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Dr Margaret Bochel
Head of Planning & Sustainable Development
Aberdeen City Council
Business Hub 4
Ground Floor North
Marshall College
Broad Street
Aberdeen

Our Ref: AB10 1AB

Your Ref:

Date:

SB/LS

21.07.2014

Dear Dr Bochel,

The Breadmaker

39 Rosemount Viaduct, Aberdeen

The Town and Country Planning (Scotland) Act 1997 – Application for change of use from class 1 (hairdressing salon) to class 3 (coffee shop)

Application Ref: P140863

We act on behalf of The Breadmaker whom, as you may be aware, are a well-established social firm operating from 50/52 Rosemount Viaduct in the centre of Aberdeen. Our clients are a registered charity whose function is to provide meaningful and productive training, education, employment and social opportunities to adults who are constrained by learning difficulties. Our client's primary purpose is to allow its apprentices to integrate both fully and widely into the community. It is a very special and much cherished organisation.

Our purpose in writing to you is to object to the above noted planning application – and would be obliged if this letter could be read in conjunction with the objection already lodged under reference CAC/P140863(ZIA). For the avoidance of doubt, The Breadmaker has no objection whatsoever to the laudable objective of helping long term unemployed back into work but the current proposal does seem to be inappropriate, misguided and capable of creating both real and immediate difficulties to The Breadmaker and its body of apprentices. Our client's particular objections are as follows:-

1. The proposal would, in our submission, constitute over-development. The residents and businesses of Rosemount Viaduct already support 7 charities and the suggested additional coffee shop offers no diversity to an area which is already saturated. All of these organisations are competing for the same range of customers and provide very similar

Members:
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Fiona Fraser

Offices also at:- 125 Bruntsfield Place, Edinburgh EH10 4EQ

3, Edinburgh 31



products and services. It should be noted that both the YMCA and 3 local churches are already at hand to offer food and shelter facilities to the homeless.

2. The Breadmaker is situated directly opposite the proposed development. The Breadmaker supports 22 adults with learning difficulties already, with more placements in contemplation. The prospect of the apprentices graduating to either a secure alternative placement or indeed employment would be grievously compromised if the organisation's financial viability is threatened by the proposed development.
3. The vast majority of the apprentice group supported by The Breadmaker are provided on a placement basis by Aberdeen City Council. The fees which are paid by the local authority are extremely low and far below the level which a commercial organisation would and could charge. This business model is only sustainable by virtue of the income and profit generated by a successful commercial operation involving an integrated bakery and coffee shop.
4. Without in any way wishing to impugn the charity making the application, it must be a real concern that if its client group includes or could reasonably be expected to attract drug/alcohol abusers then this would be a very real risk to The Breadmaker's vulnerable adults. Necessarily, the close proximity of such an enterprise is certain to have a negative impact on the profitability of the organisation as well.
5. There are several practical and safety issues which are inextricably linked to the application and which do not appear to have been given any consideration. These are as follows:-
 - a) No provision has been made for disabled toilet access on the ground floor. The only toilet facilities are on the lower floor which in turn is accessed by a tight and wholly impractical spiral staircase. This represents an evident risk of falls, accidents and injury.
 - b) The department of hot drinks, soup and other food stuffs also presents unacceptable and unavoidable risks of scalding and/or consequent falls and injuries to both members of staff and the public.
 - c) It is possible that allowing the public access to the lower ground floor could present a security risk. In the recent past, there have been several attempted break-ins in the Rosemount Viaduct areas together with attempts to remain onsite on or around closing time. Supervision by staff is virtually impossible without sophisticated CCTV and attendant monitoring. The situation will only be aggravated by the public requiring constant access to the lower ground floor in order to access the toilet facilities.
 - d) The cooking facilities required for soup and baked potatoes do not appear to have been fully considered or factored into the plans which have been made available. For example, it seems inconceivable that a full sized cooker would not be required. Furthermore, there is a need for proper storage and segregation of food ingredients, together with an



adequate and appropriate area for the preparation of sandwiches and paninis. No reference to such an area appears in the detailed plans.

- e) The facilities appear very cramped which in turn would make the premises difficult to clean and indeed would derogate against adequate levels of hygiene being maintained.
- f) No provision appears to have been made for staff changing or clothes storage facilities. It is clearly unhygienic for members of staff to wear street clothes while preparing and serving food.

We note that no response has yet been made available online from Aberdeen City Council Environmental health department. We imagine that this response, when it is made known, will very much reinforce the concerns of our clients in relation to both the facilities and the proposed arrangements for the production, selling and consumption of foodstuffs on the premises.

We would be grateful if you would acknowledge receipt of this note of objection and confirm that it has been timeously received. We look forward to receiving notification of the outcome of the application in due course. In the meantime if any further information or explanation is required of our clients please contact the writer directly.

Yours sincerely

STUART M. BAIN
Partner & Member
andersonbain LLP
Email -

PI

From: webmaster@aberdeencity.gov.uk
Sent: 07 July 2014 12:23
To: PI
Subject: Planning Comment for 140863

Comment for Planning Application 140863

Name : Gordon Bell
Address : 45 Rosemount Viaduct
Aberdeen

Telephone :

Email :

type :
Comment : I do not feel that another coffee shop in the area is of a benefit and will put pressure on the Bread Maker who are running a similar scheme on the same street. I do feel that a good business idea, I think that it should be situated elsewhere in the city.

This is a positive comment and by no means negative.

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PI

From: linmasters '
Sent: 22 July 2014 18:01
To: PI
Subject: PLANNING APPLICATION REFERENCE 140863

I wish to lodge an objection to the above planning application. My premises are at 85 Rosemount Viaduct, Aberdeen AB25 1NS. I operate a small Legal Firm. In or about the immediate vicinity there are already quite a number of eating establishments one of which caters to those who are on low incomes, namely Reddys opposite my offices. Nearby are several public houses serving food, a new food outlet and also the Breadmaker. The Breadmaker is an excellent establishment that provides facilities for Apprentices who are perhaps otherwise unemployable and/or unlikely to secure employment with an opportunity to work and in some cases learn the skill of baking etc. It is a charity. The establishment is excellent and entirely dependent upon the local community on a daily basis for its cash flow. Should any more establishments open in the area in my view the Breadmaker would be under threat from an economic perspective and that would be very distressing for those disabled persons who live their whose jobs could be threatened.

There is also a church next door to my offices that offers such facilities I believe for those who wish to "drop in" and have a chat and a drink. A drop in centre would do nothing to enhance the area and could threaten local businesses.

Yours faithfully

Lin Masters

PI

From: webmaster@aberdeencity.gov.uk
Sent: 18 July 2014 15:50
To: PI
Subject: Planning Comment for 140863

Comment for Planning Application 140863

Name : Laura Ingram
Address : 17 Baker Place
Rosemount
AB25 2WD

Telephone :

Email :

type :

Comment : I would like to object to the application based on the following:

- Communal bins are for residents only not for business use. There is no storage facilities for recycling and waste.
- There is no disable toilet access on the ground floor.
- There is a health and safety risk transporting hot drinks up and down a spiral staircase.
- There does not seem to be any proper cooking/heating facilities within the premises at all.
- There is no mention of ventilation within the property.

I hope you take my points into consideration when looking at this application.

Kind Regards

Laura Ingram.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 21 July 2014 13:01
To: PI
Subject: Planning Comment for 140863

Comment for Planning Application 140863

Name : lynne Anderson
Address : 35 Stevenson Court
Stevenson Street
Aberdeen
AB25 1GT

Telephone :

Email :

type :

Comment : I would like to object to the application at 39 Rosemount Viaduct.

o Waste facilities or storage of rubbish is shown on plans.

Stair case poses H&S risks on hot food and slip and trip risk.

Opening opening are excessive for a café possibly encouraging loitering.

No cooking facilities are shown in the plans.

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PI

From: webmaster@aberdeencity.gov.uk
Sent: 07 July 2014 11:54
To: PI
Subject: Planning Comment for 140863

Comment for Planning Application 140863

Name : Donald Anderson
Address : 50-52 Rosemount Viaduct
Aberdeen

Telephone :

Email :

type :

Comment : My objection to a 8th eatery within 100 meters is simply that there is too many within a small area with dwindling footfall.

Rosemount Viaduct now offers a limited choice of retailers with hairdressing or food outlets dominating the area.

a charity we rely on custom to support our charitable aims , as there are already 5 charities within Rosemount Viaduct another will put added pressures to those in the vicinity.

As a resident within Rosemount Viaduct for eight years I am concerned about the quality of establishments , I do not see this venture adding value to an already overcrowded market and another café catering for the lower end of the market.

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