



Lesley Carus  
Planning and Building Standards Department  
City of Edinburgh Council  
4 East Market Street  
Edinburgh  
EH8 8BG

ref: 19/05854/FUL | *Form 9 apartments on the upper floors of the commercial building whilst retaining commercial use on ground floor | 17 Fishwives Causeway 8 - 9,10,11,12,25 Baileyfield Crescent Edinburgh*

Dear Ms Carus,

The community council wishes to **object** to this application for change of use from commercial to nine flats, following a discussion at the meeting held on Monday 27 January 2020. We have also undertaken public consultation, with 93 responses, showing significant objection to the proposal (83.9% strongly object; 9.7% object; 1.1% neutral; 3.2% strongly support; 2.2% support)

The change of use removes any pretence that this is a mixed use development as supported by the North West Portobello Development Brief. It is noted that conditions were attached to the original approval for development with three specifically relevant to the commercial block, namely:

- 6. For the avoidance of doubt, the use of the commercial building as shown on the approved plans shall be restricted to uses contained within Class 2 and Class 4 of the Town and Country Planning (Use Classes)(Scotland) Order 1997 only.
- 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992, there shall be no permitted change from the hereby approved commercial building to Class 1 (Shops).
- 8. Prior to the occupation of the 400th unit on site, the commercial/office building as shown on the approved plans will be fully constructed and ready for occupation.

Please find attached comments received as part of our consultation.

Yours sincerely,

Mike Leeman  
Secretary



## Consultation comments

Position	Comment
Neutral	No strong feelings either way. No idea what the demand for office space is like in Portobello, but if it's not there there's no point building an office block to lie empty. There is definitely demand for housing. On the other hand one ground floor office isn't contributing much to a mixed use across Baileyfield north and south.
Strongly Object	The originally approved plan provided for badly needed infrastructure such as a surgery to make this housing development viable. Dispensing with most of it will weigh heavily on the surrounding infrastructure, rather than making the development "self sufficient".
Strongly Object	Community needs to get balance right of facilities v housing. Clearly they think they can sell the flats easier or make more profit from housing than needed facilities. As the much loved community pub Dalriada is closing we need more not less community facilities.
Strongly Object	Should have applied for residential originally but they change it now thinking people won't notice
Strongly Object	They're Building Enough .When it was first proposed the Amount was reduced .now they are Adding More .. We only have 2 Primary Schools And one Doctor's Surgery on Portobello .We Don't have the Parking Facilities to Accommodate that Much Housing ??
Strongly Support	New affordable housing is needed in a very in-demand area. I plan on buying in the near future in Portobello and I would love to not have to pay overwhelming competitive prices on already owned properties, otherwise the locals are going to be priced out of the area.
Object	What is needed in Portobello is not further housing, particularly in what is already going to be an extremely dense environment. Pressure on current local amenities and facilities requires greater imagination in providing a more mixed provision of building use to serve the community in different ways.
Strongly Object	<p>The Baileyfield development was consented as a mixed use development and the developer should honour their planning conditions and commitment to deliver that. Not to do so runs the risk of setting a dangerous precedent for consented mixed use developments in Edinburgh and the proposed city plan 2030 objectives of retaining commercial and business use through housing led brownfield development.</p> <p>Portobello is a rapidly expanding community and needs to move forward with workspaces, offices and other facilities for social and community infrastructure. There was vibrant use on the Baileyfield site through recent history and to remove the opportunity for these functions in this area of Portobello would be regretful. As Councillor Mowatt and Cllr Gardener have both stated publically, it takes more than houses to build a community.</p> <p>I am aware of wide interest in commercial space and believe that the developer should work more proactively with CEC and the community to enable successful development of this important aspect of the wider planned development.</p> <p>I strongly object to the proposed change of use and current application.</p>
Strongly Object	Space for office use is required more than additional housing in that area. For example doctors surgery, dentist etc. If there is not space for additional facilities the existing facilities in the area which are already over crowded will continue to fail to meet demand. The problem will only worsen
Strongly Object	Barratt Homes didn't get the full planning they originally wanted (less flats than they propped). I feel this new planning application was always in their sights to increase their quota!



Object	There are already a huge number of new houses in the area. Further dwellings put increased pressure on local amenities. A mix of space is preferable, retaining the block for commercial use.
Strongly Object	There are already problems with access into and out of Portobello, no option to increase road access is available. Also limited community resources which are already stretched. These problems will be exacerbated by the numbers of houses already planned and will be even further if more housing is added
Object	Totally predictable move - I doubt they ever had any intention of fulfilling the terms of the original consent. Unfortunately the approval for the amendment is almost certainly guaranteed as they know full well. As part of the review however I would like to see Barratt challenged to prove that they made efforts to make the spaces work commercially, including how it was advertised and which commercial property agents they approached.
Strongly Object	There is already FAR too many residential homes built in a very small space. Please do not overcrowd the area. It would also appear from current congestion in the High Street at Aldi store/Kings Road junction that a reduction in cars should be a priority. Preferably, more common areas, and additional community facilities should be considered. The area should promote active travel, with pedestrians and cyclists given priority. Where are the cycle paths and children's play areas?
Strongly Object	I think there are enough residential dwellings and more commercial would bring jobs etc. My biggest concern would be access and egress on an already over congested fishwives causeway
Strongly Object	Object strongly their buildings already swamp Adelphi Place as it is .... enough
Strongly Object	This facility has not been marketed with any apparent serious intent and is not available for lease. Such a facility was seen to be for the economic benefit of Portobello and should be used as such - not just for the commercial gain of the developers. Not being ready until September gives the developer much more lead time to advertise. It is not a credible statement to say it has not been properly marketed.
Strongly Object	The area needs more places for people to work. There is already a huge amount of new residential development. The new proposal is unimaginative, unattractive and duplicates residential availability in the area
Strongly Object	From the original concept of this development, I considered the number of dwellings too high, the addition of so many new residents representing an unacceptable increase in the population of the Portobello area, resulting in increased demand for medical and dental services and school places etc, and increased traffic flow in an already extremely congested area. It seems the builder is concerned that the demand for commercial premises will not be high, and that, instead, additional residential units will increase profits, which does not constitute a valid request to change the planning application. There are other residential developments in the surrounding area (the Wisp and Newcraighall for example) which already place a strain on local services and amenities. Surely a limit must be placed on the number of developments in what is already a very rapidly expanding part of Edinburgh?
Strongly Object	This area of Portobello doesn't have the road infrastructure to support the current spate of building without building even more. In addition, the architecture (sic) of both the new-builds and the proposed new-builds is basic in the extreme. - barrack-like blocks of cheap housing (that's cheap to build - not cheap for families to buy!) that show every prospect of being tomorrow's slums.
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Strongly Object	There is insufficient infrastructure to support more households, e.g. lack of doctors surgeries, school places, parking, etc.



Strongly Object	I appreciate that we need more housing but the quantity in such a small area seems excessive. The buildings are getting higher and higher. I don't see any new roads or infrastructure being built. The traffic and air quality on the surrounding roads at the moment is horrendous. What is it going to be like? The buildings are not very aesthetically pleasing either - boxes of bricks.
Strongly Object	Barratt have built enough homes in the area. More local businesses and services are needed. I strongly object.
Strongly Object	This development is already nearly 100% generic soul-less housing with little or no other amenities. It's just a commuter suburb and has no life at all. There must also be places for people to work and do business.
Strongly Object	The site is already far too densely populated. The roads around the area are congested as it is and there has been no proposal as to how public services are to be expanded to serve these extra residents. I believe Barrat only want to amend the plans to increase their profit rather than for any other reason.
Object	Reduction in community use
Strongly Object	Too many flats already Corporate greed!
Strongly Object	There were artists spaces in the area before they were demolished to make way for this building. These spaces were a way of mitigating that loss and a lot of people accepted the plans on that basis. For these spaces to now be removed would be underhand and devious.
Strongly Object	No more residential area is needed but more commercial areas.
Strongly Object	This Change request directly goes against the previous amendments required in the previous application, which clearly required the inclusion of commercial spaces in the new development. Additional flats would impact the percentage of planned parking, which is already insufficient even before the new development has been opened. Public services, schools or GPs are also already full, so additional residential areas instead of commercial areas would just worsen the situation.
Strongly Object	This development was significantly opposed even in its initial form. To now alter it, and also misrepresent efforts made to secure commercial tenants or the like, tends to show the applicants to be untrustworthy.
Strongly Object	This number of residences will need retail space. What about gp surgeries
Strongly Support	There is probably other places more relevant for offices in town
Strongly Object	There is a need for more commercial space in Portobello and the original reasons for approval of the original application remain valid.
Strongly Object	This application goes back on the developer's commitments made to a mixed use development, that brings both homes and jobs to this area of Portobello. This was integral to the original proposal and the proposals that the developer engaged the community with. I understand that there is a planning condition to ensure delivery of the commercial development in advance of finishing the housing. This is an important aspect for the existing consented scheme and for the Council to go against its own conditions would set a dangerous precedent for the ambitions for further mixed use development as set out in the City Choices 2030 consultation. Previous commercial use of the site shows that there are a range of users that are keen to occupy premises in this area of Edinburgh, including small businesses and studio uses. I strongly object to this change of use.
Strongly Object	I am in dismay with reference to this new planning application. I had previously commented on earlier planning applications and I continue to be unhappy with the density of housing being provided without any evident addition to the community's resources to support such in an



	<p>increase in the local population.</p> <p>At this still early stage of the development I am very cynical as to the apparent claim to them have been marketing this block for 18 months. I am advised that the entry on the commercial website where it is advertised is dated January 2020.</p> <p>The planning officer's committee report for the original application stated that "This building will provide almost 10,000 square feet (960 square metres) of speculative commercial floor space and it is envisaged that this could provide Class 2 and/or Class 4 uses, possibly including healthcare facilities, offices or community space. This will contribute to the comprehensive redevelopment of this part of Portobello and it will provide a range of uses within the site that will encourage integration with the existing community."</p> <p>One can see a regeneration of the High Street just now and from my role as a the vice chair of Out of the Blue I am aware there is a shortage of commercial facilities at a reasonable rent within Edinburgh especially for the creative sector. This remains as true now as it was when the development was approved.</p> <p>This is supposed to be a mixed development and the reduction of commercial space by 75% severely limits opportunities for other uses in the development. Medical and dental services are at capacity locally and the building could have been used for new doctors'/dental surgeries- has this been marketed for in this context? In any case the need for additional new medical /dental services in the area should be reassessed before the application is determined.</p> <p>There has been a loss of meeting/activity space provision in the area, exacerbated by the indefinite closure of Portobello Town Hall. The population of Portobello is growing rapidly and therefore more services are needed to serve residents.</p> <p>The developers would appear to have not made any case whatsoever to justify or evidence the lack of demand or need for commercial space within the development. Clearly it is in their commercial interests to move way from commercial use.</p> <p>There will be a consequential increase in traffic from the residential properties.</p> <p>I strongly object to this application.</p>
Strongly Object	Completely wrong that developers get permission to build subject to conditions that they subsequently try to circumvent. We lost a lot of community space with this development m.
Object	This change will effectively deny the community the opportunity to have improved medical or dental facilities it so very much needs. Other recent developments have dramatically increased demand for these. Should neither a medical practice nor a dental practice come forward there remains a need for local employment and any marketing carried out with conviction by the developer would be sure to deliver employers to the project.
Object	original plans were passed to include shops etc
Strongly Object	Too great a density of housing will add to pressure on local services. We need the space of roffices to provide jobs where you don't have to travel into the city centre.
Strongly Object	The increased housing will add to traffic congestion and more parking problems in my street.
Strongly Object	this space was given planning permission on the basis that it would be for much needed community use, within this development, in one way or another - medical surgery, community base etc. It seems to me that Barratt's are trying now to optimise their profits without having really tried to market the space for it's original purpose.
Strongly Object	space is needed for medical/dental practice, or for community facilities, or nursery, or other facilities necessitated by the huge increase in residents



Strongly Object	There is plenty of housing but no infrastructure. I have already lodged my objections, the original proposal and to this amendment.
Strongly Object	We need room for a gp surgery, dental practice small businesses and community activities. We are already expanding the housing capacity of portobello with little though as to how to provide community services
Strongly Object	We lose space for future uses such as doctors surgeries or any social service Portobello may need in the future. More low spec flats we don't need.
Strongly Object	This proposal seems to be subverting the agreed original agreement. Looks like a large company that is building houses is trying to 'bend' the planning rules for it's own profit!
Strongly Object	The original decision should be upheld. More housing is not the answer; premises must be available for new infrastructure-supporting ventures such as a doctor's surgery, a dentist as well as space for small local business start ups.
Object	Surely priority should be given to doctors surgeries, school places and green spaces over yet more dwellings given the 40,000 homes already planned for the old Scottish Widows site and the "New Brunstane" development.
Strongly Object	The 'commercial space', originally proposed, should be retained for new facilities such as GP and dental surgeries to serve the increased local population, and/or a community space.
Strongly Object	There is a real need for non residential use as first proposed The population of Portobello has and is growing much larger tr so I was very pleased that Barratt were planning to include other uses than housing as there is a particularly real need for more community , public & commercial services in Portobello right now. Maybe in lieu of taking away community space Barratt would restore Portobello's Town hall as the social hub of Portobello?
Strongly Object	Barrett are hugely increasing the population in Portobello without any regard to infrastructure, doctors, dentists, meeting places, businesses. We must have enough non-residential space within the development, even considering reducing this space is frankly appalling and money grubbing.
Strongly Object	There are no community facilities in either Baileyfield North or Baileyfield South. With 100s of houses being built at this end of Portobello there is a greater need for community facilities and these could have been placed in this block and not yet more houses.
Strongly Object	We have too many flats and insufficient commercial and related space. Balance Please! Also flats can end up as Air BnB
Strongly Object	With 100s of new houses being built in Portobello community facilities are desperately needed and not more flats which will only add to the traffic and parking issues that this development will already cause.
Strongly Object	Reducing the opportunities for business to locate in Portobello and provide employment!
Object	Barrett have built all those flats on both sides of Fishwives causeway and not provided any community space as originally planned.
Strongly Object	The original plan was better because it maintained diversity on the site. There is already ample housing on the site. The local infrastructure is already overstretched to add more pressure on local services is folly. The scheme to change office space to housing will make more money for the developer to the detriment of the local community.
Strongly Object	Opportunity for new business space lost as per original promise by Barratt.
Strongly Object	Lack of amenities and traffic congestion.



Strongly Object	There has been an enormous amount of new housing put into the area already with little consideration for traffic management or community facilities. Barrett should be held to account to its promise and this small area should continue to be available for such services as health and wellbeing for all. It may not become clear the best uses for this community space until the housing is all complete and people have fully moved in so it needs at the very least to be reserved for some time to come and then properly assessed as required. There is a important principle here about profits made and the need to ensure something is put back into the wider community by these companies. We need to uphold it for Portobello and on behalf of others in the wider communities.
Strongly Object	The flats have no green space and are overcrowded. Where are the balconies which would make this more attractive? Local amenities would be over stretched.
Strongly Object	We were and remain concerned about this development. This request does not take account of the mixed use as outlined in the North West Portobello Development  It adds to the concerns about parking and the density of the development.
Strongly Object	The commercial space is the only thing that can be considered planning gain in this over-development. If it is allowed to become residential there will be even more pressure on parking and other facilities in Portobello.
Strongly Object	This proposal means a loss of already woefully inadequate commercial/amenity space and further over development on an already congested site. Strongly object.
Strongly Object	This is supposed to be a mixed development. All of the original commercial space is needed for employment/community/ ancilliary services.
Strongly Object	The expected employment opportunities will not happen if this extra housing is permitted. Similarly, any community activities will not be possible. Infrastructure challenges will be exacerbated if this amendment is agreed.
Strongly Object	With the amount of housing going into the area we need to retain commercial sites for local amenities surgeries, dental practices and the likes
Strongly Object	There is too much housing in the development already. Facilities are needed for the community so the full amount of commercial space must be retained to allow for this.
Strongly Object	These are at present comercial blocks suitable for doctors: medical centre or community facilities sadly lacking in the building plans
Strongly Object	A development like this, which already is heavy on residence, needs room for services and small businesses. Barratt need to be patient, as the originally proposed space for non-residential use will certainly fill up in time.
Strongly Object	This proposed change of use goes against the plan drawn up by the community for a mixed use development and increases the density of the overall development. This will create more problems with traffic and parking whilst putting more pressure on local services.
Strongly Object	The existing permission acknowledged the lack of provision for much needed public facilities such as health centres ( to include space for GP surgeries, health clinics etc) . This application not only deprives the increasing Portobello community of this resource potential but removes it entirely while at the same time exasperating the problem.
Strongly Support	Dont think commercial units will attract much use probably objections by nearby residents due to traffic impact in an already impacted area plus there is a need for 1 bed flats.
Object	This will further increase residential population without any increase in local services e.g. schools, GP etc. These issues need to be addressed first - how is barratt contributing to finding a solution for lack of school places
Strongly Object	There is not enough parking for vehicles with the amended proposal. Further the roads network and junctions providing access to the development are not sufficient to increase the volume of traffic this further amount of residential property's would bring. Portobello is grid lock at peak



	times now with commuters and residents by adding further residential property's to the area at this scale would make the situation unworkable. I found it untoward that Barratt had applied for such a vast office complex but this has clearly been a blatant initial application with no substance to get a proposal forward with the end goal to change to residential property's all along.
Strongly Object	Bar rats are renegeing on their commitment to a mixed development which is much needed for the sustainability of Portobello
Strongly Object	The character of the area, without the promised commercial and community elements, will be seriously and adversely affected by the removal of what was initially agreed and proposed. Also, as the local community is desperately in need of meeting places and venues for community groups, etc., the promised provision of what was agreed following extensive consultation and input, should be honoured. I am also concerned about the parking implications arising out of the new proposals. Car use, parking and major pollution issues already blight Portobello.
Strongly Object	The commercial block will provide space for offices and other work spaces, for people to meet, for services such as dentists and doctors and should not be drastically reduced in size. This space is needed for current and new residents.
Strongly Object	They flats are already overpriced and struggling to sell. They aren't affordable homes for local people and there is already a shortage of spaces at local GP's and Schools
Strongly Object	The change of use increases the need for other facilities. Taking away the commercial block will prevent these being provided
Strongly Object	This is a deliberate attempt to get round the condition that a mixed use development is provided and not just a mass of houses. The development is not finished so why would anyone sign up for them yet. A tenant will be found if given time.
Support	Keeping it all residential sounds better. Commercial use, due to parking, traffic etc is somehow concerning.
Strongly Object	The area is already busy with traffic. The new development will only add to the traffic with offices added to the mix the will affect residents further. The decision not give enough parking for the amount of properties built in the area seems stupid.
Strongly Object	Far too many houses/flats and thousands still to go up. A few commercial ones might help break up the concrete high rise buildings.
Strongly Object	The commercial space will be cut by 3/4. This reduction will impact on the viability of establishing a thriving commercial sector to run alongside the already very significant residential element of the scheme. What reasons have been given for this change of use and how is it justified?
Strongly Object	Because they are going back on their original plans for a mixed development which is needed to support the infrastructure of portobello
Strongly Object	A doctor's surgery, dentist's office or possibly a school may be necessary in the future and space should be provided for this. Also, some public space should be provided and maintained.
Strongly Object	Portobello needs more facilities, not more housing. Mixed development is preferable