



**Portobello Community Council**

4a, Elcho Terrace, Edinburgh, EH 15 2 EF, 4<sup>th</sup> September, 2011.

Mr. John Bury,  
The Head of Planning,  
The Planning Department,  
Waverley Court,  
4, East Market Street,  
Edinburgh, EH 8 8 BG.

Dear Mr. Bury,

**Planning Application, 11/02724/FUL, 100, Portobello High Street.**

On behalf of Portobello Community Council, I wish to comment on the above application for change of use from Class 1 to Class 3. While we would rather see shop premises in use, rather than standing empty, we are concerned that there are already many cafes in Portobello and this proposal would mean a reduction in the number of Class 1 retail premises. We are aware that the proposal will be considered against Policy Retail 9 of The Edinburgh City Local Plan which states that the change of use will only be permitted provided that no more than one third of the total number of units in the primary frontage will be in non-shop use. The primary retail frontage on the north side of Portobello High Street goes from Figgate Street to Bath Street.

In the last 18 months we have lost two Class 1 retail premises on this frontage: Borders fruit shop, and Haddows wine shop. These have become a hairdresser's and pawnbroker respectively. There are 25 premises in this frontage: 14 retail and 11 non-retail. We therefore believe that this application would fail RET 9 as the percentage of non-retail uses is already at 44 % and this change of use would take it up to 48%. Although the proposal is for a shop that will sell cakes, by combining this with a tea house which also re-heats food, it will in effect be operating as a cafe.

It could be argued that Portobello town centre is different from the other town centres in that Portobello is also, for many, a tourist destination and as such, cafes are appropriate. The vitality and viability of Portobello High Street however is of great concern to us and while we appreciate that a diverse mix of uses can benefit a town centre, we are only too aware of the possible threat to the health of the centre if the balance is not carefully maintained.

Yours sincerely,

John M. Stewart, Chair, Portobello Community Council.

✓ AK.

Comm report

RM 1  
MAIL IN RECEIVED  
- 8 SEP 2008

EXIST. 02 Portobello High St  
Edin EH5 1AL.  
Nairns reply 0

APPLICATION NO. 11/02724/FUL  
LOCATION - 100 PORTOBELLO HIGH ST, EDIN 1AL.  
PROPOSED - CHANGE OF USE TO CAKE SHOP / TEA HOUSE -

Dear Sir,

We would strongly oppose the application for 100 Portobello High St.  
In our opinion there are enough cafe's, tea outlets, sandwich bars (which would probably follow), baker's doing tea & coffee & the like.  
Can you also verify the fact that "IZZY'S" + "DE MARCO'S DERI" have permission to sell chips to takeaway as this is what they are doing. Thank you  
Yours.  
[Redacted Signature]

for the D'MESSANNO PARTNERSHIP

Public  
Affairs register 0

ACK ✓

**Ross Middleton**

**From:** Paul Devaney  
**Sent:** 01 September 2011 08:43  
**To:** Ross Middleton  
**Subject:** FW: PLANNING APPLICATION NO 11/02724

Ross

I take it is this objection is on time. Can you acknowledge and copy AJB in.

PVD

-----Original Message-----

**From:** Diana Cairns [REDACTED]  
**Sent:** 31 August 2011 21:21  
**To:** Paul Devaney  
**Cc:** John Bury  
**Subject:** PLANNING APPLICATION NO 11/02724

Dear Mr Devaney

I am writing to object to the planning application for a cafe at 100 Portobello High Street, a change of use from class 1 to class 3 retail. My main reason for objection is that there is already an over- provision of cafes in Portobello and this would result in a reduction of Class 1 retail premises.

We have many cafes and takeaways in the area and, if this is given permission, it will represent the loss of a class 1 retail premises. When the planning application was considered for Popeye's cafe at no 132 Portobello High Street, there were concerns raised by planners then about whether another class 3 premises should be allowed on the Primary retail frontage. Since then, a number of other cafes have opened in the area, for example the Beach House on the Promenade and the Front room at no 218 Portobello High Street.

In the last 18 months we have lost two Class 1 retail premises on the primary retail frontage on the north side of Portobello High Street: Borders fruit shop, and Haddows wine shop. These have become a hairdresser's and pawnbroker respectively. If the shop at No 100 is allowed to change to Class 3, it will represent a further degeneration of the High Street offering and duplication of existing services.

There are 25 premises in the primary retail frontage from Figgate Street to Bath Street and of these 14 are retail and 11 are non- retail, so it fails RET 9 a), as the percentage of non-retail uses is already at 44 % and this change of use would take it up to 48%

This application also threatens the viability of other cafes in the area which are competing for decreasing business during the recession. It would open up opposite Kitcheners Deli, 127-129 Portobello High Street, which has a coffee shop and delicatessen on the premises. This shop relies on coffee shop customers to support the deli part of the business and if it closed we would lose the only shop on the High Street which sells unpackaged cheeses, artisan bread and other deli items not available anywhere else in the area. If the coffee shop becomes unviable the whole business will close.

For the above reasons, I ask that you refuse planning permission for the above application

Yours sincerely  
Diana Cairns  
12 West Brighton Crescent  
Edinburgh  
EH15 1LU

Clear Day

11/02724

W Council replt c. Page 1 of 1

✓ACK  
02.09.11

**Ross Middleton**

**From:** Moira Fraser

**Sent:** 01 September 2011 15:05

**To:** Ross Middleton

**Subject:** PLANNING APPLICATION - 100 PORTOBELLO HIGH STREET - REFERENCE 11/02724/FUL

Councillor Stephen Hawkins  
12 West Brighton Crescent  
Edinburgh  
EH15 1LU

I wish to object/make representation to the above Planning Application:

This Application contravenes the Retail Policy (Non Retail Use) - ie RET 9.

ON BEHALF OF CLLR STEPHEN HAWKINS  
*Mrs Moira Fraser*  
*(Councillors Assistant to Liberal Democrat Group)*

