Local Authority								
	Planning Applicants must ensure that, where necessary, the relevant planning permission has	licence period/renewal	floor plans	transfer/new holder	temporary licence	temporary exemptions	hearings/objections	additional conditons
	been obtained prior to submitting an application. As there will be no Control Area							
	designated at this point in Aberdeen, the planning department will consider whether any change of use of a house is material and requires planning permission on a caseby-case basis.							
	Before 1 April 2023, if you are an Existing Host or Operator and you do not have the relevant planning permission, you will be given the chance to submit an application for planning permission.							
	An Existing Host or Operator will have three months to submit an application for planning				Applications for temporary licences will not be granted by Aberdeen City			
Aberdeen City Council	permission. If the Existing Host or Operator do not do so within three months, the application will be finally determined, and the applicant must cease providing short-term lets	A short term let licence will be issued for a period of up to 3 years			Council under any circumstance. This will be reviewed on an annual basis in line with the Policy review.	Applications for temporary licences will not be granted by Aberdeen City Council under any circumstance. This will be reviewed on an annual basis in line with the Policy review.		
	We are not currently proposing to introduce planning control zones. Planning permission, change of							
	use and certificate of lawful use will not be required for existing short-term lets in Aberdeenshire.							
	Please note this is for guidance only, but generally, you might need planning permission if:							
	you want to build something new							
	you want to make a major change to your building – like building an extension							
	you want to change the use of your building your building is in a conservation area (you may need conservation area consent)							
Aberdeenshire Council	your building is a listed building (you may need listed building consent)	No policy information published yet >>>						
	Under the 1982 Act, a preliminary ground for refusing to consider a Shortterm Let licence is that the							
	use of the premises as a Short-term Let would							
	constitute a breach of planning control under the Town and Country Planning (Scotland) Act 1997 by virtue of section 123 (1)(a) or (b) of that							
	Act. More information can be found in 2A of Schedule 1 of the 1982 Act. Your licence application will require you to provide evidence that you							
	either:							
	<ul> <li>have planning permission or</li> <li>have a certificate of lawfulness for existing use confirming you do not</li> </ul>							
	need planning permission  You may need planning permission to change a residential property's				A temporary licence may be granted for a duration of up to six weeks.  (Paragraph 7 Schedule 1 to the 1982 Act). A temporary licence will last until			
	use to short term commercial visitor accommodation.		The Application should include a Laurent Oler II		the full licence application is finally determined. (This includes an appeal.)			
	You do not normally need planning permission if you live in a house (this does not apply to a flat) in	3 year New Grant	The Application should include a Layout Plan. It would be helpful for the Layout Plan to describe the		There is no restriction on the ability to apply for a temporary licence in Angus.			
	the following circumstances:	6 year Renewal Grant	Premises, including: (a) the location and width of any escape routes from the Premises; (b) the		A temporary licence number will be given and all mandatory conditions attached to the licence must be complied with.	A temporary exemption to the requirement to have a licence may be granted for a		
	where you are only letting one bedroom in your own home and it has fewer than four bedrooms, or where you are only letting one or two bedrooms in your own home and it has four or more	6 weeks Temporary Exemption (in any period of 12 months)	location of any equipment used for the detection or warning of fire or smoke or for fighting fires; (c) the		The application form for a temporary licence is the same as for a full licence application. The Licensing Authority will determine a	specified property for a specified single continuous period of up to 6 weeks in any period of 12 months.		
	bedrooms.		location of any steps, stairs, elevators or lifts on the		temporary licence application within 6 months of the of the application			
	At present there are no Shortterm Let Control Areas in place in the Angus local authority area.	6 weeks Temporary Licence (exception where full application pending)	Premises; (d) the layout of rooms; (e) the position of any ramps, lifts or other facilities for the benefit of		being submitted and complete plus payment of the fee being received.	Temporary Exemption applications will be determined within 6 months of the application being submitted and complete plus payment of the fee	Once a complaint is received it is sent to the Civic Licensing Officer for investigation. The complaint will be acknowledged within 5 working days an	d Grounds of refusal are listed in appendix D of the
Angus Council	Applicants should note, however, that this could change in the future.	Must apply for a renewal before the licence expires	disabled people.			being received.	a response will be issued within 20 working days.	policy
						The Council may, on application made to it, grant temporary exemptions from the	The 1982 Act permits any member of the public to submit an objection or	
						requirement to hold a short-term let licence in relation to a specified property or properties and during a specified period, which must not exceed 6 weeks in any 12 month period.	The objection should be relevant to the statutory grounds that can be taken	
	Whether or not planning permission is required for					The Council will aim to determine temporary exemption applications from the	into consideration when refusing an application. These are set out in the 1982	
	the use of a dwelling for short- term let purposes will firstly depend on whether					requirement to hold a short-term let licence within a two month period or less.	Act-	
	it is located within a Short-Term Letting Control Area. Outwith control areas, the requirement for planning permission would be a matter for the planning				The Council may consider granting temporary licences in limited circumstances. For example:-	Will only be considered in special circumstances, e.g. to accommodate a large influx of visitors over a short period to support	(a) the applicant or anyone else detailed in the application form is not a fit and proper person to be the holder of a licence,	
	authority to determine on a case by case basis, depending on the nature and circumstances of the property and the manner in which it is operated. Hosts				It to ensure that short-term lets can continue as going concerns when being sold from one operator to another.	sports championship competitions and arts festivals, for example, the Mull Rally or Tiree Music Festival.	(b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused,	
	and operators must comply with both planning and licensing law.				Temporary licences may be granted for a duration of up to 6 weeks.		(c) the premises is not suitable for the conduct of the activity, having regard	
	Hosts and operators are, therefore, encouraged to engage with the				A temporary licence cannot be renewed. However, if a host or operator	A temporary exemption from the requirement to hold a short-term let licence does not affect the way planning rules apply.	to- (i) the location, character or condition of the premises,	
	relevant planning authority prior to submitting a licence application				applies for a full licence during the period of a temporary licence, the temporary licence	The Council will also attach conditions to a temporary exemption from the	(ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises,	
	There are currently no Control Areas within Argyll and Bute and the Council and Loch Lomond and	The licence should have effect for a period of 3 years from the date when it comes into force; or for such shorter period as the licensing authority may decide at that time when they grant; or ∑ for such longer period		A variation application cannot, however, be used to substitute a new holder of the licence for the	duration will extend until their full licence application has been determined.  A temporary licence number will be given, and conditions attached to the	requirement to hold a short-term let licence. Conditions attached to a temporary exemption will include all Mandatory Conditions and if deemed high	(iv) the possibility of undue public nuisance, public order; or public safety,	
Argyll and Bute Council	this time, but will review this position in the course of 2023/24	as the licensing authority may decide at the time when they renew a short-term let licence			licence must be complied with.	risk or deemed necessary, further additional conditions may be added.	(v) where there is other good reason	
					, the Council can issue temporary licences for STL, which may be granted for a			For the purposes of this policy, secondary letting in
					duration of up to 6 weeks.			tenement or shared main door accommodation is considered as
	Scottish Ministers approved plans to designate the City of Edinburgh Council area as a STL control area. It requires residential				The Council consider that the grant of temporary licences for STL may be appropriate in the circumstances as set out below:			unsuitable and there will be a rebuttable presumption
	accommodation owners wholly letting accommodation, which is not their				For home sharing or home letting or home sharing and home letting to			against the grant of a licence in such circumstances.
	principal home, as a STL in the Council area, to apply for planning permission for a 'change of use' to a STL. The designation came into				give first time hosts the opportunity to try out STL, prior to making a full application.			The Council may take certain factors into account
	effect on 5 September 2022.  It is a mandatory condition of licence that a host or operator has planning				Temporary licences would normally be suitable for the following types of			when determining whether an application for secondary letting in tenement or shared main door
	permission or has made an application for planning permission where all of the following conditions apply				let: a. Home letting;	The Council may grant temporary exemptions to the requirement to obtain a STL licence in certain circumstances as set out below: a. During Edinburgh Festival Fringe and Edinburgh	4 :ibl- f	accommodation be granted as an exception to its policy Factors which may be considered include,
	a. The accommodation is in a STL control area;				b. Home sharing; or	International Festival b. During Edinburgh's Christmas & Hogmanay Festive Period c. For	respect of the grant of an application for a full STL licence. Objections must	but are not limited to the evidence of the following
	<ul> <li>b. The accommodation is being used for secondary letting; and</li> <li>c. It is a dwelling house.</li> </ul>		An application, whether for a new licence or the		c. Home letting & Home sharing	Major Sporting Events d. For Major International Events	be made in writing (emails are accepted) and sent to the Licensing Service (licensing@edinburgh.gov.uk) within 28 days of the application being	Neighbours consent/support     Length of time previously operated
	In these circumstances, the host or operator must have made an		renewal of an existing licence, will only be considered as complete if it comprises of the		It is considered unsuitable for temporary licences to be issued to	Temporary exemptions will be issued for all types of let.	advertised. If an objection is lodged out with this period, it must explain why	Frequency of bookings or intensity of use of
	application for planning permission or already have planning permission or have proof that planning permission is not required before they apply	Where appropriate, the Council will grant a STL licence for the following time periods: a. Secondary Letting $-1$			accommodation used for secondary letting. There will be a rebuttable presumption, as defined in paragraph 2.9 of this policy, against the grant	The licensing service will aim to process and determine a temporary	it has been lodged late. It would then be a matter for the Council to consider the explanation and if it is satisfied that there is sufficient reason why the	System to prevent neighbour concerns
City of Edinburgh Council*	for a licence.	year b. Home Letting – 3 years c. Home Sharing – 3 Years d. Home Letting and Home Sharing – 3 Years	copies of required certificates and layout plan.		of temporary exemptions in such circumstances.	exemption application within 3 months of the application being received.	objection was not made in the time required.	Low level of complaints  regulation of the STL sector
								through the introduction of a licensing scheme, as
								noted here. The Council believes that tenement accommodation, or those
								with a shared main door, are
			1					unsuitable for secondary STL due to its character, location and risk of creating
								location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that anti-social behaviour may be exacerbated within
1								location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that anti-social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of
								location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that anti-social behaviour may be exacerbated within tenement or shared main
						The Council may grant temporary exemptions to the requirement to obtain a STL licence, for board betting or from a board ready, in contribution of the council betting or from a board ready.		location and risk of creating under unisance. The council also has concerns in relation to the risk that anti-social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas. 30.1 Option A) - Secondary letting in tenement or
						for home letting or home sharing only, in certain circumstances.		location and risk of creating under unisance. The council also has concerns in relation to the risk that anti-scoid laberalour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas. 30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and
					The Council consider that the grant of temporary licences for short term lets may be appropriate in the circumstances as set out below. For home sharing	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:	It is possible to lodge an objection against the grant of an application for a	location and risk of creating undue nuisance. The council also has concerns in relation to the risk that anti-social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas. 30.1 Option A) - Secondary letting in tenement or shared main door.
					may be appropriate in the circumstances as set out below: For home sharing or home letting or home sharing and home letting to give first time hosts the	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  Home Letting:  Home Sharing; and	full STL licence. Objections must be made in writing (emails are accepted)	location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that anti-social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas. 30.1 Option A) - Secondary letting in tenement or shared main door accommodation as considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.
					may be appropriate in the circumstances as set out below: For home sharing or home letting or home sharing and home letting to give first time hosts the opportunity to try out STL, prior to making a full application.	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  - Home Letting;  - Home Sharing; and - Home Letting and Home Sharing  The licensing service will aim to process and determine a temporary exemption application	full STL licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@clacks.gov.uk) within 28 days of the application being advertised. If an objection is lodged out with this	location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that anti-social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas. 30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.
		Secondary Letting – 1 year			may be appropriate in the circumstances as set out below: For home sharing or home letting or home sharing and home letting to give first time hosts the	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting:  - Home Letting and Home Sharing	full STL licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@clacks.gov.uk) within 28 days of	location and risk of creating under unisance. The Council also has concerns in relation to the risk that anti-scala behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential excommodation and communal areas.  30.1 Option A J - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.
	For secondary letting only, Planning Permission under the Town and Country Planning (Scotland) Act 1997 (the 1997 Act) for the use of the premises as a short term let: or proof that an application for	Home Sharing – 3 years			may be appropriate in the circumstances as set out below. For home sharing or home letting to plane first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting:  + Home Sharing; and + Home Letting and Home Sharing The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.	full STL licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@clacks.gov.uk) within 28 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged late. It would then be a	location and risk of creating under unisance. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  10 R)  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door
	1997 (the 1997 Act) for the use of the premises as a short term let; or proof that an application for planning permission has been made under the 1997 Act, which has not yet been determined; or	Home Sharing – 3 years			may be appropriate in the circumstances as set out below. For home sharing or home letting to plane first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  - Home Letting: - Home Sharing; and - Home Letting and Home Sharing The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption which is sused will be subject to the mandatory conditions of	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating under uniform. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  10 R)  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent.
Clackmannanshire Council	1997 (the 1997 Act) for the use of the premises as a short term let; or proof that an application for	Home Sharing – 3 years Home Letting – 3 Years			may be appropriate in the circumstances as set out below. For home sharing or home letting or home sharing and home letting to give first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting;  - Home Sharing;  - Home Sharing; and  - Home Letting and Home Sharing  The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption with is sused will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the	full STI licence. Objections must be made in writing (emails are accepted) and sent to the Licenianjs Service (liceniang) Serv	location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  OR  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door accommodation, unless the applicant can
Clackmannanshire Council	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not yet been determined; or proof that planning permission is not required (for example, a certificate of lawfulness). There is a separate legislative process from licensing which allows the Combarie, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control	Home Sharing – 3 years Home Letting – 3 Years			may be appropriate in the circumstances as set out below. For home sharing or home letting or home sharing and home letting to give first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting;  - Home Sharing;  - Home Sharing; and  - Home Letting and Home Sharing  The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption with is sused will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating under uniform. The Council also has concerns in relation to the risk that anti-scoid behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential excommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such revenumption against the grant of a licence for secondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the
Clackmannanshire Council	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not yet been determined; or proof that planning permission is not required (for example, a certificate of lawfulness). There is a separate legislative process from licensing which allows the Comhairle, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control secondary letting. The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (and to restrict or prevent short-term lets in places or types of	Home Sharing – 3 years Home Letting – 3 Years			may be appropriate in the circumstances as set out below. For home sharing or home letting or home sharing and home letting to give first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting;  - Home Sharing;  - Home Sharing; and  - Home Letting and Home Sharing  The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption with is sused will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  1 OR  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door scoondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the
<u>Clackmannanshire Council</u>	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not yet been determined; or proof that planning permission is not required (for example, a certificate of lawfulness). There is a separate legislative process from licensing which allows the Comhairle, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control secondary letting. The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (and to restrict or prevent short-term lets in places or types of buildings where it is not appropriate.	Home Sharing – 3 years Home Letting – 3 Years			may be appropriate in the circumstances as set out below. For home sharing or home letting or home sharing and home letting to give first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting;  - Home Letting;  - Home Sharing;  - Home Letting and Home Sharing  The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption with is sixed will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  10 OR 20 points B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door letting in tenement or shared main door letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the
Clackmannanshire Council	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not yet been determined; or proof that planning permission is not required (for example, a certificate of lawfuness). There is a separate legislative process from licensing which allows the Comhairle, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control secondary letting. The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (and to restrict or prevent short-term lets in places or types of buildings where it is not appropriate.	Home Sharing – 3 years Home Letting – 3 Years			may be appropriate in the circumstances as set out below. For home sharing or home letting or home sharing and home letting to give first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting;  - Home Letting;  - Home Sharing;  - Home Letting and Home Sharing  The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption with is sixed will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating undue nuisance. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  10 CR OR 30.2 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door secondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the
<u>Clackmannanshire Council</u>	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not yet been determined; or proof that planning permission is not required (for example, a certificate of lawfulness). There is a separate legislative process from licensing which allows the Comhairle, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control secondary letting. The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (and to restrict or prevent short-term lets in places or types of buildings where it is not appropriate.	Home Sharing – 3 years Home Letting – 3 Years			may be appropriate in the circumstances as set out below. For home sharing or home letting or home sharing and home letting to give first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting;  - Home Letting;  - Home Sharing;  - Home Letting and Home Sharing  The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption with is sixed will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating under unisance. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  10 R0  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the
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Clackmannanshire Council	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not yet been determined; or proof that planning permission is not required (for example, a certificate of lawfulness). There is a separate legislative procests from licensing which allows the Combarine, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control secondary letting. The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (and to restrict or prevent short-term let in places or types of buildings where it is not appropriate.  There is currently no short-term let control areas in the future, then the information in this section will be updated.  It is possible that some home sharing premises (8&8s and guest houses) letting more than 2 rooms may not have the appropriate planning permission; however, outside of a control area, it is for the	Home Sharing – 3 years Home Letting – 3 Years			may be appropriate in the circumstances as set out below. For home sharing or home letting to prome sharing and home letting to give first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in the Council's STL Conditions Framework.  Due to the 21 day display notice requirements and the 28 day period for objections and representations for standard licence applications, the minimum time period the Combain'd elternium all icence is 28 days from the	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  + Home Letting;  - Home Letting;  - Home Sharing;  - Home Letting and Home Sharing  The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption with is sixed will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating under under under under the Council also has concerns in relation to the risk that and riscoial behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  OR  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence in such circumstances.  OR also a result of the such as the such as the state of a licence for secondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the
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OR  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the  The Comhairle have added three additional conditions which will apply to all short-term let properties. These are destable below. Condition Detail Solid or liquid fuel fires or boilers where premises have any solid or liquid fuel fires or boilers the holder of the licence must a jensure that they are in -1) a reasonable state of repair, and is) proper and safe working order, b) arrange for a competent of a cline control of the licence must pairmently flue used for solid fuel appliances annually Prevention of Nuisance and Distrubance The holder of the licence shall be responsible for the premises. Equipment provided for guests The holder of the licence must sale are reasonable by practicable that no disturbance or nuisance arise within or from the premises. Equipment provided for guests The holder of the licence must sale and reasonable state on sure than any equipment.
Clackmannanshire Council	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not tye been determined; or proof that planning permission is not required (for example, a certificate of lawfulness). There is a separate legislative process from licensing which allows the Combairle, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control secondary letting. The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (and to restrict or prevent short-term lets in places or types of buildings where it is not appropriate.  There is currently no short-term let control areas in the Outer Hebrides; if Comhairle nan Eilean Slar were to create a short-term let control areas in the future, then the information in this section will be updated.  It is possible that some home sharing premises (8&8s and guest houses) letting more than 2 rooms may not have the appropriate planning service to consider whether short-term lets have the appropriate permission, therefore it will not normally affect the issuing of a licence.	Home Sharing - 3 years Home Letting - 3 Years Home Letting and Home Sharing - 3 Years Home Letting and Home Sharing - 3 Years  Licences will be granted initially and be renewed for three years; however, there may be exceptional circumstances where shorter periods will be considered. Reasons for considering a shorter duration licence	room sizes; • any beds, including type (i.e. bunk beds). Where rollaway/folding/sofa beds are used their location and footprint should be clearly	not upon an application made to them by the	may be appropriate in the circumstances as set out below. For home sharing or home letting to pive first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in the Council's STL Conditions Framework.  Due to the 21 day display notice requirements and the 28 day period for objections and representations for standard licence applications, the minimum time period the Combain'd eleterine al licence is 28 days from the date of submission of a competent application, and while every effort is made to determine applications as so on a possible applicants should expect up to 6 weeks for determination. The combaine's well only grant temporary licences as part of initial licence application. The criteria and conditions for temporary licences are the same as a normal licence (as are the Combaine's days definitive costs). The reason this process is being adopted is to allow the option of competent applications being determined within 28 days, subject to getting satisfactory responses from statutory consultees. By applying for an initial and temporary licence, there is no guarantee that an application for initial and temporary licence, there is no guarantee that an application for initial and temporary licence, there is no guarantee that an application for initial and temporary	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  *Home Letting:  *Home Sharing; and Home Sharing and Home Sharing The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the Council's STL Conditions Framework at appendix two.	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating under unisance. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence in such circumstances.  30.3 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the theory of the commodation within the stranger of the commodation of the commodation within the letter of the commodation of the licence must a properties. These are detailed below. Condition betall Solid or liquid frue fires or boliers where premises have any solid or liquid frue fires or boliers where premises have any solid or liquid frue fires or boliers the holder of the licence must a length of the premises. Equipment provided for guests The holder of the licence shall be responsible for the day-to-day running of the premises. Equipment provided for guests The holder of the licence must take all reasonable stays to ensure that any equipment (including any personal protective equipment) provided as part of the let where for on or off
Clackmannanshire Council	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not tye been determined; or proof that planning permission is not required (for example, a certificate of lawfulness). There is a separate legislative process from licensing which allows the Combairle, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control secondary letting. The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (and to restrict or prevent short-term lets in places or types of buildings where it is not appropriate.  There is currently no short-term let control areas in the Outer Hebrides; if Comhairle nan Eilean Slar were to create a short-term let control areas in the future, then the information in this section will be updated.  It is possible that some home sharing premises (8&8s and guest houses) letting more than 2 rooms may not have the appropriate planning service to consider whether short-term lets have the appropriate permission, therefore it will not normally affect the issuing of a licence.	Home Sharing - 3 years Home Letting 3 Years Home Letting and Home Sharing - 3 Years Home Letting and Home Sharing - 3 Years  Licences will be granted initially and be renewed for three years; however, there may be exceptional circumstances where shorter periods will be considered. Reasons for considering a shorter duration licence would include: a) Perviously uphel domplains about a let; b) New "non-traditional" lets which require	room sizes; • any beds, including type (i.e. bunk beds). Where rollaway/folding/sofa beds are used their location and footprint should be clearly detailed in the floor plan; • any steps, stairs,	not upon an application made to them by the holder of the licence, vary the terms on any ground: they think fit.	may be appropriate in the circumstances as set out below. For home sharing or home letting to pive first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in the Council's STL Conditions Framework.  Temporary licences will also be subject to the additional conditions set out in the Council's STL Conditions Framework.  Due to the 21 day display notice requirements and the 28 day period for objections and representations for standard licence applications, the minimum time period the Combairle determine a licence is 28 days from the date of submission of a competent application, and while every effort is made to determine applications as soon as possible applicants should expect up to 6 weeks for determination.  The Combairle will only grant temporary licences as part of initial licence applications being circles and conditions for temporary licences are the same as a normal licence (as are the Combairle processing and administrative costs). The reason this process is being adopted its to allow the option of competent applications being determined within 28 days, subject to getting satisfactory applications being determined within 28 days, subject to getting satisfactory applications being determined within 28 days, subject to getting satisfactory (seponess from a nitural and temporary licence, there is no guarantee that an application for initial and temporary licence will be determined with 28 days, but be the added administrative cost	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  *Home Letting:  *Home Sharing; and Home Sharing and Home Sharing The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the Council's STL Conditions Framework at appendix two.	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating under unisance. The Council also has concerns in relation to the risk that and scale the advancer has the control to the risk that and scale the hardward may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  10 Roy and the scale of the scale of the scale of the control of
Clackmannanshire Council  Comhairle nan Eilean Siar	1997 (the 1997 Act) for the use of the premises as a short term let, or proof that an application for planning permission has been made under the 1997 Act, which has not tye been determined; or proof that planning permission is not required (for example, a certificate of lawfulness). There is a separate legislative process from licensing which allows the Combairle, as planning authority, to establish short-term let control areas, where it may be deemed necessary to control secondary letting. The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (and to restrict or prevent short-term lets in places or types of buildings where it is not appropriate.  There is currently no short-term let control areas in the Outer Hebrides; if Comhairle nan Eilean Slar were to create a short-term let control areas in the future, then the information in this section will be updated.  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Where rollaway/folding/sofa beds are used their location and footprint should be clearly detailed in the floor plan; * any steps, stairs, elevators or lifts; * location of any heat/smoke/CO detectors or other fire systems; and * any	not upon an application made to them by the holder of the licence, vary the terms on any ground: they think fit.  A variation application cannot, however, be used to	may be appropriate in the circumstances as set out below. For home sharing or home letting to pive first time hosts the opportunity to try out STL, prior to making a full application.  Any temporary licence which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary licences will also be subject to the additional conditions set out in the Council's STL Conditions Framework.  Due to the 21 day display notice requirements and the 28 day period for objections and representations for standard licence applications, the minimum time period the Combain'd eleterine al licence is 28 days from the date of submission of a competent application, and while every effort is made to determine applications as so on a possible applicants should expect up to 6 weeks for determination. The combaine's well only grant temporary licences as part of initial licence application. The criteria and conditions for temporary licences are the same as a normal licence (as are the Combaine's days definitive costs). The reason this process is being adopted is to allow the option of competent applications being determined within 28 days, subject to getting satisfactory responses from statutory consultees. By applying for an initial and temporary licence, there is no guarantee that an application for initial and temporary licence, there is no guarantee that an application for initial and temporary licence, there is no guarantee that an application for initial and temporary	for home letting or home sharing only, in certain circumstances.  Temporary Exemptions will be issued for the following types of let:  *Home Letting:  *Home Sharing; and Home Sharing and Home Sharing The licensing service will aim to process and determine a temporary exemption application within 3 months of the application being received.  Any temporary exemption which is issued will be subject to the mandatory conditions of licence, as set out in the 1982 Act.  Temporary exemptions will be subject to the additional licence conditions set out in the Council's STL Conditions Framework at appendix two.	full STI. licence. Objections must be made in writing (emails are accepted) and sent to the Licensing Service (licensing@ctacks.gov.uk) writin 128 days of the application being advertised. If an objection is lodged out with this period, it must explain why it has been lodged tate. It would then be a matter for the Countl to consider if it is satisfied that there is sufficient reason why the objection was not made in the time required.  Under the terms of the 1982 Act there is no objections process for	location and risk of creating under unisance. The Council also has concerns in relation to the risk that and social behaviour may be exacerbated within tenement or shared main door accommodation given the close proximity of other residential accommodation and communal areas.  30.1 Option A) - Secondary letting in tenement or shared main door accommodation is considered as unsuitable and there will be a rebuttable presumption against the grant of a licence in such circumstances.  30.2 Option B) - There will be a rebuttable presumption against the grant of a licence in such circumstances.  30.3 Option B) - There will be a rebuttable presumption against the grant of a licence for secondary letting in tenement or shared main door accommodation, unless the applicant can demonstrate they have consent from the owners of all accommodation within the theory of the commodation within the stranger of the commodation of the commodation within the letter of the commodation of the licence must a properties. These are detailed below. Condition betall Solid or liquid frue fires or boliers where premises have any solid or liquid frue fires or boliers where premises have any solid or liquid frue fires or boliers the holder of the licence must a length of the premises. Equipment provided for guests The holder of the licence shall be responsible for the day-to-day running of the premises. Equipment provided for guests The holder of the licence must take all reasonable stays to ensure that any equipment (including any personal protective equipment) provided as part of the let where for on or off

Level Authority	Dispuis	E	San alan	Assessing /s soo haldes	Annual Barana	Accessed	harriers (abientiers	additional anadisana
Dumfries and Galloway Council	In most instances, a grant of planning permission will not be required for an existing house to be used as a short term let. Planning permission is required within designated short-term let control areas but there are currently none of these within Dumines. & Galloway.  If you received a grant of planning permission for the property to be specifically used as holiday accommodation, please provide the reference number. Similarly, if you have ever received a Certificate of Lawdhunes for either an existing or proposed use from the Council, please provide this reference number.  There is a separate legislative process from licensing which allows the Council, as planning authority, to establish short-term let control areas.  *The purpose of control areas is to help planning authorities manage high concentrations of secondary letting (where it affects the availability of residential housing or the character of a neighbourhood) and to restrict or prevent short-term lets in places or types of buildings where it is not appropriate.  *It is for the Council as planning authority to evidence concentrations of Shortterm Let properties and assess the impact they have on local communities. If a short-term let premiss is in a control area it is a mandatory condition of their licence that planning permission is socured.  **He Council can use refuse an application for a short-term licence if planning permission is outstanding.  **Hosts and operators must comply with both planning and licensing law.	A licence shall have effects for a period of 3 years from the date when it comes into force; or o for a period as the licensing authority may decide at that time when they grant o it is not anticipated that licences will be renewed for a period of longer than 3 years.	ocor juni	A licensing authority may, at any time, whether or not upon an application made to them by the holder of the licenee, vary the norm on any ground: they think fit.  A variation application cannot, however, be used to substitute a new holder of the licence for the existing one i.e. effectively to transfer a licence.	The Council will not be granting temporary licences under any circumstances. This position will be kept under review.  Where an existing licenced Short-First let is ourchased, the new host or	The Council will not be granting temporary exemptions under any circumstances. This position will be kept under review.	(Salary Congress)	
Dundee City Council	material and requires planning permission on a case-by-case basis. Where the necessary planning permission has not been obtained and is required, any application for a licence will be the subject of a Preliminary Refusal pending verification that the necessary permission has been obtained (see note 9). For further information on Planning Consent, email: planning@dundeecity.gov.uk	February of the appropriate year except where a short licence has been granted. Where a licence has been previously awarded and is due for renewal, the relevant application form can be obtained from the Council's website. You will be contacted and reminded in advance	A plan of the premises to a suitable metric scale (preferably 1:50) indicating the following: I. Floor plans of each level including the layout, purpose and occupancy of all rooms together with the location of sanitary ware, cooking facilities and the fire detection and alarm system. II. Maximum guest occupancy of the property.		operator must apply for a Temporary Licence within 1 calendar month of the change in ownership, in which case a temporary licence for up to 6 weeks will be granted. Where the host or operator applies for a full licence within that 6-week period, the Temporary licence will be extended until their licence application is finally determined.  No fee is payable for a Temporary Licence.  Where a Host or Operator fails to submit an application for a Temporary Licence or a full licence within 6 weeks of a Temporary Licence being granted,	Dundee City Council will consider Temporary Exemptions to accommodate large scale and National events placing demands on City accommodation. Where Temporary Exemptions are granted, the fee will be £155.		ful llist - see page 13 of the policy statement
East Ayrshire Council	At present there are no short-term let control areas in East Ayrshire nor is there any proposal to advance such an area. This position was reached on the basis that there does not appear to be a need for such control in Planning terms.  Even although there is currently no designated control area in East Ayrshire, hosts and operators are encouraged to engage with the Council's planning department prior to submitting a licence application to confirm whether they require planning permission or a certificate of lawfulness of use of development.  Should a short-term let control area be introduced in the future, there would be a requirement at that point for any existing host where planning permission was not previously required, to take steps to ensure continued compliance.  This would mean that if a control area were to come into force during the lifespan of an existing Licence, the host would be required to apply to the local planning authority for consent. It would become a mandatory condition of the licence to do so, and should a host not take those steps, they would be in breach of the regulations and enforcement action would be taken.	A licence shall have effect-  • for a period of 3 years from the date when it comes into force; or • for such shorter period as the licensing authority may decide at that time when they grant; or • for such longer period as the licensing authority my decide at the time when they renew a short-term let licence  The Scottish Government's guidance for licensing authorities on short term lets has made it clear that licensing authorities are encouraged to renew licences for a period of 3 years, unless they have good reasons to do otherwise.  Whilst, each application will be decided on its own merits, it is not anticipated that licences will be renewed fo a period of longer than 3 years.	for guests ® Room sizes, including bedrooms ® Fire escapes ® Location of heat/smoke alarms ® Location of fire doors © Location of stairs/elevators/filts for renewal applications, where there has been no change to the layout of the premises, a floor plan would not be required with the application. For variation applications, where the variation relates to	A variation application cannot, however, be used to	It is not the Council's intention to consider any application for a temporary licence. This will be reviewed after a period of 3 years.	The Council does not intend to have a policy on temporary exemptions and would not be supportive of such applications. This will be reviewed after a period of 3 years.	It is open to any member of the public to submit an objection or representation in relation to a short term let licence application. 6.2 For an objection or representation to be considered by the Licensing Committee, it must be: In writing (email is sufficient) specify the grounds of the objection or the nature of the representation - specify the name and address of the person making it - be signed off by them or on their behalf - be received by the Council within 28 days from when the notice of application is displayed	There is an extensive list of additional conditions please see Appendix 2
East Dunbartonshire Council	("CLUD"). The Council may determine a licensing application before this date where planning permission or, a CLUD has already been refused.  The applicant has three months from the date their application for a short-term let was submitted to lodge an application for planning permission or for a CLUD.	The Council may grant a licence for a period of up to three years, after which it requires to be renewed. Each licence will have a reference number and will confirm the expiry date. The duration applies from the date on which the licence comes into force.  Where an application is made to renew a licence, the licence will continue to have effect until such a time as a decision is made on the renewal. The Council intend to grant a renewal of a licence for a period of up to three years unless there are circumstances which justify a different time period.			It is not the Council's intention to consider any applications for a temporary licence		and the applicant will be provided with an opportunity to respond.	conditions on a regular basis. A list of the proposed
	The Council may refuse to consider an application for a short-term let if the host or operator of a dwelling house within a short-term let control area needs planning permission but does not have it.  It is a mandatory condition that a host or operator has planning permission, or, has made an application for planning permission, where all of the following conditions apply:  It hey are using it for secondary letting; and  It is a dwelling house.  Where the Council refuse planning permission for short-term lets, the application or licence contingent on the planning permission will be refused, varied or revoked, as appropriate.  East Lothian Council currently has no control areas designated and this will regularly reviewed.	The Council may grant a licence for a period of up to three years, after which it requires to be renewed. Each licence will have a reference number and will confirm the expiry date. The duration applies from the date on which the licence comes into force.  Where an application is made to renew a licence, the licence will continue to have effect until such a time as a decision is made on the renewal. The Council intend to grant a renewal of a licence for a period of up to three	as well as the extent and boundary of the building		It is not the Council's intention to consider any applications for a temporary	The Council does not intend to have a policy on temporary exemptions and would not be	An objection may be related to, but is not limited to, the following areas:  8 whether the applicant is a fit and proper person;  8 whether the accommodation or type of accommodation;  8 whether the accommodation has relevant planning permission;  8 whether there is a risk of affecting the privacy and security of neighbours; or  8 whether there is a risk of affecting the privacy and security of neighbours; or  8 whether there is other good reason for refusing the application.  The objection or representation cannot be treated confidentially. The Council will acknowledge the objection or representation and a copy will be sent to the applicant or their representative.  Once the application has been allocated to a meeting of the Licensing Subcommittee, the Council will send the objector a letter inviting them to attend the meeting to speak to the objection or representation. At the hearing, the objector will be provided with an opportunity to representation and the applicant will be provided with an opportunity to respond.	the Council will impose additional licence conditions to a short-term let licence. The Council will review its list of additional licence conditions on a regular basis. A list of the additional licence conditions can be found in Appendix 2.  Where the Council opts to impose a supplementary licence condition, it will set out the issue that is being addressed by the supplementary condition, the reasoning for the supplementary condition, the action required of the licence holder and the
East Lothian Council  East Renfrewshire Council	department prior to submitting a licence application to confirm whether they require planning permission or a certificate of lawful use of development.	The Council may grant a licence for a period of up to three years, after which it requires to be renewed. Each licence will have a reference number and will confirm the expiry date. The duration applies from the date on which the licence comes into force.  Where an application is made to renew a licence, the licence will continue to have effect until such a time as a decision is made on the renewal. The Council intend to grant a renewal of a licence for a period of up to three years unless there are documentances which justily a different time period.		Where an owner sells a licenced STL, the existing licence will transfer to the new owner and last for one month from the date of purchase if the new owner submits a licence application before the end of that month, and the licence will continue in force until that application is determined. If the new owner has not made an application the licence will expire on the date that ownership transfers. Where a sole licence holder dies, the lecence will transfer to that person's executor. The licence will expire to application by the executor, the local authority is satisfied that it is reasonable to extend it in order to wind up the licence holders' estats.	It is not East Renfrewshire Council's intention to consider any applications for a temporary licence.	East Renfrewshire Council does not intend to have a policy on temporary exemptions (subject to Scottish Minister orders), whilst we gain a better understanding of the	The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the Act. I. The applicant or anyone else detailed in the applicant form is not a fit and proper person to be the holder of a lience; ii. The activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused, iii. The premises is not suitable for the conduct of the activity, having regard to: a. The location, character or condition of the premises is. The nature and extent of the proposed activity; c. The kind of persons likely to be in the premises; id. Pessibility of undue public nuisance, public order; or public safety iv. Where there is other good reason	There are a number of additional conditions which will apply to all short Term Let properties in East Renfrewshire and are contained within Appendix 4 The Council cannot set conditions which limit the number of nights a premises may be used for secondary letting. The Council cannot have no plans to set limits on home letting or home sharing premises.
Falkrk Council	controls set out under the Town and Country Planning (Scotland) Act 1997 by virtue of section 123 (1) (a) or (b) of that Act.  Early engagement with the Council's Development Management is encouraged prior to submitting a	The Council may grant a licence for a period of up to three years, after which it requires to be renewed. Each licence will have been given a unique reference number and will confirm the expiry date. The duration applies from the date on which the licence comes into force (is granted), Falkirk Council will grant an initial STL licence for 3 years.  When an application to renew a licence is made, the licence will continue to have effect until such a time as a decision is made on the renewal application. The Council intend to grant a renewal of a licence for a period of three years unless there are circumstances which justify a different period.			It is not Falkirk Council's intention to consider any applications for a temporary term let licence.	Falkirk Council does not intend to have a policy on temporary exemptions whilst we gain a better understanding of the prevalence of business activity and any associated issues, with this new licensing scheme.  This would mean that anyone operating as a STL, at any time throughout the year, would	and proper person to be the holder of a licence.  - The activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused.  - The premises is not suitable for the conduct of the activity, having regard to:	
Fife Council	At present, planning permission is only required for the use of a property as a short term let if a material change of use occurs, currently this is determined on a case-by-case basis so advice should be sought from the Planning Authority. Outside of a control area, this will continue to be the case.  You li licence application may require you to provide evidence that you either:  + Have planning permission to use the property as a short-term let  + Have planning terd of lawfulness of use confirming you do not need planning permission  for very large, one-off events (such as the Commonwealth Games, Olympics or COP26), the Scottish Ministers can make a special development order to grant planning permission for change of use for an area and to require discontinuance of use after a certain period. In such circumstances, temporary exemptions could be granted in respect of secondary letting without any concern about breach of planning control.	3 years for a new grant, and 3 years for a renewed full licence	In order for the Council and Scottish Fire and Rescue Service to undertake an assessment of the maximum number of guests that can be accommodated safely, hosts and operators may be asked to submit floor plans where this is required.	This licence is not transferrable, and the Licence	In order to obtain a temporary licence, hosts and operators must apply for a temporary licence to let premises, where this is offered by the Council.  Hosts and operators must:  *Apply for a temporary licence before letting premises	The Council may grant temporary exemptions to the requirement to have a licence for a specified single continuous period not exceeding 6 weeks in any period of 12 months. The 6 week limit is a maximum, and not a default.  The Council may grant temporary exempt licences for significant/National events to meet the requirements for an influx of visitors. The Head of Housing Services would make the decision when temporary exemptions may be granted for National events.	will be held by the Housing Decision Panel, which already deals 8 with HMO applications, or the Licensing & Regulation Committee which already deals with applications for other licences under the 1982 Act.  Where there are no objections, and the Council is not aware of any reason not to grant	which apply to all short-term lets across Scotland, licensing authorities may impose additional conditions. Additional conditions can help licensing

п	The Committee is aware that Glasgow's current Planning Policy states in relation to short stay							
a •	accommodation:  • All flats require planning permission;							
	Houses would not require planning permission; and     Renting a room in addition to one resident family would not require planning permission.		All applicants for the grant of a STL licence will be					
	To avoid the Licensing Authority having to use the preliminary ground of refusing to consider	Grants - Under the 1982 Act the Licensing Authority can grant a STL licence for a period of three years or such	required to submit a floor plan of the premises, scale					
a	applications based on planning grounds, the Committee agrees that a pre-requisite in applying for a	shorter period as the Committee determines.	Rooms – living area/bedrooms/bedrooms available					
a	applicant must have: • planning permission or a certificate of lawfulness issued by the Planning	Renewals - For the renewal of a STL licence application, the Licensing Authority can grant the STL licence for a period of three years; such shorter period as the Committee determines; or for such longer period as the	Room sizes, including bedrooms;					
A	Authority for the use of the premises as short stay accommodation; or • a certificate of lawfulness confirming that the extent of the use does not amount to a material change of use. Either the	Committee determines.  The Licensing Authority may grant a STL licence renewal application for a period of five years where no	Fire escapes; Location of heat/smoke alarms;		The Committee is aware that under the 1982 Act, temporary STL licences could be applied for however, it is further aware that with temporary licence	es Given one of the reasons behind STL legislation being introduced is to ensure basic safety	Objections and representations must be in writing (email is acceptable),	
P Li	planning permission or certificate of lawfulness must be provided with your application. The Licensing Authority will not accept your application without one of these documents, or	objections and/or adverse representations to the application are received from the consultees and where there has been no enforcement action taken against the licence holder during the period of the grant	Location of fire doors; and Location of stairs/elevators/lifts;			a a standards are in place across all STL, the Committee may agree that on this basis, no te temporary exemptions will be granted. This would mean that where a person is using thei	specify the grounds for objection, the name and address of the person r making the objection, be signed and be provided to the Local Authority no	
	confirmation that planning is not required, for these types of STL licences.	application or last renewal.	For renewal applications, where there has been no			r premises as a STL, at any time throughout the year, a STL licence would be required.	later than 28 days after the later of: a) The date the application was made to the Local Authority;	To cater for more localised matters, the Licensing Authority is also able to attach additional
	Subject to section 9.2 below, an applicant would not currently require planning permission for  • Home sharing whether the premises is a flat or a house;	Under the 1982 Act, if an application for a STL licence renewal application has been made to the Licensing Authority before the expiry date of the current licence, the licence will continue in effect until a final decision	change to the layout of the premises a floor plan		Authority would consult with under the legislation is Police Scotland and Scottish Fire and Rescue Service. Given a full consultation would not be	The Licensing Authority may however, grant temporary exemptions for national events within Glasgow.	b) The date of the public notice; or c) If the date detailed in any notice which has to be re-advertised on request	conditions to STL licences where necessary. Some
	Secondary Letting where the premises is a house; or	has been made by the Licensing Authority on the renewal application. If a renewal application is refused by	For variation applications, where the variation		undertaken, the Committee may agree not to accept any Temporary STL		of the Local Authority.	2. It should be noted that the Licensing Authority
	Home Letting where the premises is a house.	appeal period, and where an appeal has been lodged, until such time as the appeal has been determined by			detailed at section 12. This would mean that all STL licence applications would	The Licensing Authority is aware of the statutory requirement to keep its temporary exemption policy under review and to publish it every three years.	Objections and representations will be taken into account by the Committee when considering a STL licence application.	cannot impose an additional condition which limits the number of nights a premises may be used for
/ City Council A	At present there are no Short-term Let Control Areas in place in Glasgow.	the Court.			be subject to the full consultation process as detailed in section 12.4		The objection should be relevant to the statutory grounds that can be taken	Secondary Letting.
							into consideration when refusing an application. These are set out in the Act:	
							- The applicant or anyone else detailed in the application form is not a fit and proper person	d
							to be the holder of a licence; - The activity would be carried out by a person other than the applicant who,	
	Inverciyde Council does not intend on implementing Control Area Regulations mainly due to the						if he had made	
	estimated low prevalence of Short-term Let activity operating in this local authority area.						the application himself, would have been refused; - The premises is not suitable for the conduct of the activity, having regard	
to	Hosts and Operators are therefore advised to engage with the Council's planning department prior to submission of a licence application to confirm whether they require planning permission or a						to:  B The location, character or condition of the premises;	
to	certificate of lawful use of development. Enquiries in connection with planning should be directed to: dmplanning@inverclyde.gov.uk To avoid the Council having to use the preliminary ground of						<ul> <li>         ⊞ The nature and extent of the proposed activity;     </li> <li>         ⊞ The kind of persons likely to be in the premises;     </li> </ul>	
re	refusing to consider applications based on planning grounds hosts and operators should contact the	e The Council may grant a licence for a period of up to three years, after which time it requires to be renewed.					☐ The possibility of undue public nuisance, public disorder or risk to public safety;	
	that when applying for a Home letting STL Licence or a Secondary letting STL licence, where the premises is a flat, it is likely that the applicant must have planning permission or a certificate of	Each licence will have a reference number and will confirm the date of expiry. The duration will apply from the date on which the licence comes into force.					Where there is other good reason	
	lawfulness confirming that the extent of use does not amount to a material change of use.					The Council currently does not intend to have a policy of granting temporary exemptions.		In addition to the mandatory licence conditions
Fi P	Furthermore, where the proposed maximum capacity exceeds 5 persons it is likely that planning permission will be required. Please note that planning permission may be required in other	Where an application is made to renew a licence before expiry of the current licence, the licence will continue to have effect until such time as a final decision is made on the renewal application. A renewal application will				One of the main reasons for the introduction of the new legislation is to ensure basic safet		which apply to all STLs, a Council may impose additional conditions. These enable the Council to
ci P	circumstances and accordingly enquiries should be made in the first instance with the Council's Planning Service. Should planning permission or a certificate of lawfulness be required then this	be granted for a period of up to three year unless there are circumstances which justify a different period of time. If a renewal application is refused by the Council's General Purposes Board following a hearing, the		A variation application cannot, however, be used to substitute a new holder of the licence for the		standards are in place across all STL licences, therefore to comply with this aim, no temporary exemption will be granted. Where a person is using their premises as a STL, at	and Democratic Services in consultation with the Interim Head of Environment and Regeneration or	
n	must be provided with an application and the Licensing Authority will not accept an application without one of these documents, or written confirmation from the Council's Planning service that	existing licence will remain in effect for a period of 28 days from the date of the decision, and where an appeal		existing one. A transfer of licence is not possible	Given one of the reasons for the introduction of STL legislation is to ensure basic safety standards are in place across all STL Licences, applications for a	any time throughout the year, a	such equivalent post holders who may succeed to those posts.	number of additional conditions which apply to all or some STL properties in Inverclyde and are
le Council p	planning is not required. It is the responsibility of the applicant to obtain such written confirmation.  Having considered the nature of the short-term letting market in Midlothian it has been decided not			for a licence will be required.	temporary STL licence will not be accepted by the Council.			contained in Appendix 4.
to	Having considered the nature of the short-term letting market in Midiothian it has been decided not to declare any Short-term Control areas at present. This position will be reassessed when the Policy is reviewed.							
is	is reviewed.							
cl	Outside of a control area, it is for the planning authority to consider whether any change of use of a dwelling house outbuilding or other structure, is material and,	The Council may grant a licence for a period of their choosing for up to a maximum of three years, after which it requires to be renewed. First licence applications will be granted for a period of one year. Each licence will						
	therefore, requires planning permission. This is determined on a case by case basis. Under provisions within the Licencing Order, a preliminary ground for refusing to	have a reference number and will confirm the expiry date.						The licence holder must take reasonable steps to
c	consider an application for a Short Term Let is that the use of the proposed premises would constitute a breach of planning controls set out under the Town and Country	Where an application is made to renew a licence, before the expiry date, the licence will continue to have effect until such a time as it naturally expires or a						manage the premises in such a way as to seek to prevent and deal effectively with any antisocial
P	Planning (Scotland) Act 1997 (as amended) by virtue of section 123 (1) (a) or (b) of	decision is made on the renewal, whichever is the later. Where satisfactory						behaviour by guests anyone else in the short-term
н	that Act. Hosts and operators are, therefore, encouraged to engage with the Council's	compliance with the licence conditions has occurred the Council intends to grant a renewal of a licence for a period of up to three years. However, where any licence						addition the licence holder must co-operate fully
w	planning department prior to submitting a licence application to confirm whether they require planning permission or a certificate of lawful use of	conditions have been breached during the previous licence period, the renewal period (if renewed at all) will be for a maximum period of one year.			Midlothian Council does not intend to have a policy on temporary exemption	ns Midlothian Council does not intend to have a policy on temporary exemptions or	Safety, noise or nuisance relating to licencing   Availability of residential housing, the impact on the character of the neighbourhood or the suitability	with Council Officers in any investigation of antisocial behaviour and noise complaints relating
n Council d	development.				or temporary licences and would not be supportive of either such application	n. temporary licences and would not be supportive of either such application.	of the building which relate to planning.	to their short-term let.  As part of the light touch approach to the licensing
					Moray Council may grant a temporary licence for a duration of up to six			of short-term lets in Moray, the Council will not be imposing any additional conditions to short-term
					weeks. A temporary licence cannot be renewed. If a host or operator applie for a full licence during the period of a temporary licence, the temporary	25	Competent grounds for objection to an application may include:	let licences. This position will be kept under review on a regular basis therefore may be subject to
					for a full licence during the period of a temporary licence, the temporary licence may be extended until their full licence is finally determined (this		competent grounds for objection to an application may include:     concerns that the application is inaccurate or misleading,	on a regular basis therefore may be subject to change. Should the Council choose to impose
					includes an appeal if one has been lodged within 28 days of the decision).		concerns about the safety of guests, neighbours or others,     concerns about noise or nuisance; and	additional conditions to short-term let licences, the conditions will be published on the Council's
		The duration of the licence applies from the date on which the licence comes into force. This will be caprified				,		additional conditions to short-term let licences, the conditions will be published on the Council's
	Applicants are required to check whether they require planning parmicsion (under planning	The duration of the licence applies from the date on which the licence comes into force. This will be specified on the licence together with the expiry date of the licence. Moray Council will grant or renew all short-term let licence two sor to a period of three years.			includes an appeal if one has been lodged within 28 days of the decision).  An application for a temporary licence is subject to the legislative mandatory conditions which apply to all licences and consultation as set out below. In accordance with the legislation, applicants do not need to complete and		<ul> <li>concerns about noise or nuisance; and</li> <li>concerns that the application runs contrary to other legal or contractual requirements.</li> </ul>	additional conditions to short-term let licences, the conditions will be published on the Council's website. Before choosing to impose additional conditions, the Council must be satisfied that;  • the matter is not already covered by the Act, the
le	Applicants are required to check whether they require planning permission (under planning legislation) for the premises being used for short-term let before submitting an application for a	on the licence together with the expiry date of the licence. Moray Council will grant or renew all short-term let licence types for a period of three years.			includes an appeal if one has been lodged within 28 days of the decision).  An application for a temporary licence is subject to the legislative mandatory conditions which apply to all licences and consultation as set out below. In accordance with the legislation, applicants do not need to complete and display the Public Notice in Appendix 1 of the application form when applyin for a temporary licence. Applicants do not need to complete and return the	15	concerns about noise or nuisance; and     concerns that the application runs contrary to other legal or contractual requirements.  If there are no competent objections or adverse representations to a short-term let licence application, the application will be determined under	additional conditions to short-term let licences, the conditions will be published on the Council's website. Before choosing to impose additional conditions, the Council must be satisfied that;  • the matter is not already covered by the Act, the
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However it is drawn, the Layout Plan must show: -Rooms-living area/bedrooms/bedrooms available for Guests; -Room sizes, including bedrooms; -Fire excapes; -Location of heat/smoke alarms; -Location of heat/smoke alarms; -Location of stairs/elevators/lifts;	currency of the Licence, and the new owner wishes to continue operating the Accommodation as a STL, the Host (seller) will apply for a Variation of the licence, inviting the Council to substitute the buyer	includes an appeal if one has been lodged within 28 days of the decision).  An application for a temporary licence is subject to the legislative mandatory conditions which apply to all licences and consultation as set out below. In accordance with the legislation, applicants do not need to complete and display the Public Notice in Appendix of the application form when applying for a temporary licence. 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	Planning	licence period/renewal	floor plans	transfer/new holder	temporary licence	temporary exemptions	hearings/objections	
	It is a mandatory condition that a host or operator has planning permission, or	incence periodyrenewar	noor plans	transier/new notice	temporary incence	temporary exemptions	nearingsy objections	auditional conditions
	has made an application for planning permission, where all of the following							
	conditions apply:							
	If their premises is in a control area;							
	图 they are using it for secondary letting; and 图 it is a dwelling house.							
	art is a dwelling flouse.							
	In these circumstances, the host or operator must have made an application for planning permission or already have planning permission before they							
	apply for a licence. In most cases, planning applications are determined within							
	two months.							
	Currently, planning permission is required by Perth and Kinross Council (the							
	Planning Authority) if the use of a residential property as a short-term let is							
	deemed to be material change of use. In determining if there is a material							
	change of use or not, the Planning Authority have introduced a checklist for when planning permission is required for the use of a property as a short-term							
	let. If the answer is 'yes' to any of the below questions, then planning							
	permission is deemed to be required. The questions are as follows:  1. Is your property a flat?							
	Do any of your guests have to access the property via any communal areas?							
	(i.e. shared gardens, stairwells, etc.)  3. Does your property share a communal parking area? (i.e. it does not have its							
	own designated space)							
	4. Will any of your guests be regularly checking in or out at unsociable hours?							
	(between 9pm and before 7am)							
	5. Does your property have an external hot tub, an external living area (or							
	similar), for use by guests in a predominately residential area?							
	6. Do you allow parties to be held in the property by guests? (including accepting stag and hen bookings etc)							
	7. Will the use of your property as a short-term let impact security for							
	neighbours? (i.e. the use of key boxes for access and shared areas, such as							
	8. Have you changed any public rooms into additional accommodation? (ie							
	changing a living room to a bedroom)							
	9. Do you consider that the use of the property might detract from the character or amenity of the area in any way?							
				Variation application cannot be used	Are allowing temporary licences in general - but they will specifically allow them for: 'by someone who wishes to try short-term letting for a short			
		Perth has no policy on extended renwal periods therefore renwals will be granted on a default of a three year		licence holder details - effectively a transfer. There	period before deciding whether or not they wish to do this	Perth and Kinross are alllowing applications for temporary exemptions but may attach		Annex B of the policy statement - will only be
Perth & Kinross Council		period - or a shorter period if there are issues		is no such thing as a transfer application for an STL.	permanently, requiring a full licence application.'	conditions per section 12 of the policy	If there are any objections received the applicatioon will go to a hearing	applied as and where required
	I confirm we won't be seeking evidence of planning permission to be submitted with an application							
	for a short-term let licence.						The objection should be relevant to the statute.	
	I confirm that we will of course implement the transitional provisions in relation to planning, as						The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the Act:	
	applicable, as required by the Licensing Order. As you will appreciate, the Licensing Order itself only						i. The applicant or anyone else detailed in the application form is not a fit	In addition to the mandatory licence conditions
	requires a policy statement in relation to the use of Temporary Exemptions, but the need for a policy has been stretched somewhat beyond that under the terms of the guidance. While we have					Temporary exemptions will be granmted in certain circumstances. There is not a finite list,		which apply to all short-term lets, licensing authorities may impose additional conditions.
	not gone into this level of detail in the policy statement, we will of course work within the terms of		Floor plans do not require to be to scale, although			but these circumstances include: where exceptional circumstances lead to an influx of large	application himself, would have been refused; iii. The premises is not	These enable the licensing authority to respond to
	the legislation when processing applications for short-term lets.		the council would prefer that. They do require to		temporary licences are available for up to 6 weeks or longer where a full	numbers of visitors requiring increased accomodation capacity in the Renfrewshire area	suitable for the conduct of the activity, having regard to: a. The location,	local challenges and concerns relative to specific
	I confirm that the reference to planning control zones will refer, more correctly, to planning control		show certain formation, namely:	Variation application cannot be used to change the	licence application is made concurrently.	due to various events, sporting, culture, etc. See policy at 9.4 for details. Fee charged for temporary exemption is £100, but this may change. The council will seek to mkake a	character or condition of the premises b. The nature and extent of the proposed activity; c. The kind of persons likely to be in the premises; d.	types of shortterm letting. There are a number of additional conditions which will apply to all Short
	areas.'	Default grant for 3 years, but can be for a shorter period of time if there are any issues	on nrenewal if ther have been no changes the layou	t licence holder details - effectively a transfer. There	the applicant may be required to display a notice, and will be subject to the			
Renfrewshire Council		renewal period is 3 years as a default	of the premises , no floorplan is required	is no such thing as a transfer application for an STL.				Term Let properties in East Renfrewshire and are
					same conditions as a full licence	decision on temporary exemption applications within 2 months, and these will be subject to the mandatory and additional conditions.	there is other good reason	Term Let properties in East Renfrewshire and are contained within Appendix 4
					same conditions as a full licence A licensing authority can also decide to grant temporary licences. These can be			
					same conditions as a full licence A licensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licences may be granted for a	to the mandatory and additional conditions.	there is other good reason  The objection should be relevant to the statutory grounds that can be taken	contained within Appendix 4
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	Outside of a control area, it is for the planning authority to consider whether any change of use of a dwelling house is material and, therefore, requires planning permission. This is determined on a case				same conditions as a full licence A licensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licences may be granted for a	to the mandatory and additional conditions.	there is other good reason  The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the 1982 Act. (a) the applicant or anyone else detailed in the application form is not aft and proper person to be the holder of a licence, parts short Lets.	contained within Appendix 4
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	dwelling house is material and, therefore, requires planning permission. This is determined on a cast by case basis.  It is a mandatory condition of the licence that a host or operator has planning permission or has made an application for planning permission where their	Alicence shall have effect. $\Xi$ for a period of 3 years from the date when it comes into force; or $\Xi$ for such shorter period as the licensing authority may decide at that time when they grant, or $\Xi$ for such longer period			same conditions as a full licence A licensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licences may be granted for a duration of up to 6 weeks. A temporary licence cannot be renewed. However, if a host or operator applies for a full licence during the period of a temporary licence, the temporary licence, the temporary licence, the temporary licence, the temporary licence duration will extend until their full licence applications is determined.  Given a full consultation would not be undertaken, the Council is not	to the mandatory and additional conditions.	there is other good reason  The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the 1982 Act. (a) the application to anyone else detailed in the application form is not aft and proper person to be the holder of a licency, ports Short Les Uciensing Policy Statement 9 (b) the activity would be carried out by a person other than the application whon, if he and made the application himself, would have been refused, (c) the premises is not suitable for the conduct of the activity, having regards to (i) the location, character or condition of the	contained within Appendix 4  There are a number of additional conditions which will apply to all short-term let properties. There also some specific additional conditions which may only
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Scottsih Borders Council	dwelling house is material and, therefore, requires planning permission. This is determined on a cass by case basis.  It is a mandatory condition of the licence that a host or operator has planning permission or has made an application for planning permission where their permisses is in a designated control area, they are using list or secondary letting and it is a dwelling house.  The Council does not propose to designate any Short-term Control areas meantments with swill be reviewed on a regular basis.  Currently, the Council does not have or intend to introduce a designated control area for short-term lests and so most current hosts and operators will not need to seek	A licence shall have effect.   for a period of 3 years from the date when it comes into force; or   for such shorter period as the licensing authority may decide at that time when they grant; or   for such longer period as the licensing authority may decide at the time when they renew a short-term let licence.  The Scottish Government's guidance for licensing authorities on short-term lets has made it clear that licensing authorities are encouraged to renew licences for a	complexity of the premises, the number of floors and number of requested guests. Drawings/plans	A variation application cannot, however, be used to substitute a new holder of the licence for the existing one i.e. effectively to transfer a licence.	same conditions as a full licence A licensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licences may be granted for a duration of up to 6 weeks. A temporary licence cannot be renewed. However, if a host or operator applies for a full licence during the period of a temporary licence, the temporary licence duration will extend until their full licence application is determined.  Given a full consultation would not be undertaken, the Council is not proposing to consider any temporary licence applications for short-term let licence applications and instead require a full short-term let licence to be applied for as detailed at section 4. This would mean that all short-term let licence applications would be subject to the full consultation process as detailed in	to the mandatory and additional conditions.  The Council is not intending to grant temporary exemptions under any circumstances. This	The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the 1982 Act. (a) the applicant or anyne cele detailed in the applicant or some sele detailed in the applicant or some since the detailed in the application forms not a fit and proper person to be the holder of a licence, Draft Short Lets Licensing Policy Statement 9 (b) the activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused, (c) the premises is not suitable for the conduct of the activity, having regard to (i) the location, character or condition of the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises, (iv) the possibility of undue public nuisance, public order; or public safety, (v) where there is other good reason 5.6. It should detail clearly the reasons for the objection/presentation and	Contained within Appendix 4  There are a number of additional conditions which will apply to all short-term let properties. There also some specific additional conditions which may only apply to certain types of short-term let properties or to properties following investigation of concerns. A list of the additional licence conditions which may apply to your short-term let licence can be found at 1
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In making these decisions, regard will be had by the Council's Planning Authority as to:  3 the size of the property:  3 the pattern of activity associated with the use, including number of occupants, the period of use, issues of noise, disturbance and parting demand, and  3 the nature of activity associated with the use, including number of occupants, the period of use, issues of noise, disturbance and parting demand, and  3 the nature of activity associated with the use, including number of occupants, the period of use, is	A licence shall have effect.   for a period of 3 years from the date when it comes into force; or   for such shorter period as the licensing authority may decide at that time when they grant, or   for such longer period as the licensing authority may decide at that time when they grant, or   for such longer period as the licensing authority may decide at the time when they renew a short-term let licence.   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These may include situations where there  are:  a) Previously upheld complaints about a let  b) New "non-traditional" lets which require specific additional conditions, for example:  for safety reasons or because of concerns presented by Police Scottand or the  Scottish Fire and Rescue Service [SFRS]  c) Concerns that the host will not comply with the conditions for three years (i.e. poor  history of compliance of not providing evidence that conditions are being met)  A licence will be effective: • For a period of 3 years from the date the licence comes into force, or • For a	complexity of the premises, the number of floors and number of requested guests. 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Simple drawings/sketches are acceptable for simple short term lets but the licensing authority (or Scottish Fire and Rescue Service) may ask for more detailed drawings, particularly for larger properties and those with guests on multiple floors or with a high guest to	A variation application cannot, however, be used to substitute a new holder of the licence for the existing one i.e. effectively to transfer a licence.	same conditions as a full licence.  A licensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licence may be granted for a duration of up to 6 weeks. A temporary licence cannot be renewed, However, if a host or operator applies for a full licence duration the period of a temporary licence, the temporary plicence duration will extend until their full licence application is determined.  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(a) the applicant or anyone set elevated in the applicant or anyone other than the applicant or who, if he had made the application himself, would have been refused, (c) the premises in one studies for the conduct of the activity, having regard to- (i) the location, character or condition of the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises, (iv) the possibility of undue public nuisance, public order, or public safety, (v) where there is other good reason 5.6. It should detail clearly the reasons for the objection/representation and why the applicant and/or the premises are not suitable.  Where the licensing authority decides to hold a hearing this will be at a meeting of the licensing committee. The licensing committee is likely to consider many licensing applications in one state.  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Additional conditions will not be used to tackle a breach of an existing condition (enforcement notices will be used for this purpose), nor will they be used to contradict, modify or dilute mandatory conditions.  In addition to the mandatory conditions which are required to be met by all Short Term Lets, authorities can impose additional conditions to a licence. These conditions will be relevant to that Short Term Let had bus det to might get any local
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In those cases where planning permission does not already exist and short-term letting is proposed or is already occurring, planning permission may be required in certain circumstances.  Whether planning permission is required is a decision for the Council's Planning Authority to make on the basis of whether it considers a material change of use will take place, or has already taken place, in making these decisions, regard will be had by the Council's Planning Authority as to:  3 the character and new use and also that of the wider area;  3 the size of the property:  3 the pattern of activity associated with the use, including number of occupants, the period of use, issues of noise, disturbance and parting demand; and  2 the nature of any services provided. On the property:  4 the pattern of activity associated with the use, including number of occupants, the period of use, issues of noise, disturbance and parting demand; and  2 the nature of any services provided in this regard.  Under provisions within the Licensing Order, a preliminary ground for refusing to consider an appl	A licence shall have effect- B for a period of 3 years from the date when it comes into force; or B for such shorter period as the licensing authority may decide at that time when they grant, or B for such longer period as the licensing authority may decide at that time when they grant, or B for such longer period as the licensing authority may decide at the time when they renew a short-term let licence.  The Scottish Government's guidance for licensing authorities on short-term lets has made it clear that licensing authorities are encouraged to renew licences for a period of 3 years, unless they have good reasons to do otherwise.  Licences will normally last for 3 years and will then need to be renewed. A renewal licence will also normally last for 3 years where an application is made to renew a licence, the licence will continue to have effect until such a time as a decision is made on the renewal.  There may be exceptional circumstances where shorter periods less than 3 years will be considered for new or renewed licences. These may include situations where there are:  a) Previously upheld complaints about a let  b) New "non-traditional" liest which require specific additional conditions, for example: for arafety reason or because of concerns presented by Police Scottand or the Scottish Fire and Rescue Service (SFRS); c) Concerns that the host will not comply with the conditions are being met)  A licence will be effective: • For a period of 3 years from the date the licence comes into force, or • For a shorter period, where the authority determines otherwise when granting a licence taking into account the provisions of this policy. The authority will set out their reasons for a shorter period when issuing the licence.	complexity of the premises, the number of floors and number of requested guests. Drawings/plans should at least have details of: *Room sizes -Room usage e.g. bedroom; littchen; bathroom etc. *Ground floor/First floor etc. *Room sizes -all room agart from kitchen and bathroom or For multiple units which are the same – an internal plan for one unit and site plan. *Any unique structural characteristics of the building - Any beds, including type (i.e. bunk beds). Where rollaws/floofings/sof beds are used their location and footprint should be clearly detailed in the floor plan . Any steps, stairs, elevators or lifts Page 5 of 10 - Location of any heat/smoke/ CO detectors or or them fire systems *Any fires/wood burners. Simple drawings/sketches are acceptable for simple short term lets but the licensing authority (or Scottish Fire and Rescue Service) may ask for more detailed drawings, particularly for larger properties and those with guests on multiple floors or with a high guest to	A variation application cannot, however, be used to substitute a new holder of the licence for the existing one i.e. effectively to transfer a licence.	same conditions as a full licence.  A licensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licence may be granted for a duration of up to 6 weeks. A temporary licence cannot be renewed. However, if a host or operator applies for a full licence during the period of a temporary licence, the temporary placence duration will extend until their full licence application is determined.  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The circumstances under which a temporary exemption may be granted are for certain occasions in connection with special events of local or national aggifficance, including where there is a large number of visitors over a short period. In Shettain these events may include, but are not limited to the following: If by Hely As Jary Shettain docation   1 Tail Ships   Shetland Folk Festival   Shetland Wool Week   8 Fiddle and Accordion festivals   Shetland Pride	The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the 1992 Act. (a) the applicant or anyone cele detailed in the application from in ord in the 1992 Act. (a) the applicant or anyone cele detailed in the application from its not aft fland proper person to be the holder of a licence, Draft Short Lets Licensing Policy Statement 9(b) the activity would be carried out by a person other than the applicant own, if he had made the application himself, would have been refused, (c) the premises in one suitable for the conduct of the activity, having regard to - (i) the location, character or condition of the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises, (iv) the possibility of undue public nuisance, public order; or public safety, (v) where there is other good reason 5.6. It should detail clearly the reasons for the objection/representation and why the applicant and/or the premises are not suitable.  Where the licensing authority decides to hold a hearing this will be at a meeting of the licensing committee. 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	dwelling house is material and, therefore, requires planning permission. This is determined on a cast by case basis.  It is a mandatory condition of the licence that a host or operator has planning permission or has made an application for planning permission where their premises is in a designated control area, they are using it for secondary letting and it is a dwelling house.  The Council does not propose to designate any Short-term Control areas meantime but this will be reviewed on a regular basis.  Currently, the Council does not have or intend to introduce a designated control area for short-term lets and so most current hosts and operators will not need to seek planning permission before applying for a short-term lettinence. However, guest houses and some bed and breakfast premises may require or indeed may already have planning permission for such activities. Some purpose built premises may also already have planning permission for such activities. Some purpose built premises may also already have planning permission for such activities. Some purpose built premises may also already have planning permission on some some such as a	A licence shall have effect- B for a period of 3 years from the date when it comes into force; or B for such shorter period as the licensing authority may decide at that time when they grant, or B for such longer period as the licensing authority may decide at that time when they grant, or B for such longer period as the licensing authority may decide at the time when they renew a short-term let licence.  The Scottish Government's guidance for licensing authorities on short-term lets has made it clear that licensing authorities are encouraged to renew licences for a period of 3 years, unless they have good reasons to do otherwise.  Licences will normally last for 3 years and will then need to be renewed. A renewal licence will also normally last for 3 years where an application is made to renew a licence, the licence will continue to have effect until such a time as a decision is made on the renewal.  There may be exceptional circumstances where shorter periods less than 3 years will be considered for new or renewed licences. 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Simple drawings/sketches are acceptable for simple short term lets but the licensing authority (or Scottish Fire and Rescue Service) may ask for more detailed drawings, particularly for larger properties and those with guests on multiple floors or with a high guest to	A variation application cannot, however, be used to substitute a new holder of the licence for the existing one i.e. effectively to transfer a licence.	same conditions as a full licence.  Alicensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licence may be granted for a duration of up to 6 weeks. A temporary licence cannot be renewed. However, if a host or operator applies for a full licence during the period of a temporary licence, the temporary placence duration will extend until their full licence applications is determined.  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It should detail clearly the reasons for the objection/representation and why the applicant and/or the premises are not suitable.  Where the licensing authority decides to hold a hearing this will be at a meeting of the licensing committee. The licensing numbers of the application goes to the licensing committee. The licensing committee is likely to consider many licensing applications in one sitting. If the application goes to the licensing committee, the host and any objectors, at least 4 days notice and approximate the application of the licensing committee. The licensing authority will give the host and any objectors will be intrude to speak to their objectors, and the host will be writted to speak to their objectors, and the host will be written to state why their application should be granted. Members of the committee may retire to consider and decide the applications.  Competent grounds for objection	Additional conditions will not be used to tackle a breach of a existing condition to the mandatory conditions which as a breach of a existing condition to the mandatory conditions which may apply to cart all not present and the second of th
Shetland Islands Council	dwelling house is material and, therefore, requires planning permission. This is determined on a cast by case basis.  It is a mandatory condition of the licence that a host or operator has planning permission or has made an application for planning permission where their premises is in a designated control area, they are using it for secondary letting and it is a dwelling house.  The Council does not propose to designate any Short-term Control areas meantime but this will be reviewed on a regular basis.  Currently, the Council does not have or intend to introduce a designated control area for short-term lets and so most current host and operators will not need to seek planning permission before applying for a short-term let licence. However, guest houses and some bed and treakfast premises may require or indeed may already have planning permission for such activities. Some purpose built premises may also already have planning permission for such activities. 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In making these decisions, regard will be had by the Council's Planning Authority as to:  28 the character and new use and also that of the wider area;  28 the size of the property;  29 the pattern of activity associated with the use, including number of occupants, the period of use, issues of noise, disturbance and parting demand, and  21 the nature of activity associated with the use, including number of occupants, the period of use, issues of noise, disturbance and parting demand, and  21 the nature of any servi	A licence shall have effect. @ for a period of 3 years from the date when it comes into force; or @ for such shorter period as the licensing authority may decide at that time when they grant, or @ for such longer period as the licensing authority may decide at the time when they renew a short-term let licence.  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These may include situations where there are:  a) Previously upheld complaints about a let b) New 'non-traditionar' lets which require specific additional conditions, for example: for safety reasons or because of concerns presented by Police Scottand or the Scottish Fire and Rescue Service [SFRS] c) Concerns that he host will not comply with the conditions for three years (i.e. poor history of compliance of not providing evidence that conditions are being met)  A licence will be effective: • For a period of 3 years from the date the licence comes into force, or • For a shorter period, where the authority determines otherwise when granting a licence taking into account the provisions of the policy. The authority will set out their reasons for a shorter period when issuing the licence. Scottish Government guidance promotes that unless there are good reasons to, licences.	complexity of the premises, the number of floors and number of requested guests. Drawings/plans should at least have details of: *Room sizes -Room usage e.g. bedroom; littchen; bathroom etc. *Ground floor/First floor etc. *Room sizes -all room agart from kitchen and bathroom or For multiple units which are the same – an internal plan for one unit and site plan. *Any unique structural characteristics of the building - Any beds, including type (i.e. bunk beds). Where rollaway/floding/sofa beds are used their location and footprint should be clearly detailed in the floor plan . Any steps, stairs, elevators or lifts Page 5 of 10 - Location of any heat/smoke/ CO detectors or or them fire systems *Any fires/wood burners. Simple drawings/sketches are acceptable for simple short term lets but the licensing authority (or Scottish Fire and Rescue Service) may ask for more detailed drawings, particularly for larger properties and those with guests on multiple floors or with a high guest to	A variation application cannot, however, be used to substitute a new holder of the licence for the existing one i.e. effectively to transfer a licence.	same conditions as a full licence.  A licensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licence may be granted for a duration of up to 6 weeks. A temporary licence cannot be renewed, However, if a host or operator applies for a full licence duration be period of a temporary licence, the temporary plicence duration will extend until their full licence application is determined.  Given a full consultation would not be undertaken, the Council is not proposing to consider any temporary licence applications for short-term let licence applications and instead require a full short-term let licence applications and instead require a full short-term let licence applications and instead require a full short-term let licence applications and instead require a full short-term let licence applications and instead require a full short-term let licence applications would be subject to the full consultation process as detailed in section 4.4.  In some circumstances the licensing authority may issue temporary licences. If hosts are granted a temporary licence, it can last for up to six weeks. It can last longer if the host has also made an application for a full licence. If the host applies for a full licence, the temporary licence will list until the licence application is finally determined.  The authority has the power to grant temporary licences, for a short period of time of no more than 6 weeks and would be applicable where a host only intends to utilise their property as a short term let for one of big events (such applying for a full licence. In the property as a short term let one one of big events (such applying for a full licence applying for a fu	The licensing authority may grant temporary exemptions under any circumstances. This position will be kept under review.  The licensing authority may grant temporary exemptions to the requirement to have a licence. This provision will be available for home sharing only. Home sharing means use to obtain a temporary exemption from the requirement to have a licence, hosts and operators must apply for one. The circumstances under which a temporary exemption may be granted are for certain occasions in connection with special events of local or national significance, including where there is a large number of visitors over a short period. In Shetland these events may include, but are not limited to the following: 3 Up Hely Asl any Shetland or Shetland Folk Festival 8 Shetland Wool Week 8 Fiddle and Accordion festivals 8 Shetland Pride	The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the 1992 Act. (a) the applicant or anyone cele detailed in the applicant or in the 1992 Act. (a) the applicant or anyone cele detailed in the application from its not aft flan d proper person to be the holder of a licence, Draft Short Lets Licensing Policy Statement 9(b) the activity would be carried out by a person other than the applicant own, if he had made the application himself, would have been refused, (c) the premises in one studies for the conduct of the activity, having regard to - (i) the location, character or condition of the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises, (iv) the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to undue public nulsance, public order, or public safety, (v) where there is other good reason S. 6. It should detail clearly the reasons for the objection/representation and why the applicant and/or the premises are not suitable.  Where the licensing authority decides to hold a hearing this will be at a meeting of the licensing committee. The licensing numbers of the application goes to the licensing committee. The licensing committee is likely to consider many licensing applications in one sitting. If the application goes to the licensing committee, the host and any objectors, at least 4 days notice and approximate the application of the licensing committee. The licensing authority will give the host and any objectors will be intrude to speak to their objectors, and the host will be writted to speak to their objectors, and the host will be written to state why their application should be granted. Members of the committee may retire to consider and decide the applications.  Competent grounds for objection	Additional conditions will not be used to tackle a breach of an existing condition which well apply to all short-term let properties. There also some specific additional conditions which may only apply to certain types of short-term let properties or to properties following investigation of concerns. All soft of the additional licence conditions which may apply to your short-term let licence can be found at Appendix 3.  Additional conditions will not be used to tackle a breach of an existing condition (enforcement notices will be used for this purpose), nor will they be used to contradict, modify or dilute mandatory conditions.  In addition to the mandatory conditions which are required to be met by all Short Term Lets, authorities can impose additional conditions to be item of the conditions to a licence. These conditions will be refevant to that Short Term Let and be used to mitigate any local challenges or concerns that may be experienced. A list of additional conditions can be found at appendix 2. It is proposed that all additional conditions will be applied where appropriate to
	dwelling house is material and, therefore, requires planning permission. This is determined on a cast by case basis.  It is a mandatory condition of the licence that a host or operator has planning permission or has made an application for planning permission where their premises is in a designated control area, they are using it for secondary letting and it is a dwelling house.  The Council does not propose to designate any Short-term Control areas meantime but this will be reviewed on a regular basis.  Currently, the Council does not have or intend to introduce a designated control area for short-term lets and so most current hosts and operators will not need to seek planning permission before applying for a short-term lettinence. However, guest houses and some bed and breakfast premises may require or indeed may already have planning permission for such activities. Some purpose built premises may also already have planning permission for such activities. Some purpose built premises may also already have planning permission for such activities. Some purpose built premises may also already have planning permission on some some such as a	A licence shall have effect- B for a period of 3 years from the date when it comes into force; or B for such shorter period as the licensing authority may decide at that time when they grant, or B for such longer period as the licensing authority may decide at that time when they grant, or B for such longer period as the licensing authority may decide at the time when they renew a short-term let licence.  The Scottish Government's guidance for licensing authorities on short-term lets has made it clear that licensing authorities are encouraged to renew licences for a period of 3 years, unless they have good reasons to do otherwise.  Licences will normally last for 3 years and will then need to be renewed. A renewal licence will also normally last for 3 years where an application is made to renew a licence, the licence will continue to have effect until such a time as a decision is made on the renewal.  There may be exceptional circumstances where shorter periods less than 3 years will be considered for new or renewed licences. These may include situations where there are:  a) Previously upheld complaints about a let  b) New "non-traditional" lest which require specific additional conditions, for example: for safety reasons or because of concerns presented by Police Scottand or the Scottish Fire and Rescue Service [SFS]  c) Concerns that the host will not comply with the conditions for three years (i.e. poor Nastory of compliance of not providing evidence that conditions are being met)  A licence will be effective: • For a period of 3 years from the date the licence comes into force, or • For a shorter period, where the authority determines otherwise when granting a licence taking into account the provisions of this policy. The authority will set out their reasons for a shorter period when issuing the licence. Scottish Government guidance promotes that unless there are good reasons to, licences.	complexity of the premises, the number of floors and number of requested guests. Drawings/plans should at least have details of: *Room sizes -Room usage e.g. bedroom; littchen; bathroom etc. *Ground floor/First floor etc. *Room sizes -all room agart from kitchen and bathroom or For multiple units which are the same – an internal plan for one unit and site plan. *Any unique structural characteristics of the building - Any beds, including type (i.e. bunk beds). Where rollaway/floding/sofa beds are used their location and footprint should be clearly detailed in the floor plan . Any steps, stairs, elevators or lifts Page 5 of 10 - Location of any heat/smoke/ CO detectors or or them fire systems *Any fires/wood burners. Simple drawings/sketches are acceptable for simple short term lets but the licensing authority (or Scottish Fire and Rescue Service) may ask for more detailed drawings, particularly for larger properties and those with guests on multiple floors or with a high guest to	A variation application cannot, however, be used to substitute a new holder of the licence for the existing one i.e. effectively to transfer a licence.	same conditions as a full licence.  Alicensing authority can also decide to grant temporary licences. These can be applied for online or by way of a paper application. Details for the application process are set out in Section 3. Temporary licence may be granted for a duration of up to 6 weeks. A temporary licence cannot be renewed. However, if a host or operator applies for a full licence during the period of a temporary licence, the temporary placence duration will extend until their full licence applications is determined.  Genera full consultation would not be undertaken, the Council is not proposing to consider any temporary licence applications for short-term let licence applications and instead require a full short-term let licence to be applications and instead require a full short-term let licence to be application so the state of the state o	The licensing authority may grant temporary exemptions under any circumstances. This position will be kept under review.  The licensing authority may grant temporary exemptions to the requirement to have a licence. This provision will be available for home sharing only. Home sharing means use to obtain a temporary exemption from the requirement to have a licence, hosts and operators must apply for one. The circumstances under which a temporary exemption may be granted are for certain occasions in connection with special events of local or national significance, including where there is a large number of visitors over a short period. In Shetland these events may include, but are not limited to the following: 3 Up Hely Asl any Shetland or Shetland Folk Festival 8 Shetland Wool Week 8 Fiddle and Accordion festivals 8 Shetland Pride	The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the 1992 Act. (a) the applicant or anyone cele detailed in the applicant or in the 1992 Act. (a) the applicant or anyone cele detailed in the application from its not aft flan d proper person to be the holder of a licence, Draft Short Lets Licensing Policy Statement 9(b) the activity would be carried out by a person other than the applicant own, if he had made the application himself, would have been refused, (c) the premises in one studies for the conduct of the activity, having regard to - (i) the location, character or condition of the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to be in the premises, (iv) the premises, (ii) the nature and extent of the proposed activity, (iii) the kind of persons likely to undue public nulsance, public order, or public safety, (v) where there is other good reason S. 6. It should detail clearly the reasons for the objection/representation and why the applicant and/or the premises are not suitable.  Where the licensing authority decides to hold a hearing this will be at a meeting of the licensing committee. The licensing numbers of the application goes to the licensing committee. The licensing committee is likely to consider many licensing applications in one sitting. If the application goes to the licensing committee, the host and any objectors, at least 4 days notice and approximate the application of the licensing committee. The licensing authority will give the host and any objectors will be intrude to speak to their objectors, and the host will be writted to speak to their objectors, and the host will be written to state why their application should be granted. Members of the committee may retire to consider and decide the applications.  Competent grounds for objection	Additional conditions will not be used to tackle a breach of a existing condition to the mandatory conditions which a breach of a existing condition which may apply to care the second to the second

Local Authority	Planning	licence period/renewal	floor plans	transfer/new holder	temporary licence	temporary exemptions	hearings/objections	additional conditons
							Objections and representations can be lodged within 28 days from the date when the application was received by the licensing authority or the date when the Site Notice was put up, whichever is the later.	
	At the moment there are no short term let control areas in South Lanarkshire but that position will remain under review by the planning authority.				The licensing authority has the power to grant temporary licences for a period of up to 6 weeks. The licensing authority will consult with Police Scotland and Scottish Fire and Rescue Service.		Anyone can submit an object or a representation. Objections or representations must specify the grounds for the objection or the details of the representation and must be in writing (e-mail is acceptable) and must specify the name and address of the person making it and be signed by them	
	Outside of a control area the introduction of a short term let within a dwelling house may involve				Any host or operator granted a temporary licence will be expected to adhere		or on their behalf.	
	material change of use requiring planning permission. This is determined on a case by case basis.  Hosts and Operators should engage with the council's Planning Service before submitting an	The licensing authority may grant a licence for a period of up to 3 years, after which it must be renewed. The duration and expiry date will be specified on the licence together with the unique licence number. The			to all mandatory and additional conditions.		The objection or representation will be copied to the applicant for comment	
	application for a licence to find out if planning permission is needed. This is likely to involve the submission of an application for a certificate of lawfulness. Either the planning permission or	duration applies from the date on which the licence comes into force.			A temporary licence is not capable of being renewed but, where the holder of or the applicant for a temporary licence has also made an application for a	f	Late objections or representations may be considered but only if the	
	certificate of lawfulness must be provided with your application. The Licensing Authority will not	Where an application is made to renew a licence, the licence will continue to have effect until such a time as a			licence in respect of the same activity, the temporary licence, if granted, shall	In terms of the Order the licensing authority may grant temporary exemptions. The	licensing authority considers that there is sufficient reason why the objection	
South Lanarkshire Council	accept your application without one of these documents.	decision is made on the renewal. The licensing authority intends to grant a renewal for a period of up to 3 years.			continue to have effect until the full licence application is determined.	licensing authority does not intend to do so. This position will be reviewed as part of the review of the policy, at least every three years.	or representation was not made in time.	imposed by the licensing authority and this will be kept under review.
	any short-term letting of their premises is fully compliant with local and/or national planning policies and that planning permission or a certificate of lawfulness has been obtained, where applicable, prior to submitting a first time or renewal Short-Term Let licence application.							
	In order to avoid Stirling Council having to use the preliminary ground under the 1982. Act to refuse to consider a Short-Term Let licence application based on planning grounds, Stirling Council may agree that as pre-requisite to applying for a Home Letting licence or a Secondary Letting licence, that the applicant must have planning permission or a certificate of lawfunders confirming that the extent of the use does not amount to a material change of use. Either the planning permission or the certificate of lawfunders must be provided with the applicant's licence application. Stirling Council will not accept a Short-Term Let		the aggregate for all such rooms in the premises of the numbers specified in		The Council can decide to grant temporary short-term-let licences. Temporary licences may be granted for a duration of up to six weeks. A temporary licence cannot be renewed. However, if a host or operator applies for a full licence			
	licence application without one of these documents OR confirmation that planning permission is not required. Stirling Council will have regard to any changes to planning policies both nationally and at local level by Stirling Council's Planning Authority and Loch Lomond & Trossachs National Park Planning Authority when determining a Short-Term Let application as at the date a valid Short-Term Let application is	Grants – Under the 1982 Act, Stirling Council can grant a Short-Term Let licence for a period of three years or such shorter period as Stirling Council determines. Stirling Council will grant a Short-Term Let licence for a period of three years. If a licence application is referred to the Council's Planning & Regulation Panel for	column 2 of Table 2 below in relation to each room of the floor area specified in column 1. It should be noted that no account shall be taken for the purposes of either Table of a room having a floor area of less than 50		that temporary licences will be used by hosts or operators that only require a	Due to the purpose of short-term let licensing is about ensuring minimum safety requirements and to minimise the impact on communities and neighbours, the Council will only consider granting a temporary exemption in exceptional circumstances for example:-	2	
	received.  Should any Short-Term Let Control Area be introduced across any geographical area of Stirling Council, this policy document would be reviewed in take acrount of any Control Asset in the future.	determination due to valid objections or representations, the Planning & Regulation Panel have discretion to conditionally grant the licence for a period shorter than three years, however any decision to do so will be based on the circumstances of that particular application.  Benevals: — Where a represent is commend under delegated mousers the Council will grant a Short-Term let	square feet. It should be noted that a room is available as sleeping accommodation if it is of a type normally used in the premises as a living room or as a befroom. Stirling		host or operator wishes to trial providing a Short-Term let.  Due to the purpose of short-term let licensing being about ensuring minimum safety requirements and to minimise the impact on communities and neighbours. He Council will only consider enatine a temporary exemption in	To facilitate those hosts / operators who have never previously operated a short-term let but are interested in trying out home sharing or home letting to do so by making an application for a temporary exemption before deciding whether to do this permanently thi requiring a full licence application thereafter. A temporary exemption from the requirement to have a licence does not affect the way that planning rules adout. The	If the application receives any objections or representations that requires further scrutiny, the application will be referred to the Council's Planning	To cater for more localised matters, Stirling Council is also able to attach additional conditions Short-
Stirling Council	It should be noted that the introduction of any Short-Term Let Control Area would be utilising planning powers by either Stirling Council and/or the Loch	Renewals – Where a renewal is approved under delegated powers, the Council will grant a Short-Term Let licence renewal for a period of three years. Where a licence renewal application is referred to the Council's Planning & Regulation Panel for determination, this period may be reduced to such shorter period as the Panel may determine based on the circumstances of any particular application.	Council will not include children under 2 years of age			requirement to naive a licence ooes not affect me with requirement on any alicence ooes not affect me with conditions attached to a temporary exemption will include all mandatory conditions and if deemed necessary, further additional conditions may be added.	nurtner scrutiny, the application will be referred to the Council's Planning and Regulation Panel for determination. Any decision to refuse a Short-Term Licence must be relevant to one or more of the grounds of refusal as detailed in the 1982 Act	
	dwelling house is material and, therefore, requires planning permission. This is determined on a case by case basis.							
	Within a control area designated by a planning authority, such a change of use will always require planning permission. The host or operator must make an application for planning permission or already have planning permission before they apply for a licence.						It is open to any member of the public to submit an objection or representation in relation to a short term let licence application.	
	It is a mandatory condition of the licence that a host or operator has planning permission or has made an application for planning permission where their premises is in a designated control area, they are using it for secondary letting and it is a dwelling house.				A licensing authority can also decide to grant temporary licences. These can		The objection should be relevant to the statutory grounds that can be taken into consideration when refusing an application. These are set out in the Act:	
		A licence shall have effect-		so would have the effect of enabling a transfer to b achieved where there is no express power to do so	be applied for online or by way of a paper application. Details for the application process are set out in Section 3.  Temporary licences may be granted for a duration of up to 6 weeks.		<ul> <li>The applicant or anyone else detailed in the application form is not a fit and proper person to be the holder of a licence;</li> <li>The activity would be carried out by a person other than the applicant who, if he had made the application himself, would have been refused;</li> </ul>	
	the Council, as licensing authority, can determine a licensing application before this date where planning permission or a certificate of lawful use or development has already been refused.  The applicant has 3 months to submit a planning application. If the applicant does not do so within	for a period of 3 years from the date when it comes into force; or     for such shorter period as the licensing authority may decide at that time when they grant; or     for such longer period as the licensing authority may decide at the time when they renew a short-term let		used to vary the terms of the licence rather than its substance. This is set out in the Civic Government (Scotland) Act 1982.	A temporary licence cannot be renewed. However, if a host or operator applies for a full licence during the period of a temporary licence, the temporary licence duration will extend until their full licence application is determined.		The premises is not suitable for the conduct of the activity, having regard to:  O The location, character or condition of the premises  The nature and extent of the proposed activity;	
The Highland Council	3 months, the licence application can be determined for these purposes and the applicant must cease providing short term lets.  establishment of the Short-term Let Control Area for Ward 20: Badenoch and Strathspey.	licence Whilst, each application will be decided on its own merits, it is not anticipated that licences will be renewed for a period of longer than 3 years.			Hosts and operators that apply for a temporary licence will still have to comply with all the mandatory conditions and any additional conditions deemed applicable.	The Council will not be granting temporary exemptions under any circumstances. This position will be kept under review.	o The kind of persons likely to be in the premises; o The possibility of undue public nuisance, public order; or public safety • Where there is other good reason	Children under the age of 2 do not count towrds max occupancy
	Outside of a control area, it is for the planning authority to consider whether any change of use of a dwelling house is material and, therefore, requires planning permission. This is determined on a case by case basis.						into consideration when refusing an application. These are set out in Paragraph 5(3) of Schedule 1 of the Act and are: a) The applicant or, where the applicant is not a natural person, any director of it or partner in it or any other person responsible for its management, is either — i. for the time being disqualified under section 7(6) of 1bis Act, or ii. not it fix and proper person to	
	Before 1 April 2023, the Council, as licensing authority, cannot determine a licence application on the basis that it breaches planning control unless they have given existing hosts a chance to submit an application for planning permission or for a certificate of lawful use or		Floor/Layout Plan - All applicants for the grant of a		The Committee is aware that under the Act. temporary STL Licences could be		be the holder of the licence; b) the activity to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant or renewal of such a licence if he made the application himself; c) where the licence applied for relates to an activity consisting of or including the use of premises or a vehicle or evesel,	
	development. However, the Council, as licensing authority, can determine a licensing application before this date where planning permission or a certificate of lawful use or development has already been refused.		STL licence will be required to submit a floor plan of the premises, scale 1: 50 showing at least the following: I. Rooms – living area/bedrooms/bedrooms available for guests; ii. Room sizes, including bedrooms; iii. Fire escapes; iv.		applied for however, it is further aware that with temporary licences there is a limited consultation process when compared to a full licence. With a temporary licence application there would be no requirement to display a site notice, no opportunity for objections or representations to be received other than from the statutory consultes.		those premises are not or, as the case may be, that vehicle or vessel is not suitable or convenient for the conduct of the activity having regard to -i. It location, character or condition of the premises or the character or condition of the vehicle or vessel; ii. the nature and extent of the proposed activity; iii. the kind of persons likely to be in the premises, vehicle or vessel; iv. All the premises, vehicle or vessel iv. In the premises, vehicle or vessel; iv. All premises are the premises of the premises of the proper of the property of the premises of the premises.	2
	Hosts and operators are, therefore, encouraged to engage with the Council's planning department (for Loch Lomond and the Trossachs National Park's planning department, for applications within the National Park areal prior to submitting a licence application to confirm whether they require planning permission or a certificate of lawful use of development.	A licence shall have effect14 8 for a period of 3 years from the date when it comes into force; or 8 for such shorter period as the licensing authority may decide at that time when they grant; or 8 for such longer period as the licensing authority may decide at the time when they renew a short-term let licence  The Scottish Government's guidance for licensing authorities on shortterm lets has made it clear that licensing	Location of heat/smoke alarms; v. Location of fire doors; and vi. Location of stairs/elevators/lifts; For renewal applications, where there has been no change to the layout of the premises a floor plan would not be required with the application. For variation applications, where the variation relates to		In addition the only bodies the Licensing Authority would consult with under the legislation is Police Scotland and Scottish Fire and Rescue Service. Given a full consultation would not be undertaken, the Committee may agree not to accept any Temporary STL Licence applications and instead require a full STL Licence to be applied for as detailed at section 4. This would mean that all STL	Given one of the reasons behind STL legislation being introduced is to ensure basic safety standards are in place across all STL, the Committee may agree that on this basis, no temporary exemptions will be granted. This would mean that where a person is using their premises as a STL, at any time throughout the year, a STL licence would be required.	possibility of undue public nuisance; or v. public order or public safety; or (ca) the applicant would not be able to secure compliance withi. the mandatory licence conditions, and ii. the standard conditions and any further conditions 12 under sub-paragraph (1Al/b) to which the licence is to be subject, (cb) the application does not contain the information required under 12)(da) or (db) (the consent of the owners of the premises); or d)	properties or to properties following investigation of concerns. A list of some style additional licence
West Dunbartonshire Council*		authorities are encouraged to renew licences for a period of 3 years, unless they have good reasons to do otherwise.	a change to the layout of the premises, a floor plan would be required with the application.		licence applications would be subject to the full consultation process as detailed in section 4.	The Licensing Authority may however, grant temporary exemptions for national events within West Dunbartonshire.	there is other good reason for refusing the application; 5.7. It should detail clearly the reasons for the objection/representation and why the applicant	
west Dumpartonshire Council	The Council is aware that in current legislation in relation to short term let accommodation: • Unless for home sharing, all flats require planning permission; • Houses do not require planning permission • Houses will need to be checked on a case-by-case basis to confirm that the definition of a house in 8.1 is met; and • Renting room(s) in a house may not require planning permission. To avoid the Council having to use the preliminary ground of refusing to consider applications based on planning	ornerwise.		The law does not allow licences granted under the 1982 Act to be transferred. In the event of the death of an STL licence holder, the STL licence will	octailed in section 4.	within west burioartorisme.	ceany the reasons for the cojection/representation and why the applicant.	iscence can be found at Appendix 4.
	grounds, the Council agrees that a pre-requisite in applying 10 for a home letting STL licence or a secondary letting STL licence, where the premises is a flat, is that the applicant must have: • planning permission or a certificate of lawfulness issued by the Council as Planning Authority for the use of the premises as short term let accommodation, sui generis in terms of The Town and Country Planning (Use Classes) (Scotland) Order1997; or • a certificate of lawfulness confirming that the extent of the use does not amount to a material change of use. Either the planning permission or		required to submit a floor plan of the premises, scale 1: 50 showing at least the following: • Rooms – living area/bedrooms/bedrooms available for guests; • Room sizes, including bedrooms; • Fire escapes; • Location of heat/smoke alarms; • Location of fire	from the date of the licence holder's death, unless previously suspended or revoked. Where the Council is satisfied that it is necessary for the purpose of winding up the estate, on request, in	temporary STL licences. Such licences can be granted for periods not exceeding 6 weeks and may be able to be processed quicker as the site notice provisions do not apply. Temporary licences cannot be renewed but where a			To cater for more localised matters, the Council is also able to attach additional conditions to STL licences where necessary. These additional conditions are detailed in Appendix 2. In addition, the Council's advisors may in certain circumstances
	certificate of lawfulness must be provided with your application. The Council will not accept your application without one of these documents, or confirmation that planning is not required, for these		doors; and • Location of stairs/elevators/lifts; For renewal applications, where there has been no	writing, by the executor, the Council may extend the period further. Licences held in the names of	competent application is also made for a full STL licence within the application	The Council will consider granting temporary exemptions from the requirement to obtain a		suggest additional conditions for particular premises when they are responding to applications
	types of STL licences. Subject to section 8.2 below, an applicant is unlikely to require planning	Under the 1982 Act the Council can grant a STL licence for a period of three years or such shorter period as the	change to the layout of the premises a floor plan	companies, partnerships and organisations will come to an end when the legal entity holding the	licence continues in effect until the full licence application is determined. The	STL licence for particular events taking place in and around West Lothian for all four types of letting mentioned in paragraph 7 above. Any temporary exemption which is issued will		and any suggested conditions will be copied to
	permission for: • home sharing whether the premises is a flat or a house; • secondary Letting where the premises is a house, or • home Letting where the premises is a house.	Council determines. In relation to applications to renew STL licences, the Council can extend the duration of a STL licence for a period of three years or such shorter other period as the Council determines.	variation applications, where the variation relates to	licence is dissolved or otherwise no longer exists in		be subject to the mandatory conditions of licence as set out in the 1982 Act. Temporary		applicants for comments. It should be noted that the Council cannot impose an additional condition
West Lothian Council	At present there are no Short-term Let Control Areas in place in West Lothian.		a change to the layout of the premises, a floor plan would be required with the application.	law. Applicants should seek legal advice regarding which name a licence should be held in.	1982 Act. Temporary licences will also be subject to the additional conditions set out in the Council's STL Conditions Framework.	exemptions will also be subject to the additional licence conditions set out in the Council's STL Conditions Framework at Appendix 2.		which limits the number of nights a premises may be used for secondary letting.
		3:	l .					