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Planning Statement

40 Market Street
Wymondham
NR18 0BB

Undertaken on behalf of: Caprinos Pizza

Application: Change of use to (Sui generis) for the sale of hot & cold oven baked foods

The client seeks to obtain permission for the above site where they are looking to operate a food business which will sell both hot and cold oven baked foods only, operating under the former A5/A3 use class but as the classification is mixed a Sui Generis use is being sought.

As per the recent amendment to the Town & Country Planning use class order elements of this proposal would already benefit from A3 use but as the use is sought to be mixed/varied a formal application to the sui generis is required.

The client will promote a healthier oven baked food offering including both hot/cold desserts. This would be in comparison to Greggs, Subway or Domino's.

The waste bins will also be located within the site boundary at the rear and servicing of the unit will be undertaken from the rear of the building too as it benefits from a dedicated parking space.

Unlike your conventional fast food outlets the proposed oven baked foods will limit the amount of odour and grease generated. As there will also be an element of reheating ready prepared foods which will further eliminate any immediate concerns that would be associated with a conventional fast food outlet.

A separate extraction unit statement has been included within the application to ensure this satisfies any concerns that could potentially arise.

This upcoming business franchise operates throughout the country and it must be noted that they wish to bring a healthier food offering for local businesses to benefit from during lunch hours and early evening trade.