

**Bristol City Council
Public Safety and Protection Committee**

1 July 2014

**Application for the Grant of Street Trading Consent at Plaza
Outside St Johns Court, Whiteladies Road, Bristol, BS8 2QY**

Applicant: Mr Patrick Grant-Sturgis

Proposed trading name: Roasted Rituals Coffee

Report of the Director of Neighbourhoods

Purpose of Report

To determine an application for the grant of a Street Trading Consent at the following location: Plaza Outside St Johns Court, Whiteladies Road, Bristol, BS8 2QY

Background

1. With effect from 1 May 2009 the above location was designated as a consent street for the purpose of street trading legislation. Any street trading at that location other than under a street trading consent issued by the Council would constitute a criminal offence.
2. General and unique conditions (specific to this consent) currently attached to this consent are shown at Appendix A.
3. On 19 February 2014 Mr Patrick Grant-Sturgis applied for a street trading consent which, if granted, would enable Mr Grant-Sturgis to trade lawfully at the above location. The application seeks the sale of the following goods : Coffee

During the hours of:

Monday to Friday - 08:00 - 16:00

4. A copy of the application is attached as Appendix B.
5. Photographs of the unit and a site location plan are attached at Appendix C and D respectively.

Consultation

6. In line with the Council's policy consultation has taken place with the following interested parties:-

Local Residents
Local businesses
Bristol City Council – Highways officer
Bristol City Council – Planning Team
Bristol City Council – Food Safety Team
Bristol City Council – Pollution Control Team
Bristol City Council – Councillor
Avon and Somerset Police

Consultation Responses

7. The following responses have been received.

Appendix E - Residents/businesses against

Appendix F - Response received from the applicant

8. Schedule 4 to the Local Government (Miscellaneous Provisions) Act 1982 deals with street trading consents. Subject to certain exemptions that do not apply to this application, Paragraph 7 enables the council to grant a licence if they think fit. The council may attach such conditions as they consider necessary, which may include among other things conditions to prevent obstruction of the street or danger to persons using it, nuisance or annoyance etc. A consent may include permission for its holder to trade in a consent street from to trade from a stationery van, car, barrow or other vehicle, or from a portable stall. Unless such permission is included the act prohibits a consent holder trading from a van or other vehicle or from a stall, barrow or cart.

If such a permission is included then the council may include conditions

(a) as to where the holder of the street trading consent may trade by virtue of the permission; and

(b) as to the times between which or periods for which he may so trade.

A street trading consent may be granted for any period not exceeding 12 months but may be revoked at any time. The holder of a street trading consent may at any time surrender his consent to the council and it shall then cease to be valid.

9. Mr Grant-Sturgis has been provided with a copy of the report and has been invited to the meeting.

RECOMMENDED the committee is asked to determine the application

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985
Background papers**

Contact Officer: Mr Carl Knights, Senior Licensing Officer,
Neighbourhoods

Ext: Telephone 0117 914 2246

APPENDIX A

GENERAL CONDITIONS THAT WILL NORMALLY BE ATTACHED TO STREET TRADING CONSENTS

The consent holder shall only trade on the days and between the times stated on the consent.

1. The consent holder shall only trade in the description of articles stated on the consent.
3. The consent holder shall not carry on business on any street so as to cause obstruction or cause danger to people using the street.
4. The consent holder shall not carry on business from any vehicle or erect or place any stall or other structure in any street except in the area mentioned in the consent.
5. The consent holder shall not sell, offer or expose for sale any goods or articles other than those described within the principle terms of this consent.
6. The consent holder shall on all occasions, when carrying on business, be strictly sober, and conduct him/herself in a proper, civil and courteous manner, and he/she shall not carry on his/her business in such a way as to cause annoyance to the occupier or person in charge of any shop, business, resident, or any person using the street.
7. The consent holder shall at all times conduct his/her business and position any vehicle used by him/her in connection with his/her business in such a manner that no danger is likely to arise to persons trading or intending to trade.
8. The consent holder shall at all times conduct his/her business in a clean and tidy manner.
9. The consent holder shall ensure that a copy of the consent is clearly visible to the public.
10. The consent holder shall not permit any person to assist him/her in his/her trading unless the details of that person have been

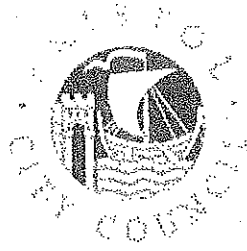
supplied to the Licensing Authority. Any such person shall be issued with an identification badge by the Licensing Authority.

11. If, during the currency of any consent any material change occurs in the facts of which particulars and information were contained in, or given along with, the application for the consent, the holder of the consent shall report such changes to the Licensing Authority within 72 hours of that change.
12. Any motor vehicle used for the purpose of street trading shall at all times be in a roadworthy condition and have the relevant documents i.e. insurance, tax and MOT to make the use of that vehicle on a road legal. These documents will be produced by the consent holder to any police officer or authorised officer of the Council.
13. Neither the consent holder nor any assistant shall display merchandise which is likely to cause offence or distress to any other person or which would be deemed an offence under any other legislation.
14. A consent holder selling food shall at all times comply with any food hygiene regulations in force at that time, and when required by the Licensing Authority, shall produce appropriate food handling certificates.
15. The city council reserves the right to alter or amend these conditions at any time.
16. The subletting of any consent is prohibited.
17. The consent holder shall be responsible for the temporary storage of refuse, liquid and other material accumulated or created whilst trading and its subsequent removal from the site. The removal and disposal must be to the satisfaction of the council.
18. The consent holder shall not cause any nuisance or annoyance to persons using the street.
19. The consent holder if intending to sell food from a stationery vehicle/stall shall operate from a purpose made vehicle/stall constructed and managed so as to comply with the relevant hygiene regulations currently in force within the provisions of the

Food Safety Act 1990, and any subsequent changes to those regulations.

Unique Conditions

1. The consent holder shall not cause any nuisance or annoyance to any persons using the street or to any other premises within the vicinity.
2. No electrical generator shall be used in connection with the business/use of the trading unit.



Bristol City Council
 Licensing Team, Princess House, Princess Street, Bristol, BS3 4AG
 Tel 0117 914 2500 Fax 0117 914 2515
 Email licensing@bristol.gov.uk Web www.bristol.gov.uk/streettrading

Application for the GRANT of a Street Trading Consent

Schedule 4 Local Government (Miscellaneous Provisions) Act 1982

Where a location is currently under consultation no further applications for that particular location will be accepted.

Part 1 – Your Details

Surname or Family name	GRANT - STURGIS
First Name(s)	PATRICK

Date of Birth	Day 24	Month 05	Year 1978
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Current Residential Address	EXELAND, BICKLEIGH, TIVERTON, DEVON EX16 8RA.
IN B/W HOMES. MOVING TO 7 NORMANTON RD, CLIFTON.	
Post Code	EX16 8RA.
Contact Telephone Number(s)	07967 998684
Email address	patrickgrantsturgis @ hotmail.com

Part 2 – What will you be selling?

I wish to apply for the following type of consent (please tick)	
Static consent	Mobile consent <input checked="" type="checkbox"/>
Type of goods to be sold (i.e hot food, jewellery etc)	ETHICALLY SOURCED COFFEE + SOLD AS CUPS OF COFFEE.
If you sell hot/cold food, has your vehicle or trailer been examined by environmental health officers to ensure compliance with food hygiene requirements?	Yes <input checked="" type="radio"/> No <input type="radio"/>
If you answered YES please provide details of the Local Authority which has examined the trailer or vehicle (You must produce any certification in relation to this)	BRISTOL CITY COUNCIL. APPROVED AS TACIT CONSENT APPLIES. REF: NHS/YW100415

Part 3 – Where will you be trading

Please provide detail of the location from which you wish to trade. Include the name of the street and any other identifying details	ST. JOHNS COURT, WHITELADIES RD, BRISTOL BS8 2QY. TITLE NO: BL 74193 OFF THE RD, ON PRIVATE LAND IN FRONT OF ST. JOHNS COURT.
Where is the vehicle or trailer being stored when not being used?	CLIFTON, OFF-STREET RA PARKING. MOVED FROM ST. JOHNS AT THE END OF EVERY DAY.
Name and contact details of the owner/person/occupant that controls the land from which you wish to trade.	IAN BERNARD HEWETT 50 BATH ROAD, FROME, SOMERSET, BA11 2HH ianhewett2@blueyonder.co.uk 07970 508630

Please provide the following:

- A map indicating the precise location from which you wish to trade and a photograph of the site you wish to trade from.

- Written permission to use the land from the relevant person (unless the land is owned by Bristol City Council)

We will not be able to process the application without this information.

Part 4 – The trading unit that you propose to use

I propose to trade from						
Van	<input checked="" type="checkbox"/>	Trailer	<input type="checkbox"/>	Cart	<input type="checkbox"/>	Barrow
Other please specify		_____				
Please submit the dimensions of the trading unit and three colour photographs illustrating different elevations of the unit.				LENGTH : 4.90 m		
				DEPTH : 2 m		
				HEIGHT : 2.20 m		
If you are using a motorised vehicle please ensure that a photograph includes the vehicle registration number.						
<i>Please note that if you intend to trade from a motor vehicle then you must produce current insurance and MOT.</i>						
Proposed trading name				ROASTED RITUALS COFFEE		

Part 5 – Trading Assistants

Will you be using any assistants?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	<input type="checkbox"/>
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If YES please complete the Application Form for any Assistants.

Part 6 – When will you be trading?

	Mon	Tues	Weds	Thurs	Fri	Sat	Sun
From	8	8	8	8	8		
To	4	4	4	4	4		

If you wish to sell hot food after between the hours of 23:00 and 05:00 on any day you will also require a Premises Licence issued under the Licensing Act 2003.


If you are not applying for an annual consent please identify the months you wish to trade:

.....
 Proposed commencement date of consent..... 1st APRIL 2014.

Section 10(3) of the Local Government (Miscellaneous Provisions) Act 1982 states:

Any person who, in connection with an application for a street trading licence or for a street trading consent, makes a false statement which he knows to be false, in any material respect or which he does not believe to be true, shall be guilty of an offence.

I (print name) PATRICK GRANT STUKIS have read the above and confirm that all the information submitted in respect of this application is true to the best of my knowledge.

Signed..... 

Date..... 11/02/14

Checklist – Please ensure that the following documents are included with your application:

- 1. Map of location**
- 2. Photographs of site**
- 3. Two colour passport size photographs of the applicant**
- 4. Two colour passport size photographs of assistant/s (if applicable)**
- 5. Three colour photographs of trading unit**
- 6. Copy of public liability insurance**
- 7. Evidence of compliance with food hygiene requirements (if applicable)**

Please return this application form to the Licensing Office.

APPENDIX C



ROASTED RITUALS
Coffee Co.
COFFEE

ROASTED RITUALS
Coffee Co.



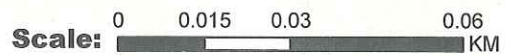
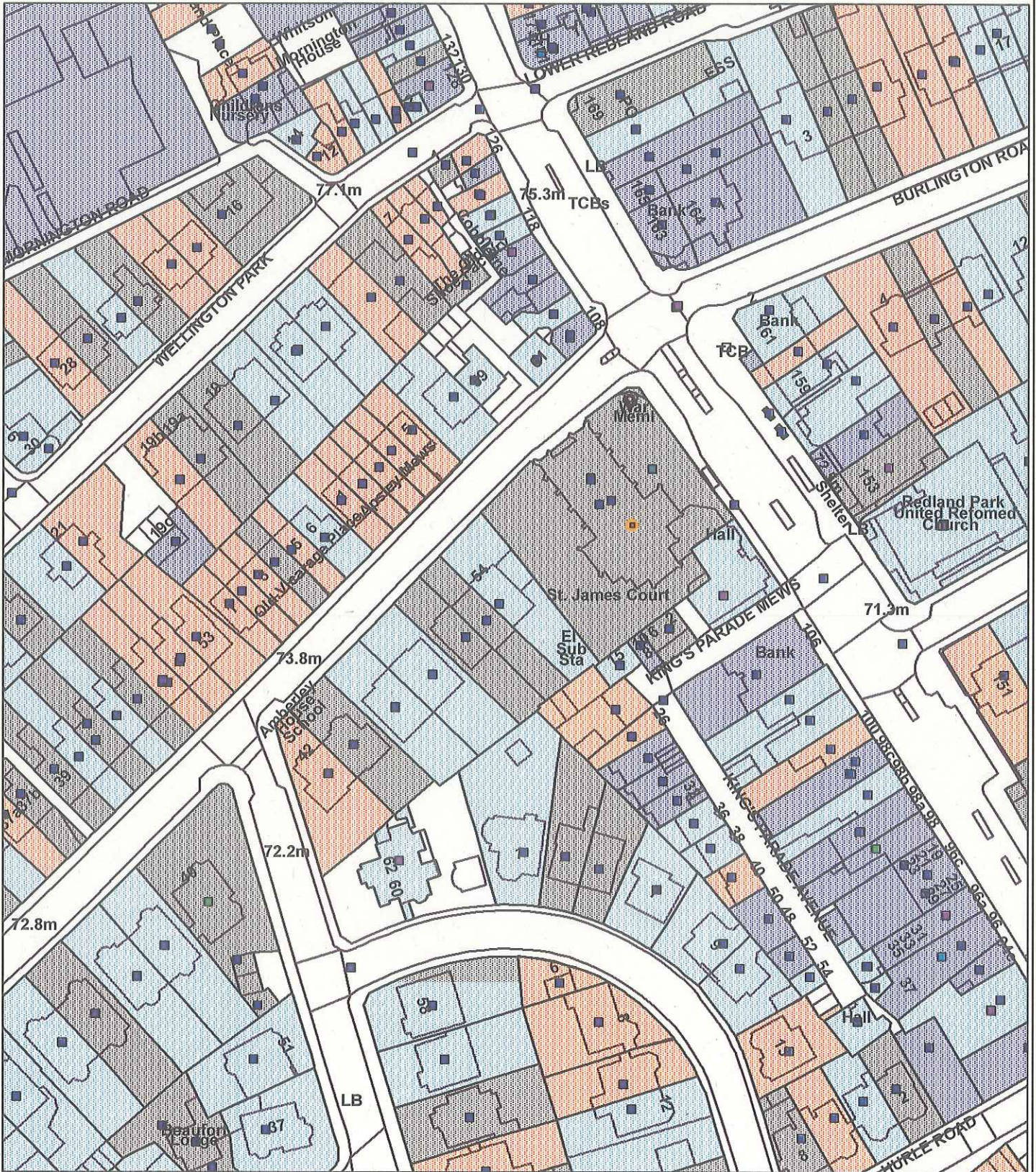
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Roasted Rituals



Not Set



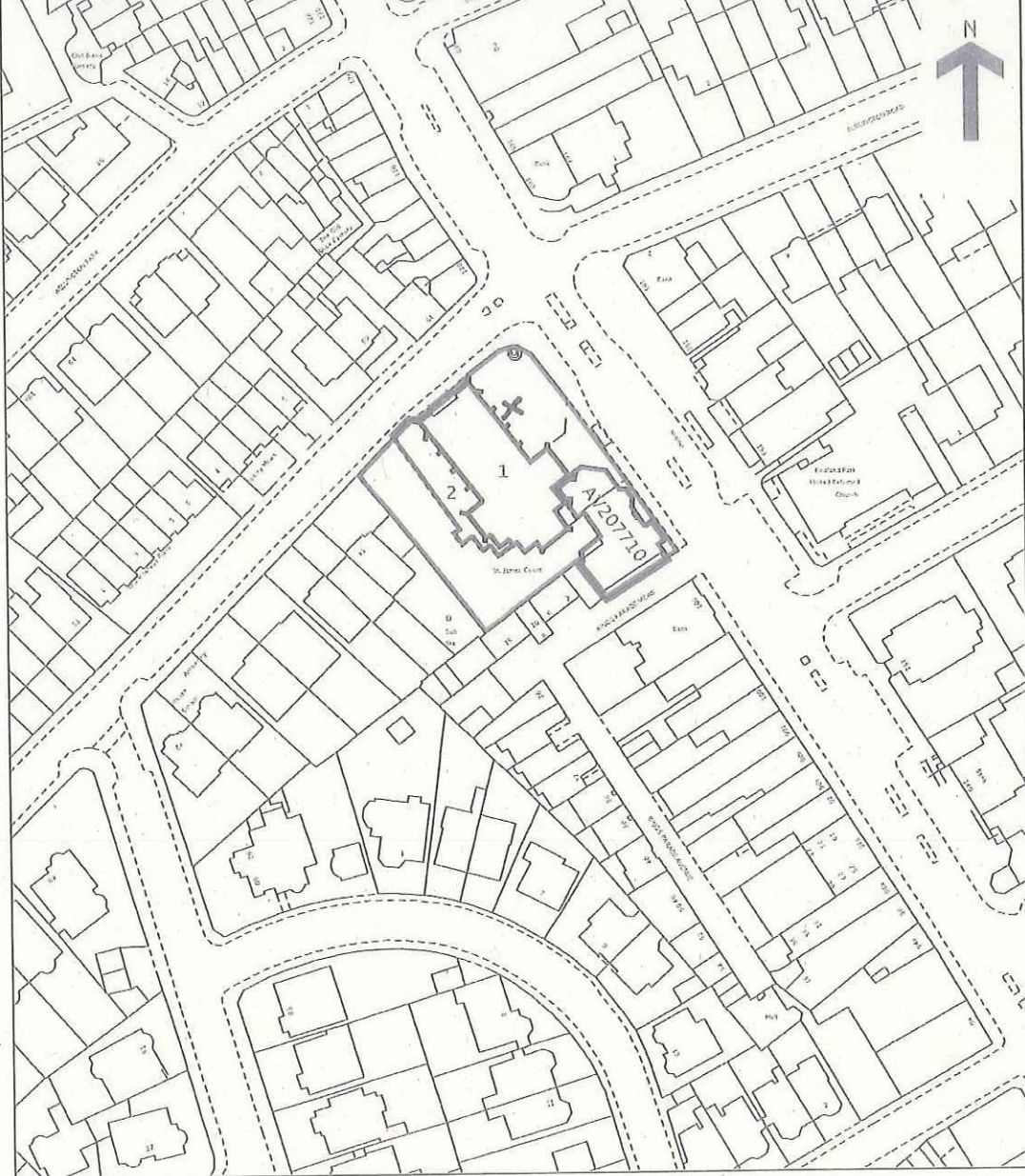
18/06/2014

Land Registry
Current title plan

Title number BL74193
Ordnance Survey map reference ST5774NW
Scale 1:1250
Administrative area City of Bristol



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X = MARKS THE POSITION OF WHERE I
WOULD LIKE TO TRADE.

This is a copy of the title plan on 30 DEC 2013 at 20:12:20. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Gloucester Office.



From:
Sent: 11 March 2014 11:29
To: DET&L Licensing
Subject: Application number 13/06843/STCINN
Attachments:

Dear Sirs

With reference to your letter kindly sent in relation to a street trading consent for the plaza outside St Johns courtyard, Whiteladies Road, Bristol. As a business owner sited opposite the site we object to the application to allow street trading on several counts. Firstly there are already numerous coffee shops and cafes in the immediate vicinity (at least seven within 100m). All offer take away facilities so an additional outlet is not really required, neither will it add anything new to the appeal of the area. These businesses pay rent, rates and council tax and their ability to trade in difficult times will be undermined by a low overheads operation on their doorstep. The occupancy of these units is crucial for the long term sustainability of the shopping area. There are already too many empty units in the immediate area, these need to be occupied before additional commercial enterprise permissions are granted. The area of land is a former church graveyard not a 'plaza'. There are several graves still in situ around the edge of the paved area and a wall memorial occupies one corner of the site, therefore is a commercial enterprise really suitable for this location? We also have concerns about the litter and waste associated with an enterprise of this sort. There has been ongoing rodent/pidgeon related activity and nuisances in this location and a food and beverage outlet operating out of a trailer is not going to help in this respect.

We support the use of the land for the bi-monthly farmers market on Saturday mornings. The variety of products on offer actively draw in customers to the event and it has proved to be a huge success. Ironically one area that is not covered at this event is a take away coffee stall.

Regards

From:
Sent: 18 March 2014 14:21
To: DET&L Licensing
Subject: Planning app no:-13/06843/STCINN

Dear Sir

I am writing as the owner of _____, this property has a _____ shop on the ground floor and like many local businesses is finding the market difficult at this present time.

To add yet another coffee outlet will merely cause an existing one to fail.

I would ask you to take this into consideration while determining this application.

Regards

From: Winning Whiteladies
Sent: 18 March 2014 11:03
To: DET&L Licensing
Subject: Street Trading Consent Application 13/06843/STCINN

I write in connection with the above application for a Street Traders Permit for a mobile hot and cold drinks van on the Plaza outside St Johns Court, Whiteladies Road.

I represent the Winning Whiteladies Traders Association covering the greater Whiteladies area.

I have consulted with a number of the businesses in the immediate vicinity of the proposed site and there is considerable concern about the impact this vehicle may have on the businesses established in the area.

Within 100 metres of St Johns Plaza we have

Cafe du Jour

Cafe Cosmopolitan

Lashings

Latimers

Divino Deli

The Marmalade Cafe

Plus many more restaurant businesses, all of these are paying high rents and business rates and any impact that adversely affects their turnover and margins could seriously jeopardize their viability.

There is also considerable public angst over the number of coffee shops, cafes, and restaurants that are in the area already, what people are asking for is 'real shops' selling fruit and vegetables, shoes, clothing, fish etc.

Additionally a mobile vendor would detract from the visual amenity that St Johns Plaza brings to the area.

Kind regards

Winning Whiteladies
c/o Clifton Down Shopping Centre
Whiteladies Road
Bristol
BS8 2NN

From:
Sent: 16 March 2014 19:09
To: DET&L Licensing
Subject: Application: 13/06843/STCINN

Ref: 13/06843/STCINN

Dear Sir/Madam

I write with regard to the above street trading application.

We are an independent café located approximately 30 metres from the site of the application and strongly oppose consent being given.

We have been trading for 15 years and over that time we have seen trade decrease due to the closure of businesses such as Woolworths and others who attracted shoppers into the area and we have also lost a massive amount of passing student trade since the launch of a regular bus service from the student halls to Bristol Uni and back.

At present there is already 7 café type businesses operating within approximately a 50 metre radius of St Johns Court which is more than enough to serve the area which is overcrowded as it is! and already gives plenty of choice.

As a business owner we would be paying substantially higher costs including high rent and business rates which would put us at a competitive disadvantage compared to a Motorised Van business. A Motorised Van selling coffee etc. will not attract any new customers but will take away custom from the existing businesses and this would put us under severe pressure if our sales drop any further. If we went out of business there would be 6 more people claiming benefits!

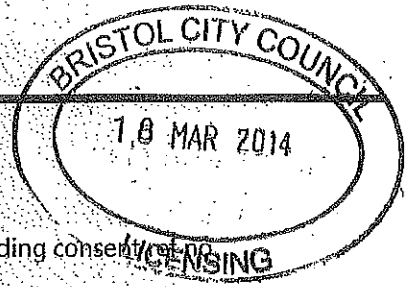
There are a large number of empty shops in this location that need to be occupied to help bring people into the area. There would also be issues with regard to litter and the attraction of more vermin into the area.

If St Johns Court is to be used it should be used by businesses that would attract new customers to the area rather than a business that would only take away customers from existing businesses.

We strongly oppose consent being given for the above reasons and believe that if consent is given for a Motorised Catering Van it would be in direct competition to us and would have a serious effect on our ability to continue to trade.

Yours sincerely

idateo	Date	Init
cordeo		



From: [redacted]
Sent: 18 March 2014 12:38
To: DET&L Licensing
Subject: OBJECTION OBJECTION OBJECTION to street trading consent
 13/06843/STCINN

As owners and operators of [redacted] we very strongly OBJECT to this application for a van selling hot and cold drinks and associated sundries to be parked up around the corner from our cafe for 5 days a week!!!!!!

We feel that the local community is more than sufficiently provided for by a large and increasing variety of food and drink outlets, most of which, like us, are small independent family run businesses with high rent and rates to pay for being here.

There are plenty of empty premises on Whiteladies rd which can be taken up by people wanting to sell food and drink, thus paying for the pleasure AND taking the same risks as we do for being here and trying to make a living.

We are astounded, angry and disheartened that this proposal is even being considered!!!

Please advise the person with their van to go elsewhere, preferably in the middle of nowhere, where there aren't already lots of people paying dramatically more for what he/she wants to do right under our very noses!

From:
Sent: 13 March 2014 10:58
To: DET&L Licensing
Subject: Application ref number: 13/06843/STCINN

I wish to object to the above application. There are already several cafes in the immediate area & there is no need for a mobile van as well. It will contribute to litter in the area.

From:
Sent: 19 March 2014 14:42
To: DET&L Licensing
Subject: Application ref no: 13/06843/STCINN
Attachments:

We are a small business based on Lower Redland Road.

We would like to register a NO vote to the idea of a coffee cart at the site of the War Memorial.

We believe there are enough cafes and coffee outlets already in this area. The existing businesses bring prosperity to the community and surely a 'mobile' outlet will impact on their current business.

From:
Sent: 18 March 2014 21:27
To: DET&L Licensing
Subject: application 13/06843/STCINN

Dear sirs

I write as a business owner in regards to the street trading consent application REF: 13/06843/STCINN

I would like to express my concern of the use of a motorised van in the plaza outside St John's Court, Whiteladies Road, Bristol.

As a new business that has been open for only 6 months, having a van like this around the corner will damage any new custom and possibly take away current custom which is very slowly starting to build up in

Since opening on Worrall Road the response from local residents has been great because we offer something 'different' than other coffee shops and cafes ect and they love the fact we are an independent family business. Having this van will spoil the cultural surroundings and the 'local shops' community which is starting to rebuild on Whiteladies Road. Not only will it look out of place in that location, it will look unsightly too. I really don't think Whiteladies Road needs anyone else to sell hot drinks and sundries as there are so many around already. Whiteladies Road needs more local produce such as butchers or fish mongers, not random vans dumped in a corner.

I'm sure I express my concern with other high rent paying and high rate paying business owners, having this van would not benefit trade or the local community in any way at all and is simply not needed or beneficial in any way.

From:
Sent: 13 March 2014 15:55
To: DET&L Licensing
Subject: 13/06843/STCINN

Dear sir/madam,

I represent the business _____ based on _____ We would like to register a "no" vote for the potential coffee cart request by the war memorial. As a shop paying high business rates this seems highly disadvantageous to us!

Kind regards,

From: [redacted]
Sent: 13 March 2014 18:04
To: DET&L Licensing
Subject: application ref.no. 13/06843/STCINN

Dear [redacted]

I am a coffee shop owner of [redacted] I have to object this application because not enough trade for all of us three coffee shops with in 60 yards' [redacted] and we all pay very high rent and rate
best regards

Wristo, City Council

Validated	Date	Init
Recorded		
Scanner		

From:
Sent: 11 March 2014 16:01
To: DET&L Licensing
Subject: Street Trading Application - Ref. 13/06843/STCINN

I am writing to object to this application.

This would be a very unwelcome and ugly addition to the road. I live just the other side of the St Johns Church which is a beautiful listed building.

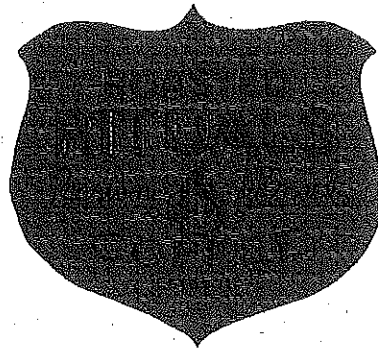
This would be totally out of keeping with the area and is unnecessary as there are a number of cafés very close by.

Please can you register my objection.

Regards.

13/06843/STCINN

Validated	Date	Init
Recorded		
Approved		



11.04.14



Dear Sir,

Re: Street trading consent application (13/06843/STCINN). Roasted Rituals Coffee Co. plaza outside St. Johns Court, Whiteladies road, Bristol.

Firstly thank you for your time in dealing with my application submitted on the 19th Feb 2014 and for allowing me to raise matters in support of the application. From the eleven emails of objection the same points are raised in each to a certain degree. So I will not address each letter individually (although happy to if required) but will comment on every objectionable point raised, in no particular order. I feel this to be the most sensible approach.

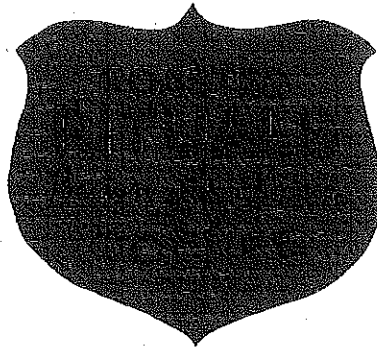
1. Rent and Rates – competitive disadvantage

To say street trading is unfair to other businesses because one takes less business risk than higher rent/rate paying business owners is an unreasonable argument.

As a producer and street trader we pay rent and rates applicable to our business at both our production site and our site of trade. We pay for additional licensing and overheads all of which are in accordance with local authorities, which set the requirements for all businesses.

Business owners have the opportunity to access their own level of risk and negotiate the most favorable terms at the time of their lease agreement; if their business is struggling to survive, then I would suggest poor judgment, lack of market research, previous experience in the industry, and possibly an inadequate retail offering might be the cause, rather than the scapegoat option of another businesses getting 'a better deal' on their rent and rates.

It is true there are a number of vacant premises within the shopping area, which do need occupying, however I suspect if we had to apply for planning in any of these units, thus not "undermining" other businesses due to low overheads, we would still be in the same predicament of appealing.



2. “public angst” over yet another coffee provider

I am the first to admit I hold the same sentiments when I see yet another café open and operated by individuals who have had little, if any previous experience in running a café or food and beverage business.

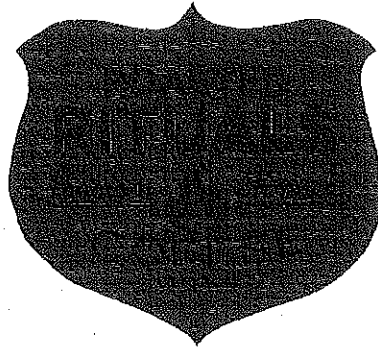
The coffee market has become saturated by both innocuous coffee chains and very average independent cafes, which have been opened by people who for whatever reason think running a successful café without industry experience is an easy operation. Naturally these business owners are always the first to fiercely protect what few customers they have, but fail to realise that unless they carve out their own unique selling point, they are just adding to the dilution of what is otherwise a very innovative, specialised and culturally interesting industry. As a result, I can understandable why people are cynical about the prospects of another coffee provider.

‘Roasted Rituals’ however, is different in that we are an independent, family run business. We are producers as well as traders, and we specialise in the craft of roasting, and sourcing coffee ethically from around the world. We are the only specialist coffee business on Whiteladies Road, whose primary retail product is freshly roasted coffee beans. We have visited most of the coffee communities we buy from, we understand how our coffee is grown, harvested and processed, and are able to share that knowledge in great depth.

Our target market is the growing number of individuals who appreciate the quality and provenance of their coffee and how it is handled from crop to cup. And those wanting to buy freshly roasted coffee beans direct from a roaster.

We offer much more than just cappuccinos and lattes. We provide a roast to order service, which is not offered by any other cafe in question, and use manual brew methods, which highlight regional characteristics of our coffee origins. Again no other café provides alternative brew methods to espresso based drinks. We do this because it is a unique way of showcasing our coffee beans rather than the beverage itself.

Contrary to objections, our business would add not “spoil” the growing independence of local businesses on Whiteladies Road. Where else can residents buy fresh coffee direct from their local coffee roaster? It is not our intention to compete head-to-head with nearby cafes. The advantage of having an inviting sofa, hot food, and a wifi connection is always going to appeal to the vast majority of customers. However we do feel there is also room for more specialized trade which meets the growing demand for specialty, artisan products, and direct trade with producers.



I feel many of the business owners who objected to our proposal also want this for their community. Perhaps if they'd taken a minute to visit our website and see what 'Roasted Rituals' is about, they might realise that we are in fact the very type of independent, small business they should be encouraging.

I might point out that every conceivable business now serves coffee, from gas stations to grocery stores, fish restaurants and bookshops. It's a huge shame that the very producer who passionately sources and roasts the coffee, who meets with the farmers who grew it, ends up being the one who is criticized for trading and diluting the spirit of independence and local trade.

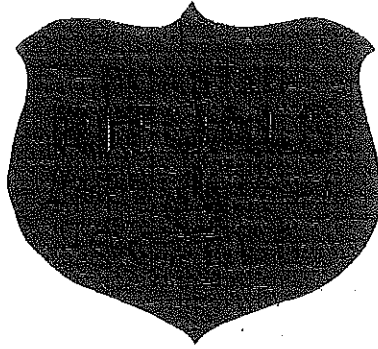
3. Regarding visual offence and impact of litter.

We have taken great care and expense to refit our classic 1963 Citroen H van with aesthetic integrity. Our street image is in keeping with the craft nature of what we do – small batch coffee roasting, and that of an independent local business. Our van is eye catching because it is a lovely old classic, re-furbished and fitting as an artisan coffee outlet. We are by no means "random" or being "dumped in a corner", we have chosen this spot because we want to be able to offer our coffee beans directly to customers in the same manner other local growers and producers trade at market.

Litter: Our company's ethos is centered on sustainability, improving environmental and agricultural practices, and protecting wildlife.

I can assure the council and residents we will put in good measures to ensure the area remains litter free. We will provide a large bin for general waste and also one for re-cycling. Under the terms of the lease agreement with the owner of St.Johns Court, it is a requirement that we keep our immediate area free from litter, otherwise the lease will be terminated. Our paper cups are biodegradable and the lids are also recyclable.

The van will not be operating on weekends so wont be interfering with the Whiteladies market held twice a month, or be impacting/competing with local cafes during their peak weekend trade. We will also be trading no later than 4pm.



4. No cafes positioned within 100 meters of St. Johns plaza. Below I've listed the true distances from St Johns plaza to the following:

Freshly Ground: 130 meters

Café du Jour: 230 meters

Café Cosmopolitan: 120 meters

Lashings: 270 meters

Latimers: 200 meters

Divino Delicatessen: 300 meters

Marmalade Café: 300 meters

To conclude, I hope the council can appreciate our proposal to street trade is backed by a unique offering to local residents and the wider community. I believe many of the objections were mislead in assuming something reminiscent of a burger van was going to be trading in there vicinity, and I hope I have provided sufficient evidence to convince the council otherwise.

We are passionate local coffee roasters who care massively about our local community and supporting fair, independent trade. As a company we believe in setting standards and working together with other cafes to enhance the coffee industry, which could otherwise be lost in the mediocrity of big chains, frothy fluff and Americanized drink sizes.

Thank you for taking the time to read this lengthy letter in support of our application. I hope we have made our points clear, and we appreciate your further consideration.

Kind regards,

Patrick and Tahi Grant-Sturgis