



GUILDFORD
BOROUGH

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Pedro Wrobel
Joint Chief Executive
of Guildford and Waverley
Borough Councils

Contact Officer:

Sophie Butcher, Democratic Services
Officer

7 March 2024

Dear Councillor

Your attendance is requested at a meeting of the **LICENSING SUB COMMITTEE** to be held in the Council Chamber, Millmead House, Millmead, Guildford, Surrey GU2 4BB on **FRIDAY 15 MARCH 2024** at **12.00 pm**.

Yours faithfully

Pedro Wrobel
Joint Chief Executive

MEMBERS OF THE LICENSING SUB COMMITTEE

Councillor Patrick Oven (Chairman)
Councillor Catherine Houston
Councillor Tom Hunt

QUORUM 3



THE COUNCIL'S STRATEGIC FRAMEWORK (2021- 2025)

Our Vision:

A green, thriving town and villages where people have the homes they need, access to quality employment, with strong and safe communities that come together to support those needing help.

Our Mission:

A trusted, efficient, innovative, and transparent Council that listens and responds quickly to the needs of our community.

Our Values:

- We will put the interests of our community first.
- We will listen to the views of residents and be open and accountable in our decision-making.
- We will deliver excellent customer service.
- We will spend money carefully and deliver good value for money services.
- We will put the environment at the heart of our actions and decisions to deliver on our commitment to the climate change emergency.
- We will support the most vulnerable members of our community as we believe that every person matters.
- We will support our local economy.
- We will work constructively with other councils, partners, businesses, and communities to achieve the best outcomes for all.
- We will ensure that our councillors and staff uphold the highest standards of conduct.

Our strategic priorities:

Homes and Jobs

- Revive Guildford town centre to unlock its full potential
- Provide and facilitate housing that people can afford
- Create employment opportunities through regeneration
- Support high quality development of strategic sites
- Support our business community and attract new inward investment
- Maximise opportunities for digital infrastructure improvements and smart places technology

Environment

- Provide leadership in our own operations by reducing carbon emissions, energy consumption and waste
- Engage with residents and businesses to encourage them to act in more environmentally sustainable ways through their waste, travel, and energy choices
- Work with partners to make travel more sustainable and reduce congestion
- Make every effort to protect and enhance our biodiversity and natural environment.

Community

- Tackling inequality in our communities
- Work with communities to support those in need
- Support the unemployed back into the workplace and facilitate opportunities for residents to enhance their skills
- Prevent homelessness and rough-sleeping in the borough

AGENDA

ITEM NO.

1 LOCAL CODE OF CONDUCT - DISCLOSABLE PECUNIARY INTERESTS

In accordance with the local Code of Conduct, a councillor is required to disclose at the meeting any disclosable pecuniary interest (DPI) that they may have in respect of any matter for consideration on this agenda. Any councillor with a DPI must not participate in any discussion or vote regarding that matter and that they must also withdraw from the meeting immediately before consideration of the matter.

If that DPI has not been registered, you must notify the Monitoring Officer of the details of the DPI within 28 days of the date of the meeting.

Councillors are further invited to disclose any non-pecuniary interest which may be relevant to any matter on this agenda, in the interests of transparency, and to confirm that it will not affect their objectivity in relation to that matter.

2 TO CONSIDER A STREET TRADING CONSENT APPLICATION FOR A MOBILE COFFEE VAN AT ST MARTHA'S HILL, HALFPENNY LANE, CHILWORTH (Pages 7 - 40)

Please contact us to request this document in an alternative format

Licensing Sub-Committee Report
Report of the Senior Specialist for Licensing
Author: Mike Smith
Tel: 01483 444387
Email: mike.smith@guildford.gov.uk
Date: Friday 15 March 2024

Local Government (Miscellaneous Provisions) Act 1982

Application for a Street Trading Consent

1. Purpose of Report

- 1.1 The report asks the Licensing Sub-Committee to consider an application for the grant of a Street Trading Consent for a mobile coffee van at the popular beauty spot of St Martha's Hill on Halfpenny Lane, Chilworth. A redacted copy of the application (submitted online) is included as Appendix 1 and a site location map is attached as Appendix 2.

2. Strategic Priorities

- 2.1 The aim of local authority Street Trading Consents is to create a street trading environment which compliments premises-based trading, is sensitive to the needs of residents, provides diversity and consumer choice, and seeks to enhance the character and safety of the local environment. We aim to ensure this by only issuing Street Trading Consents to those businesses that meet these objectives.
- 2.2 The Council has adopted a Street Trading Licensing Policy in relation to issuing Street Trading Consents, giving guidance on the approach to be taken when considering whether applicants and existing licence holders are suitable for Guildford in line with the aims above. This Policy helps us maintain a consistent approach, builds public confidence and assists in supporting business.
- 2.3 The Council's decision must balance the right of a Street Trading Consent holder to hold that permission against the right of the needs of residents and established retail business. A successful regime will help Street Trading businesses to operate and provide assurance to the public and existing

retailers. This assists in the strategic priorities of supporting business, maintaining the safety and wellbeing of our residents and protecting the local environment.

3. Background

- 3.1 There is no current street trading consent in place for the van, this is a new application seeking permission to trade.
- 3.2 Whilst this is a new application, there are other similar vans which operate at other popular countryside destinations.
- 3.4 An application was submitted for the van and subject to the public consultation standards outlined in the Street Trading Policy.
- 3.5 The application requests to trade between the hours of 08:00 to 17:00 for Mondays to Sundays throughout the year. The proposed trading location is a section of land at the popular beauty spot on St Martha's Hill, Halfpenny Lane. The land is owned and managed by Surrey County Council's Countryside Service who have granted permission for the unit to trade from this location.
- 3.6 The application requests to sell coffee, tea, hot chocolate, cold drinks, packaged snacks, cakes, bakes and biscuits. The application describes the unit as a converted horse box trailer. Images of the pod provided by the applicant is attached as Appendix 3.

4. Public Consultation

- 4.1 The application was in consultation from 19 January and 16 February 2024. Copies of the application were distributed to the responsible authorities and local ward councillors as per the Street Trading Policy.
- 4.2 Representations were received from the following Responsible Authorities and are attached as Appendix 4:
- 4.3 The Environmental Protection service made comment on the potential for congestion, litter and noise. In addition they noted established facilities at nearby Newlands Corner.

- 4.4 Representations were received from the following Ward Councillors and are attached as Appendix 5:
- 4.5 Councillors Bob Hughes and James Walsh expressed concern about congestion and litter.
- 4.6 Representations were received from St Martha's Parish Council and are attached as Appendix 6:
- 4.7 St Martha's Parish Council expressed concern about the impact on the use of the location and access barrier, traffic, parking, litter and use of the church.
- 4.8 There were 11 representations from other persons and are attached as Appendix 7:
- 4.9 Ten (10) representations from members of the public objected to the application on the grounds of amenity to the area, traffic, parking and litter. One representation was in support of the application.

5. Main Considerations/Evaluation

- 5.1 The aim of local authority Street Trading Consents is to create a street trading environment which compliments premises-based trading, is sensitive to the needs of residents, provides diversity and consumer choice, and seeks to enhance the character and safety of the local environment.
- 5.2 The applicant seeks to sell drinks and snack from a beauty spot position on St Martha's Hill which is popular with walkers and those accessing the countryside.
- 5.3 Potential concern about traffic, litter, parking, and local amenity have been raised during the consultation, although it is noted that the application has been submitted with the approval of Surrey County Council Countryside Service who manage the land.
- 5.4 The Street Trading Policy sets out the criteria used to determine suitable trading sites (Section 2.3) and applications (section 2.4). The criteria are:

- **Public Safety:** The location of the proposed street trading activity should not present a substantial risk to the public in terms of road safety, obstruction and fire hazard.
- **Public Order:** The street trading activity should not present a risk to good public order in the locality in which it is situated.
- **Avoidance of Nuisance:** The street trading activity should not present a substantial risk of nuisance from noise, rubbish, potential for the harbourage of vermin, smells or fumes to households and businesses in the vicinity of the proposed street trading site.
- **Character of the Area:** In determining the area for the proposed activity, the following will be taken into consideration:
 - The presence of like outlets already existing in the immediate locality of the proposed street trading site.
 - The general needs of a locality should no comparable outlets exist. Applicants may be asked to demonstrate to the Council the need for the proposed street trading activity.
 - The quality of the goods sold by the applicant.
 - The appearance of the applicant's stall, van, barrow, cart etc.
- **Compliance with legal requirements:** The proposed street trading activity should be carried out from a trading unit that complies with all relevant legislation such as food hygiene and health and safety.
- **Consultees' Observations:** In relation to the points above, consideration will be given to written observations from consultees. Any representations made to the proposed street trading activity will be considered in terms of relevance to the application that has been made.

5.7 The Policy also seeks to ensure that there is no conflict between street trading and established business. There is a café at Newlands Corner approximately 1km walk away across the countryside.

6. Legal Implications

- 6.1 Street trading is governed by Schedule 4 of the Local Government (Miscellaneous Provisions) Act 1982 (“the Schedule”). Paragraph 7 of the Schedule states that, when an authority receives an application for a street trading consent, it may grant it “if they think fit”. The Council may attach such conditions to a consent as they consider reasonably necessary. A consent can be granted for any period not exceeding 12 months and can be revoked at any time.
- 6.2 The Local Government (Miscellaneous Provisions) Act 1982 does not make provision for an unsuccessful applicant to appeal against the decision of the Council in relation to the refusal of a Street Trading Consent.

7. Human Rights Implications

- 7.1 Under Article 6 of the First Protocol of the Human Rights Act 1998, everyone, in the determination of his civil rights and obligations, is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law. Whilst there is no statutory right of appeal, a dissatisfied applicant has the right to judicially review the Council’s decision. This procedure is therefore compliant with Article 6.

8. Conclusion

- 8.1 The application seeks approval for a mobile coffee trailer offering drinks and snacks on at St Martha’s Hill, 7 days a week.
- 8.2 Representations have been received to the application and the Sub-Committee are invited to consider the application on its merits.
- 8.3 The Street Trading Policy, revised 26 March 2018 seeks to ensure that there is no conflict between street trading and ensuring the character of the local area. The application has been submitted with the support of Surrey County Council Countryside Service who manage the area.
- 8.4 Consents will be subject to Standard Consent Conditions in all cases in order to promote public safety and avoid obstructions, nuisance and annoyance. Other conditions may be attached to a Consent at the discretion of the Sub-

Committee and should be relevant to the particular site and nature of the goods being sold.

8.5 The Sub-Committee may take the following options:

- To grant the application as made, subject to the standard conditions, or
- To grant the application with or without variation, subject to the standard conditions and any other conditions considered necessary to uphold the objectives of the Street Trading Policy, or
- To refuse the application entirely.

9. Background Papers

[Guildford Borough Council Street Trading Policy](#)

[The Local Government \(Miscellaneous Provisions\) Act 1982](#)

10. Consultation

Report agreed by:

Executive Head for Regulatory Services:

Legal Services:

Appendices:

Appendix 1: Application Form

Appendix 2: Site Location

Appendix 3: Pictures of unit

Appendix 4: Consultation Responses from Responsible Authorities

Appendix 5: Consultation Responses from Ward Councillors

Appendix 6: Consultation Responses from Parish Council

Appendix 7: Consultation Responses from Residents

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Appendix 1



19 January 2024

To whom it may concern,

Please see the details of a new street trading consent application submitted today to Guildford Borough Council in this document.

In order for any representation submitted by you to be considered you will need to submit your response by . You should submit your response to RegulatoryServices@guildford.gov.uk.

Kind Regards,

The Licensing Team
Regulatory Services

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Appendix 1

Application for Street Trading Consent

Local Government (Miscellaneous Provisions) act 1982.

Application submitted:

18-01-2024

Application number:

20370

Consultation end date:

16-02-2024

Applicant Name:

[REDACTED]

Trading Location:

St Marthas Hill, Halfpenny Lane, Surrey, GU4 8PZ

Proposed Trading Period:

Monday to Sunday 08:00 - 17:00

Proposed trading days and times:

Day(s)	Start Time	End Time	Further Details
MONDAY TO SUNDAY	08:00	17:00	

Items for Sale:

Coffee, Tea, Hot Chocolate, Cold drinks, Packaged snacks, Cakes, Bakes and Biscuits.

Planning Permission Expiry (if required):

Public Liability Insurance Expiry:

09-11-2024

Type of Consent:

One Year Consent

If this is for an event, the purpose and nature of the event:

If this is for an event, the activities or attractions that will be taking place:

If this is for an event, the target audience:

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Appendix 1

Will the consent be used to authorise a number of traders? (If blank, the answer is no):

If there are multiple traders attending, provide details of all traders attending (if applicable):

Details of any charity or organisation to benefit from the event:

Is the consent to be given for mobile trading? (If blank, the answer is no):

If trading from a vehicle, what is the vehicle registration number? (if applicable):

RX17 PZC - TRADING WILL TAKE PLACE FROM A CONVERTED HORSE TRAILER - THIS IS THE TOWING VEHICLE

Provide details of mobile trading, including towns, villages, streets, car parks and open spaces (if applicable):

Is the business trading food? (If blank, the answer is no):

Yes

If a food business, details of which local authority registered with and hygiene rating:

Guildford Borough Council. I am in contact with Fay Lamph (EHO) at GBC and will have an inspection prior to trading commencing.

If a food business, what trade waste contract is in place?:

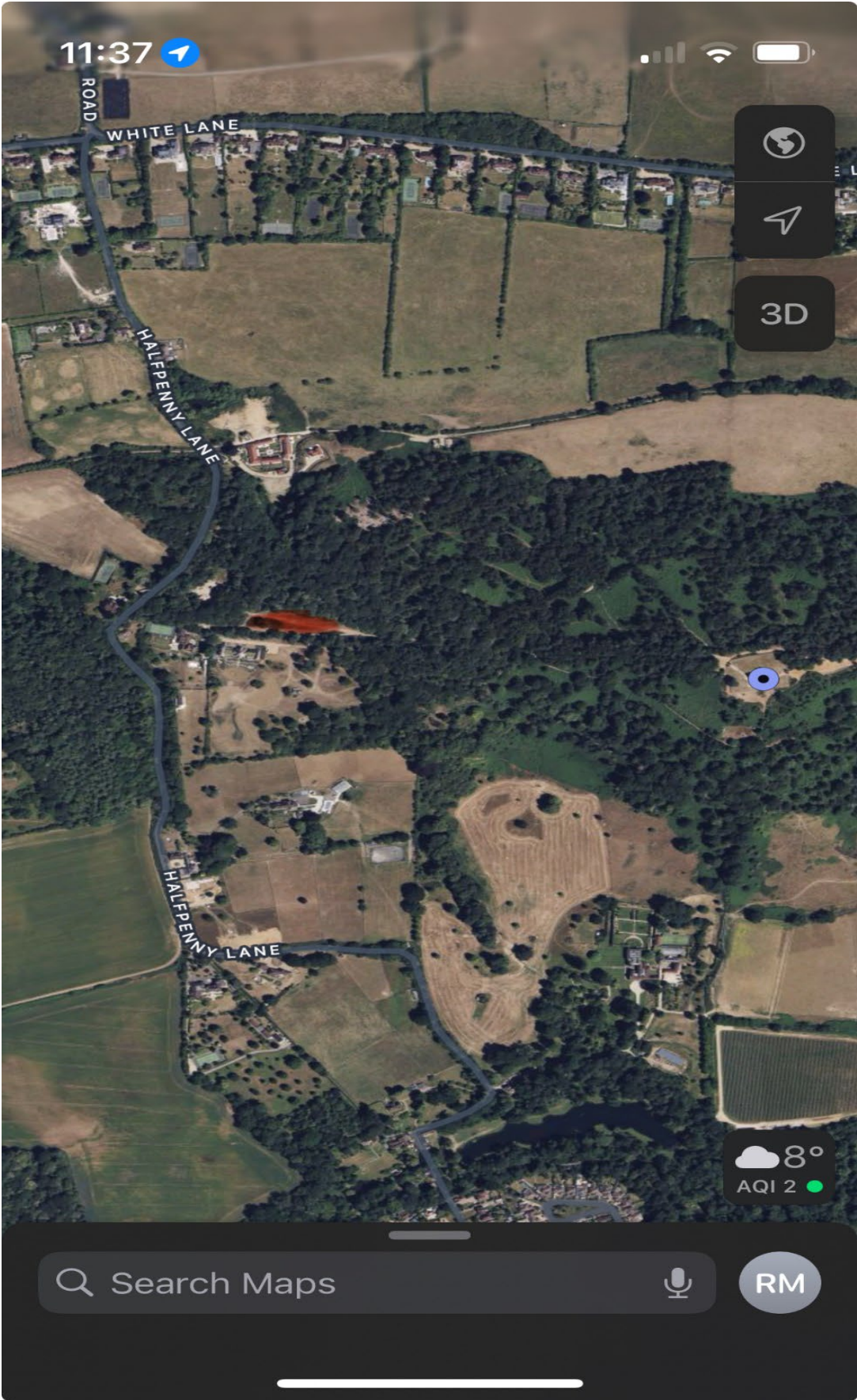
Veolia: fortnightly, both general and recycling. First Mile Cup recycling - as required

Has the applicant or an officer of the limited company applying ever had a consent refused or revoked by Guildford Borough Council? (If blank, the answer is no):

If yes, provided full details of dates and reasons:

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Site Location (1)



Site Location (2)









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From: Gary Durrant <Gary.Durrant@guildford.gov.uk>
Sent: Tuesday, January 30, 2024 10:53 AM
To: Regulatory Services <regulatoryservices@guildford.gov.uk>
Subject: Street Trading Application Received - The Little Bean [UNC]
Importance: High

Dear Licensing

I am very familiar with the location and would comment as follows:

Whilst the provision of refreshment facilities are convenient, there are established facilities at Newlands Corner which have adequate parking, toilets and litter bins.

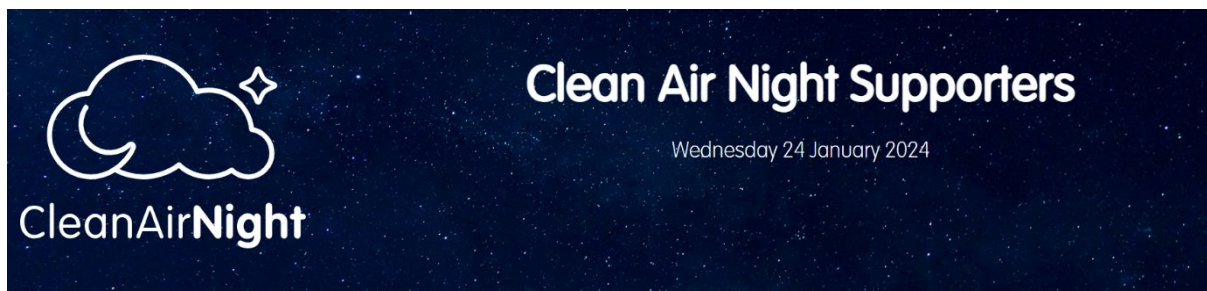
The road access is very restricted and the car park is full on most days during the summer. If there are generators or gatherings of people attracted by the facility, you may also wish to consider the noise impact on the nearby residences shown on the plan.

I would confirm an objection to this application

Regards

Gary Durrant CEnvH MCIEH
Environmental Protection Lead
Environment and Regulatory Services
Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB
Tel: 01483 444373 | Email: Gary.Durrant@guildford.gov.uk

Guildford Borough Council
Twitter | Facebook | Instagram | Sign up to our enewsletter



Find out more [Clean Air Night | Global Action Plan \(actionforcleanair.org.uk\)](https://www.actionforcleanair.org.uk)

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From: Bob Hughes <bob.hughes@guildford.gov.uk>
Sent: Thursday, January 25, 2024 4:40 PM
To: Regulatory Services <regulatoryservices@guildford.gov.uk>
Subject: RE: Street Trading Application Received - The Little Bean - 20370 [UNC]

I have received a number of representations about this application which I entirely endorse.

The first concern is about the parking. The car park in Halfpenny Lane in particular is busy and indeed very often full or over-flowing at the weekend. Similarly, the Guildford Lane car park, which has limited parking is regularly very busy. It is not appropriate to reduce the parking available in the way this would restrict parking.

There are concerns about traffic in Halfpenny Lane which already carries more traffic than is appropriate for this narrow lane, including many vans. It is also the case that the lane is not in a good state notably damage to the banks and verges.

It is simply a fact of life that this would produce litter disposed of inappropriately, and that would not just be confined to the car park but would appear in the lanes and St Martha hill.

I am sure that a number of local residents, St Martha Parish Council and the Tyting Society will want to make representations opposing this application.

Regards

Bob

Bob Hughes
Guildford Borough Councillor for the Tillingbourne
Conservative County Councillor - Shere Division
Tel: 07745 266035
Bob4shere@gmail.com
Join me on my facebook page at:
fb.com/bob4shere

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Appendix 5

From: James Walsh <James.Walsh@guildford.gov.uk>
Sent: Sunday, January 21, 2024 2:51 PM
To: Regulatory Services regulatoryservices@guildford.gov.uk

Subject: RE: Street Trading Application Received - The Little Bean - 20370 [UNC]

Dear all,

What is the provision for rubbish disposal and collection around the hill please? I'm not aware of any bins on the climb up the hill or at the top. There isn't a rubbish bin in the car park at the bottom either.

If this is approved, I would suggest installing at least three bins and ensure that they are on a weekly emptying programme. Otherwise, I would suggest refusing the application.

Best wishes,

James

Cllr James Walsh
Leader of the Labour Group, Guildford Borough Council
(Bellfields and Slyfield Ward)

Parish Clerk
23 The Street
Albury, Guildford
Surrey GU5 9AB
07976 778864

clerk@stmarthaparishcouncil.co.uk



13th February 2024

The Licensing Team
Guildford Borough Council
Millmead House
Millmead
Guildford
GU2 4BB

Dear Sir

Street Trading Application - The Little Bean – 20370

St Martha Parish Council recommend that the above application under consideration should be refused. Our reasons for this recommendation are listed below:

Location

Councillors understand that following a meeting with the applicant and the Surrey County Council Countryside and Access Officer, that the 'coffee trailer' is to be located 'on the green' alongside the principal bridleway and footpath leading up to the church.

For this to happen the applicant will have a 'key' to the barrier which prevents cars driving onto the bridleway/footpath. There are other users with access to the barrier, which include Thames Water, Electricity Board, The Church and residents of St Martha's Priory. There is a real concern that an additional 'key holder' will compromise security, with the very real possibility of fly tipping and anti-social behaviour.

Parking

The car park in Halfpenny Lane is always 'busy' and full at weekends. At times visitors park on the access road that leads up to the church, and indeed it is not unusual for cars to be parked in front/near the two properties, Southernway and St Martha's Priory. We feel that the coffee trailer will attract more visitors, who will stay longer, and add to the congestion. The 'access road' should be kept clear should an emergency vehicle be needed, allowing for the width of a fire engine and ambulance.

Traffic

We are very concerned that a 4x4 vehicle pulling a horse trailer on and off the site up to 4 times a week will severely impact the environment. Erosion of the sandy track is a concern, and the 'green' area which is currently in a 'fragile' state.

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Appendix 6

Undoubtably there will be a social media presence to the business which will attract more visitors from further afield. Halfpenny Lane already has too much traffic, being a short cut to Guildford, with courier/transit vans, food deliveries etc. Our concern is that the facility will attract more people.

Additionally, the lane is in a very poor' state, with environmental damage ongoing to the banks/verges. The applicant will be driving up and down the lane twice a day, and it only takes one inappropriately sized vehicle at a busy time of day to cause chaos, leading to more erosion, damage to the banks vegetation, and danger to the public.

Litter

This will not be confined to the parking area, our lanes and the 'hill' itself will undoubtedly become subject to coffee cups and detritus being disposed of inappropriately. The use of compostable cups/lids does not stop litter.

St Martha's Church

Volunteers operate a 'tea bar' from time to time in aid of the local food and hygiene bank. The 'green' area is also used by the church as additional parking for weddings and funerals.

In Conclusion

The location is in an Area of Outstanding Natural Beauty – AONB, and this proposal is likely to have an adverse impact on this particularly beautiful part of our Parish and therefore, on our residents. We see no obvious need for a coffee shop in this location.

St Martha Parish Council strongly oppose the application.

Yours sincerely

Anne Tait

Anne Tait
Parish Clerk for and on behalf of the St Martha Parish Councillors

-----Original Message-----

From: Mary Rigg

Sent: Friday, February 16, 2024 6:40 PM

To: Regulatory Services <regulatoryservices@guildford.gov.uk>

Subject: Coffee bean van - St Martha's car park

Good evening

We are local residents and are generally in favour of this facility. However we have concerns about the litter and disturbance such a van may create. After a weekend often the bins both around this car park and the Chantries are full, and worse, people leave their litter on the paths and near benches.

We would like further information and reassurance that the 'cafe' will leave no trace and take responsibility for all the litter, providing enough bins etc. We suggest a trial period of say 2 months to monitor the success of such a venture so residents can give more feedback.

Mary Rigg

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Appendix 7

From: Richard Rivers
Sent: Thursday, January 25, 2024 1:05 AM
To: Regulatory Services <regulatoryservices@guildford.gov.uk>
Subject: Application to Trade at St Martha's Hill Car Park

Dear Sir/Madam

As a resident of Halfpenny Lane, I am writing to object to the application made by "The Little Bean" on the following grounds;

Capacity. The trailer will occupy several spaces in the car park, attract more visitors and, in addition, visitors will stay longer to eat and drink in the car park. This will place an additional burden on the car park which even now is often completely full. When the car park is full people already park dangerously on Halfpenny Lane, and also on the private access to the adjacent houses and the track to St Martha's Church, impeding access, including for emergency vehicles.

Litter. It is highly likely that disposable cups and food wrappers will be a problem in the car park and on the bridleways in this AONB.

Traffic. Halfpenny Lane and most of the lanes that adjoin it are single track road used by walkers and riders as well as drivers. Traffic in the lanes is already a problem, with frequent altercations and several recent accidents. Any additional burden from casual visitors stopping for refreshments will add to the burden.

Furthermore, this will be exacerbated by the major Thames Water works due to start soon. Halfpenny Lane is to be a significant central works site for up to two years, with HGV traffic and one-way traffic light control.

Yours,
Richard Rivers
Halfpenny Lane resident.

From: Richard Rivers
Sent: Friday, February 2, 2024 1:30 PM
To: Regulatory Services <regulatoryservices@guildford.gov.uk>
Subject: Re: Application to Trade at St Martha's Hill Car Park

I recently registered an objection to the application to trade at St Martha's Hill car park.

I have subsequently learned that the application is to trade on the green to the north of the bridleway to St Martha's church, rather than the car park itself. I would therefore like to add the following grounds for objection.

- the green is outside the car park in a rural Greenbelt setting.
- it can only be accessed via a locked barrier designed to prevent access by unauthorised motor vehicles. The barrier is locked with a "daisy chain" of padlocks; one accessed by the water board, one by the electricity board and one by the church and the adjacent house. Daily access for a tea-truck will not be possible without a fourth padlock. There is an inevitable risk that the barrier will be left open, and the consequence is a severe risk of fly-tipping and/or vandalism at the church.
- a heavy trailer arriving and departing daily, will further damage the already severely eroded track, which is made of soft greensand and very vulnerable.
- volunteers periodically run a tea and cake stand at the church for passing walkers. This fundraising is important to the maintenance of this iconic building. Inevitably, income will be abstracted by "The Little Bean."

Overall, this is a completely unnecessary intrusion on a sensitive piece of green space used for all kinds of outdoor recreation.

Yours
Richard Rivers
Halfpenny Lane Resident

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Appendix 7

-----Original Message-----

From: Pam Powell

Sent: Monday, January 22, 2024 9:11 AM

To: Regulatory Services <regulatoryservices@guildford.gov.uk>

Subject: Licensing application

Dear Licensing Team

I am writing to object to the licensing application made by Little Bean to trade in the St Martha's carpark. My concerns are:

- over crowding. It is a small car park at a popular walking spot. A coffee van will make it an even more attractive destination, leading to parking in non-designated areas that restrict access for emergency vehicles to the properties located just beyond the car park. This was a serious problem we had a few years ago which required significant effort to remedy. We don't look forward to having unpleasant conversations with frustrated dog walkers who block access to our house. At that time we even had people parked across our drive so we couldn't get in or out.

- traffic. The lane leading to the carpark in both directions is single track with passing places with many walkers and cyclists, and will be the site of the Thames Water works for the next 2 years, with lights set up to control traffic in one direction at a time. The lanes simply cannot handle any further traffic.

- litter. This is an area of outstanding natural beauty with walking and bridle paths leading to an ancient Saxon church. Throw away coffee cups etc would be a blight on the natural environment.

Thank you for considering our concerns. If your team were minded to permit the license in spite of the potential problems, I would urge you to restrict the hours to weekdays only, to avoid the weekend which is particularly crowded, and with trading hours from 9-3 to avoid school run times when the lanes are also quite crowded. And to make continuation of the license dependent on there being no litter problems.

Yours sincerely

Pam Powell
Halfpenny Lane
Guildford
GU4 8PZ

From: Adrian Francis
Sent: Thursday, February 8, 2024 9:49 PM
To: Regulatory Services <regulatoryservices@guildford.gov.uk>
Subject: The Little Bean- Application to trade at St Martha's

Commenting on the above application I would like to register my concern about this application. Halfpenny Lane, which carries the traffic to St Martha's car park, is only a single track lane in most places and any increase in traffic would make the lane more crowded and more difficult to negotiate.

Similarly at the church car park if volumes increase.

The other issues is litter in this AONB. Certainly bins could be provided by the trailer but customers would take away drink containers and not everyone acts responsibly.

Adrian Francis

Whiteways Lodge
White Lane
Guildford
GU4 8PS

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Appendix 7

From: DP Griffiths

Sent: Sunday, January 21, 2024 9:36 AM

To: Regulatory Services <regulatoryservices@guildford.gov.uk>

Subject: The Little Bean application for a pitch at St Martha's Hill

Good morning

If a refreshment trailer were to sell it's wares at this site it would cause more traffic and harm to the environment.

A greater number of cars may damage the verges, lead to congestion and will inevitably leave rubbish scattered there and in the surroundings.

I strongly object to this proposal.

Yours sincerely

DP Griffiths

-----Original Message-----

From: Caroline Prestwich

Sent: Monday, January 22, 2024 2:06 PM

To: Regulatory Services <regulatoryservices@guildford.gov.uk>

Subject: Proposed Street Trading Licence for 'The Little Bean' in St Martha's Car Park

I am writing to strongly object to the proposed licence for a beverage van in St Martha's car park due the impact on already limited parking.

I have lived near St Martha's for over 20 years. The car park at St Martha's has become increasingly busy since lockdown and the addition of the adjacent SANG, particularly on the weekends. It is often full or difficult to park and as a result of this cars are now parking inconsiderately in non parking areas blocking access. The car park is not suited to lots of traffic as it does not have a hard surface and wear and tear has caused large gullies and troughs in the middle of the parking area.

Further, the car park is used for the church of St Martha's which has services and concerts throughout the year. Church attendees need to park in the car park and it is now becoming very difficult for anyone to park on the weekend to attend services.

Despite the best intentions there will inevitably be cups and rubbish dropped in this ANOB.

Kind regards,
Caroline Prestwich

Agenda item number: 2
Appendix 7

From: Philip Kealy
Sent: Friday, February 16, 2024 4:57 PM
To: Regulatory Services <regulatoryservices@guildford.gov.uk>
Subject: The Little Bean – Application to trade from horse trailer at St Martha's (

Dear Sirs

We note that The Little Bean has applied for street trading consent for 1 year between the hours of 8am to 5pm 7 days a week at

St Marthas Hill,
Halfpenny Lane,
Guildford
Surrey
GU4 8PZ

This car park is to service St Martha's church and people who wish to walk in an area of outstanding natural beauty (AONB) and a Special Area of Natural Greenery (SANG). In our opinion having a refreshment van sited in or near the car park will:

- take up valuable car park spaces - it is currently well used but the parking is probably sufficient for the current usage. If people were to remain in the car park for longer that could well tip the balance on the amount of parking required.
- inevitably Little Bean will want to put some table and chairs out also reducing the capacity of the car park and if sited nearby it will take away from the ambience of being in the country and in an AONB.
- the amount of litter is bound to increase which would certainly detract from such a beautiful area and will not be good for the natural habitat of the wildlife.
- the approach from Halfpenny Lane and the track going up to St Martha's is a fragile sandy track. Increased traffic will inevitably cause a deterioration of the track and probably increase the rate of it washing away.
- this is something that is neither Natural or Green in an area designated as a SANG.
- it could lead to an increase in traffic of people using the car park to use the services being offered by Little Bean as opposed to walkers and other existing users, for example tradesmen working in the area using it for their breaks. This would have the effect of reducing the parking capacity for existing users and also increasing the traffic on the surrounding narrow lanes which is already a concern.

If walkers require refreshments to be available then there are other sites for them to go to in the area, Newlands corner to name one, which has good access and many spaces.

We would be strongly opposed to the granting of a licence to not only Little Bean but any enterprise in the St Martha's car park. Do we really need such a facility to be available in this area which will I am sure make the area less attractive for the existing users?

Yours faithfully

Philip and Alison Kealy

-----Original Message-----

From: Juri de Geus

Sent: Monday, January 29, 2024 2:28 PM

To: Regulatory Services <regulatoryservices@guildford.gov.uk>

Subject: Trading at St Martha's carpark

Sirs,

Re: application to trade at St Martha' carpark.-

Undoubtedly this would cause more and different traffic, not just the rural pursuits in an AONB of walking and dog walking. Having a trader there is very likely to cause a spreading of rubbish, even if a condition is that the provider would be obliged to clear up any of that in the immediate environment and to take it all away, let's please leave St Martha's carpark pristine as it is. Ever since it was there, people have enjoyed it, to appreciate nature in a pure form. Does consumption of drinks etc.

really have to be added to that?

Juriana de Geus

Street Trading Application

Dear Sirs,

As a resident of Halfpenny Lane and a regular dog walker/horse rider in the area, I am well placed to comment on the street trading application for a 'coffee trailer' at St Martha's.

- 1. Location of The Little Bean coffee Trailer** I understand, having met with the applicant and the Surrey County Council Countryside and Access Officer that the 'coffee trailer' is to be located 'on the green' alongside the principal bridleway and footpath leading up to the church. In order for this to happen the applicant will have a 'key' to the barrier which prevents cars driving onto the bridleway/footpath. Other users with access to the barrier include Thames Water, Electricity Board, church and residents of St Martha's Priory. There is a real concern that an additional 'key holder' will compromise security, with the very real possibility of flytipping, anti-social behaviour. I am also concerned that a 4x4 vehicle pulling a horse trailer on and off the site up to 4 times a week will impact the environment, with erosion of the sandy track, and the 'green' area which is in quite a 'fragile' state, i.e. the grass is very short, patchy, will disappear.
- 2. Parking.** The car park in Halfpenny Lane in particular is always 'busy', full, on weekends. At times visitors park on the access road that takes you up to the church, and indeed it is not unusual for cars to be parked in front/near the two properties, Southernway and St Martha's Priory. I fear that the coffee trailer will attract more visitors, who will stay longer, and add to the congestion and overcrowded parking. We should remember that this 'access road' should be kept clear in the event an emergency vehicle is needed, allowing for the width of a fire engine as well as an ambulance.!
- 3. Traffic.** Undoubtably there will be a social media presence to the business which will attract more visitors from further afield. Anyone who knows Halfpenny Lane will be aware that it already suffers with much traffic, being a short cut to Guildford, with courier/transit vans, food deliveries etc. We could easily have a situation where we attract more people, drivers 'pulling up' to grab a hot drink. The lane is in a 'terrible' state as it is, with environmental damage ongoing to the banks/verges. I fear this could become worse. I'm also mindful that the applicant will be driving up/down the lane twice a day, not sure which direction, but as I know only too well, it only takes one inappropriately sized vehicle at a busy time of day to cause chaos, leading to more erosion and damage to the banks and vegetation.
- 4. Litter.** This will not be confined to St Martha's, our lanes and the 'hill' itself will undoubtedly become subject to coffee cups and detritus being disposed of inappropriately. The applicant is evidently going to be using compostable cups/lids but I'm afraid this does not allay my fears.
- 5. St Martha's Church** operates a 'tea bar' from time to time in aid of the local food and hygiene bank. The 'green' area is also used by the church as additional parking for occasions of weddings/funerals. I do acknowledge that the applicant said they would 'avoid' such events.

Please remember this is an area of Area of Outstanding Natural Beauty. We are already well served with coffee shops and the like, in Guildford and more recently Merrow. Newlands Corner has a cafe on site and also the Plucky Pheasant opposite, with good parking and road network.

I hope these concerns are taken into serious consideration.

Clare Price, Halfpenny Lane.

From: Katie Atkinson
Sent: Sunday, January 21, 2024 6:07 PM
To: Regulatory Services <regulatoryservices@guildford.gov.uk>
Subject: St Martha's Application

Hello,

I am a local resident and wanted to share that I am in favour of the proposed business launching at St Martha's. I think it will be a great addition to the area. See attached.

Best,
Katie

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