

CIVIC GOVERNMENT (SCOTLAND) ACT 1982

# APPLICATION FOR GRANT / RENEWAL OF SHORT-TERM LET LICENCE

## PART 1: ABOUT YOU

Are you applying as an individual or corporate entity?

Individual

Corporate Entity

2

Fill in if you are applying as an individual:

Your full name Klaus Frommel

Date of birth

Place of birth

Home Address

Postcode

Tel. No.

Email address

Please provide your **home address history for the last 5 years** with no gaps or overlaps, starting with the most recent. Please confirm the dates you resided at these properties (continue on a separate sheet if necessary):

Addresses (last 5 years)	Postcode	Date from (mm/yy)	Date to (mm/yy)
32 Douglas Marches	EH395LZ	07/18	09/23

**Agent(s) & Day to Day Manager(s)**

Do you have or intend to appoint an agent or day-to day manager?

Yes  No

If you answered yes, please provide details for your agent(s) or day to day manager(s).

Full name Kristian Frommel

Date of birth [REDACTED]

Tel. No. [REDACTED] Email address [REDACTED]

Addresses (last 5 years)	Postcode	Date from (mm/yy)	Date to (mm/yy)
[REDACTED]			

## Joint Ownership

Is your property jointly owned? Yes  No

If you answered yes, please provide details for all joint owners.

Joint owner(s) (continue on a separate sheet if necessary):

Full name	Date of birth	Addresses (last 5 years)	Email	Tel. No.

**Individuals, please go to Part 2.**

### Corporate entities

Corporate entities, please complete the relevant sections on the following pages.  
Fill in if you are applying as a corporate entity (e.g. company, partnership, trust or charity)

Corporate entity name \_\_\_\_\_

Limited company number (if applicable) \_\_\_\_\_

First name and surname \_\_\_\_\_

Registered or principal office address \_\_\_\_\_

\_\_\_\_\_

Tel. No. \_\_\_\_\_ Email address \_\_\_\_\_

\_\_\_\_\_

Names and private addresses and dates and places of birth of its directors, partners or other persons responsible for its management, including trustees in the case of charities (continue on a separate sheet if necessary).

Full name	Personal address	Place of birth	Date of birth

Please complete for all other named persons on the licence (e.g. any agent or day-to-day manager) (continue on a separate sheet if necessary):

Full name	Date of birth	Addresses (last 5 years)	Email	Tel. No.

## PART 2: APPLICATION AND LICENCE TYPE

(to be completed by all applicants)

Please select the application type:

First application (existing operator\*)

First application (new operator)

New application (where property has been used as licensed STL previously)

Renewal

Change to existing licence

*\*This option is only available for applications made on or before 1 April 2023 by existing operators (ie those operating the premises in which a licence is being applied for as a short-term let on or before 1 October 2022).*

If you are applying to renew or alter your licence, please complete the following fields. If submitting a new application where the property has never been used as a licensed short-term let before, please proceed to '**The Type of Short Term Licence you require**' (below).

Existing licence number \_\_\_\_\_

Existing licence expiry date \_\_\_\_\_

If you are submitting a new application where the property has been used as a licensed short-term let before, please complete the following fields.

Previous licence number \_\_\_\_\_

Previous licence expiry date \_\_\_\_\_

Please select the type of short-term let licence you require:

Home sharing

Home letting

Home sharing & home letting

Secondary letting

If you do not own the property which is the subject of this licence application, do you have proof of permission from the owner(s):

Yes  No  N/A

If you are applying for a change to your existing licence, please indicate the reason for your request (e.g. a change of agent, changes to the property – e.g. an extension to increase maximum occupancy).

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### PART 3: PREMISES DETAILS

Premises Address 32 Douglas Marches, North Berwick, East Lothian

Postcode EH395LZ

Unique Property Reference Number (if known) \_\_\_\_\_

EPC Rating\* B (86)

*\* (if applicable – not required for home sharing or unconventional accommodation)*

Please select the type of premises:

Detached House	<input checked="" type="checkbox"/>	Semi-detached house	<input type="checkbox"/>
Terraced House	<input type="checkbox"/>	Flat	<input type="checkbox"/>
Unconventional accommodation	<input type="checkbox"/>		

From the following options, please select the description that best describes your short-term let:

Self-catering	<input checked="" type="checkbox"/>	B&B	<input type="checkbox"/>
Guest house	<input type="checkbox"/>	Other form of home sharing	<input type="checkbox"/>
Home letting	<input type="checkbox"/>		

Specify the number of rooms within the premises used as:

Bedrooms 5 Bed/Sitting rooms 1

Bathrooms 4 Kitchens 1

Lounges 1

Other (please specify) \_\_\_\_\_

Specify the maximum number of guests 8  
(excluding children under 2 years of age)

Advise if you operated this premise as a short-term let prior to 1 October 2022

Yes  No

**PART 4: CONVICTIONS**

Has anybody named on the application been convicted of any offence? Please include details of any unspent convictions in the table below:

NAME	DATE	COURT	OFFENCE	SENTENCE

## PART 5: APPLICATION CHECKLIST

**Note – this check list must be fully completed in order to submit your application**

I have enclosed the following (please tick to confirm (or enter N/A))	
Correct application fee	See East Lothian Council website – Civic Licence Fees ✓
Annual gas certificate (for premises with a gas supply)	✓ Valid to: 17/08/24
Electrical Installation Condition Report	✓ Valid to: 28/08/27
Portable Appliance Testing Report	Valid to: N/A All Portable appliances are brand new.
Fire Risk Assessment	✓
Fire Service Safety Checklist	✓
Legionella Risk Assessment	✓
Planning permission (for premises within a control area or where requested by the licensing authority)	Planning application reference number: N/A (proof supplied in document)
Floor plan	✓
EPC Certificate (for premises which are dwellinghouses)	✓ Valid to: 28/08/27
Public Liability Insurance	✓ Valid to: 09/09/24 (Page 12 PLI document)
Proof of consent from owner (if applicable)	N/A
Evidence of operation as a short-term let on or before 1 October 2022 (for existing hosts applying during transitional period)	N/A



<b>I have:</b> (please tick to confirm (or enter N/A)	
Identified the owners and those involved in the day-to-day management of my premises	✓
Ensured that to the best of my knowledge all those named on my application are fit and proper persons	✓
Prepared information that will be available to guests at the premises including: (a) a certified copy of the licence and the licence conditions, (b) fire, gas and electrical safety information, (c) details of how to summon the assistance of emergency services, (d) a copy of the gas safety report, (e) a copy of the Electrical Installation Condition Report, and (f) a copy of the Portable Appliance Testing Report.	✓
Applied for planning permission (if required).	✓
Noted the requirement to display my licence number and EPC rating on listings for my premises	✓
Proof that furniture and furnishings/the furniture and furnishings guests have access to, comply with fire safety regulations	✓
Read and understood the mandatory conditions that will apply to my licence	✓
Read and understood the additional conditions that will apply to my licence	✓

<b>My premises</b> (please tick to confirm (or enter N/A)	
Meets current statutory guidance for provision of fire, smoke and heat detection	✓
Meets statutory guidance for carbon monoxide alarms	✓
Meets the required regulations for private water supplies (for premises with a private water supply i.e not provided by Scottish Water)	✓
Meets obligations with regard to the Tolerable and Repairing standard (applicable to dwellinghouses)	✓

## PART 6: DECLARATION

East Lothian Council, as licensing authority, will use information it holds about you to determine whether you are a fit and proper person to operate a short-term let. In addition, licensing authorities to which you apply may share relevant information they hold about you with one another to help those authorities determine whether you are a fit and proper person to act as a landlord, or to act for a landlord. They may also share and seek relevant information with Police Scotland and, if appropriate, other relevant authorities.

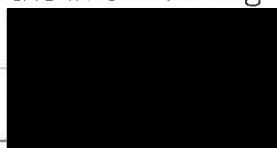
Anyone who gives false information on this form, or fails to provide the information required by this form, is committing an offence which could lead to prosecution.

I declare that I have read and understood the mandatory conditions that apply to short-term let licences and East Lothian Council's additional conditions

I will comply with the requirement to display a site notice in accordance with paragraph 2 of Schedule 1 of the Civic Government (Scotland) Act 1982

I declare that the information given in this application is correct to the best of my knowledge

Signed



Print name

KLAUS FROMMEL

Date

05/09/23

## **DATA PROTECTION ACT 2018**

Please note that the information given on this form may be stored electronically by this Authority for the purpose of licensing.

The Identity of the Data Controller under the Data Protection Act 2018 ("the Act").

East Lothian Council, John Muir House, Haddington, East Lothian EH41 3HA ("the Council")

The purpose or purposes for which the data are intended to be processed.

The Data will be processed in order for East Lothian Council to fulfil its statutory duty under the Civic Government (Scotland) Act 1982 in receiving, registering, determining and granting applications for licenses under the said Act. The Data will be shared with public bodies who require to be consulted about the application, such as the Police. It will also be shared with internal East Lothian Council services, particularly within the Environment Department who give advice to the Council as Licensing Authority, in respect of the application.

East Lothian Council is under a duty to protect the public funds it administers, and to this end may use the information you have provided on this form for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes.

### **Further information can be obtained from:**

Data Protection Officer  
Licensing, Administration and Democratic Services  
John Muir House  
Haddington  
dpo@eastlothian.gov.uk

## Consultation Responses

Scottish Fire and Rescue Service – No objections (28 September 2023)

Police Scotland – No objections (14 September 2023)

Antisocial Behaviour Team – No objections (13 September 2023)

Parking Team – No objections (14 September 2023)

Planning Authority – See below (27 September 2023)

Allan, James

27 September 2023 13:20 Short Term Lets

RE: Short Term Let application - Klaus Frommel, 32 Douglas Marches, North Berwick, EH39 SLZ

Good afternoon

Thank you for your email below with attachment.

Please be advised that planning permission is required if there is a material change of use and, whether a change of use is material or not, is a question of the facts and circumstances of the individual situation.

Accordingly, in assessing whether the proposed change of use of this house {32 Douglas Marches, North Berwick) is material or not, we must consider a range of factors that distinguish the intensity and scale of the alleged use from what would reasonably be expected from typical residential use of a property of this size and type. These include but are not limited to the character of the property, periods and manner of lettings, frequency of arrivals and departures and the intensity of noise and disturbance.

Whilst I note that this property is a detached house which is capable of sleeping 8 people this information is not, in itself, sufficient in order for us to establish whether or not there is a material change of use relating to this property operating as a short term holiday let. Accordingly, please can you advise the applicant that they will need to submit details of their proposal to [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk) in the first instance for our further review and consideration.

The information we require is set out below:

- How long has the property been marketed/used for short term holiday lets?
- How often is the property used as a holiday let per year?
- What is the maximum occupancy of the property? (i.e. how many visitors can occupy the property in one booking)
- What is the minimum and maximum length of stay and what is the most common length of stay?
- How are stays managed for the check in/check out processes (i.e. are guests met at the property by the applicant, a letting company or is a key safe used etc.?)
- What type of guests does this property appeal to (e.g. singles, couples, families, holiday makers, stag/hen dos, people working in the area, family members etc.?)
- How is recycling/bins managed and is the property cleaned between each changeover before new guests arrive? Is this done by the applicant or an appointed cleaning company?

Otherwise, please be advised that I have no records of planning permission having been sought nor granted for a change of use of this property for use as a short term holiday let. Neither does it benefit from a Certificate of Lawfulness.

## Rafferty, Alison (Licensing)

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**From:** [REDACTED]  
**Sent:** 04 October 2023 13:54  
**To:** Short Term Lets  
**Cc:** Kristian Frommel  
**Subject:** short term let licensing 32 Douglas Marches North Berwick

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Alison or Gillian

I just heard from the Planning Department. We only need to send photos of the house and the communal areas. I will send the photos by Monday.

Will this be it for the licence or is there anything else that we need to do?

Kind regards,

Klaus

----- Forwarded message -----

**From:** [REDACTED]  
**To:** Robertson, Scott <srobertson2@eastlothian.gov.uk>  
**Cc:** Kristian Frommel [REDACTED]  
**Sent:** Wednesday, 4 October 2023, 14:18:24 CEST  
**Subject:** Re: STL75274 - further information required

Hi Scott

That is great to hear, thank you.

I will take the photos over the weekend and send them to you on Monday.

Kind regards,

Klaus

On Wednesday, 4 October 2023, 14:05:13 CEST, Robertson, Scott <srobertson2@eastlothian.gov.uk> wrote:

Hi Klaus,

The only further information I require is some photographs of the property and of any communal areas. You have already provided all the other information that I require.

If you can email this to me when you have the time that would be great and I can confirm if planning permission is required.

Kind Regards

Scott

Scott Robertson | Assistant Planner – Development Control | East Lothian Council | John Muir House | Haddington  
EH41 3HA

T. 01620 827585 | E.srobertson2@eastlothian.gov.uk Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

**From:** [REDACTED]  
**Sent:** 04 October 2023 12:03  
**To:** Robertson, Scott <srobertson2@eastlothian.gov.uk>  
**Cc:** Kristian Fromme [REDACTED]  
**Subject:** Re: STL75274 - further information required

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon Mr Robertson

Thank you for your email. It feels good to get a reply. I can guess that you and your colleagues must be busy with applications.

I would like to understand you correctly. For me anything that is sent to environment sounds like planning permission.

Do we need to answer all questions that you sent on Monday? Perhaps they have nothing to do with planning permission.

We already sent a floor plan. Do we need to send it on scale 1:50 or 1:100?

We haven't yet sent a location plan 1:1250 and coloured photographs of the communal areas. It should be easy enough to do this.

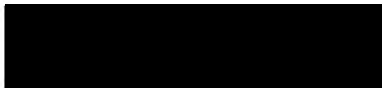
All other questions would just be copy and paste, we already answered them.

This is what you sent us.

- Location Plan (scale 1:1250)
- Floor Plan (as existing layout) (scale 1:50/1:100)
- Coloured Photographs of all communal areas including garden ground
- Is the property a Flat or House?
- How often will the house/flat be used as a holiday let per year?
- How many people can it accommodate?
- Will it be let to groups or people from same household?
- How often will the property be let per week and what would the average length of stay of guests be? (Approximately)
- Is it cleaned after every let and is this by a commercial cleaning company?
- How long has the property operated as holiday let?
- Planning Officer will do site visit
- If the information is not provided within 10 working days the case will be closed and a new enquiry will require to be resubmitted.

Kind regards,

Klaus



On Wednesday, 4 October 2023, 12:25:26 CEST, Robertson, Scott <srobertson2@eastlothian.gov.uk> wrote:

Good afternoon

I can confirm that based on the information you have provided that planning permission will not be required for the change of use of your house to a short term holiday let.

You will appreciate that the content of this email is an expression of officer opinion only and is given without prejudice to any decision taken by the Council in respect of any forthcoming application for planning permission/certificate of lawfulness.

Kind regards

Scott

Scott Robertson | Assistant Planner – Development Control | East Lothian Council | John Muir House | Haddington EH41 3HA

T. 01620 827585 | E.srobertson2@eastlothian.gov.uk Visit our website at [www.eastlothian.gov.uk](http://www.eastlothian.gov.uk)

**From:** KLAUS FRÖMMEL [REDACTED]  
**Sent:** 02 October 2023 17:18  
**To:** Environment Reception <environment@eastlothian.gov.uk>  
**Cc:** Kristian Frommel <[REDACTED]>  
**Subject:** Re: STL75274 - further information required

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear planning officer

Please communicate with us.

In our application to licensing and then also our last communication with environment, we attached an email of the Planning Officer from environment that confirms that we do not need planning for our application! That was the very first thing that we did when starting to contact you about a short-term lead licensing.

I understand that it is possible for things to change.

I don't see how they could within a few weeks, but, if they did, you need to communicate with us and explain why you believe that things are different a few weeks later. Please call us on [REDACTED]



You already have floor plans and we already answered all questions to environment within one day of receiving your questions last week Thursday. By far most of the questions in your last communication are exactly the same as the ones from two working days ago. That just cannot be.

I think there may be a communication error, perhaps within the council or perhaps an email got lost.

Thank you for calling or communicating via email, please reply tomorrow.

Kind regards,

Klaus Frommel

Sent from my iPhone

On 2 Oct 2023, at 17:22, Environment Reception <environment@eastlothian.gov.uk> wrote:

I refer to your email enquiring about short term let.

The information listed below is required to be submitted before any comments can be given. The STL reference number in the Subject Field of this email is required to be quoted on any correspondence to ELC Planning Department.

- Location Plan (scale 1:1250)
- Floor Plan (as existing layout) (scale 1:50/1:100)
- Coloured Photographs of all communal areas including garden ground
- Is the property a Flat or House?
- How often will the house/flat be used as a holiday let per year?
- How many people can it accommodate?
- Will it be let to groups or people from same household?
- How often will the property be let per week and what would the average length of stay of guests be? (Approximately)
- Is it cleaned after every let and is this by a commercial cleaning company?
- How long has the property operated as holiday let?
- Planning Officer will do site visit
- If the information is not provided within 10 working days the case will be closed and a new enquiry will require to be resubmitted.

Kind Regards

Planning Admin Team

**From:** Licensing <licensing@eastlothian.gov.uk>  
**Sent:** 29 September 2023 13:55  
**To:** Environment Reception <environment@eastlothian.gov.uk>  
**Subject:** FW: Planning permission queries

Can Planning go back to this gentleman.

Gillian

**From:** [REDACTED]  
**Sent:** 29 September 2023 13:46  
**To:** Licensing <licensing@eastlothian.gov.uk>; Short Term Lets <stl@eastlothian.gov.uk>  
**Cc:** Kristian Frommel <[REDACTED]>  
**Subject:** Fw: Planning permission queries

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Alison or Planning Technician

This house is my main residence and will only be let out when it is sitting empty. North Berwick is a beautiful destination that allows families to make amazing memories that they can cherish forever. It seems a waste for me not to use my house as a home for other families when I am away and that is the main clientele I am looking for. I think that the house will be let out for a maximum of two months in one year.

My house **WILL NOT** be used for partying and will not cause any noise problems. This will be made clear in the listing and I will personally be greeting guests to ensure that this is the case. The house is at the end of a private cul de sac and has its own parking. The lawn is not set up for use for guests. The house is very modern and insulated.

With regards to your point that 'there being no records of planning permission being sought'. I have attached a document below highlighting an email chain between my son and the planning technician in whereby it was clearly stated that no planning permission is needed. This should have been sent to you by the licensing team but I will attach it in case they did not.

I have answered your questions below. Please be assured that this home will be let out to families and no groups who are planning on having parties/creating noise. It is a place for memories family memories to be made and this will be highlighted in the listing.

- **How long has the property been marketed/used for short-term holiday lets?**

- It hasn't been used as a short-term let.

- **How often is the property used as a holiday let per year?**

- It isn't used as one as we have not got the license yet.

- **What is the maximum occupancy of the property? (i.e. how many visitors can occupy the property in one booking)**

- 8

- **What is the minimum and maximum length of stay and what is the most common length of stay?**

- The minimum length will be 7 days. The maximum length will be 31 days. I assume the average length will be between 1 and 2 weeks. If you have further questions on this please ask.

- **How are stays managed for the check-in/check-out processes (i.e. are guests met at the property by the applicant, a letting company or is a key safe used etc.?)**

- All guests will be met at the property personally by the applicant or his son.

- **What type of guests does this property appeal to (e.g. singles, couples, families, holiday makers, stag/hen dos, people working in the area, family members etc.?)**

- All of the above excluding any party groups and stag/hen dos. It will be marketed as a family holiday home.

- **How is recycling/bins managed and is the property cleaned between each changeover before new guests arrive? Is this done by the applicant or an appointed cleaning company?**

- The applicant or his son will deal with the recycling/bins and the cleaning of the property before guests arrive.

Kind regards,

Klaus Frommel

On Thursday, 28 September 2023, 10:13:57 CEST, Short Term Lets <stl@eastlothian.gov.uk> wrote:

Hi

We have gone out to consultation for your application for the above, the Planning Team have come back to us with the information below.

You should now contact the Planning Technicians on the email address provided below to discuss your proposal.

The application for your Short Term Let Licence will now be placed on hold for 3 months with the Licensing Team.

Regards

Alison

**Licensing Officer | East Lothian Council | John Muir House | Haddington EH41 3HA | T. 01620 827664 | E. [licensing@eastlothian.gov.uk](mailto:licensing@eastlothian.gov.uk)**

NHS Coronavirus Information



Please be advised that planning permission is required if there is a material change of use and, whether a change of use is material or not, is a question of the facts and circumstances of the individual situation.

Accordingly, in assessing whether the proposed change of use of this house (32 Douglas Marches, North Berwick) is material or not, we must consider a range of factors that distinguish the intensity and scale of the alleged use from what would reasonably be expected from typical residential use of a property of this size and type. These include but are not limited to the character of the property, periods and manner of lettings, frequency of arrivals and departures and the intensity of noise and disturbance.

Whilst I note that this property is a detached house which is capable of sleeping 8 people this information is not, in itself, sufficient in order for us to establish whether or not there is a material change of use relating to this property operating as a short term holiday let. Accordingly, please can you advise the applicant that they will need to submit details of their proposal to [environment@eastlothian.gov.uk](mailto:environment@eastlothian.gov.uk) in the first instance for our further review and consideration. The information we require is set out below:

- How long has the property been marketed/used for short term holiday lets?
- How often is the property used as a holiday let per year?
- What is the maximum occupancy of the property? (i.e. how many visitors can occupy the property in one booking)
- What is the minimum and maximum length of stay and what is the most common length of stay?
- How are stays managed for the check in/check out processes (i.e. are guests met at the property by the applicant, a letting company or is a key safe used etc.?)
- What type of guests does this property appeal to (e.g. singles, couples, families, holiday makers, stag/hen dos, people working in the area, family members etc.?)
- How is recycling/bins managed and is the property cleaned between each changeover before new guests arrive? Is this done by the applicant or an appointed cleaning company?

Otherwise, please be advised that I have no records of planning permission having been sought nor granted for a change of use of this property for use as a short term holiday let. Neither does it benefit from a Certificate of Lawfulness.

\*\*\*\*\*  
\*\*\*\*\*

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## Rafferty, Alison (Licensing)

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**From:** Licensing  
**Sent:** 27 September 2023 11:55  
**To:** Short Term Lets  
**Subject:** FW: Short term planning let application representation  
**Attachments:** PXL 20230927 080649299.jpg; PXL 20230927 080640661.jpg; PXL 20230927 080629986.jpg

**From:** fee andrews [REDACTED]  
**Sent:** 27 September 2023 11:54  
**To:** Licensing <licensing@eastlothian.gov.uk>  
**Subject:** Re: Short term planning let application representation

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning

Just to follow up our previous email, I have attached photos to show the placement of the notices. One photo is from the street end of our shared driveway - the space we are concerned will become overrun with cars instead of a safe quiet place for our kids.

It is a quiet, friendly neighbourhood with lots of young children playing in the street. This property has 5 good size bedrooms so could potentially attract big groups with several cars. There is insufficient parking for this and it will compromise the safety of our children.

I would also like it noted that there are many different way this notice could have been shared with the local residents, especially the immediate neighbours. (WhatsApp, messenger, letter, conversation etc). And lampposts the notice could have been attached to in order to make it visible for everyone.

I am also concerned that several close neighbours have not seen anything about this notice as they are on holiday this week.

Kind regards  
Fee

On Mon, 25 Sept 2023, 22:52 fee andrews, <[REDACTED]> wrote:

To whom it may concern

We wish to lodge our concerns about the application for short term let at the address 32 Douglas Marches, North Berwick, Eh39 5LZ.

My name is Fiona Andrews and my address is [REDACTED]

Our concerns are as follows:

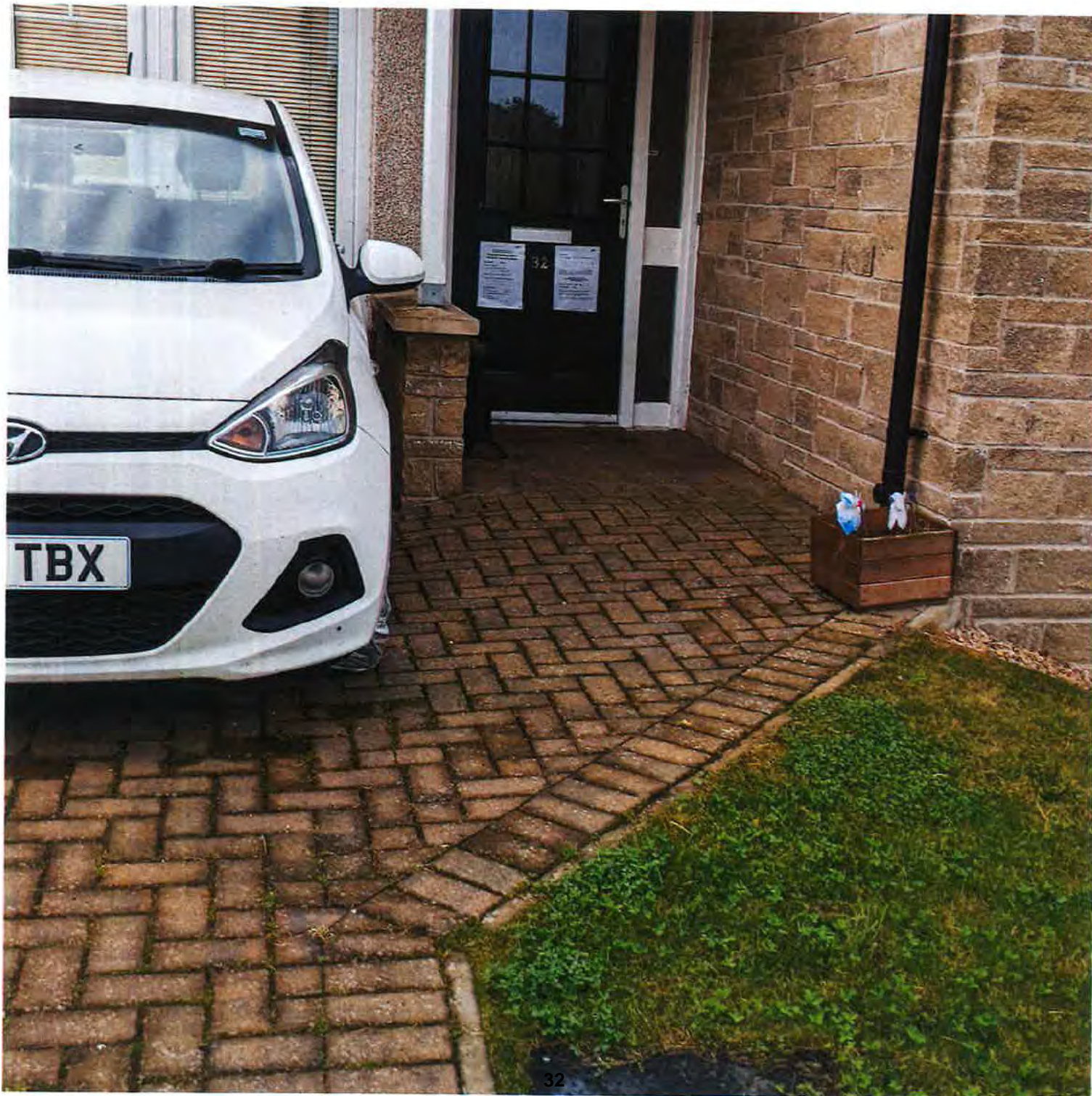
1. Noise. People coming and going at all hours, potential for loud parties - both in the house and in the garden/hot tub. We have young children and feel this could be disruptive.

2. Parking. We share a driveway with this property and are concerned that this space will be taken over.
3. Security. Strangers in the vicinity of our property, including our driveway.
4. Safety. More cars in our driveway, which up until now has been a quiet space that our children can play in.

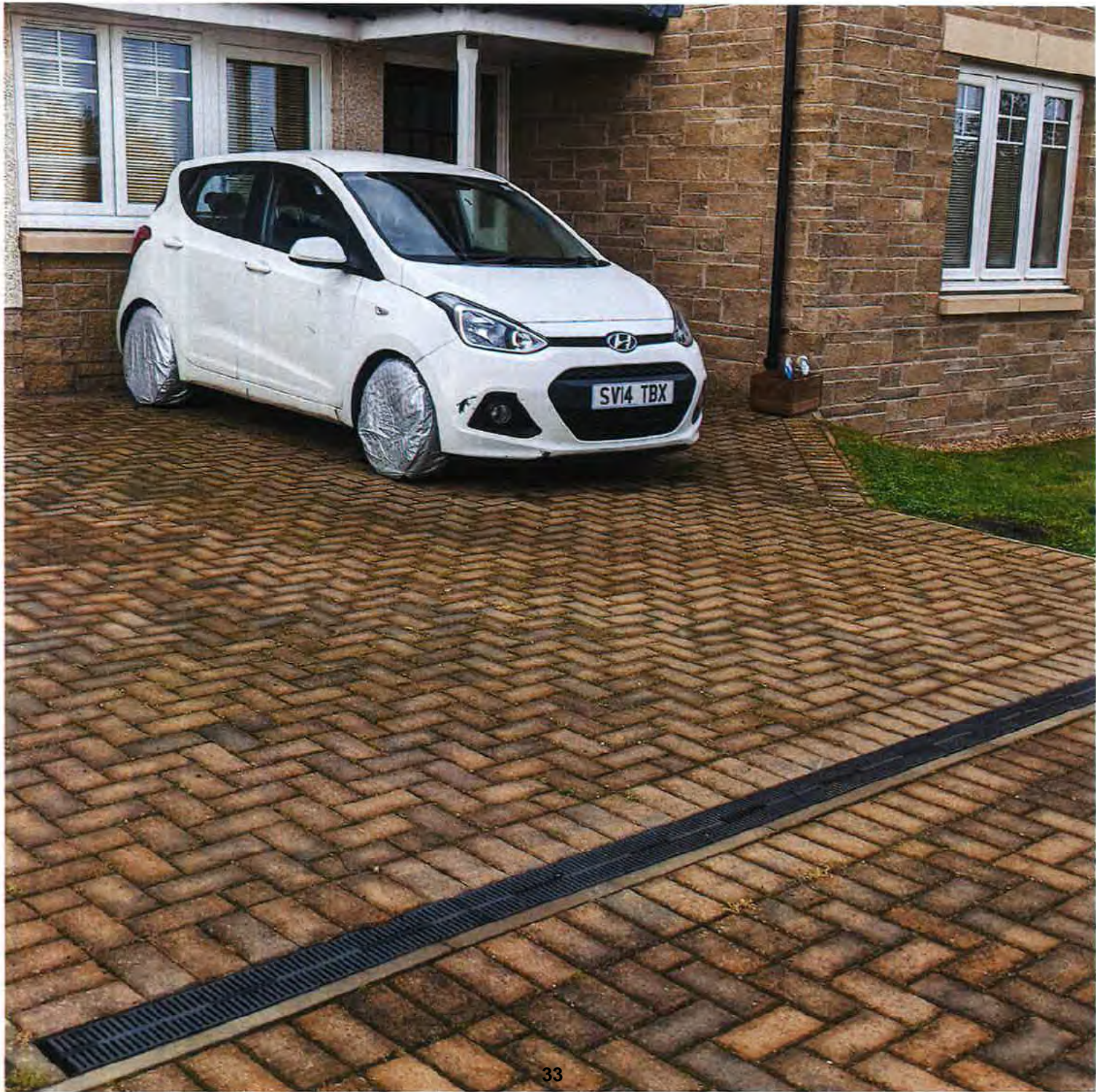
Apologies for this representation being in email form but we have only just seen the notices as the notices on the property regarding this application are not visible to the public

Kind regards  
Fiona















## Licensing

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**From:** maxinecowie <[REDACTED]>  
**Sent:** 26 September 2023 17:25  
**To:** Licensing  
**Subject:** Objection to a home let 32 Douglas Marches, North Berwick EH395LZ

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon Sir/Madam [REDACTED]

It has come to my attention that in the residential street of Douglas Marches that a resident (Klaus Frommel) wishes to let out the home, applying for a short term license for the above property 32 Douglas Marches, North Berwick EH39 5LZ. The sign informing residents of their intent has not been displayed publicly- on their front door at the end of a cul-de-sac is not visible for the public to see and therefore be informed, so I guess you will have received a few emails today objecting.

This will increase noise substantially as well as traffic and security of the residents of this close community on Tweedie Place and Douglas Marches.

### Grounds for objection:

1. Noise pollution will be increased significantly.
2. Young children live on this estate, it is a family community with children attending the local schools. They know the residents and we are concerned for their safety.
3. The parking on the street is already at a premium (busy) adding to this will cause greater parking and road safety issues.
4. The overall safety and security as well as the health and well being of the residents young and old will be effected.
5. Short term lets in this area will create further pressure on supply, rent levels and housing prices for families who need them. East Lothian does have an accessible housing crisis currently.

Yours sincerely

M.Cowie/ R.Cowie

Mr and Mrs R Cowie  
[REDACTED]

## Licensing

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**From:** Sophie Duns <[REDACTED]>  
**Sent:** 26 September 2023 16:47  
**To:** Licensing  
**Subject:** Short Term Let licence application -Objection

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**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

I would like to formally notify you of my concerns regarding the short term licencing application submitted for the following:

32 Douglas Marches, North Berwick  
Klaus Frommel

- **LACK OF PARKING:** there is already a lack of parking within the development and short term let users coming and going will add to already congested streets causing concern over accidents taking place particularly when there are so many young children out playing.
- **INCREASED TRAFFIC:** to an area which is already inundated with cars, delivery vans etc, an increase in regular visitors who are new to the development causes increased concern over accidents taking place.
- **NOISE LEVELS:** concern over noise levels, given the size of the house there may be larger groups of visitors who may cause disruption for neighbouring properties, many of whom have young children.
- **SECURITY AND SAFETY:** to homeowners property and children playing out in the common areas. Having regular unknown visitors coming and going at all hours of the day is concerning to the security of other properties in the area and our children out playing.

Regards

Sophie Duns  
[REDACTED]



Dear Sir / Madam

My neighbour, Klaus Frommel, at 32 Douglas Marches, North Berwick. EH39 5LZ has applied for a home letting licence and I would like to place an objection regarding this application.

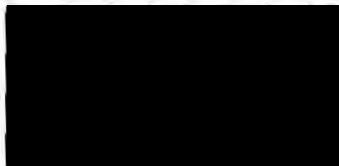
I live  this house, and I am very concerned about having this as a home let.

My concerns:

1. The parking on our street is atrocious at the best of times. Having this house as a let will cause a greater parking burden.
2. Noise pollution will increase significantly.
3. Young children live on this estate and play on the street, I'm concerned about security. Strangers arriving at all times of the day and night concerns may greatly.

I will look forward to hearing from you.

Kind Regards,



Claire Espie

## Licensing

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**From:** lyndsay Hogg <[REDACTED]>  
**Sent:** 27 September 2023 12:16  
**To:** Licensing  
**Subject:** Objection to short term let application.

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to object to the application for a short term let application by:

**Klaus Frommel at  
32 Douglas Marches, North Berwick**

I object on the following grounds –

1. My principal objection relates to concerns over noise and anti-social behaviour commonly associated with short term lets. We are a family focused, residential community, with long term rentals or privately owned properties. The community is close knit and looks out for one another, in particular the children who play safely in the streets and communal spaces. Short term lets, associated with party weekends, holidays, stag and hen do's are incongruous in our estate and open up concerns of noise, nuisance and anti-social behaviour. Given the size of the house (5 bedrooms) this could accommodate a huge amount of people, further emphasising the noted concerns.
2. Given the size of the property will it require an HMO?
3. The property owner has a very large, glazed extension which already encroaches on the privacy of his immediate neighbours; if the property is full of people this further impact their privacy?
4. The Public Notice of Application has been VERY discretely displayed, given the property is positioned at the end of a private drive/cul-de-sac, where there is no public passing point. Had a postman not flagged this up, no one would have been aware that this was displayed.
5. Parking – again given the size of the house and potential number of short-term residents at any one time, is there sufficient parking?

I hope these concerns will be taken seriously and a precedent for short term lets will not be opened within our residential community.

Many thanks  
Lyndsay Fraser  
[REDACTED]

## Licensing

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**From:** Ellie Graham <[REDACTED]>  
**Sent:** 27 September 2023 09:38  
**To:** Licensing  
**Subject:** Objection to Application for Short Term Lets Licence - 32 Douglas Marches, North Berwick. EH39 5LZ

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To Whom it May Concern,

We are writing to formally express our objections to the Application for Short Term Lets Licence located at 32 Douglas Marches, North Berwick. EH39 5LZ. This property backs on to our residence at [REDACTED]. We believe that granting a licence for short-term lets at this location poses several significant concerns for our neighbourhood and community.

Firstly, we would like to emphasise our commitment to maintaining a safe, peaceful and residential atmosphere in our community. Our objections to the Short Term Lets Licence are as follows:

- **Noise Disturbances.** We have considerable concerns that there will be a risk of a significant increase in noise disturbances associated with guests staying for short term lets at this property - including late night parties, loud music and disruptive behaviour that disrupts the tranquillity of our neighbourhood. In the past there has been a number of parties on the property and the noise has disturbed our young family during the evening.
- **Safety Concerns.** We have concerns regarding the safety of our neighbourhood due to the frequent turnover of short term let guests. There will be an influx of strangers and this raises security issues as it will be difficult to monitor who is residing at the back of our house. There are numerous families residing in the area and many young children playing in the street, including our own young family and we have serious concerns about the safety of the neighbourhood with strangers regularly staying in the property.
- **Traffic Issues.** Due to the aforementioned issues of the number of young families and children in the community, we have serious concerns about strangers driving without knowledge about the local community and the risk it poses to the safety of the children in the residential area.

In addition, the Application for Short Term Lets Licence was not displayed in the visible fashion. 32 Douglas Marches is set back from the main road and was placed on the front door, which we would neither drive or walk past. It was an employee of the Post Office that alerted my neighbour to the notice and without that, we would not have been aware of the application.

We kindly request that the licencing authorities consider these concerns seriously when evaluating the Short Term Lets Licence for 32 Douglas Marches, North Berwick. EH39 5LZ. We believe that preserving the character of our residential neighbourhood should be a top priority.

Please keep us informed of any developments regarding the application and the decision-making process.

Thank you for your attention to this matter. We look forward to a resolution that supports the well-being of our community.

Sincerely,

Ellie and Malcolm Graham



Sent from [Outlook](#)



## Licensing

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**From:** Warren Higgs <[REDACTED]>  
**Sent:** 26 September 2023 14:13  
**To:** Licensing  
**Cc:** Elaine  
**Subject:** Objection: Short Term Lets Licence - 32 Douglas Marches, North Berwick, EH39 5LZ

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Licensing

We are writing to raise our objection to the Short Term lets Licence Application for 32 Douglas Marches, North Berwick, EH39 5LZ.

Firstly the Notice of application was only posted onto the door of the address in the application and therefore because of the location of the property quite hidden, not visible to the street or to the public and only drawn to our attention by the immediate neighbour who happened to see it.

Our objections are based on concerns for the potential usage of the property and short term letting leading to a high level of disruption, increased noise and increased traffic, The other major concern is the reduced security of the area due to the high turnover of potentially unvetted short term residents.

Thank you in advance for considering these objections when reviewing this application.

Your sincerely

Warren Higgs  
Elaine Bannerman



## Licensing

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**From:** Fiona Johnston <[REDACTED]>  
**Sent:** 18 October 2023 20:24  
**To:** Licensing  
**Subject:** Re: Objection to proposal for short term let property in North Berwick

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi

Following my email below I am writing to clarify that the property I am objecting against as a short term rental is 32 Douglas Marches, North Berwick, EH39 5LZ

Thank you

Fiona

On Wed, 27 Sep 2023 at 10:31, Fiona Johnston <[REDACTED]> wrote:

Hi

I am writing to object to a request to allow a property in Tweedie Place, North Berwick be set up as a short term rental.

I would firstly like to complain about the positioning of the notification of this request. To allow members of the public to raise a concern, this proposal should have been displayed in a public place so that people could easily read it, and have the opportunity to raise concerns if they have them. The paperwork for this request has been displayed on the requestors front door, where there is no through thoroughfare, and therefore no passing members of the public have had the chance to see this request. It is by pure luck that I found out about this proposal in time to raise my concerns today.

I cannot think of a more inappropriate place for a short term rental property to be approved, than a beautiful housing development like Glen Ora, and here are my reasons:

- This area is a residential area full of families. To allow this property to be used for short term rentals has huge safety concerns for the people who live here permanently. Lots of children play out in the street, at the moment quite safely. Allowing strangers to arrive at all times of the day and night is a major concern, not only for children's safety but other residents' property and belongings too.
- Parking and traffic are already a major issue in this area so bringing others to the area will only exacerbate this issue.
- Noise pollution. Tweedie Place is a quiet residential area - it should not be ruined by the comings and goings of people letting this property. This is a major concern for me as a local resident.
- There is already a huge accessible housing crisis in East Lothian. Surely allowing this property to be set up as a short term let is a really bad decision in resolving this issue.

Please take into consideration my comments above and keep me updated on how things proceed.

Many thanks

Fiona Johnston

## Licensing

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**From:** K March <[REDACTED]>  
**Sent:** 26 September 2023 22:35  
**To:** Licensing  
**Subject:** 32 Douglas Marches, North Berwick

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I wish to raise my objection for the short term let of 32 Douglas Marches, North Berwick, EH39 5LZ.

My objections are for the following reasons :

This is a family estate and would not be conducive to having a short term let property.

The whole estate support one another within the neighbourhood and ensure there is a safety around the estate

There is communal grounds and play park which the residents all fund therefore ensure they are well maintained and no persons within a short term let will have any allegiance to maintaining the communal grounds and facilities

A short term let properly could result in noise pollution, unknown people within the estate on a regular basis. This then leads to security risks

Having a short term let property will definitely decrease the value if our properties.

This is a family estate and not one in which a short term letting property fits.

I would like to add that the notice was put in the front door in a way which would lead residents not to see it hence the short email and objection reasons.

Regards  
Kathryn March

[REDACTED]

Sent from my iPhone

## Licensing

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**From:** Pamela Mitchell <[REDACTED]>  
**Sent:** 26 September 2023 22:00  
**To:** Licensing  
**Subject:** Objection regarding 32 Douglas Marches

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi,  
Please find my objection  
Ref; Klaus Frommel  
32 Douglas Marches  
North Berwick  
EH39 5LZ

I would like to send my objection to a short term let being applied for on our estate.  
My name is;  
Pamela Mitchell

[REDACTED]

I have only recently seen the application as it has not been displayed publicly. But on the door of the property which is at least 3 meters off the street and not any lamposts.

This estate is not designed for short term let's. There are many families and young children around and parking is not sufficient for short term let's.

The house in question shares a drive way with a young family without defined boundaries on the drive which could be poorly managed and problematic with the neighbour.

It is a quiet estate and often short term let's can attract parties, disruption and noise. Littering and poor respect for the comunal areas that we as residents pay a huge amount of money in factoring fees to up hold.

The design of the estate does not lend itself to drivers easily finding the property with multiple cul-de-sac within the design of the estate.

I don't feel that this is the right environment to have a a short term letting.

Kinds regards,  
Pamela Mitchell

## Licensing

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**From:** Aaron Rock [REDACTED]  
**Sent:** 26 September 2023 23:06  
**To:** Licensing  
**Subject:** Objection - Short Term Let Application - 32 Douglas Marches, North Berwick, EH39 5LZ

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi

Please find my objection to the application for a short term let submitted by Klaus Frommel for the property at:-

32 Douglas Marches  
North Berwick  
EH39 5LZ

My name is:-

Aaron Rock  
[REDACTED]

Firstly I would like to point out that this 'Public Notice' has not been displayed correctly for the required period of time. It has been stuck on the front door of the property, which is detached and located at the end of a closed driveway or cul de sac. None of the fellow residents of the housing development would have been aware of this application unless they had specific cause to knock on the front door of the property. It has only come to our attention by chance, which surely contravenes the principle of a 'Public Notice'. The applicant will have had numerous opportunities to draw his neighbours attention to the notice or application, but has elected not to, which makes one wonder if it has been designed for the time period to pass without neighbours being aware of it.

With respect to the actual application there are a numbers of points upon which I would like to object.

This estate or housing development is not designed for short term lets, but is a residential area with many families and young children. This is not the correct environment for a short term let to be granted or even considered.

Parking is already an issue on the development with limited excess or public parking available. This issue would be exacerbated by a short term let given that it is common for short term lets involving a large property such as this to be occupied by several groups at once, likely travelling individually to meet at the location of the property. Put in other words, one booking tends to equal several vehicles. This potentially leads to parking on pavements which can cause real danger for children being seen by other vehicles and also crossing roads.

Collectively the residents pay significant factoring and maintenance fees for the upkeep of communal areas. Given that short term lets tend to be associated with parties and celebrations, and can often lead to littering and a lack of respect for public spaces, it would be unfair to expect the other residents to bear the burden of this so that the applicant may benefit financially.

The housing development is quite a complex road system with multiple cul de sacs and roads which cross a cycle and pedestrian lane. This means it can be quite difficult for people unfamiliar with the estate to find certain

addresses and therefore I do not think adding additional visitor traffic is wise. If there were ever to be an accident involving one of the visitors to the short term let and one of the many children who live here the responsibility would lie squarely on the shoulders of the council for approving this application.

The property in question shares a drive way without any defined boundaries with a young family next door. It is completely unreasonable to disrupt their lives by having frequent comings and goings of new visitors, and changeovers being managed by the property manager or cleaners.

Finally I would kindly suggest that this application runs counter to local and national housing policy. There is a shortage of housing stock available in North Berwick, East Lothian, and Scotland for those who wish to become resident here and be part of the community. In North Berwick specifically there is already an abundance of short term property lets, two caravan parks, a recently refurbished large hotel, as well as many other accomodation options for visitors. By turning what are clearly residential homes into short term lets the council would risk turning a vibrant town with a thriving year round community into a seasonal hotspot that becomes a ghost town during the off season. I have witnessed this happen to other Scottish towns, for example Killin, and it rips the heart and soul out of a community. Ultimately homes should be for living in and we should not be encouraging the hoarding of property as second homes or financial assets in this manner.

I ask that you consider the points raised in this objection and decline the application.

Kinds regards  
Aaron Rock

## Rafferty, Alison (Licensing)

---

**From:** Licensing  
**Sent:** 27 September 2023 10:42  
**To:** Short Term Lets  
**Subject:** FW: Objection - short term let application for 32 Douglas Marches, North Berwick, EH39 5LZ  
**Attachments:** PXL\_20230927\_092812888.jpg; PXL\_20230927\_092739513.jpg; PXL\_20230927\_091957335.jpg; PXL\_20230927\_092802078.jpg

**From:** Katie Rock <[REDACTED]>  
**Sent:** 27 September 2023 10:33  
**To:** Licensing <licensing@eastlothian.gov.uk>  
**Subject:** Objection - short term let application for 32 Douglas Marches, North Berwick, EH39 5LZ

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning

I am emailing to formally object to the application for a short term let licence, submitted by Klaus Frommel, at the following property:  
32 Douglas Marches  
North Berwick  
EH39 5LZ

I apologise for the late notice of my objection. The notice has not been displayed publicly as required and was only brought to my attention by a postal worker yesterday. For reference, 32 Douglas Marches sits at the closed end of a driveway shared with one other property. The notice has been attached to the front door of the property which is entirely hidden from public view with no passing traffic (either pedestrian or vehicular). The notice has not been fixed to any other areas surrounding the property e.g. lamp posts, fences etc. This is a friendly development and with numerous lines of communication between neighbours (WhatsApp groups, Facebook pages etc) the applicant could have easily made fellow residents aware of the application but has clearly elected not to in the hope that the plans would go unnoticed. I have attached photos to illustrate the intentional lack of visibility of the notices.

With respect to the application itself there are a number of points upon which my objection is based.

This is a quiet residential housing development with no other short term lets. There is a friendly, established and close-knit community and introducing short term let licences is not appropriate to the overall ambience of the area. Within North Berwick there is ample holiday accommodation of various types, sizes (including a caravan park directly over the fence from 32 Douglas Marches) and the introduction of more short term lets would be to the detriment of a thriving community.

Parking is already an issue on the development with limited visitor parking available. The property in question is a sizable property having already been extended and having had a garage converted. In my estimation, if the property was to be let out as holiday accommodation it would be possible to sleep a minimum of 10-12 guests. This is likely to involve numerous groups of people travelling independently to holiday at the same location, therefore one booking could result in 5+ extra vehicles at the site. This leads directly to safety issues for local residents, their children and their pets, not to mention the young family next door with whom this property shares a drive.

Further to this, the road system within the estate is complex, particularly to those who are unfamiliar with it. Traffic is already an issue within the development with numerous blind corners and unmarked junctions posing a risk to pedestrians at the best of times without the additional traffic that the short term letting of properties would bring. As well as those renting the accommodation on a short term basis, traffic would also be increased on changeover days by property managers and/or cleaners.

As residents, we pay significant factoring and maintenance fees for the upkeep of communal areas. A further concern would be that short term lets understandably increase the likelihood of celebrations and parties and with that a lack of respect for surrounding areas. With this in mind I have serious concerns about noise pollution and littering within the neighbourhood should this application be approved.

I ask that you seriously consider the points raised in this objection and decline the application.

Kinds regards,

Katie Rock





















## Licensing

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**From:** marella minardi [REDACTED]  
**Sent:** 26 September 2023 16:43  
**To:** Licensing  
**Subject:** Objection to Application for Short Term Let – 32 Douglas Marches, North Berwick EH39 5LZ

[Non ricevi spesso messaggi di posta elettronica da [REDACTED] Per informazioni sull'importanza di questo fatto, visita <https://aka.ms/LearnAboutSenderIdentification>.]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing to express my objections to the above Application.

I have a number of concerns regarding this. Firstly being that this sign is not fully displayed in a visible area easily available for the public to read forcing me to suspect this has been done to prevent neighbours making objections.

I have noted my concerns below:

A short term let will have an unacceptable impact on the neighbourhood particularly including:  
Increased antisocial behaviour.

Intrusion by frequent turnover of strangers in a family neighbourhood with children living and playing on the estate.  
This is a huge security risk.

This property is close to other residential properties and communal shared spaces (driveway).

Noise pollution.

Overall impact on shared communal areas such as bins and parking which are already strained.

Overall this will have a detrimental impact on the living conditions for those living next to this property.

In addition I am also concerned about the impact on Short term leases in North Berwick and the spread into family estates will affect the ability of the area to function as a socially sustainable place.

There is a lack of accessible family homes in North Berwick and short term let's only impact that negatively.

Can you please confirm receipt of my email.

Kind Regards  
Marella and David Simpson

[REDACTED]  
Sent from my iPhone

## Licensing

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**From:** Cat [REDACTED]  
**Sent:** 26 September 2023 22:18  
**To:** Licensing  
**Subject:** Objection to short term let license

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear team

I would like to object to the new application for a short term let license regarding the property at 32 Douglas Marches, North Berwick.

I feel a short term let in our neighbourhood would be a risk for the following reasons:

- 1) Child safety- the location of this property is within walking distance of a primary & secondary school & the pre-school nursery (in the near future). It is also walking distance to 3 children's playparks. The extra traffic & parking would put children at risk from a road safety aspect as well as the child protection risk from potential predators who might stay at the property.
- 2) Noise pollution- the residents might have late night parties which may result in disruptions to the surrounding residents, leading to an increase in call-outs from the police.

Yours sincerely  
Caitriona Tulloch

Sent from my iPhone

## Licensing

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**From:** Craig Wright [REDACTED]  
**Sent:** 26 September 2023 18:11  
**To:** Licensing  
**Subject:** Re: Objection to Short Term let application

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**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon,

### **Objection to Application for Short Term Let – 32 Douglas Marches, North Berwick EH39 5LZ**

I am writing to express my complete objection to the above Application. I have a number of concerns regarding this.

As a matter of principle the sign is not fully displayed in a visible area easily available for the public to read forcing me to suspect this has been done to prevent neighbours making objections. I would expect that an extension to this deadline is wholly reasonable to allow residents the opportunity to object now that this has become visible.

My concerns are detailed below:

A short term let will have an unacceptable impact on the neighbourhood particularly including:

- Increased antisocial behaviour (or the risk of)
- Intrusion by frequent turnover of strangers in a family neighbourhood with children living and playing on the estate. This is a huge security risk to the well being of children.
- This property is close to other residential properties and communal shared spaces (driveway).
- Noise pollution.
- Overall impact on shared communal areas such as bins and parking which are already strained.

Overall, this will have a detrimental impact on the living conditions for those living next to this property.



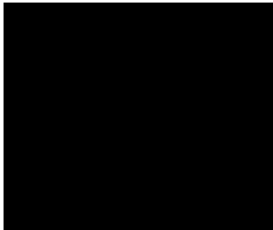
In addition I am also concerned about the impact on Short term leases in North Berwick and the spread into family estates will affect the ability of the area to function as a socially sustainable place. There is a lack of accessible family homes in North Berwick and short term let's only impact that negatively.

With Gisland Grange caravan park right next door, I fail to see what additional or beneficial short term accommodation this is bringing to the area.

Can you please confirm receipt of my email.

Best Wishes

Mr Craig Wright



## Licensing

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**From:** Joanne <[REDACTED]>  
**Sent:** 26 September 2023 14:34  
**To:** Licensing  
**Subject:** Objection to Short Term let application

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**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Afternoon,

### **Objection to Application for Short Term Let – 32 Douglas Marches, North Berwick EH39 5LZ**

I am writing to express my objections to the above Application. I have a number of concerns regarding this.

Firstly being that this sign is not fully displayed in a visible area easily available for the public to read forcing me to suspect this has been done to prevent neighbours making objections.

I have noted my concerns below:

A short term let will have an unacceptable impact on the neighbourhood particularly including:

- Increased antisocial behaviour.
- Intrusion by frequent turnover of strangers in a family neighbourhood with children living and playing on the estate. This is a huge security risk.
- This property is close to other residential properties and communal shared spaces (driveway).
- Noise pollution.
- Overall impact on shared communal areas such as bins and parking which are already strained.

Overall, this will have a detrimental impact on the living conditions for those living next to this property.

In addition I am also concerned about the impact on Short term leases in North Berwick and the spread into family estates will affect the ability of the area to function as a socially sustainable place. There is a lack of accessible family homes in North Berwick and short term lets only impact that negatively.

Can you please confirm receipt of my email.

Kind regards

Joanne Wright



**From:** [Short Term Lets](#)  
**To:** [Crichton, Rebecca](#)  
**Subject:** FW: Short-term Let (STL) licence application - Licensing Sub-committee 9 November 2023  
**Date:** 01 November 2023 10:30:11  
**Attachments:** [image001.png](#)

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Hi Becky

Sheila has asked me to sent this to you to go out with the Licensing Sub Committee Papers.

Many thanks

Gillian

Gillian Herkes  
Licensing Officer  
Democratic & Licensing Services  
John Muir House  
Haddington  
East Lothian Council  
01620 820114  
gherkes@eastlothian.gov.uk



---

**From:** [REDACTED]  
**Sent:** 31 October 2023 23:33  
**To:** Short Term Lets <stl@eastlothian.gov.uk>  
**Subject:** Re: Short-term Let (STL) licence application - Licensing Sub-committee 9 November 2023

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Ms Fitzpatrick and officers of the Licensing Sub Committee

I am sending you information ahead of the meeting, responding to objections and explaining how I intend to accept guests to my home. I hope that this will make your task easier.

I am glad that we can have a meeting as I am disappointed that there are

objections. I am glad that I have an opportunity to respond to the worries that some people have. I don't want my neighbours to worry. I trust most such worries come from a misunderstanding of the scale of letting and the type of guests that I would like to welcome. It is very important to me that we live in a good neighbourhood where everyone can be happy.

I am a respected member of the community, a family father of three respectful and successful young adult children that I raised on my own after their Scottish mother died and I have also been a company director for most of my adult life who looked after his employees. I live off a private pension. I need to supplement my income. I don't have the choice of letting my house to a long-term tenant, as it is our family home that my children visit. During a few winter months, largely for health reasons, I live in Spain. I will not accept guests in my home in North Berwick in the winter months.

My house will not be run as a business, but remain a family home. I love my home and our neighbourhood. I will welcome guests personally to my home and I will be in the house with most guests to make sure that they have a wonderful experience and that my neighbours are happy. I don't want my neighbours to worry. I will only welcome guests in my home for a few weeks in the summer. Guests will stay for a week or more.

There will be only families with children or golfers and no other type of guests. There will be no noise whatsoever other than what can perhaps already be heard in the neighbourhood, which is children playing. I will not let guests with children use the garden after dinner time. I would not expect more than 6 guests in any of the few weeks that I will be letting my home. There will not be many guests. I will not allow pets. I have clear house rules.

My house is situated very privately, right at the edge of the estate and the built-up area of North Berwick. It's at the end of a double car wide driveway and has no neighbours to one side. This is perfect for welcoming guests without disturbing neighbours or the town of North Berwick. Environmental Officers have confirmed that I don't need planning permission.

I will deal with all the recycling and the rubbish collection. I know when to put out the recycling and the bin and when to collect them.

11 of the 14 objectors are not my direct neighbours. I don't know them

and I don't know where they live. At least one of these objectors doesn't seem to know where my house is and objects against my house in a different street. I am surprised and sorry to hear that some more distant residents have expressed worries. At least, this seems to confirm that my notices did the job. I would like to reassure these further-away residents that they don't need to worry. There will be no impact on communal parking or any noise.

I am sorry to read that perhaps some residents were unable to see the notices I placed concerning my wish to have a holiday let and apologise for any inconvenience caused. I can see that I could have done this better. I thought it was adequate to post the notice at the front of my house, but now realise that it would have been more helpful to have also posted it on a telegraph pole. It is regrettable that the placement of the notice has caused the concern to these neighbours that the majority express in their objection. The instructions for hanging up the notices do not specify any particular place.

The notices were displayed on the door and were easily seen. The area is sheltered from the strong wind that we have. You can see the door from the street. I attach a photo that I took after displaying the notices. In any case, it seems obvious that displaying the notices worked well and that all neighbours saw it, understood it and talked about it. I spoke to my direct neighbours who wrote to ELC to try to ease their concerns after I received the invitation to the meeting of the Licensing Sub-Committee. I also spoke to other direct neighbours who did not have any worries.

I will stress to any guest as the last thing before arriving, that guests must be respectful and drive very slowly. Surely families travelling by car would always drive slowly and considerately, particularly as the estate's streets are designed to ensure slow and careful driving.

I will only accept guests who come vetted and have an excellent customer rating, fill in my questionnaire, forward a copy of their passport and pay a large security deposit. I will speak to guests before arrival and meet them at the property. I wouldn't want it any other way as I want guests to look after my property as I would look after their property and I want them to be respectful to the neighbourhood.

My direct neighbours usually go away on holiday many weeks in July and August. They would not notice half of the guests that could possibly visit.



What one neighbour wrote about parties in my house is not correct. I have not had loud parties; actually, I have not had one party in the five years that I have lived at Douglas Marches other than small family birthday get togethers. Also, my neighbour never complained to me. Surely this would be the first thing that a neighbour would do.

I would hope a few visiting families could be a nice thing for my neighbours. For instance, their children could make friends with visiting children, or it would give their parents an opportunity to socialise with visiting, interesting parents, if they chose to do so. That is my own experience of being on holiday abroad or in the UK with my family. I am sure that is my neighbours' own experience of being on holiday.

**I looked at the objections and made a list of the concerns. Many people worried about the same things. I would like to address all concerns. I hope I have listed them all.**

#### **PARKING ON STREET & DRIVEWAY**

As part of the holiday let agreement with my guests, there will be a maximum of 2 cars allowed for the party, both of which will be parked in front of my house on the allocated parking spaces. No guest will park or interfere with the shared driveway, even though it is more than two cars wide and you could park 10 cars alone just on the driveway. There will be no parking allowed by guests on the street. Currently my neighbours have family members who sometimes park on the driveway in front of my house, but I appreciate they do not wish strangers to park on the driveway or on the street in front of their houses.

#### **NOISE POLLUTION and SECURITY FOR CHILDREN & ADULTS**

Before I accept any guests to stay in my property, they will be vetted, in that no parties, stag/ hen events, or celebrations will be allowed. My guests will be families, like my neighbours, with young children, enjoying the beaches and parks in North Berwick, or golfers who are here to visit our lovely golf courses and spend money locally supporting our local businesses. I will not accept any other type of guests. I will be very clear in my information and letting agreement that the property is in a residential area and that noise and anti-social behaviour will not be tolerated. I will be at the property most of the time or in North Berwick. My neighbours have my direct dial number, to contact

me, following which I will go directly to the property to resolve any issues.

### **SAFETY ON THE ROAD**

I am of course very conscious of the safety of my fellow residents and will advise my guests to take adequate care when driving around the estate. I will direct my guests around the outside of the estate on Douglas Marches.

Not all guests come by car. We have a fantastic train link from Edinburgh and Edinburgh Airport. I always prefer to take the train and so do many other people. Why would you need the car if you're on holiday for a week in North Berwick? The house is just a 10 minute walk from the train station.

### **NOTICE PLACED WHERE IT WAS DIFFICULT TO SEE**

I am sorry to read that perhaps some residents were unable to see the notice I placed concerning my wish to have a holiday let & apologise for any inconvenience caused. I can see that I could have done this better. I thought it was adequate to post the notice at the front of my house, but now realise that it would have been more helpful to also post it on a telegraph pole. It is regrettable that the placement of the notice has caused such concern for my neighbours as the majority describe in their objections. The instructions for hanging up the notices did not specify any particular places. I am convinced that my placement of the notices still worked, as it is obvious that all neighbours and even many farther away residents of the estate and of North Berwick know about my application.

### **SUPPLY OF HOUSES FOR FAMILY HOMES**

I do not wish to take away a family home, as I wish to live in mine and welcome my children home to stay and live with me when needed. I only wish to do some part time letting in the summer to supplement my income and in no way would ever want to change my house from being mainly a family home.

### **RENTS IN AREA GOING UP**

I don't clearly see how I could influence rents for long time letting either way, but I do realise that North Berwick is a very desirable place to visit and to stay both short and long term and rents can be expensive. I would hope that, as I am only letting my house part time and only for a few weeks, I would not contribute to further rent increases in the area. In any case, I don't have an option to rent my house full time. It's our family home.

## **HMO NEEDED**

On looking at your website, I understand that this property will not need an HMO as it is not a long term let property, but of course I am open to your clarification.

## **COMMUNAL GROUNDS AND PLAY PARK CONTRIBUTION**

As I will be living in the house much of the time and paying all bills to factors and services, I will be contributing both in time and money to any initiatives in the area, as I want to be a valued and active member of my community. I have also been cleaning the beach with the local school, contributed to big community projects and have worked as a class helper. I am always open to helping the community.

## **DECREASE VALUE OF OTHER PROPERTIES IN AREA**

Whilst speaking to local estate agents, I raised this reasonable concern but were assured by the agents that the existence of letting properties has no measurable effect on house prices in neighbouring properties. I would think it may even be a boost to prices as it shows how desirable our area is.

## **FINDING THE PROPERTY IN THE MAZE OF STREETS**

I would agree that finding a house in a new estate can be a test of navigation and I can guess the difficulties that delivery drivers, maintenance contractors and other visitors have. I will attach a plan with every welcome package sent to guest, with booking confirmation, a detailed map and list of instructions to hopefully ensure they find the house easily and do not add to any cars driving around our streets. Furthermore, practically everyone uses Google and will find my house easily. My guests will be reminded, as the last thing on their invitation, to drive very cautiously. Visitors arriving by car will not need to drive through North Berwick.

## **PARTIES & CELEBRATIONS BEING HELD & LITTERING & RESPECT FOR AREA BY GUESTS**

As above, I will be very strict on who will visit my home as a guest, both from a vetting process through a questionnaire and a large security deposit held for damage or nuisance caused. I love my home and respect my neighbours and I would never allow any guest to disturb either.

## **PLENTY OF OTHER HOLIDAY LETS IN AREA**

On speaking to estate agents in the area, I have been advised that they are struggling with finding enough holiday let properties, with the apparent reduction in available properties caused by new licensing regulations. I do not pretend to be an expert in this area but I have also been told by friends that it is more difficult in 2023 to get affordable holiday accommodation in our area. A holiday home for a few weeks in the summer at the edge of North Berwick may help.

To sum up,

- The house will only be let for a few weeks a year.
- I will only accept families and golfers. They will stay for a week or more.
- There will be no access to the garden. If ok with my direct neighbours, I think it would be nice to let children play in it during the day, but the house rules will restrict access only until dinner time.
- I will ensure that there will be no noise.
- I will restrict any guests to strictly to a maximum of two cars that must be parked directly in front of the property.
- I will deal with all recycling and rubbish collection.
- Guests will be met personally at the property. I will be in the house with my guests.
- There will be perhaps six people as an average number of guests. Probably, there will be fewer guests.
- Environment confirmed that my house does not need planning permission, which hopefully shows that there should not be any reasons to worry about short let holidays in my home.
- 11 of the 14 objections to my application are not from my neighbours.
- 3 of 7 reasonably close neighbours have objections, 4 neighbours do not. I hope I can ease the worries of these 3 neighbours about the scale and type of guests that I would welcome.

I'm sorry that my application causes work in the form of a public meeting. I hope I can ease my neighbours' worries. I want them to be happy.

Kind regards,

Klaus Frommel

On Friday, 20 October 2023, 16:34:45 CEST, KLAUS FRÖMMEL [REDACTED] wrote:

Dear Ms Fitzpatrick

Thank you for your letter informing me of objections to my application and announcing a public meeting to discuss it.

I am glad that we can have a meeting. I didn't expect for anyone to have objections and I am glad that I have an opportunity to respond to the worries that some people have. I am sure that by far most of the worries come from a misunderstanding of the scale of letting and the type of guests that I would welcome.

I have nice direct neighbours to my house in 30, 34 and 38 and I want to take their worries away. The direct neighbour in no 30 did not find a problem with my application.

I am inviting guests to my family home. It will stay a family home. I love my home and our neighbourhood. I will welcome guests personally to my home and look after them personally to make sure that they have a wonderful experience and that my neighbours are happy.

Kind regards,

Klaus Frommel

On 19 Oct 2023, at 14:11, Short Term Lets <stl@eastlothian.gov.uk> wrote:

Please find attached letter, inviting you to the above meeting in respect of your STL application for 32 Douglas Marches, NORTH BERWICK, EH39 5LZ.

Regards,

Sheila Fitzpatrick

Team Leader – Licensing and Landlord Registration

East Lothian Council

Democratic & Licensing Services

John Muir House

HADDINGTON, EH41 3HA

01620 820623

stl@eastlothian.gov.uk