

CDS Planning Local Review Body

From: emma best [REDACTED]
Sent: 05 March 2024 11:19
To: CDS Planning Local Review Body
Subject: Re: LRB-2024-09

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To whom it may concern.

We have read the appeal submission and Notice of Review from the applicant.

Planning was refused on the basis that the change of use contravenes Policy 30 Tourism e) of National Planning Framework (2023).

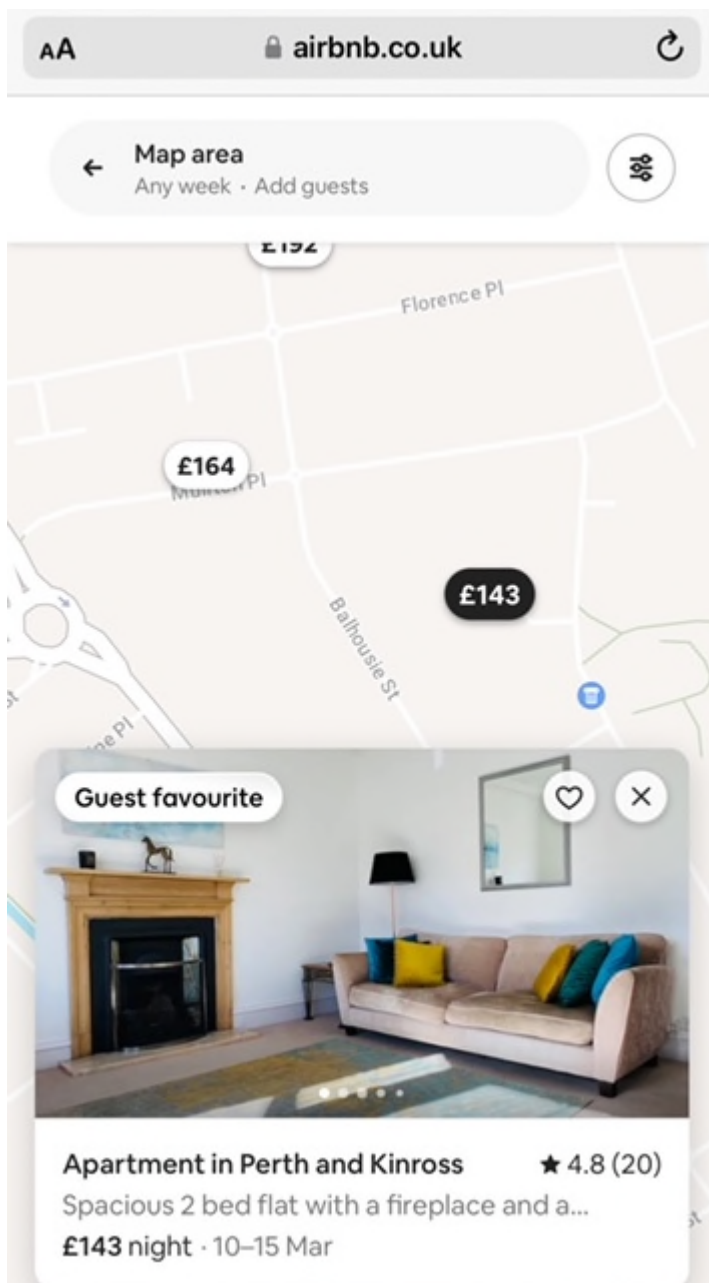
We do not believe that the appeal changes the grounds of the refusal.

As identified in the planning refusal letter, there is no evidence that the short term let business contributes to the wider community. We have witnessed many of the inhabitants of the short term let, which have included contractors who leave at 6 am and return at 9 pm. It is debatable that they would spend locally. There is no supporting evidence which proves that short term let customers improve economies, particularly in towns. In fact, they remove custom from our local established bed and breakfasts who contribute more through local taxes. It is unknown whether the applicant contributes to the local economy through business or council tax. Furthermore, we dispute the evidence presented that they are not affecting local housing supply. Perth has a housing shortage and a sizeable waiting list for people to access accommodation.

In addition, our area is one of multiple deprivation evidenced from the SIMD data. The applicant is making hundreds of pounds a week (we see an almost continuous stream of guests) with a daily charge of £143. This is one of the few areas in Perth where housing is still deemed affordable, and we should not be removing this stock for the financial benefit of a commercial business which does not invest in the area in any way. We are not entirely sure why the applicant has cited research from Portugal to support her appeal.

Unfortunately, there is an excess demand for affordable housing in Perth and Kinross. There are around 1,000 vacancies every year within the housing stock of the partners listed above, but there are currently around 3,000 applicants on the waiting list.

This means that we are not able to offer a property to everyone who applies for housing. Those that are made an offer will be people in urgent housing need such as people who are homeless, those with a medical need and families living in overcrowded accommodation.



In relation to refusal on the grounds of adversely impacting residents, we resolutely stand by this. Living next door to a short term let has been hugely disruptive. We have had to notify PKC Community Wardens due to drug taking outside the house where a guest was smoking dope which we could smell inside our house. Frequent change over cleans are noisy and distracting, as we both work from home. We have had our privacy invaded with guests staring into our home and garden as we go about our daily lives. Works vans and multiple vehicles block the streets and create narrowing of our road. We have submitted previous photographs to evidence this. There is no way the applicant can have any idea of how guests behave, as they don't live here. It has undoubtedly changed the character of this area. The applicant has cited research related to the well-being of children in England, so we're not sure what relevance this has to this appeal.

We note the applicant makes reference to living 'harmoniously' and 'community engagement activities'. We are unclear what is meant here. As previously presented in other objections and also before the Licensing Committee, we do not have a good relationship with the applicant, having had to notify Police Scotland of abusive and threatening behaviour from them. They have denied this and said it was a 'misunderstanding' with an 'apology' from the police officer. This is not true. If required, we can produce evidence from Police Scotland that they were issued with a warning not to approach us. This has meant that we cannot communicate any concerns of disruption such as noise and drug taking because of this unhealthy situation between us and the applicant. It has made us feel very uneasy in our own home to the point that we have considered selling and moving elsewhere, even though we have excellent relationships with our neighbours, and contribute to our community more widely through our attendance at local council meetings.

This is the fourth representation we have had to make in response to License and Planning applications, and we are weary of it. The applicant has now been letting the property on a short term basis with no planning permission in place for a period of over 16 months.

We look forward to this situation being resolved as soon as possible.

Yours sincerely,

Richard and Emma Oram

[REDACTED]

On 29 Feb 2024, at 16:50, CDS Planning Local Review Body <PlanningLRB@pkc.gov.uk> wrote: