

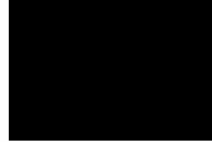
APPENDIX 2

COPY OF OBJECTIONS

- a) Anthony and Mary Ray, by letter dated 13th October 2023**
- b) David and Jane Thurley, by letter dated 13th October 2023**
- c) Graham Wark, by letter dated 16th October 2023**
- d) John and Veronica Robertson, by letter dated 14th October 2023**
- e) Richard Turnbull, by letter dated 13th October 2023**

a) Anthony and Mary Ray, by letter dated 13th October 2023

Anthony Ray



Head of Planning & Economy
Aberdeenshire Council
Gordon House
Blackhall Road
Inverurie
AB51 3WA

13th October 2023

Reference: Short Term Let License – 2 Dunnottar Square, Stonehaven, AB39 3UJ – dated 25th Sept 2023

Dear Sir/Madam,

Please find this Letter of Objection to the above referenced AirB&B short term let application on the ground stated below. It should also be noted that the application was visible on the property from circa 9th October 2023 – almost 2 weeks after the date, and close to the 16day objection period.

The objection is based on the following:

The property is frequently used by commercial businesses with multiple vehicles (frequently up to 3) parked outside of the property and in other resident parking locations. This property (per deeds) has an allocation of 1 allocated parking space in open space.

The property is part of development with common ground (lawns, pathways, trees/plants) and utilities (septic tanks) which require maintenance and attendance. The property owner or management agent do not contribute to this upkeep in any shape or form yet benefit in the setting, with disregard to the other homeowners.

Inconvenience as new persons with difficulties to enter the property or utilities regularly roam and come to other residences for assistance with an expectation that we know how they get in or are responsible to remedy any issues.

Do not respect the recycling. The property has a row of refuse and recycling bins with the segregation of recyclables routinely not respected by the property's guests (despite frequent reminders to agent when she can be contacted whilst at the property). This has led to our bins not being collected and requires other home owning residents to then a) segregate their waste, b) make alternative arrangements to deal with their un-recyclables and deal with excess materials until next collection.

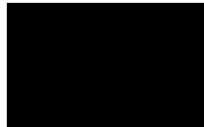
Yours Sincerely



Anthony & Mary Ray

b) David and Jane Thurley, by letter dated 13th October 2023

13th October 2023



Attention: Head of Planning & Economy (Environmental Health)

Dear Sirs:

We would like to submit this letter of objection in relation to an Airbnb short-term let application for 2 Dunnottar Square.

Our objection is based on the following points:

- Guests tend to turn up through the day and night. As we are an isolated development in Dunnottar Woods it isn't desirable to have new strangers constantly coming and going.
- Some guests have 2 vehicles, and, in some circumstances, they are commercial vehicles.
- The owner of this property resides abroad full-time and does not contribute towards day-to-day upkeep of the development / grounds.
- Having Airbnb properties in proximity can have a negative affect on neighboring property resale.
- The application notice was not displayed at the property as per date shown 25/09/2023. We didn't see it until 09/10/2023.
- The application notice has not been displayed in a public place and no notification has been given to any of the other properties sharing this small development.
- The application notice was only displayed through a glass windowpane in the front door which is offset from public access.

Sincerely,



David & Jayne Thurley

c) Graham Wark, by letter dated 16th October 2023

Graham Wark

16 October 2023

Dear Sir,

OBJECTION TO SHORT TERM LET – 2 DUNNOTTAR SQUARE

Following the notice regarding the application for a short term let at 2 Dunnottar Square, Stonehaven, I hereby formally object to the issuing of a licence.

The AirB'n'B type arrangement causing frequent difficulties and challenges as a resident. There have been issues regarding parking of vehicles on a regular basis which interferes with normal day to day life. Access for resident vehicles as well as school transport, household deliveries, visitors etc is often compromised due to the parking approach by those who use the property. I have also had occasion to remove children from my garden who have been staying at the property. There has also been concerns about the use of the sewerage system with damaging products entering the system and affecting the septic tank. Misuse of the refuse and recycling bins is often happens. One of my main concerns is regarding attempting to approach those who stay in the property about any of the above given I know nothing about them and the way in which they may react. I often have to tolerate unacceptable behaviour which, at times, makes my, and my family's life intolerable.

I would normally suggest better management of the property is required but the on-going issues, particularly of access, have not improved since the property has been used for short term lets.

Yours sincerely,

Graham Wark

d) John and Veronica Robertson, by letter dated 14th October 2023

John & Veronica Robertson

Head of Planning & Economy
Aberdeenshire Council
Gordon House
Blackhall Road
Inverurie
AB51 3WA

14th October 2023

Re: 2 Dunnotar Square, Stonehaven, AB39 3UJ - Short-term Letting Licence dated 25th September 2023.

To Whom It May Concern,

I am writing to formally express my objections to the application for short-term property letting at the aforementioned address. My concerns are as follows:

The application for short-term letting was only made visible on the property window on 9th October 2023 - a delay of two weeks beyond the date shown on the application (25th September 2023). It was also not posted in a public place. This oversight raises questions about the transparency and compliance of the application process.

Guests frequently occupy multiple parking spaces, despite the property having only one designated parking space due to the presence of a garage. These vehicles are often of a commercial nature. The property's listing on www.lodging-world.com for example, states 'free private parking' which doesn't imply that only one parking space is allowed for this particular property.

Neither the property owners nor their guests make any contributions, monetary support nor physical effort, towards the maintenance and care of shared facilities, including lawns, pathways, forest debris, plants, trees, and the shared septic tank. Other residents bear the costs and labour involved in maintaining these communal areas.

Our community in Dunnotar Woods is a close-knit and isolated one. The frequent arrival and departure of strangers, especially during nighttime hours, can cause discomfort and concern to residents.

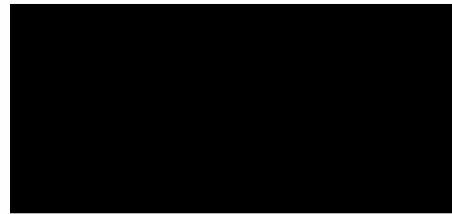
In light of these issues, I kindly request that the relevant authorities review this objection and consider the implications of granting a short-term letting license at this property. Your attention to these matters is greatly appreciated.

Yours Sincerely,


John Robertson & Veronica Robertson

e) Richard Turnbull, by letter dated 13th October 2023

(1)



SENDER:

13 October 2023

RICHARD TURNBULL

,

OBJECTIONS to SHORT-TERM
LETS at 2 Dunottar Sq.

STONEHAVEN AB39 3UJ

We write to you with great concern over constant disturbances during the last two years in our peaceful, family neighbourhood here in Dunottar Square.

Before we go into detail, we must point out that the notice for complaint/objections to neighbours was only displayed on Wednesday 11th October and was displayed in a very small window. This was not displayed prominently where anyone could see it. The display states that the application was made on the

②

24th of September. This, in theory, leaves objectors some 5 days out of the 21 to submit their objections.

BACKGROUND:- Dunnottar Square is a very secluded converted stable block consisting of eight private properties set within the confines of Dunnottar woodland Park.

Our house, N° 1, is situated on the front of the square. A picture of it is prominently displayed in all advertising for Air B'n'B lettings for N° 2.

We then get constant disturbances at all hours of night, trying to find N° 2. This wakes us up at night, our security lights come on and our dog starts barking. We feel concerned as sometimes, there can be as many as three different lettings in one week, with complete

③ Strangers wandering around. This caused problems during Covid lockdown, when N°2 was still being let out, resulting in call-outs to police to evict the occupants.

The constant stream of unknown vehicles turning up on our doorstep, which includes white vans and contractors, is starting to take its toll.

We have lived here for nearly 25 years. The last two years have left us feeling that our house and garden are no longer ours.

It is worth noting that the applicant, Raymond Garden, resides permanently in Thailand and allows his sister, Sharon Walker, to rent it out and collect a considerable rental fee.

(4)

Number 2 is advertised on Air B'n'B, Booking Dot Com, Sykes Scottish Lettings, as Dunnottar Woods Cottage or Dunnottar Woods House. (Our house, N°1, is the picture which is used for letting.

We have looked closely at our Title Deeds, where it is clearly stated that properties in Dunottar Square shall not be used for commercial purposes. A copy of title deeds ~~for~~ showing this is enclosed. All title deeds for Dunottar Square are drafted in the same format.

No 2 Dunottar Square contributes ZERO towards the maintenance of the grounds. It uses the same large, remote Klargester Sewage Plant which is shared by four

(5) households. This requires constant maintenance/discharging, and we have no control over what non-residents may discharge into the system. Number 2 does not pay for any servicing or discharge costs for the expensive sewage plant. This is done by my neighbour, Mr Graham Wark, residing at Number 4.

Finally, over the last few years, our concerns over short-term let issues with N° 2 Dunnottar Square have been shared with our local M.P., Mr Andrew Bowie, and also with our local counsellor, Wendy Agnew. Both have shared our concerns and have been very helpful.

Yours sincerely,



Richard Turnbull

(Land Registration (Scotland) Rules 1980, Rule 14)

LAND REGISTER OF SCOTLAND

**LAND
CERTIFICATE**

Title Number: KNC6063

Subjects: [REDACTED]

This Land Certificate, issued pursuant to section 5(2) of the Land Registration (Scotland) Act 1979, is a copy of the Title Sheet relating to the above subjects.

STATEMENT OF INDEMNITY

Subject to any specific qualifications entered in the Title Sheet of which this Land Certificate is a copy, a person who suffers loss as a result of the events specified in section 1(1) of the above Act shall be entitled to be indemnified in respect of that loss by the Keeper of the Registers of Scotland in terms of that Act.

ATTENTION IS DRAWN TO THE NOTICE AND GENERAL INFORMATION WEB PAGE

LAND REGISTER
OF SCOTLAND



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

ND8884

Officer's ID / Date

3021
30/3/2000

TITLE NUMBER

KNC6083

Scale

1/1250

Survey Scale

1/2500

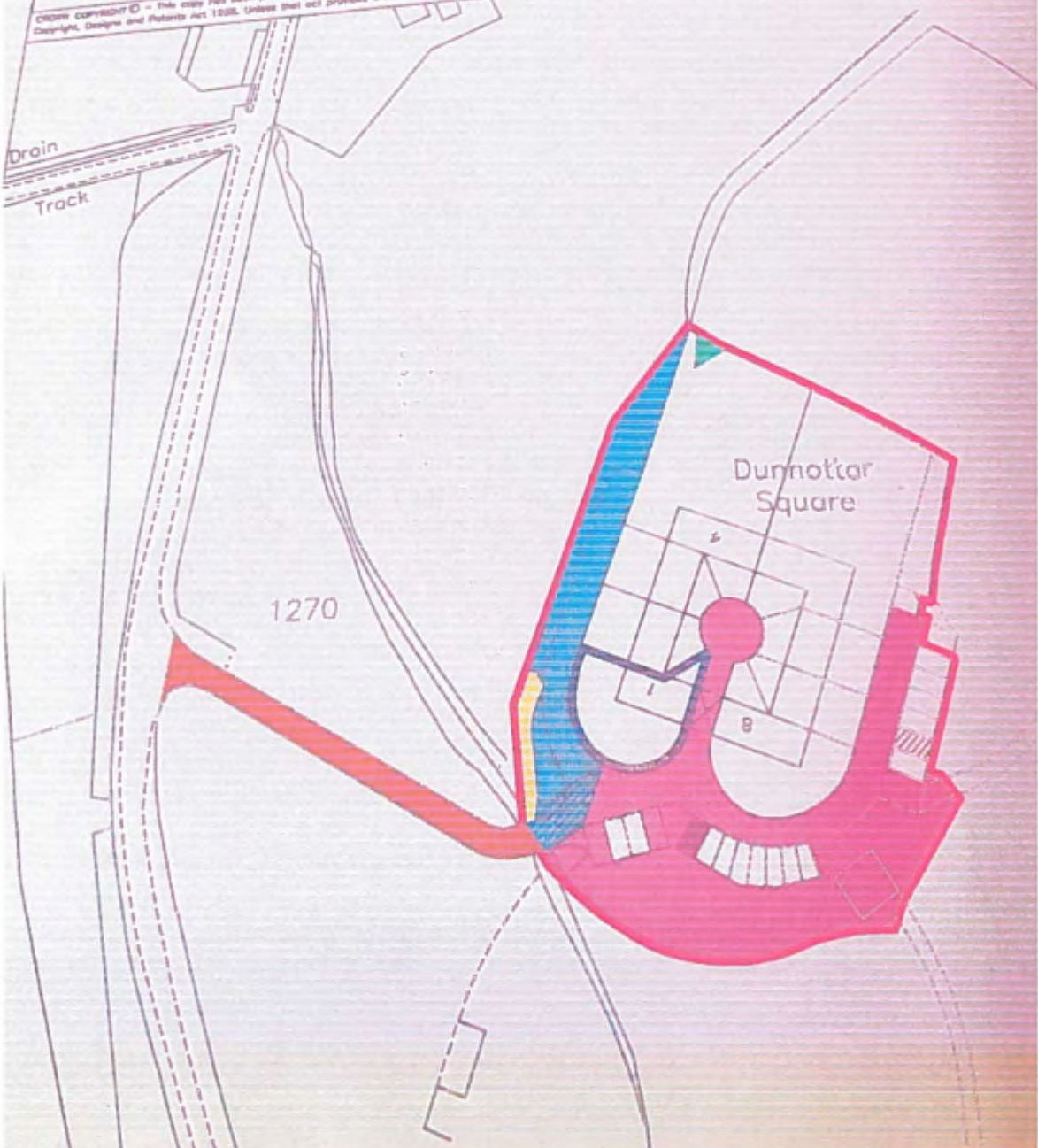
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Drain

Track

1270

Dunnotar
Square





LAND REGISTER OF SCOTLAND



TITLE NUMBER KNC6063

D 5

D. BURDENS SECTION

ENTRY
10

SPECIFICATION

pavilion end and incorporating Victorian Style finials on the ridge.

(2) No television aerial or satellite transmission receiver or dish or radio receiver shall be permitted on the exterior of any of the dwellinghouses or within any plot without our prior written consent.

(3) Each garage shall be used only as a private garage for the sole use of the proprietor or occupant of the dwellinghouse to which it pertains and shall not be sold or let separately therefrom nor used for any commercial or trading or business purpose.

(4) Each car parking space shall be used only as a private parking space for the sole use of the proprietor or occupant of the dwellinghouse to which it pertains and shall not be sold or let separately therefrom nor used for any commercial or trading or business purpose.

(5) Each of the two visitors car parking spaces shall be used for the parking of motor car vehicles belonging to visitors to the proprietors of Plots of the Development; overnight parking of motor car vehicles on the visitors car parking spaces will not be permitted by the same visitor to any one dwellinghouse proprietor for more than one night in any particular week; the use of the two visitors car parking spaces shall be regulated by the mutual agreement of the dwellinghouse proprietors.

(6) Each plot so far as not occupied by buildings as aforesaid or footpaths shall be laid out and maintained as ornamental garden or pleasure ground and for no other purpose whatsoever and shall be maintained as such in a neat and tidy condition in all time coming.

(7) Every proprietor shall be bound to control vermin and carry out immediate treatment of any dry rot or other form of rot or

