

Currie, Fiona

From: Sharon Clark [REDACTED]
Sent: 02 September 2023 15:10
To: Cmtte Local Review Body
Cc: [REDACTED]
Subject: Committee Services - Planning appeal - Clark EH39 4J

[REDACTED]

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1 Creel Court NB

I refer to your recent communication advising rejection of retrospective planning for the above property for continuous use of short term holiday lets.

I would now like to appeal this decision.

The decision given was solely based on the fact that the property is in a residential block of flats & is not compatible with and harmful to the other residents.

I have rented this property through North Berwick Holiday Homes for over 9 years now without any complaint from any public or government body or indeed from any residents.

The business has been run legitimately in respect of full HMRC transparency and compliantly in respect of all mandatory regulations and annual testings.

Whilst a slight increase in holiday lets has been experienced since covid, I am still only averaging about 9-10 weeks of rentals per year as it's largely seasonal.

There is no management on site, NB Holiday Homes letting agency is only a few hundred yards away on the high street and they operate a 24 hours service phone line which is available to the general public.

My husband and I both called ELC Planning retrospective of each other to ask if any point in applying due to the fact that block of flats with other permanent residents & common stairwell.

We were both advised that application would "not necessarily" be rejected on this basis and worth applying.

Given that the sole reason for rejection is due to exactly the above, I feel strongly that our time has been wasted, we have been misled & we are out of pocket £700 (an increase due to the application being an established business)

On this basis, if the application appeal is rejected, I would like to log a formal complaint and request a refund of the planning fee and I would like the actions of staff investigated as to why they would mislead us in this way.

Out of interest, it is interesting to note that Edinburgh Council have at least posted a statement on their website advising applicants that if properties are in a shared stairwell in residential block, the it is "unlikely" to receive approval!!!

ELC however had issued no such statement or guidance and our initial phone calls confirmed a very contrasting position to Edinburgh guidance.

Earlier conversations were with [REDACTED] and other members of staff. [REDACTED] 2 days prior to our recent confirmation, advised that should application be rejected, that we should appeal given that we have rented for over 9 years with no complaints.

I look forward to hearing from you at your earliest convenience.

Many thanks

Sharon Clark
[REDACTED]