



Email- info@postmyplans.co.uk
Web- www.postmyplans.co.uk
Tel: 07555 291 330

Planning Statement

6 Cavendish Circus
Buxton
SK17 6AT

Undertaken on behalf of: Caprinos Pizza

Application: Change of use to A3/A5 (sui generis) for the sale of hot/cold foods including installation of extraction grille- Retrospective

The client (Caprinos Pizza) seeks to obtain retrospective permission for the above site where they are currently operating a small food business which sells both hot and cold foods oven baked foods, operating under the A5/A3 use class.

It was the client's misunderstanding that due to their being a previous Sui Generis use granted for a mixed use including sale of hot food in 2021 that they were able to operate under this same use. The new application aims to regularise the current established use since beginning of 2023.

As per the recent amendment to the Town & Country Planning use class order elements of this proposal would benefit from both 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.

Within this locality of Cavendish Circus there is a defined parade of mixed uses which include both A1 retail and A3/A5 food outlets. The client is therefore seeking to open this business within an already established area.

This will in result bring another potentially vacant site within this parade of units back into use.

Unlike your conventional fast food outlets the proposed oven baked foods will limit the amount of odour and grease generated as preparation of fried foods will not be needed. In return the client has proposed a more than adequate extraction system and opening hours are kept to those similar to a Retail unit which could deemed to be operated as an off license resulting in further anti-social behaviour etc.

The client is also open heartedly willing to discuss the proposal with any residents to who wish to find out further details and is looking forward to continue serving the local community and keeping small businesses thriving within Buxton Town Centre.

Lastly there will not be any external alterations to the shop front as the historic feature of the shopfront has been retained but repainted to make good. A separate application has also been submitted for the business signage too.