classed as incompetent. The notice is dated as the 13/09/24 but was not actually displayed until the 18/09/24. Therefore does not appear to meet the requirements as per the short term lets licensing scheme and should be declared as incompetent.

Further grounds for objection are as follows,

1. A complaint regards anti social behaviour was raised on the 30/9/24 (ref ASB650999333). This was due to a group of males from the property, standing outside the property drinking alcohol and playing music between 11pm and 1am. This is a residential are with elderly and people with mental health issues and this behaviour could be quite intimidating to them. This is not the only example of excessive noise we have had to encounter, often as late as 4am
2. Household waste is being continually thrown onto the surrounding areas or being put into food recycling bins or general bins on the public path. (photos attached) This would appear to be due to the fact that the shared bin recess between the property and number 68 has been full of bulky items for some time now (photo attached) and would appear to have no household waste bin. This has been raised previously, but no action has been taken. I have spoken to previous users of the property who stated that no instruction is given regards waste disposal from the owners. This shows a disregard for both the surrounding neighbours and the environment in general with the possibility of it attracting vermin
3. Small fires in the drying area.
4. The title deeds for the property state that only one vehicle per household are allowed to park in the adjacent car park but at times there are as many as four vehicles from the let, preventing residents from parking near their home.
5. At times there are as many as a dozen people within the property.

Taking cognizance of the lack of attention shown in the notification process (first one posted on property electric cupboard out of sight of public, second one had no date shown and was not secured as it was found by a neighbour lying on the street, third one has incorrect date). Also the lack of concern shown regarding house hold waste raises serious concerns regards the suitability of this property for a short term let,

Regards,

[REDACTED]
[REDACTED]
Dundee

DD4 6BE.

Ashley Smith

From: [REDACTED]
Sent: 30 September 2024 19:28
To: licensing.board
Subject: SHORT TERM LET, 70 BROUGHTY FERRY ROAD, DUNDEE, DD4 6BE
Attachments: DSC_1986.JPG; DSC_1980.JPG; DSC_1981.JPG; DSC_1985.JPG; DSC_1983.JPG

To whom it may concern,

We would like to report anti social behaviour at the above-named short term let. (Anti Social Behaviour ref ASB650999333)

Last night/early this morning, we had a group of males sitting outside the above named property drinking alcohol and playing music. This afternoon you can still see where they have just thrown empty beer cans onto the pavement, into the food recycling bin and left sitting on the property's steps.(photos attached)

This is a residential area, with elderly and also people with mental health issues, having a group of unknown males drinking outside in the early hours could be quite intimidating for them.

Can we please have confirmation that this complaint has been logged, forwarded to any other concerned parties and any reference number be provided,

Regards,

[REDACTED]

Dundee
DD4 6BE









DEFY BRAW

ORIGINAL

BEER
FLAVOURED WITH
AGUARDIENTE

alc. 5.9% vol.

330ml e

BREWED IN THE UK



330ml e
ORIGINAL BEER
BREWED WITH 100% AUSTRALIAN HOPS
PILSENER BEER

Original the name
The Neumanns
Class 1
Pck: NL KCB 500
25-3649643
L34-06

1 of your 5 a day

OFF

Ashley Smith

From: [REDACTED]
Sent: 04 October 2024 14:30
To: licensing.board
Subject: Fw: objection for short term let license at 70 Broughty Ferry Road Dundee
Attachments: 20240825_203209.jpg; Noise 7.m4a; Noise 21.11.m4a; 1000045999.jpg; 1000046014.jpg; 1000045991.jpg; 1000046006.jpg; 1000046029.jpg; 1000048432.jpg

whom it may concern

I am writing this email in regards to putting in an a formal objection for the license for a short term let property which is up for review at 70 brought ferry road, Dundee. I am summarising the reason for my objections below – I am conjoined to the property on the right-hand side with my bedroom sharing a wall with number -70s; kitchen / lounge area. Additionally, my bedroom window is less than a metre from the Kitchen/ Living area. See picture enclosed

1. Noise- for the past 4 years there has been constant noise from Parties, and I have put numerous complaints into the letting agent Fraser @ Pillow partners. My first contact was made as far back as July 26th, 2020, and the situation is still not fully resolved. I have numerous recording which the letting agent has copy of which detail excessive levels of noise. I have also had complaint in the Antisocial behaviour team last summer so surely this should be taken into consideration when this license was being granted- last summer there were between 10-15 French students living the in the property which formed part of my case to the antisocial behaviour team. They had parties every night and a t one point another neighbour was so angered by the constant noise and altercation took place which the police were involved – Currently there is extensive work being carried out in the property and has been for the last 4 weeks with workmen are starting as early as 6am drilling and banging. Most recently the workmen have taken to working through the night, which is totally unacceptable When I questioned the workmen, they advised they were under pressure from the landlord to get the job finished. I have had to call the police on occasion as I cannot sleep with the level of noise from work being carried out overnight. Keep getting assurances from the letting agent they would not allow parties or noise of any kind but every time some stays in that property there are parties. It is causing me sleep deprivation is starting to affect me on a day-to-day basis. I have lived in this property since 2016 and this is nice quiet area which is one of the main reasons I initially purchased this property. but the last 4 years have been absolute hell for me. Additionally the front door requires to be slammed as it is apparently morphed and this constantly wakes me when people are leaving the property at 6am

2. Car parking – people staying this property are taking up 3-4 car parking spaces regularly meaning residents who both have bought and rent their properties are unable to get parked- this is totally unacceptable and massive bug bear to everyone living in this area

3. notice having spoken with Gabrielle Hays@ the licensing board – I was advised a public notice should have been put it up the landlord stating the intention for the license and details of how to put an objection and this should have been visible from the footpath for 21 days – I can advise that the notice was hung on 13th of September in the evening and had blown away by the morning. It was found by a neighbour and was not dated. I made Gabrielle aware of this who advised the notice would need to be rehung and the clock would reset for 21 days. The notice was then rehung on the 18th of September back dated to the 13th of September despite not being hung for 5 days. I was told this was ok. Surely if this is a legal document they simply just back date it

Additionally this week I have had to call both the police the letting agent the antisocial behaviour team due to partying and excess noise. There were a group of men in there who were sitting outside drinking bear until the easily hours most nights. I have Included photos of proof of this showing evidence of drinking outside amd also rubbish being left in the public areas. I have reference number from. The police which is 3687 . Both the letting agent and antisocial behaviour team did nothing to help. I called the letting agent who said they would resolve and I also called the antisocial behaviour team out of hours and spoke to a lady called Lynn who did absolutely nothing and I am Still waiting for someone to come out and visit me.

This property has given me 4 years of absolute hell. The landlord is well aware of the noise issues as I have spoken to her directly. My mental health is being severely impacted by this property and I have extreme anxiety when the property is let out. I am an absolute nervous wreck due to lack of sleep. This week I have only managed to sleep am average of 3 hours per night . I work full time and own my property. I really should not be expected to put up with this level of disruption.

I would kindly ask that you acknowledge this objection and invite to the licensing meeting

I have attached a noise recording showing and example of what I hear from my property and also a photo with my bedroom window marked in green showing how close I am. I have also attached photos of rubbish and evidence of partying outside the property this week . The guest clearly have no respect for the property or irs neighbours

Thank you

[REDACTED]

[REDACTED]

Dundee

DD4 6BH















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