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Our ref: E535.C1.Let02  
26<sup>th</sup> April 2022

Dear Sir / Madam,

PLANNING APPLICATION FOR A BAKERY WITH ANCILLARY SHOP, USE OF LAND AS AN OUTDOOR SEATING AREA AND FOR THE CREATION OF A NEW WINDOW

THE FRIENDLY LOAF BAKERY - NOWTON BUSINESS CENTRE

This planning application seeks consent for an ancillary shop, outdoor seating area and the creation of a new window at the Friendly Loaf Bakery

Pre-application advice was sought from the West Suffolk Council prior to this planning application being submitted. This advice confirmed that the council would support an application for the continued operation of the shop and the placement of the picnic benches on the land around the bakery. This pre-application advice also confirmed that Planning Officers would not object to the creation of a new window on the front elevation of the bakery building.

The Friendly Loaf Bakery operates from a unit in the Nowton Business Centre which is just to the south of the village of Nowton and close to Nowton Park. The business was started in 2011 and has grown to become a valued local producer of baked goods to businesses and the public. The business employs 8 local people.

When it was first established, The Friendly Loaf principally offered wholesale baked products to businesses across the district, providing bread, pastries and cakes to restaurants, hotels, coffee shops and pubs. However, the coronavirus pandemic and subsequent lockdowns meant that the wholesale trade declined sharply to almost nothing.

Evolution Town Planning Limited

Registered Office:

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Registered in England Number  
10636748



In order for the business to survive, it was necessary to adapt by selling produce to the public. The business used their ground floor produce and server area as a small shop for the public to purchase bread and other baked goods directly.

This Planning Application seeks consent to continue operating this shop which is ancillary to the bakery as this has become a popular local facility. The shop has become an important part of this business, creating a more diverse clientele which has made the business more resilient.

The room which is used for the shop is 20sqm and is positioned at the front of the bakery. The small size of this room restricts the range of goods being sold and ensures that the shop remains ancillary to the bakery operation.

This planning application also seeks consent for the picnic benches which have been arranged around the bakery, one on the green fronting the road, one in front of the bakery building and six benches on the grass to the west of the bakery. The position of the benches has been carefully chosen to provide a pleasant seating area close to the bakery without disturbing the residential or commercial neighbours.

Finally, this application proposes a new window is created at the front of the bakery to provide natural light into the main bakery production area. This window will match the size and style of the existing windows in the bakery building and the adjoining property and will have no impact on the character of the area.

By permitting the continued operation of the shop, the placement of picnic benches and the creation of a new window this application has the following benefits:

Support a local business by allowing them to continue to sell their produce directly to the public making this popular business more resilient.

Supporting a local facility that provides high-quality goods to local residents.

The benches provide seating for customers in an appropriate location which does not impact the amenity of the neighbouring house or businesses.

Provide a window in the front elevation of the bakery building, providing natural light which will improve the working conditions inside the bakery for the staff.

We enclose the following documents with this application:

- Planning Application Forms
- This Covering letter (Ref E535.C1.Let02)
- Planning Statement (Ref E535.C1.Rep01)
- Existing and Proposed Floor Plans and Elevations (Ref 20032-01 C)
- Location Plan, Existing and Proposed Site/Parking Plan (Ref 20032-02)
- Biodiversity Checklist

We trust that this is sufficient for you to register this planning application. Should you require any further information, please do not hesitate to contact us.

Yours sincerely



**SAM STONEHOUSE  
PLANNER  
EVOLUTION TOWN PLANNING LTD**