

-----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 Chuntries 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

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

-----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

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

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