

GRANTCHESTER NOTICE

9th AUGUST 2017

Local Authority Notices

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

NOTICE OF INTENTION TO PASS A RESOLUTION DESIGNATING A STREET IN GRANTCHESTER AS CONSENT STREET

NOTICE IS HEREBY GIVEN that the Licensing Committee intends to pass a resolution in the terms of the following draft resolution:
RESOLVED that pursuant to paragraph 2(1) of Schedule 4 of the Local Government (Miscellaneous Provisions) Act 1982 the following street in the District of South Cambridgeshire be designated as a Consent Street:

**GRANTCHESTER
BROADWAY**

With effect from 1st December 2017.

The effect of such designation will be that trading in the said streets (including all forecourts, roads, footways or other areas adjacent to the streets referred to in this resolution for a distance of 5 metres) without a Consent, Issued by the said Council, will be an offence. When granting or renewing Street Trading Consent the said Council may attach such conditions to it as it considers reasonably necessary, including conditions to prevent obstruction of the street or danger to persons using it or nuisance or annoyance (whether to persons using the street or otherwise). Permission will be required for Consent holders to trade from a stall or van.

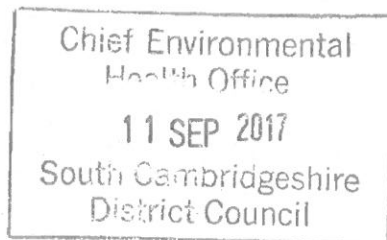
Representations in respect of the proposed resolution may be made in writing to the undersigned at the address below by 8th September 2017.

Dated this 9th August 2017.

M BEBBINGTON

Head of Service, Environmental Health & Licensing
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

M3 298487



Mr M Bebbington
Head of Service, Environmental Health & Licensing
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park, Cambourne
Cambridge
CB23 6EA

7 September 2017

Dear Mr Bebbington,

Re: Broadway becoming a 'designated consent street'

We are writing to ask that this resolution is not passed as we feel that the grounds for doing so are misplaced. In addition, were the resolution to be passed then this would be to the detriment of the Broadway and the village of Grantchester.

We assume that complaints relate to the parking of food vans outside of the Blue Ball pub, if not then do not read on and bin this letter. If so, then we would make the following points to counter the complaints which have led to this proposal.

- The frequency of visiting food vans is low and my understanding is that there has not been one for a number of months. Even when they were more regularly used, it was still little more than once a month, maximum.
- More important we feel, that for the Blue Ball the occasional use of food vans has been part of its welcome renaissance as a village pub. We have lived on the Broadway for over 23 years and prior to the change of ownership of the Blue Ball (about 2 years ago) it was something of an acquired taste (not friendly or convivial in any shape or form!) and certainly attracted very little patronage from the Broadway and the village. The change has seen a marked turnaround in the popularity of the pub. It has become much more of a community pub and we meet many people from the village there, people who would have never been seen there under the previous ownership. This has particularly been the case when the food van has visited.
- In short we would question the need for such a draconian measure. Surely there is a middle way? We feel that a good community benefits from a reasonable degree of tolerance.

We are sure that the Blue Ball has a healthy future and will continue to win the patronage of the Broadway and the village. However it is increasingly evident in the world of delivered food and takeaways, that the continued existence of such establishments should not be taken for granted. In years to come should the District council be faced with the thorny issue of an application to turn the Blue Ball into a residential property, it would be unfortunate if this resolution, albeit in a small way, had been a contributory factor.

Naturally if the majority of the Broadway support the resolution (and hopefully there will be transparency on this matter) then we accept that view, albeit with regret!

Yours sincerely 

Stallabrass Juli

From: Bebbington Myles
Sent: 11 September 2017 11:06
To: Stallabrass Juli
Subject: FW: Blue Ball pop-up complaint

From: ' [REDACTED] ' <[REDACTED]>
Sent: 28 August 2017 11:48
To: Bebbington Myles <Myles.Bebbington@scambs.gov.uk>
Subject: Blue Ball pop-up complaint

Dear Mr. Bebbington,

I hope that this message finds you well. My name is [REDACTED]. I have drunk in the Blue Ball, Grantchester, since 2006. Since the pub has been under new ownership (roughly two years), the proprietors Tobias and Angela Joseph has sought to make it more outward-looking. In this respect his endeavours have brought the pub more into line with what CAMRA (for example) might consider the positive role of the pub in the community. Families are much more welcome there than they were before the Josepchs took the pub over. The place is now genuinely welcoming to first-time visitors.

Part of this change has involved the provision of food. The pub does great food, but also diversifies this with pop-up restaurants and guest chefs. This adds something genuinely new and interesting to the culinary offerings of Grantchester. I have seen many pop-up vans outside the Blue Ball doing great business. Never have I seen anyone working for, or buying from, these pop ups behaving in an anti-social way. The food vans take up one, possibly one and a half car parking spaces for the very short time they occupy the space directly outside the pub. As far as I know none of the vans use loud electrical generators, opting instead to use the electrical points from inside the pub. No mess is made in any public space. Because the pub is food-oriented when the vans are doing business, there is much less chance of any drunkenness on those nights (not that there is much of this anyway).

I gather that someone has raised a complaint about the pop-up food vans. This email explains not only why that complaint is baseless, but why the pop-ups could be described as a net gain for the village rather than a nuisance.

Thank you for your time,

Stallabross Juli

From: Bebbington Myles
Sent: 11 September 2017 11:10
To: Stallabross Juli
Subject: FW: The Blue Ball Inn, Grantchester

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

From:
Sent: 26 August 2017 20:12
To: Bebbington Myles <Myles.Bebbington@scambs.gov.uk>
Subject: The Blue Ball Inn, Grantchester

Mr. Bebbington,

I'm told The SCDC has chosen to ban the less than weekly pop-up food vans on The Broadway, Grantchester, outside The Blue Ball. As a Blue Ball regular and an occasional pop-up diner, I believe the ban to be completely unwarranted. The pub now means more to the village than it has for many years. As for the pop-up food vans, they seem to bring more Grantchester families out together for the evening. Members of those families then return to the pub, pop-up or no, and join the book club, the cricket team or other Blue Ball based groups. A long-retired police officer, in my day the 'in phrase' for this was 'social cohesion'. I'm disappointed to find The SCDC chipping away at it. Lastly, the food is of a quality and the pop-ups are on their way by 9 pm. Residents on The Broadway have, in truth, little to complain about.

I ask The SCDC changes its decision.

Thank you.

Sent from my iPad

Stallabrass Juli

From: Bebbington Myles
Sent: 11 September 2017 08:51
To: Stallabrass Juli
Subject: FW: The Broadway, Grantchester

From:
Sent: 07 September 2017 15:45
To: Bebbington Myles <Myles.Bebbington@scams.gov.uk>
Cc: Francis Burkitt
Subject: The Broadway, Grantchester

Dear Sir

I understand we have until tomorrow to let you know our thoughts over the proposal to change the planning regulations along the Broad Way to prevent pop up food vans operating outside our pub (that can be the only reason for this proposal about consent I assume).

Whilst it has been over 10 months since we last had one (which does beg the question what is all the fuss about ?) we would very much like to retain the option to operate the occasional food van pop up in the future, so I would like to formally and strenuously object to this proposal.

A little background may help explain why:

We purchased a very run down and almost derelict pub from Punch Taverns 3 years ago , as long term regulars and local residents we wanted to save a 250 year old village inn from either closing down altogether, as 3 or 4 village pubs are across the country every week, or becoming yet another Thai or Indian restaurant.

On top of our fairly substantial original investment we have also spent a considerable sum on renovating the pub completely, with a total facelift including new loos, bathrooms, kitchen , landscaped beer garden, B&B etc This has enabled us to build a sustainable business , employing a number of village residents and supporting various local businesses who supply us with various products and services.

The business is very different to the one that operated here before, which was a very scruffy and relatively noisy pub , renown for late night drinking and a customer base that was mainly hardened drinkers.

Now we offer our own food, focus on attracting a family based clientele , with the BBC Good Food recognising us as one of the top 10

to eat around Cambridge, The Sunday Times describing us as "near perfect" and as our Trip Advisor reviews show , we now run a totally different type of business.

The Blue Ball is a quiet, small , traditional pub , we typically close around 1030pm during the week, and not much later at weekends, in fact we shut at 8pm on Sundays.

During the last 2 years whilst we have been building the business we have been subject to constant campaign of malicious complaints by one or two neighbours, who clearly failed to notice that they had moved in next door to a pub.

Our modest extension of the ground floor met a barrage of complaints when planning was applied for, even though planning consent was granted-and since that time we have a steady stream of employees of SCDC through our door on a weekly basis checking on item or another due to time wasting complaints from the same neighbour.

It has reached the stage where we are taking legal advice as it has now become a level of harassment that we are not prepared to continue to suffer.

Against this background , the attempt to stop us having pop ups is just another example of this type of troublemaking , vindictive and meddlesome complaints .

The facts are worth looking at :

-In the 1st year we opened we had no real kitchen , so used a number of pop up food vans to to provide us with some way of offering food and drink.

These were no more then once a week at their peak, and typically only once a month.

- They operated only from 6pm-9pm, and were very popular with the vast majority of the village residents, we didn't have a single complaint about any aspect of this , in fact the source of the most frequent complaint was often seen buying food from the vans !
- The type of vans we chose were high quality food operators, such as Provenance Kitchen and The Wandering Yak, they were not deep fat frying, cooking kebabs or fish and chips.
- The vans didn't block the road or the pavement,they were almost always positioned right outside the pub ,which with the entry to our drive way is approx 14 yards of frontage, enough space to ensure they are not parked outside any one else's house.
- Now we have a new kitchen we don't intend to have these outside on a monthly basis at all, as stated its been over 10 months since the last one. However, it is sometimes useful to have the flexibility and variety a food van brings , and once every couple of months surely doesn't offend any one enough to have to go the levels that this process takes us ?

It is more important perhaps is to ask why this has reached the stage it has , no doubt at vast public expense (another topic , more of that later).

To apply to change the conditions in just one street in the village doesn't seem very even handed, why not the whole village ?

The whole process raises a number of questions apart from this :

- Surely some dialogue with us before this heavy handed approach would have been a sensible first step? if the parish council had bothered to ask they would have found out that we haven't had a food van for months and had no plans for one on a regular basis again.
- How many complaints and from how many people were received , and how many does it take to trigger a bureaucratic tsunami such as this ?
- Why is SCDC and our Parish Council so anti local businesses , as this is nothing more then an attempt restrict our business ?
- What is the definition of street trading in this instance ? What is to stop us having food cooked in van outside and then sold inside the pub via our bar ?
- What conditions are you suggesting will be applied if any consent is applied for ? surely to state that the street needs consent for street trading should be accompanied by some form of communication around what will be permitted and what won't ?

Finally I would like to know what are the costs associated with this application by the Parish Council, I note that all of the letters delivered to the Broadway were hand delivered by a council employee(worth noting that the Rupert Brooke restaurant didn't even receive one), that was astonishing, what other costs are there in terms of fees etc ?

The Blue Ball Inn
57 Broadway
Grantchester
Cambridge

01223 846004

0780 3620447

info@blueballgrantchester.co.uk

www.blueballgrantchester.co.uk

Stallabross Juli

From: Francis Burkitt
Sent: 10 September 2017 17:48
To: Stallabross Juli
Subject: Broadway, Grantchester

Juli

Clearly, I haven't seen all the feedback that you will have seen, but there has certainly been an interesting amount of counter-reaction, including from at least three people that I know who live along the Broadway, who are AGAINST the District Council making the road into a Consent Street – on the grounds that, in their view, the problem is not so bad as to warrant what they see as the “sledgehammer to crack a nut” of the extra bureaucracy.

I therefore wonder if there is a middle ground – not to grant it right now, but to keep the situation under review, and re-consider it again in Autumn 2018 if the situation is considered to be still bad then?

Best wishes

Francis

broadway cambridge grantchester

Environmental health
South Cambs District Council
CB23 6EA

6 september 2017

Dear Ms Stallabrass

Re BROADWAY

I am writing in response to the Council's proposal to designate the Broadway Grantchester as a consent street.

Before making a decision I am wondering whether the Council officers might take the following into consideration

1. whether this isn't a sledgehammer to crack a nut, an over regulation in response to a single dispute; (buses, refuse collectors, delivery vans and builders all create more traffic problems at busier times of day than the trading objected to)
2. whether it creates a cumbersome bureaucracy where none is needed, so that we end up with a road burdened with more restriction but no palpable gain
3. whether the introduction of such a resolution is a good use of public money, given that its enactment and policing will require funding

I write as a long term resident of The Broadway which has a proud record of resolving neighbourly disputes without recourse to the law

Yours truly . . . ▲

Stallabress Juli

From: Stallabress Juli
Sent: 07 September 2017 09:51
To:
Subject: RE: Consent street - Broadway, Grantchester

Hi

I would like to make it clear that the Council only process requests for designation of Consent Streets if a proposal is received from a Parish Council.

The designation of a Consent Street means that any person may apply to the district council for Street Trading Consent - which will be a licence that determines Days, Times and a specified area to trade. Making an application does not mean it will be refused, however it will be subject to consultation with Highways, Police and other agencies before a decision is made by the Council.

A Street Trading Consent is valid for a period of one year and as long as there are no breaches of conditions or complaints the Consent will be renewed on an annual basis.

The response to the request by Grantchester Parish Council has been met with differing comments good and not so good, and all representations will be considered by the Licensing Committee after the consultation period has ended.

I cannot comment on the financial implications/costs however the the Council are responsible for the administration of such requests as set out in Legislation.

I will add your comments to be considered at the Licensing Committee.

Kind Regards

Juli.

Juli Stallabress | Licensing & Communities Officer

South Cambridgeshire Hall | Cambourne Business Park | Cambourne | Cambridge | CB23 6EA
t: 01954 713024 | e: juli.stallabress@scambs.gov.uk www.scambs.gov.uk | facebook.com/south-cambridgeshire
| twitter.com/SouthCambs

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

From:
Sent: 06 September 2017 22:29
To: Stallabress Juli <Juli.Stallabress@scambs.gov.uk>
Subject: Consent street - Broadway, Grantchester

Dear Ms Stallabress, I'm writing in response to SCDC's proposal to pass a resolution designating Broadway as a consent street.

This concerns me and I don't think it's necessary. The Blue Ball has been transformed under its new ownership and become a pub for the whole village. The pop up restaurants (which are all of high quality) and no more than twice a month are a great addition and are only there until 9pm. It seems unnecessarily bureaucratic to impose getting consent for them to trade, particularly as other vehicles (public transport, rubbish trucks, deliveries, tradesmen etc) all use the road and create greater traffic problems.

Also, once this resolution is brought in, it is there for the long term and will presumably cost the Council money, which as we know is scarce with all the budget cuts. Maybe there is a better short term solution - possibly suggesting the pop ups are monitored for a period before requiring consent?

I've lived on Broadway for 15 years and I'm worried that this dispute with a few people and the pub has escalated so that the law has become involved - surely this is an over reaction and can be resolved in another way.

Yours sincerely,

Stallabross Juli

From:
Sent: 05 September 2017 22:20
To: Stallabross Juli
Subject: Consent Street, Broadway, Grantchester

Dear Juli Stallabross,

I don't really like to get involved in local points of dispute, but I do feel moved to say that, in my experience, living only three doors away from the Blue Ball, there has not been any obvious inconvenience caused by the occasional presence of 'pop-up' food vans. It's my impression that people from the village are among those drawn into the pub to enjoy the fare. I have not noticed the sidewalk being blocked, and although a few parking places are lost to the vans, the effect is not noticeably disruptive.

It's hard to object, in principle, to the introduction of 'consent', since, so long as they are framed reasonably, 'conditions to prevent obstruction of the street or danger to persons using it or nuisance or annoyance (whether to persons using the street or otherwise)', would be fair enough. If, however, the idea is squeeze the interest out of living on Broadway, I'd be sorry.

Yours,

Grantchester
Cambridge

23rd August, 2017

Dear Mr Bebbington,

Notice of intention to pass a resolution designating a street in Grantchester as consent street.

We write to support the above resolution on the basis that it will restrict the trading activity on Broadway and specifically the food vans organised by the Blue Ball Inn.

Our reasons are as follows:

1) Parking

All of these food vans are enormous and take up at least 5 car park spaces. Furthermore, the landlord of The Blue Ball puts out cones and beer kegs to reserve spaces for the vans. He does this in the mornings, thereby denying those spaces to residents for the whole day. (Please see photographs sent to you by email to support this fact.)

On some occasions the landlord has also put notices on cars asking for them to be removed.

The result of this intimidating and selfish action is that residents' cars are displaced, often blocking other residents driveways and adding to the already acute parking situation in Broadway.

2) Noise/Smells

The vans emit cooking smells. Given that they are parked directly in front of residential properties this results in us having to close windows to stop the smell. Surely, this is not acceptable?

3) Blocked Pavement

The pavement is often blocked by people waiting for their food to be cooked. The vast majority of customers are visitors from outside the village. They don't care about these problems.

The Blue Ball Inn has no car park, is physically attached to one residential property and very close to a number of others and is in a village setting. All of which makes it unsuited to this kind of commercial activity. We support any action which will help restore the peace and quiet which Broadway used to enjoy.

Yours sincerely,

cc Julie Stallebrass, Grantchester Parish Council ^{WK} 319660

To: M Bennington

I object to consent to Broadway Grantchester becoming a trading area. When the mobile catering van and car came last summer there was a chaotic problem with parking as publican insisted it was outside his pub. There were queues of customers waiting to be served, a lot of mess was left the next morning.

The smell was disgusting and I am behind the pub by some way. My drive got blocked several times and customers argued they could get a bus round the space at end of my drive. The point is that large high cars, are a menace as my little car isn't high enough to see round them..

Since there are 4 pubs in village providing food, I can't see it's ^{nee} ~~new~~ to have further outlets. It's only a mile from Cambridge and people should eat in one of the pubs or walk into Cambridge.

Several of the houses in terrace are let and it might seem convenient to those people to get instant food. Waitrose is only up the food that is full of instant meals!

Yours

Grantchester

Ms Stallebrass enclosed please could to
make sure she gets it!

Grantchester

Head of Service, Environmental Health & Licensing
South Cambridgeshire District Council
Cambourne Business Park
Cambridge CB23 6EA

22 August 2017

Attention: M Bebbington

Notice of intention to pass a resolution designating a street in Grantchester as a consent street – Broadway

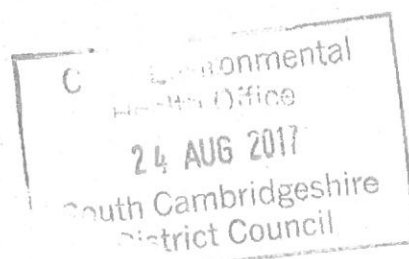
We are tenants at _____, and have resided on the Broadway for three years. On the assumption that the designation of Broadway as a consent street will restrict trading on the street, we support the resolution for the following reasons:

1. Parking on the Broadway is already difficult during the peak business hours of the Blue Ball Inn. Frequently, street parking is taken up entirely by pub visitors and residents have to park at a considerable and inconvenient distance. Street trading will take up further street parking spaces. The street traders who had been invited by the Blue Ball Inn to ply their wares on the Broadway last year before residents complained, did so from a vehicle that occupied at least four parking spaces (including the towing vehicle).
2. The noise caused by the pub is already a nuisance to residents. To allow street traders on the Broadway will increase the noise and disturbance, particularly as the landlord of the Blue Ball Inn has absolutely no regard for the welfare of the residents. There is noise and rowdiness in the street till midnight as it is.
3. Visitors to the pub queue and loiter on the pavement outside any trading vehicle. However, the pavement is extremely narrow and street trading will result in considerable congestion that will inconvenience residents without benefit.
4. Rubbish from pub visitors already gathers on the street. Crisp packets and discarded cigarettes presumably from those sitting in the outside area of the pub frequently end up in our front garden. Street trading outside the pub will only increase this problem.

The landlord of the pub currently places large self-supporting signage on the street and on the Meadows opposite. This improper commercial use of public space should also be restricted. In addition, the signage has blown into the road a number of times causing risk to cyclists and drivers.

The use of Broadway for trading serves only the needs and interests of the landlord of the Blue Ball Inn who wishes to invite street traders to provide food for pub visitors who are, for the large majority, visitors from outside the village. It causes a great inconvenience to residents and provide little to no benefit. As such, we support the restriction of trading on the Broadway.

Regards,



Grantchester
Cambridge
Tel:

23rd August, 2017

Dear Mr Bebbington,

Notice of intention to pass a resolution designating a street in Grantchester as consent street.

We write to support the above resolution on the basis that it will restrict the trading activity on Broadway and specifically the food vans organised by the Blue Ball Inn.

Our reasons are as follows:

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The pavement is often blocked by people waiting for their food to be cooked. The vast majority of customers are visitors from outside the village. They don't care about these problems.

The Blue Ball Inn has no car park, is physically attached to one residential property and very close to a number of others and is in a village setting. All of which makes it unsuited to this kind of commercial activity. We support any action which will help restore the peace and quiet which Broadway used to enjoy.

Yours sincerely,

From:

Sent: 22 August 2017 23:18

To: Bebbington Myles <Myles.Bebbington@scambbs.gov.uk>

Subject: In opposition to proposal for Broadway, Grantchester

Dear Mr. Bebbington,

I am writing in support of the Blue Ball Inn and in opposition to the proposal to designate Broadway in Grantchester as Consent Street. It is my understanding that this designation would limit the ability of the Blue Ball Inn to host pop up trailer food establishments. My family and I rent a house on Broadway, the Blue Ball and we have never had cause to complain about the Blue Ball's operation with or without the pop up food establishments. Indeed, we very much welcome the occasional food trucks as we have a small child and find it difficult to get out - we see these events as a service to those of us in the community who enjoy the opportunity to experience new foods so close to home. We have had no issues with noise or parking in the two years we have spent on the street apart from the crowding that occurs in the village on nice summer days when the streets are full of cars from those who picnic in the meadows.

Please consider that a number of Broadway residents would not like to see these events limited.

Best

Grantchester,

From: ,

Sent: 23 August 2017 09:29

To: Bebbington Myles <Myles.Bebbington@scambs.gov.uk>

Cc: ,

Subject: Resolution designating Broadway, Grantchester a Consent Street: Supporting evidence

Dear Mr Bebbington,

As mentioned in our letter supporting the above action, please find attached photographs showing the action taken by the landlord of The Blue Ball to reserve parking space for his food vans. I don't need to expand on the problems which this selfish action causes residents.

Also attached is a photograph showing two signs which The Blue Ball has placed, for many months, on the verge opposite. Please can you take action to have these removed. They are on private property, they represent a potential road hazard (last winter one blew into the road during windy weather) and they are commercialising Grantchester Meadows.

Regards,





