

Planning Statement

7A Doncaster Road

The Proposal

I propose that the current premises use would be changed from its present as a Bridal Hire Shop (A1) to a Coffee House incorporating ceramic giftware and artwork (A1/A3). The Coffee House will be similar to premises along the lines of Starbucks and Costa Coffee providing high end quality beverages and cakes.

Location

The premises are within a 5 minute walking distance from the town centre and benefits from a number of short stay parking spaces along the length of Doncaster Road although directly outside the shop there are double yellow lines these are often used by disabled motorists. The area is also serviced by a number of bus routes and offer and very high footfall as the location is via the underpass to access The Alhambra shopping centre.

Premises

There is no plan to alter the external area of the unit and alterations internally will be minimal and the fitting of the shop will take an estimated 4 weeks to complete. Upon completion we will be selling a variety of buns and cakes, toasted teacakes, Panini's along with hot and cold beverages which will not include alcohol nor shall we be serving any hot food .

Staffing and Seating arrangements

We will initially have three full time staff, myself Jason Clarkson, my wife Deborah Clarkson and an apprentice to be decided. We hope to also employ a part time member of staff. This staffing will cover the retail and coffee house business servicing no more than 30 seated customers. (likely this figure may be less as it is dependent on space for seating area). Following consultation with BMBC we will ensure current toilet facilities are altered to be in accordance with present building regulations.

Opening Hours

We propose to open Monday to Friday 7am to 5pm and Saturday 8am to 4pm closing for Bank Holidays.