

**BRISTOL CITY COUNCIL
PUBLIC SAFETY AND PROTECTION COMMITTEE
3 July 2012**

**Application for the Grant of Street Trading Consent at Corner
of Victoria Street and Bath Street**

Applicants: Zoe Heron

Proposed trading name: Woolly Cactus

Report of the Director of Neighbourhoods

Purpose of Report

1. To determine an application for the grant of a street trading consent at the following location: Corner of Victoria Street and Bath Street

Background

2. With effect from 1 May 2009 the above location has been designated as a consent street for the purpose of Schedule 4 to the Local Government (Miscellaneous Provisions) Act 1982. Any street trading at that location other than under a street trading consent issued by the Council would constitute a criminal offence.
3. General conditions which would be attached to a consent if granted are at Appendix A
4. On 17 April 2012 Ms Zoe Heron applied for a street trading consent which, if granted, would enable the applicant to trade lawfully at the above location. The applicant has applied to sell the following goods

Tex Mex Food :

During the hours of 0800 – 2000 Monday – Sunday

5. The application form is attached at Appendix B. Photographs of the unit are attached at Appendix C and a site location plan at Appendix D.

6. Consultation

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

7. Consultation Responses

The following responses have been received.

Appendix E – Bristol City Council Highways Officer

Appendix F – Local businesses

Appendix G – Local residents

Appendix H – Responses received after the end of the consultation period

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 consent 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 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. Ms Heron has been provided with a copy of the report and has been invited to the meeting.

APPENDICES

Appendix A – Standard conditions attached to street trading consents

Appendix B – Application form

Appendix C – Photographs of proposed vehicle

Appendix D – Site location plan

Appendix E – Response from BCC Highways Officer

Appendix F – Response from local businesses

Appendix G – Response from local residents

Appendix H – Responses received after the end of the consultation period

RECOMMENDED The Committee is asked to determine the application

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Background papers

**Contact Officer: Ms Abigail Holman
Senior Licensing Officer
Neighbourhoods**

Ext: Telephone 0117 9142500

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.



Application for the GRANT of a Street Trading Consent

Schedule 4 Local Government (Miscellaneous Provisions) Act 1982

Bristol City Council is under a duty to protect the public funds it administers, and to this end may use the information you have provided on this form for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes. For further information, see <http://www.bristol.gov.uk/nfi> or contact the Licensing Team at or on 0117 9142500

Part 1 – Your Details

Surname or Family name	HERON		
First Name(s)	ZOE		
Date of Birth	Day 13	Month 06	Year 82
Current Residential Address	8 ERNESTVILLE RD BRISTOL		
Post Code	BS16 3DB		
Contact Telephone Number(s)	07841 578 861		

Part 2 – What will you be selling?

I wish to apply for the following type of consent <i>(please tick)</i>			
Static consent	<input checked="" type="checkbox"/>	Mobile consent	<input type="checkbox"/>
Type of goods to be sold <i>(i.e hot food, jewellery etc)</i>	TEX - MEX FOOD		
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 type="checkbox"/>	No <input checked="" type="checkbox"/>
If you answered YES please provide details of the Local Authority which has examined the trailer or vehicle <i>(You must produce any certification in relation to this)</i>			

Part 3 – Where will you be trading

Please state the exact location from where you wish to trade, and including the name of the street (if applicable)	CORNER OF VICTORIA ST AND BATH ST.		
Where is the vehicle or trailer being stored when not being used?			
Do you know the owners or person/company that control or manage the land from which you intend trading? If YES you MUST produce written permission from the land owner.	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>

Please provide a map indicating exactly where you wish to trade and a photograph of the site you wish to trade from.

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		Trailer	<input checked="" type="checkbox"/>	Cart	
Other please specify					
<p>Please submit the dimensions of the trading unit and three colour photographs illustrating different elevations of the unit.</p> <p>If you are using a motorised vehicle please ensure that a photograph includes the vehicle registration number.</p> <p><i>Please note that if you intend to trade from a motor vehicle then you must produce current insurance and MOT.</i></p>		<p>PICTURES WERE SENT VIA EMAIL AS PER PREVIOUS AGREEMENT</p> <p>DIMENSIONS: LENGTH 169" INCHES WIDTH 84"</p>			
Proposed trading name		WOOLY CACTUS			

Part 5 – Trading Assistants

Will you be using any assistants?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
--	------------	--------------------------	-----------	--------------------------

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	0800	0800	0800	0800	0800	0800	0800
To	2000	2000	2000	2000	2000	2000	2000

If you wish to sell hot food after 11.00pm you will 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.....

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) ZOE HERON 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..... 15/04/12

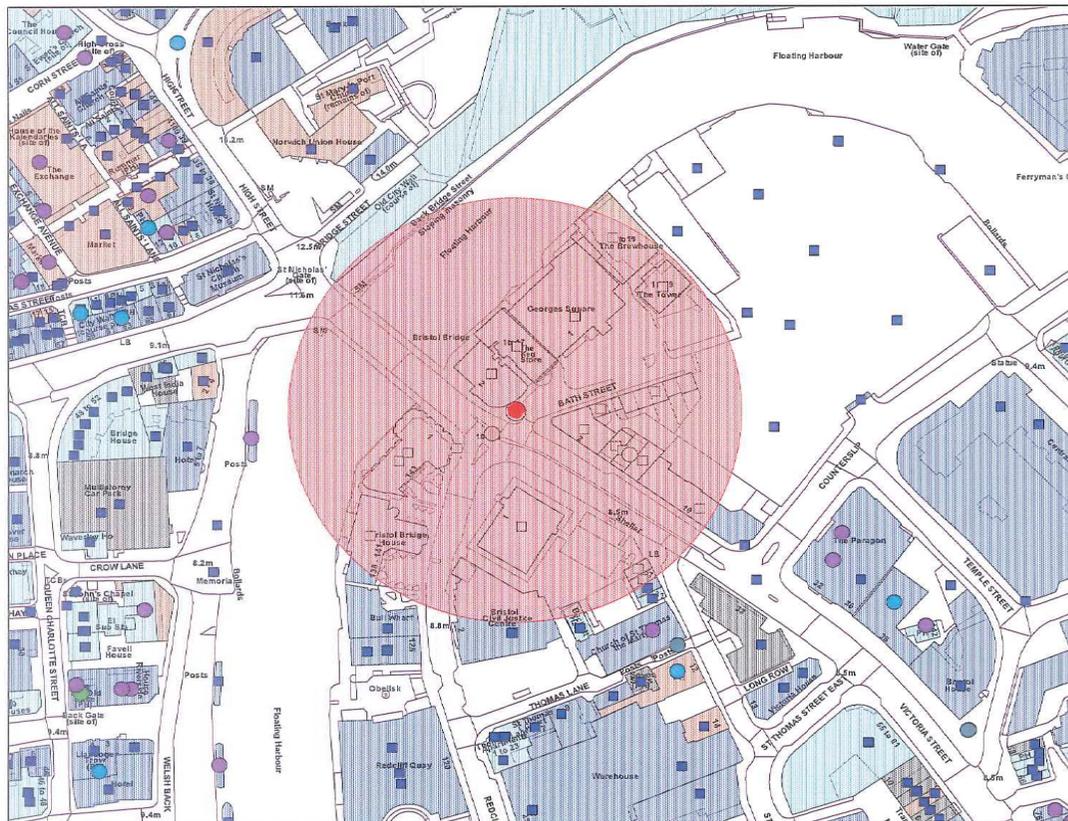






Woolly Cactus

Victoria Street and Corner of Bath Street



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright 2000. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Produced using ESRI (UK)'s MapExplorer 2.0 - <http://www.esriuk.com>

Legend	
Scale :	1:2500

Organisation	Bristol City Council
Department	Licensing
Comments	
Date	19 May 2012
SLA Number	Not Set



**STREET TRADING CONSENT
RESPONSIBLE AUTHORITY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 22 May 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Jim Creamer, Bristol City Council Highways Officer

My concern about this location is that a large van will obstruct access to the cycle stands and possibly provide cover for cycle thieves. However the site appears large enough to accommodate pedestrian movement with a van on it.

Bristol City Council		
Licensing	Date	Init
Validator		
Recorded	19/6/12	JH
Scanned		

***** = deleted to protect anonymity

Bristol City Council		
Licensing	Date	Init
Validated		
Recorded	19/6/12	AA

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 01 June 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party A

I am ***** and am writing to object strongly to this application for the following reasons,

1. Fumes and Smells - The trailer would be located less than 20 metres from our building. The prevailing westerly winds will blow the fumes and cooking smells directly on to us. This would mean that those residents whose apartments face on to Bath Street might have to keep their windows closed and could find using their balconies an unpleasant experience.
2. Rubbish - We already have a great deal of trouble with rubbish spilling from the bins belonging to the Starbucks outlet next to Bristol Bridge. These are frequently overfilled and the excess blows everywhere. These bins are on the pavement at the start of Bath Street. The proposed trailer would be located right next to them and would add to the problem, particularly from discarded food wrappings.
3. Vermin - This current rubbish problem has also encouraged vermin. The council pest control dept have already had to deal with a recent rat infestation between the Keg Store and Bristol Foyer very close to the proposed location. Food refuse and discarded Tex Mex meal remains will only make this situation much worse.
4. Suitability for the Environment - The Keg Store is part of the attractive Georges Square development along with the Brewhouse and Tower apartment buildings and the Clarke Willmott office block. This type of fast food outlet is not at all in keeping with this area and the environment.
5. Parking - Parking in Bath Street in front of the Keg Store is already a major issue. ***** part of a private estate and have great difficulty preventing unauthorised vehicles from stopping here. This trailer would almost certainly tempt passing motorists to stop. This would make our problem even worse given that they cannot park on Victoria Street.
6. The Location - The pavement where it is proposed to locate the trailer is not big enough. Wherever it might be located it will hinder either the disabled ramp or pedestrian access to and from Bath Street or the public bicycle racks. It is also a very busy with office staff at certain times during the working day. A trailer here would cause

***** = deleted to protect anonymity

congestion and might lead to pedestrians stepping off the pavement on to the road to get by.

7. Needs of the Area - Finally there are more than enough food outlets in the surrounding area (Victoria Street, St Nicholas Market, Baldwin Street, etc.). We don't need another one.

***** = deleted to protect anonymity

Issued	Date	Init
Received	19/6/12	AA
Recorded		
Scanned		

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 01 June 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party B

As a resident/owner of ***** I am wrtting to inform you of my absolute objection to this application for the reasons listed below:-

- 1)The trailer will primarily block pedestrian access. Many people use this pavement from the large office blocks and apartments surrounding.
- 2) This will cause danger as people will turn to walking on road to get by, thus increasing the hazards to pedestrians and unsuspecting drivers. There is likely to be serious accident s as a direct result of this.
- 3) People queuing will cause an obstruction trying to turn left into Bath street - the traffic hazard will be enormous. It will cause congestion back to the bridge and beyond.
- 4) Illegal parking will occur all along bath street and residents parking in front of The Keg Store. I would actively encourage the private clampers.
- 5) People standing may block the view turning into Bath street, increasing the likely hood of accidents with pedestrians.
- 6) For the residents, we would have to put up with an offensive spicy smell wafting down the street.
- 7) There are no toilet facilities near by.
- 8) The trailer is completely out of keeping of the area and will then set a president for others to apply in close proximity. It would then be more difficult for the council to refuse in even more unsuitable locations. This would then further lower the tone of the area.
- 9) This area is being currently being enhanced with new apartments and shops/cafes further down Bath Street. It seems somewhat unjust they will have to pay huge rent and be in competition with a trailer who will only be subjected to small overheads. It is short sighted not to see the ultimate effect - empty retail outlets.

***** = deleted to protect anonymity

10) Litter picking is often promised but in my experience it often does not happen. We already have an issue with the wheely bins from Starbucks out on the corner lined up. Rubbish is already a concern to me without the trailer!

11) Discarded food would cause a pest problem. We have already had a rat infestation previously. This a huge health and safety concern.

12) The location is likely to encourage anti-social behaviour particularly in view of its proximity next to the 'foyer project'. It's likely to encourage youths to 'hang around ' on the street corner

13) Where is the 'tow vehicle' going to park? Another parking issue/causing congestion.

14) I would be obliged to apply for a reduction in council tax owing to reduced tone of the area.

15) There are multiple other small food outlets near by including magic roll, subway, starbucks, Firskies, Obento to name a few all having to pay full rates. These are likely to suffer and then unfortunately shops will close and the area will look even more deprived. This has already happened happened to O'briens cafe and El Quapo on the corner of Baldwin Street. These empty shops do not enhance the area.

16) Noise is another significant concern

***** = deleted to protect anonymity

Licensing	Date	Init
Validated		
Recorded	19/6/12	AK
Canoned		

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 30 May 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party C

I am writing on behalf of the owners and residents association for the Keg Store apartment building located at 1, Bath Street. *****

There is a great deal of disquiet amongst these owners and their tenants over this licensing application. It can be summarised in the following points:-

1. Fumes and Smells - The trailer would be located less than 20 metres from our building. The prevailing westerly winds will blow the fumes and cooking smells directly on to us. This would mean that those residents whose apartments face on to Bath Street might have to keep their windows closed and could find using their balconies an unpleasant experience.
2. Rubbish - We already have a great deal of trouble with rubbish spilling from the bins belonging to the Starbucks outlet next to Bristol Bridge. These are frequently overfilled and the excess blows everywhere. These bins are on the pavement at the start of Bath Street. The proposed trailer would be located right next to them and would add to the problem, particularly from discarded food wrappings.
3. Vermin - This current rubbish problem has also encouraged vermin. The council pest control dept have already had to deal with a recent rat infestation between the Keg Store and Bristol Foyer very close to the proposed location. Food refuse and discarded Tex Mex meal remains will only make this situation much worse.
4. Suitability for the Environment - The Keg Store is part of the attractive Georges Square development along with the Brewhouse and Tower apartment buildings and the Clarke Willmott office block. This type of fast food outlet is not at all in keeping with this area and the environment.
5. Parking - Parking in Bath Street in front of the Keg Store is already a major issue. We are part of a private estate and have great difficulty preventing unauthorised vehicles from stopping here. This trailer would almost certainly tempt passing motorists to stop. This would make our problem even worse given that they cannot park on Victoria Street.
6. The Location - The pavement where it is proposed to locate the trailer is not big enough. Wherever it might be located it will hinder either the disabled ramp or ***** = **deleted to protect anonymity**

pedestrian access to and from Bath Street or the public bicycle racks. It is also a very busy with office staff at certain times during the working day. A trailer here would cause congestion and might lead to pedestrians stepping off the pavement on to the road to get by.

7. Needs of the Area - Finally there are more than enough food outlets in the surrounding area (Victoria Street, St Nicholas Market, Baldwin Street, etc.). We don't need another one.

***** = deleted to protect anonymity

Processing	Date	Init
Validated		
Recorded	19/6/12	AA
Scanned		

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 28 May 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party D

I strongly object to the planning application of a Tex Mex Mobile Trailer at the end of Bath Street. I live at ***** and the siting of such a vehicle will cause the following problems;

1. Accessing/parking at local apartments, houses & offices will become more difficult than it already is - its already a big problem!
2. Increased traffic to access this trailer will create increased danger at an already difficult junction.
3. There will be increase disturbance to local residence potentially at late hours caused by thus trailer and its customers.
4. Litter is already a huge problem on Bath Street and will only get worse with this kind of siting.
5. Local property values will be adversely affected due to such an unsightly activity.

Its completely inappropriate to allow such a vehicle trade like this on Bath Street, it also gives a competitive advantage over local restaurateurs who may loose out due to this low cost trading. We are not against commerce/small business of any form in the right location. In fact we own a small business in Bristol employing 23 people located in 3 correct trading locations, but we do not cut corners buy setting up a van to do it. This van belongs in a lay-by out of town.

***** = deleted to protect anonymity

Bristol City Council		
Issued	Date	Init
14/6/12		AXT
Recorded		

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 28 May 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party E

This refers to the application for a Tex Mex Food trailer to be situated at the end of Bath Street, corner of Victoria Street, trading 08.00-20.00 seven days a week.

I write as a private individual.

The proliferation of this sort of street trading is NOT desirable.

There is a plentiful supply of nearby suitable business premises and several units at the Bristol Bridge end of Baldwin Street are vacant. Adding further rent/rate free (?) fast food capacity simply contributes to the degeneration of the retail estate and the downward slide of the whole Baldwin Street area. Just as Victoria Street is starting to recover, despite the delay in redevelopment of the Redcliff area, this sort of low overhead competition challenges that recovery.

Such trailers are an eyesore and are not desirable in our city, except in larger open spaces. In such a location, it would only detract from the architecture and appearance.

The footfall past this area is largely business orientated, not leisure, so there isn't the same call for increased amenity.

Rubbish is a real concern, both the trade waste generated by the trailer and the consumers' waste. There are just too few, too small bins, emptied too infrequently to give confidence that packaging will be disposed of considerately. There is already too much of a problem in that precise location from rubbish dropped in the street or thrown out of the windows of The Foyer.

And for those passing cars, there just isn't anywhere to stop and park. Bath Street is private and there will be encroachment on the estate spaces; however the most likely risk is cars stopping in the bus layby, obstructing buses and causing danger where buses are prevented from pulling in.

I do not know how the site came to be identified, but it seems wholly ill-conceived and objectionable.

***** = deleted to protect anonymity

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 28 May 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party F

I am a resident of ***** and I wish to protest against this application strongly.

The site is next to the Keg Store, the Bristol Foyer and to a Starbucks. The litter from those is a magnet for the local gull population and the vendor will increase that problem significantly. The noise will also be an issue.

Bath Street is a resident's parking zone and the adopted part has double yellow lines. The vendor will encourage cars to park and so increase congestion and risks to pedestrians.

Bristol City Council		
Received	Date	Init
Received		
Recorded	19/6/12	AAA
Scanned		

***** = deleted to protect anonymity

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 28 May 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party G

I am a resident at *****

I wish to register my opposition to the application. This is based on the following:

- a) inadequate parking facilities for customers who travel to the site
- b) it will attract groups to congregate in the area and the noise will affect residents both in the immediate vicinity and those living in The Brewhouse and The Tower
- c) extra litter of discarded containers

Please note that this area is already an eyesore. The bins for the flats on the corner and Starbucks are scattered in this area and make it difficult for pedestrians to pass. No one ever clears up the mess of spilt coffee grounds on the paving area or the rubbish which spills out of the bins. I suggest that someone from the Cleansing Dept visits the site to see the mess.

Licensing Office		
Received	Date	Init
Received		
Scanned	14/6/12	AA

***** = deleted to protect anonymity

City Council		
Accepted	Date	Init
Rejected		
Recorded	19/6/12	ASX

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 28 May 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party H

We have been asked to comment on the application for a Street Vendor TEX MEX - trailer APPLICATION NO 12/01005/STCON to be operate from the corner of our Street. Namely, Bath Street/Victoria Street.

We are owner/occupiers of ***** of what was considered to be a prestigious development apartment within the city. The prices paid for these apartments have reflected this. We have lived here for almost 10 years.

We would strongly object to this application being granted. Below are some of the problems we already face in Bath Street, Georges Square.

1 We have a great problem already in the street on weekdays and weekends. There are always large quantities of Red Bins and Green bins overflowing. These bins are never put away as the dedicated space for them is used for parking vehicles and vans instead. The bins remain on the pavement next to our apartment block. As the street is fairly windy and the bins are overflowing, the rubbish blows in all directions. Coffee grains litter the pavements. The ever present Seagulls are attracted to the bins and make matters messier and unhealthy. Shopping trolleys are a permanent feature. This is exactly where you propose to site the trailer.

2. Obviously near any river there are rats. Every effort should be make to avoid attracting them into the buildings by food litter. Another food outlet would certainly do this.

3. Insufficient litter bins for public use. I know there would be no one looking after this extra rubbish and litter. The present arrangements are not sufficient in Castle Park in the summer months. Extra bins should be provided or emptied twice a day. The majority of people do try to dispose of their litter into a bin. When bins are full rubbish blows away in the streets and into the river. I receive no end of comments from visitors as to why Bristol allows its city to be so consistently filthy in the streets and in the river.

4. We have an enormous amount of food outlets already. They serve a wide variety of needs. These are within easy reach for those who want them.

5. This is a CUL-DE-SAC not a through road. There is already a problem as office works use it as quick parking for Starbucks. All the offices and apartments have deliveries on a daily basis. There is no permitted parking in the street and only one way ***** = **deleted to protect anonymity**

in or out of the street. We were told when we bought the apartment that traffic needed to be restricted on Bristol Bridge as there was a weight problem - hence the arrangement of one lane only in our direction and two going into the city. Has the bridge now become stronger?

6. The new development adjacent has been planned for a long time and is now partially complete. There will never be any through access into Counterslip as there used to be. The plan is to allow a small cafe and perhaps a Bistro within the new development to serve the surrounding area of Georges Square and its environs.

7 This seems a completely inappropriate type of Food outlet for the area.

8. Maybe, if you wish to allow the application to serve the Castle Park area which attracts a lot of people all day in the summer months, the trailer could be sited for a trial period (you mention an initial 1 year licence) on the flat standing area in front of the derelict and boarded up NORWICH UNION building. There is access there and at present the main occupants are skate boarders throughout the day and evening. This actually is a cross roads and cars could turn in and out via the traffic lights. Pedestrians would be aware of the trailer from the park. If it proves a success other small specialist could be considered. You could think of turning this disgracefully neglected space into something useful and attractive. Benches/flowers/umbrellas ? There does not seem to be any intention to lift the projected image and make it a city to be proud of instead of being disappointed by. Norwich Union attracts vandals as it is. Smelly bins are stored here. What a shame. You could with very little effort greatly improve this area. It used to be very attractive and is now an eyesore.

We sincerely hope you will not allow this licence in our street. It will exaserbate an already difficult balance between maintaining a residential.office cul de sac and commercial interests

Goodness knows in the GALLERIES now largely abandoned for the new Cabot Circus there are empty and dying outlets. Please try to find another site where it could be appreciated and find custom without causing a nuisance.

***** = deleted to protect anonymity

Sutton City Council		
Proposed	Date	Init
12/05/12	12/05/12	AAH

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON: 28 May 2012

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party I

I am a resident at 17 The Keg Store on Bath Street and have been asked my opinion regarding a potential Tex Mex Food Trailer on the corner of our street. I would like to express my unreserved objection to this plan.

Please find below a breakdown of the numerous objections I have:

- 1) We have ongoing problems with litter in the street especially following weekends. This food vendor would provide an unacceptable further increase in the level of rubbish and littering.
- 2) There would undoubtedly also be disposal of food in the bins. We have had problems with rats in the past and this would again produce an unacceptable risk of further pest infestation.
- 3) The smell of discarded rotting food would also be intolerable especially in the warmer months.
- 4) The trailer would also draw far more people to our street resulting in extra noise and as well as extra throughput of traffic and pedestrians.
- 5) Increasing numbers of people drawn to our neighbourhood could potentially also increase the level of crime in our immediate area.
- 6) The queuing of any potential customers for this trailer would also result in an unacceptable visual obstruction for cars entering and exiting the street leading to a significant safety issue.
- 7) The physical presence of the trailer would also force the increased number of pedestrians onto the road resulting in an unacceptable safety risk.
- 8) This type of food vendor is also completely out of character for this area and would be an eye sore in what is a picturesque commercial and residential street with lots of character and history.

***** = deleted to protect anonymity



Bellwind-Edis Limited

Royal Talbot House | 2 Victoria Street | Bristol BS1 6BB
 Telephone 0117 3117 311 | Fax 0117 3117 498
 www.bellwind-edis.com

Ms A Holman
 Senior Licensing Officer
 Licensing Office
 Bristol City Council
 Princess House
 Princess Street
 Bedminster
 BRISTOL
 BS3 4AG

30/05/2012

Bristol City Council		
Licensing	Date	Init
REGISTERED		
REGISTERED	29/6/12	AH
Scanner		

Dear Ms Holman,

Application ref number: 12/01005/STCON

Many thanks for your letter received on 28th May concerning the application for street trading consent on the corner of Bath Street and Victoria Street.

To be honest we consider this to be an entirely inappropriate proposal for a number of reasons as follows:

1. Access to services manholes would be obstructed. There are five at that location.
2. There is no mention as to the size of the trailer to be used but this is a very busy pedestrian area, particularly in the morning, lunchtime and evenings which will be even busier once Bath Street is opened to connect with Temple Street and Counterslip.
3. There will be a danger to pedestrians as the trailer would create a blind spot for vehicles turning into Bath Street from Victoria Street at a busy pedestrian junction. Also the cycle lane could be difficult to see when turning out of Bath Street onto Victoria Street.
4. The Council's Traffic & Planning Departments should be consulted.
5. We ask the question, is this appropriate bearing in mind the Council's efforts to preserve and conserve the areas resulting in the rebuilding of 1-5 Bath Street and 2 Victoria Street, (now Royal Talbot House) and the listed terrace 6-10 Bath Street.

Yours sincerely



**BNP PARIBAS
REAL ESTATE**



Ms A Holman
Senior Licensing Officer
Princess House
Princess Street
Bedminster
Bristol
BS3 4AG

Lease Advisory

One Redcliff Street
Bristol

Bristol City Council		
Licensing	Date	Init
Validated		
Recorded	29/5/12	AA
Scanned		

Our ref:

Date: 29 May 2012

Dear Ms Holman

**APPLICATION REFERENCE NUMBER 12/01005/STCON
CORNER OF VICTORIA STREET AND BATH STREET, BRISTOL**

Further to your notification of the above application I must advise you that BNP Paribas Real Estate, an occupier in One Redcliff Street, object to this application. As you will no doubt be aware the Victoria Street quadrant of the city has, over recent years been an important focus for new high quality office developments dramatically improving the quality and character of the area. This provides an important attraction for potential new businesses looking at relocation to Bristol. Whilst some of these developments are of mixed use, thereby ensuring occupiers and resident's needs are satisfied, this is done by incorporating into the fabric of the development.

The location for the hot food trailer, as proposed under this application, is surrounded by high quality office buildings and the appearance, smell and potential litter generation is in our view totally inappropriate. We therefore request that you reject this application.

Yours sincerely

BNP Paribas Real Estate

BNP Paribas Real Estate Advisory & Property Management UK Limited

Registered office: 5 Aldermanbury Square, London EC2V 7BP

Registered in England No. 4176965

www.realestate.bnpparibas.co.uk



Regulated by RICS

Ms A Holman
Senior Licensing Officer
Licensing Office
Princess House
Princess Street
Bedminster
Bristol
BS3 4AG

31 May 2012

Our ref:
Your ref: 12/01005/STCON

DISTRICT COUNCIL		
Licensing	Date	Init
Validated		
Recorded	19/6/12	AA
Scanner		

Dear Ms Holman

Local Government (Miscellaneous Provisions) Act 1982
Street Trading Consent Application 12/01005/STCON
Victoria Street and corner of Bath Street, Bristol

We wish to object in the strongest possible terms to the application for a street trading licence for a trailer selling Tex Mex food in the above location between the hours of 8.00 and 20.00. The location is wholly inappropriate for the following reasons:-

- Victoria Street is a principal pedestrian thoroughfare between Temple Meads Station and the centre of Bristol. Any trailer in this location will severely hamper the safe passage of pedestrians, thus causing undue interference and inconvenience to persons using Victoria Street.
- Bath Street itself is the entrance to a group of buildings in residential and office use. As such, there is both vehicular and pedestrian traffic passing along the carriageway and the footway throughout the period for which the licence has been applied. The footway itself is not particularly wide at this point and slopes upwards towards Victoria Street. A trailer in this location would impede the safe passage of both pedestrians and vehicles, causing undue interference and inconvenience to those using the street.
- Bath Street is wholly in residential and office use, Victoria Street is primarily in office use and such food outlets as exist are all located within shop premises. The location is therefore also inappropriate on amenity grounds. We have concerns both about the smells and the litter which would be likely to emanate from a food trailer of this nature, to the detriment of those living and working in Bath Street and Victoria Street

- There are a number of BT manhole covers in this location. Siting a trailer above the manhole covers would not be acceptable to BT as it would cause access problems to their equipment.

The location is wholly unsuited to an operation of this nature. For the reasons given above we would ask you to refuse the application for a street trading licence on the grounds set out in paragraph 6(3)(a) of Schedule 4 to the Local Government (Miscellaneous Provisions) Act 1982.

I should be grateful if you would keep us informed of the outcome of this application.

Yours sincerely

Clarke Willmott LLP

4.

licensing	Date	Init
validated		
recorded	10/10/12	AAA
scanner		



FAO: Ms A Holman
 Bristol City Council Licensing Office
 Princess House
 Princess Street
 Bedminster
 Bristol
 BS3 4AG

Dear Ms Holman,

OBJECTION TO APPLICATION FOR A STREET TRADING LICENSE AT VICTORIA STREET AND CORNER OF BATH STREET, BRISTOL (REFERENCE 12/01005/STCON)

I write to object to the above application for a street trading licence, on behalf of Finzels Reach Limited, which owns the former Courage Brewery site, currently under construction.

The trailer would be sited in a highly prominent and inappropriate location, in a Conservation Area at the main entrance to the former Courage Brewery/Finzels Reach site and in close proximity to a number of listed buildings.

The trailer and associated activity would detract from the high-quality environment, the setting of the neighbouring listed buildings, and the character and appearance of the Conservation Area. It would appear as an incongruous and inappropriate obstruction and use, to the detriment of the visual amenity of the immediate locality, and harm the appeal of one of Bristol's most important and high-profile regeneration schemes.

The sale of food and drinks in a trailer, by its very nature, would result in a substantial increase in litter at the entrance to a high quality environment, and this would be totally unacceptable in view of the heritage value of the location and the need to retain a clean, litter free urban environment to sustain existing businesses and appeal to prospective businesses and residents associated with the Finzels Reach development.

The trailer would also be sited on a pavement that experiences high footfall and activity, and would therefore result in a physical obstruction, to the detriment of pedestrians and cyclists using the pavement. It would also restrict visibility for motorists at the Bath Street/Victoria Street junction, to the detriment of highway safety.

The hours sought are 8 am to 8 pm, suggesting that the trading would be a daytime and early evening orientated use, targeting workers. However, I would question how appealing Mexican food would be in the morning, and in my view, it is inevitable that an application will be submitted, at a later stage, to request an extension to the trading times until later into the evening. This would be likely to result in an increase in noise and disturbance, and potentially anti-social behaviour, as a result of late-night revellers congregating around the trailer. This would be to the detriment of the existing and proposed residential community.

CHARTERED TOWN PLANNING CONSULTANTS

C S J PLANNING 1 HOST STREET BRISTOL BS1 5BU
 T. 0117 927 2224 E. 0117 927 2252 WWW.CSJ-PLANNING.CO.UK ALSO IN BIRMINGHAM

REGISTERED OFFICES: 1 HOST STREET BRISTOL BS1 5BU CSJ PLANNING CONSULTANTS LTD. COMPANY NUMBER 3451707



INVESTOR IN PEOPLE



CSJ PLANNING

The most suitable location for the trailer would be Castle Park, which is a sufficient distance from established businesses and residents to ensure there is no harm to amenity.

As a result of the above concerns, I would ask that this application for a street-trading license be refused.

Yours sincerely,

Enc

BRISTOL City Council

Licensing	Date	Init
Validated		
Recorded	1/11/12	AK
Seamed		

Knightstone Housing
Bristol Foyer
2A Victoria Street
Bristol
BS1 6DT
31.05.12

Dear sir or madam,

**Local Government (Miscellaneous Provisions) Act 1982
Street Trading Consent Application
Application Ref No. 12/01005/STCON
Request for a Licence for a Sell Tex Mex Food from a Mobile Trailer**

Knightstone Housing Association owns and manages Bristol Foyer which is located at 2A Victoria Street Bristol. The Foyer is a supported housing scheme, staffed on a 24 hour/7 day per week basis providing accommodation and training for 51 vulnerable young people aged 16-25yrs.

I wish to oppose this application as the proposed trailer will be parked alongside Bristol Foyer and will cause the following nuisance:

Noise and Light – this trailer will be directly positioned outside the staff office window and below the residents bedrooms. Any noise from this proposed commercial activity (including the generator) will cause a disturbance to residents and staff. It will also considerably reduce natural light into the staff office

Litter –the sale of fast food in takeaway packaging will cause inevitable litter nuisance. This will be detrimental to the wider environment and costly to clear up and remove. Such litter will potentially be viewed by members of the public as associated with Bristol Foyer which will stigmatise the building, the young people who live there and damage Knightstone reputation

Smell – the cooking smells will permeate through the building through the open windows of the staff office and the residents open bedroom windows

Anti Social Behaviour – the positioning of this fast food trailer next to Bristol Foyer will encourage people (who do not live locally) to loiter directly outside the Foyer which may become the catalyst for potential problems and result in increased risk of anti-social behaviour as well as a potential increase in criminal acts being committed

Security of the Foyer – due to the nature of our 24 hour supported housing service to vulnerable young people, the positioning of this fast food trailer directly outside Bristol Foyer will increase the risk of affecting the security of the building by people loitering and tailgating residents and visitors into Bristol Foyer

Rodents – the inevitable rubbish resulting from this proposed fast food outlet will attract rodents and hygiene issues

In view of the above information, I must object to the proposed application for

a Licence for Street Trading Consent for a Tex Mex fast food trailer.

Yours faithfully

Futures at Knightstone

**STREET TRADING CONSENT
INTERESTED PARTY REPRESENTATION**

RECEIVED VIA EMAIL AT THE LICENSING OFFICE ON:

RE: Woolly Cactus, Corner of Victoria Street and Bath Street

FROM: Interested Party J

I am responding as a resident to raise concerns with the proposed planning consent.

There is already a large amount of rubbish generated by the local cafe which accumulates on George's Square. This is a private square and as such all the costs associated with its cleaning fall to the residents. An additional food stall will contribute significantly to the rubbish in this area but will bear no responsibility for cleaning it up.

In addition, a large number of youths already gather in front of the local cafe intimidating local residents and their visitors. The proposal will mean the youths now gather in another space at inconvenience to the residents. Queues may build up making it difficult to access the square by car as the crowd gathered spill onto the road.

Bristol City Council		
Licensing	Date	Init
validatec		
Recorded	19/6/12	AA
Scanned		

***** = deleted to protect anonymity



**JONES LANG
LASALLE**

Bristol City Council		
Licencing	Date	Init
Verified		
Recorded	21/6/12	AA
Scanned		

40 Berkeley Square Bristol BS8 1HU
tel +44 (0)117 927 6091 fax +44 (0)117 929 9660

www.joneslanglasalle.co.uk

Ms A Holman
Senior Licencing Officer
Bristol City Council
Princess House
Princess Street
Bedminster
Bristol, BS3 4AG

Your ref
Our ref
Direct line 0117 930 5747
Direct fax 0117 925 5479
Mobile 07816 813 181

18 June 2012

Dear Ms Holman

**Victoria Street and corner of Bath Street, Bristol
Licence for Tex-Mex Trailer**

By way of introduction I am [redacted] for 1 Redeliff Street.

I am in receipt of your letter dated (undated) and we are writing to oppose the consent for a "Tex-Mex" food trailer to be put in situ on the corner of Bath and Victoria Streets, Bristol for reasons as set out below:

1. This will cause litter
2. The litter in turn will cause rats and seagulls to become even more problematic than what they are already are.
3. There will be an increase in pedestrian traffic (possibly cars too) right next to a pedestrian crossing.

I trust you find the reasons for our objection fare.

Kind regards

Yours sincerely [signature]



Jones Lang & LaSalle Limited
Registered Office: Jones Lang & LaSalle Limited, 40 Berkeley Square, Bristol, BS8 1HU
Registered Office: 27th Floor, 27th Floor, 27th Floor, 27th Floor