

CDS Planning Local Review Body

From: Archie Marshall [REDACTED]
Sent: 14 March 2024 06:50
To: CDS Planning Local Review Body
Subject: Re: LRB-2024-09

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To whom it may concern.

Thank you for sending me details of the appeal against refusal of planning consent for change of use to short-term let at 75 Muirton Place (23/01529/FLL).

As the owner and resident of 18 Muirton Place, Perth PH1 5DL I would like to make a few points relating to the appeal. The owner's main objection seems to be that the presence of only one Short-term Let property will have no appreciable impact on the community. There is currently one property in the street up for sale. Should someone buy it and apply to convert it into a Short-term Let business there could be no objection and the process could repeat whenever a property came up for sale. This would be to the detriment of the current community.

The owner talks of "a dynamic market with varying needs ... an increasing need for diverse accommodation options". There are currently plenty of short-term accommodation options in the neighbourhood as was stated in the initial objections. Perth & Kinross Council rightly made reference to their plan for housing when rejecting the initial planning application: nothing has materially changed in the interim.

The owner mentions the available housing stock in Perth & Kinross as a whole, but this has no bearing on the granting of planning permission for a Short-term Let property in Muirton Place. In fact, it could be argued that the owner should re-locate to an area of Perth & Kinross where there was no issue with community disruption and parking issues.

The owner makes reference to the "economic benefits" that Short-term Lets bring to a local economy. This comparison has no relevance as the economies of Portugal and Perth & Kinross are vastly different. The owner is in direct competition with other Short-term Lets, B&Bs and hotels which have capacity to deal with visitors to the region. The owner benefits majorly as no employees are involved in the servicing of the property and there seems to be no other significant benefit to the local economy from a Short-term Let.

In fact, over the quiet visitor period before Christmas the property was being let out to workmen who parked large vans and flat-bed trucks which had a range of cement mixers and other tools in sight. These lets take business from established B&Bs but they also bring in a hazard of equipment which is not exactly secure against unauthorised removal by opportunists.

The assurances of the owner that clients will adhere to the various requirements cannot be guaranteed. Over the winter I have witnessed clients from one let leaning out of the bedroom window smoking. Use of the term "AirBnb" refers to the original intent of the accommodation offer. AirBnbs started off as, literally, an inflatable mattress in the lounge that allowed casual visitors to enjoy a cheap bed for the night. This allowed visitors to meet their hosts and review each other on a much more objective basis. This has quickly evolved into a business where properties are purchased by owners who live off-site.

The last year has seen properties for sale on Muirton Place bought by young couples who have brought benefit to the local community. The presence of anonymous clients at 75 Muirton Place is in stark contrast to these new residents and the occasional presence of figures standing in the bay window looking out towards my property continues to be an unsettling aspect of current life for me and my wife.

I cannot see anything in the appeal from the owner of 75 Muirton Place which addresses the concerns of the Planning Department regarding their housing policies. Could you please acknowledge receipt of this email, as I previously sent a copy to the wrong department.