Dear Chris Hynd,

I refer to your email about the response to the call for views on the Bill. On reviewing the correspondence I note we did not respond specifically to the 3 additional issues not included in the Bill as introduced. Brief comments on behalf of Edinburgh Association of Community Councils (EACC) to these 3 issues are as follows:-

i) Equal Right of Appeal

We support this for decisions not in accordance with the development plan. Our view is covered in the EACC email of 2nd February 2018 in responding to some of the questions.

ii) Agent of Change Principle as applied to live music etc

EACC endorses the view set out by The South West (Edinburgh) Communities Forum in its response to you of 27th February 2018 on this issue.

iii) Short-term holiday lets

Some communities in Edinburgh have been badly afflicted by the very rapid growth of this type of business and there has recently been an explosion of the Air BnB phenomenon. A report by the University of Sheffield states that in September 2017 9638 properties in Edinburgh were listed for short term let on the AirBnB site, an increase of 54% in just over a year. The Cockburn Association is hosting on 14th March a conference about AirBnB and how Edinburgh should respond. AirBnB can help ordinary residents obtain occasional additional income by utilising spare bedrooms and this can be a friendly experience for visitors too. However this site is also now exploited by commercial interests seeking to escape the obligations inherent in running guest-houses and small hotels and not interested in the well-being of their customers or the wider community. The City needs visitors and tourism, vital components of its economy. However the strategy for tourism should be to get each visitor to spend more having a better experience than large numbers spending the minimum in low cost accommodation straining resources and adversely impacting on Edinburgh’s people, heritage and facilities. The planning system is not well equipped to deal with the noise and anti-social behaviour of a relatively small proportion of visitors. The numbers of short term holiday lets can be regulated through the planning system but this does not guarantee acceptable behaviour and it
may that regulating this provision through a combination of planning and periodic renewable licensing, as with HMOs, placing responsibility primarily on owners, is the best way forward.

Regards,

Tony Harris
Planning Spokesperson
EACC