

On May 20th 2024 15:30 I met with
Mr James and Mrs Kay Gibson - 4 Woodside, Calcots Road, Elgin

In addition, I had confirmation from Mr Tom Syme that he was "happy for my neighbours to state our case and feel they will cover any objections I may raise".

The intention of the meeting was a mediation session to address the competent objections made against the Short Term Let licence for 1 Woodside, Calcots Road, Elgin.

The mediation session resulted in the proposed solutions listed below:

1 – Each property has 2 parking bays per dwelling, please ensure the bays to 1 Woodside are clearly marked and that all bookings are advised that they are to park only within these bays. You must inform all guests that any additional cars must not cause a nuisance or block access to any other properties or garages within Woodside, Calcots Road.

2 – You must provide clear instructions, photographs and directions to the Key Lock Box, (we suggest differentiating the box via a colour from those at neighbouring properties) to ensure that no guest attempts entry of the incorrect box or disturbs any resident on Woodside, Calcots Road for assistance.

3 – You must provide a contact number for guests to use, should they have difficulty locating the lock box or entering the property to prevent them disturbing any other property within Woodside, Calcots Road for assistance.

4 – You must advise all guests that Woodside, Calcots Road is a residential area and to be respectful of residents at all times.

5 – Any advertisement of the property for letting, should state that bookings from Hen or Stag parties would not be accepted.

6 – Residents of Woodside should be provided with the ability to contact the owners of no 1 in the event of any disturbance.

7 – Refuse bins will be kept within the property and the courtyard area kept clear and well maintained.

These proposals were sent to the Applicant, Mrs Bresilda Haka on May 22nd 2024 for consideration and she confirmed acceptance of them all, by return email on May 23rd 2024.

An excerpt of her acceptance email is below for reference:

Thank you so much for reaching me today regarding my license for 1 Woodside Calcots Road.

I really appreciate your help and support and I am really glad to accept all the conditions you have proposed for me.

It is not my intention to bother anyone or cause problems in Woodside and I would accept any condition so in that way no one there would be affected by my operation as short term let.

It is my opinion that the suggested solutions are reasonable and pragmatic and if incorporated as conditions into any subsequent issued short-term let licence would mitigate disturbance of the neighbours to 1 Woodside.

Joanne Larsen

Joanne Larsen
Licensing Standards Officer