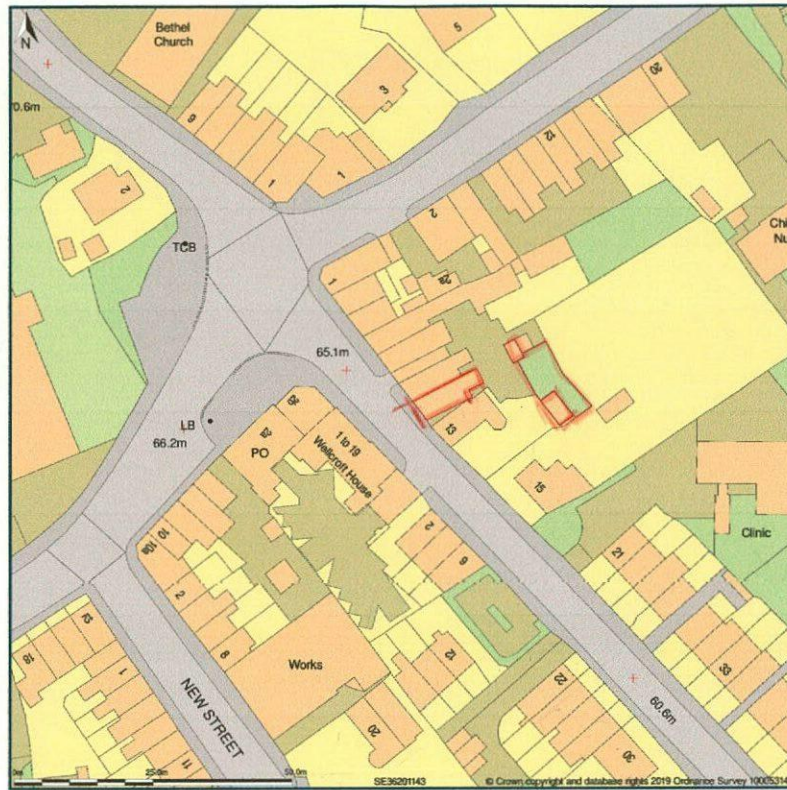


11, Church Street, Royston, Barnsley, S71 4QU



Site Plan shows area bounded by: 436136.98, 411360.14 436278.4, 411501.56 (at a scale of 1:1250), OSGridRef: SE36201143. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Change of use A1 to A3 for premises at 11 Church St, Royston, Barnsley. S71 4QU

I am a one man band who with support from family and friends:-

Aim to start a very small scale ARTISAN ICE CREAM PARLOUR business producing handmade ice cream also hand-making as many of the flavours and fillings I can, using fruit whenever possible, which has been collected from family & friends or foraged from the local environment. This special artisan ice cream will be sold from the premises (ICE CREAM PARLOUR) customers choosing whether to take the ice cream out or eat on the premises.

There will be NO external Plant, Fume Extraction or Chillers installed at the premises, therefore, there will be no issue of noise pollution.

I will be using an electric tabletop hot plate at the beginning, eventually changing to a domestic cooker.

The Fridge and Freezers used are domestic issue.

I am hoping to open the premises 6 days a week from 9-5 Mon-Sat although to start with these hours and dates may be reduced.

To complement the ices, ice delights and sundaes I will hopefully be selling a small selection of refreshments, snacks, cakes and handmade treats etc.

The Ice creams are made in very small batches - output 4.5litres at a time,

I would prefer customers to buy and take out the ice cream.

The snacks and cakes will be served cold and pre-prepared for customers.

Also, there will be a range of cold & hot drinks served, one of which will be specialist teas and coffees.

The property has access to the rear with parking for a number of cars (4) after undergrowth is cleared away also there is a double garage.

I will be requesting a visit from Food Standards Agency, for any guidance regarding the small amount of food waste disposal, external pest control if necessary and ensuring all aspects are covered to allow the continuation of my 5* food hygiene certificate.

Initially, I will have help from family & friends when required, at a later date, I may have to employ someone this will be on a casual as and when required.

At the front of the Ice Cream Parlour, there will be a small number of tables and chairs for customers to sit and have ice cream, ice cream sundaes or a small snack such as sharing a platter of cold meats with artisan bread or a range of cheeses again served with a selection of delicious breads.

I will be using the Ice Cream Parlour as a base for potential customers to come and sample the ice creams and discuss their requirements before booking my ice cream tricycle for their weddings or parties.

I will be catering for a range of customers - ensuring a selection of ices with reduced or no additional sugar incorporated, being aware of dietary needs such as vegan, or dietary intolerances, therefore, a selection of ice creams/gelato and ice delights will be made available.

Originally 11 Church St was a local post office when the post office relocated the premises had been used as retail premises, travel agents letting agents as well as selling a range of products, by a number of people, each time trading for a short period of time before someone else taking over the premises.

The final occupants were a company called Homeserve - who sold boilers, maintenance contracts and provided a range of maintenance services to the public and landlords.

The adjoining property which was a bakery & takeaway has been empty for approx 9mths.