



# East Cambridgeshire District Council

---

Meeting: Licensing (Non-Statutory) Sub-Committee  
Time: 11:30am (or after the end of the Licensing Committee)  
Date: Wednesday 10 September 2025  
Venue: Council Chamber, The Grange, Nutholt Lane, Ely, CB7 4EE

Enquiries regarding this agenda: Patrick Adams

Telephone: (01353) 616298

Email: [patrick.adams@eastcambs.gov.uk](mailto:patrick.adams@eastcambs.gov.uk)

---

## Committee membership

### Conservative Members

Cllr Martin Goodearl  
Cllr Keith Horgan  
Cllr Julia Huffer

### Liberal Democrat Member

Cllr Lorna Dupré  
Cllr John Trapp  
Cllr Gareth Wilson

Quorum: 3 Members

---

## AGENDA

1. **Declarations of Interest** **[oral]**  
To receive declarations of interest from Members for any Items on the Agenda in accordance with the Members Code of Conduct.
2. **Application for Consent to Trade from a Location Defined as a Consent Street in Accordance with the Local Government (Miscellaneous Provisions) Act 1982** **[oral]**  
**Applicant: Leah Francombe**  
**Premises: 42 Stretham Road, Wilburton CB6 3RX**  
To consider the above matter in accordance with the Hearings Procedure (attached).

**[Page 7]**

---

## NOTES:

1. Members of the public are welcome to attend this meeting. Please report to the main reception desk on arrival at The Grange. Visitor car parking on-site is limited to 1h but there are several free public car parks close by: <https://www.eastcambs.gov.uk/parking/car-parks-ely>

Admittance is on a “first come, first served” basis and public access will be from 10 minutes before the start time of the meeting. Due to room capacity restrictions, members of the public are asked, where possible, to notify Democratic Services ([democratic.services@eastcambs.gov.uk](mailto:democratic.services@eastcambs.gov.uk) or 01353 665555) of their intention to attend the meeting.

Further details about the meeting can be found at:

2. The Council has adopted a ‘Purge on Plastics’ strategy and is working towards the removal of all consumer single-use plastics in our workplace. Therefore, we do not provide disposable cups in our building or at our meetings and would ask members of the public to bring their own drink to the meeting if required.
3. Fire instructions for meetings:
  - If the fire alarm sounds please make your way out of the building by the nearest available exit i.e. the back staircase or the fire escape in the Chamber. Do not attempt to use the lifts.
  - The fire assembly point is in the front staff car park by the exit barrier.
  - The building has an auto-call system to the fire services so there is no need for anyone to call the fire services.

The Committee Officer will sweep the area to ensure that everyone is out.

4. Reports are attached for each agenda item unless marked “oral”.
5. If required, all items on the agenda can be provided in different formats (e.g. large type, Braille or audio tape, or translated into other languages), on request, by calling Main Reception on (01353) 665555 or e-mail: [translate@eastcambs.gov.uk](mailto:translate@eastcambs.gov.uk)
6. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:

“That the press and public be excluded during the consideration of the remaining item no(s). X because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Category X of Part I Schedule 12A to the Local Government Act 1972 (as amended).”

---

## **HEARINGS PROCEDURE FOR LICENSING SUB-COMMITTEES**

1. Any hearing required under the legislation is to take the form of a discussion led by the Council. Hearings will be held in public unless the Members of the hearing consider that the public interest in excluding the public outweighs the public interest in the hearing or that part of it, taking place in public. For these purposes, a party to the hearing and any person assisting or representing a party may be treated as a member of the public.
2. The Chairman will introduce the Members and participants and explain the procedure to be followed. The Chairman will advise all parties that they must make their submissions succinctly, and that all parties will be afforded the same time which should generally not exceed 10 minutes.
3. If any party has advised the Council they do not intend to attend or be represented at the hearing, the hearing may proceed in their absence.
4. If any party has not indicated they do not intend to attend or be represented at the hearing, the Sub-Committee may:
  - where it considers it necessary in the public interest, adjourn the hearing to a specified date(s); or
  - hold the hearing in that party's absence.
5. Where a hearing is held in the absence of a party, any representations or notice made by that party shall be considered at the hearing.
6. Where a hearing is adjourned to a specified date(s), all parties will be notified forthwith of the date(s), time and place to which the hearing has been adjourned.
7. The Licensing Officer will appear first and will give:
  - a summary of the application/case
  - a summary of the representations made
  - a summary of how the application/case and any relevant representations relate to the provision of the Licensing Policy Statement, any guidance from the Secretary of State and the relevant legislation.

### *[In the case of enforcement/compliance hearings:*

- 7a. *If a complainant is present, they will be asked to give details of their complaint. This procedure will be repeated if there is more than one complainant.*
- 7b. *The licence holder or their representative will be asked to present their case.*
- 7c. *Members, and Legal Officer will be able to ask questions of the licence holder.*
- 7d. *Licence holder or their representative will be asked to provide their closing statement.]*

### *[In the case of Licensing Act and Gambling Act review hearings:*

- 8a. *The review applicant or their representative will be asked to present their case.*
- 8b. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the review applicant.*
- 8c. *Representatives of the Responsible Authorities and/or Statutory Consultees, will appear next to explain their case.*

- 8d. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the Responsible Authorities and/or Statutory Consultees.*
- 8e. *The licence holder or their representative will be asked to present their case.*
- 8f. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the licence holder.*
- 8g. *The licence holder or their representative will be asked to provide their closing statement.]*

*[In the case of all other application hearings:*

- 9a. *The Applicant or their representative will be asked to present their case.*
- 9b. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the applicant.*
- 9c. *Representatives of the Responsible Authorities and/or Statutory Consultees, and non-statutory Consultees (where applicable) will appear next to explain their case.*
- 9d. *Members, Legal Officer, any other party to the hearing will be able to ask questions of the Responsible Authorities and/or Statutory/Non-statutory Consultees.*
- 9e. *The applicant will be asked to provide their closing statement.]*
10. Members will be able to ask questions of any party at any time during the hearing but will at all times bear in mind the need for all parties to be afforded the same time to make their case.
11. Documentary or other information may be produced for consideration by the hearing by any party attending the hearing either before the hearing, or with the consent of all the other parties, at the hearing.
12. Information which is not relevant to:
- the application/case, representation or notice (as applicable);
  - the provision of the licensing objectives or (in relation to a hearing to consider a notice given by a chief officer of police) the crime prevention objective;
- will be disregarded.
13. For the avoidance of doubt, formal cross-examination will not be allowed at hearings, unless the Members of the hearing consider that it is required for proper consideration by them of any representation, application or notice as the case may require.
14. Should Members during the hearing be of the opinion that a site visit is necessary to enable them to make the decision then the meeting will be adjourned and a site visit carried out in accordance with the Council's Site Visit Guidance.
15. Following the presentations by and questioning of all the parties, the Members of the hearing will generally retire into closed session (either by leaving the room or asking all other parties to do so). The Members will make a decision and record reasons for this.
16. The authority will normally make its determination on the day and announce their decision and the reasons for it at the conclusion of the hearing. However, if stated otherwise by

Members before they retire, the decision will be communicated to all parties within 5 working days.

17. The Council shall provide for a record to be taken of the hearing in a permanent and intelligible form and kept for six years from the date of the determination or, where an appeal is brought against the determination of the authority, the disposal of the appeal. The right of appeal is 21 days from the date of notification of the decision.
18. For the avoidance of doubt, any irregularity resulting from any failure to comply with any provision of the Regulations before the authority has made a determination shall not of itself render the proceedings void.
19. In any case of such an irregularity, the authority shall, if it considers that any person may have been prejudiced as a result of the irregularity, take steps as it thinks fit to cure the irregularity before reaching its determination.
20. Clerical mistakes in any document recording a determination of the authority or errors arising in such document from an accidental slip or omission may be corrected by the authority.
21. Any person attending the hearing who in the opinion of the Members hearing the matter is behaving in a disruptive manner may be required to leave the hearing and may:
  - be refused permission to return; or
  - be permitted to return only on the conditions as may be specified by the Members and the hearing PROVIDED THAT such person may, before the end of the hearing, submit to the hearing in writing any information which they would have been entitled to give orally had they not been required to leave.



---

**TITLE: APPLICATION FOR CONSENT TO TRADE FROM A LOCATION DEFINED AS A CONSENT STREET IN ACCORDANCE WITH THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982.**

Committee: Licensing (Non-Statutory) Sub-Committee

Date: 10 September 2025

Author: Licensing Officer (Enforcement) – Lin Bagwell

Report number:

Contact officer:

Lin Bagwell, Licensing Officer (Enforcement)

[lin.bagwell@eastcambs.gov.uk](mailto:lin.bagwell@eastcambs.gov.uk), 01353 616287, SF204, The Grange, Ely

[L]

---

## 1.0 Issue

- 1.1 To consider an application to trade from a location defined as a Consent Street within the East Cambridgeshire district boundary.

## 2.0 Recommendations

- 2.1 That Members consider the report, and determine:
- (i) To grant the application as applied for; or
  - (ii) Grant the application with any variation deemed reasonably necessary subject to the Council's approved standard conditions and any other specific conditions or restrictions the Committee deem reasonable and appropriate.
  - (ii) To refuse the application.

## 3.0 Background

- 3.1 A new application has been received from a Leah Francombe of 42 Stretham Road Wilburton CB6 3RX 119A to sell flowers from the Darling Buds of Wilburton flower stall to be permanently located on the right-hand side of the front garden area of 42 Stretham Road, Wilburton, CB6 3RX, during the times listed in the table below:

Day	Hours
Monday to Sunday	10:00 to 18:00

- 3.2 The full application form and location photo of the trading stall can be found in **Appendix 1**.

- 3.3 In accordance with the Council's policy the following organisations/ people were consulted:
- Cambridgeshire Constabulary
  - Cambridge County Council highways department,
  - Environmental Services
  - Planning
  - Relevant Ward Cllr(s), and Parish Council(s)
  - Property owners within 100metres who directly overlook the proposed location.
- 3.4 During the consultation period Officers received a total of four valid objections from residents living within 100 metres of the trading location to the granting of consent (**see Appendix 2**). No objections were received from the other Statutory Consultees.
- 3.5 In addition to the objections mentioned in paragraph 4.4, Officers received three objections from persons not living within the 100metres consultation boundary which have not been validated for the purposes of this report.
- 3.6 Those opposing the application cited that the location was too close to Mill Lane residential properties, and their vehicle access, and raised public safety issues regarding vehicle movement and parking. They suggested that the trading stall might be relocated to the left-hand side of the premises adjacent to the premises driveway to allow customers to park there.
- 3.7 In response to the objections raised, the applicant has suggested that the bushes in Millfield Lane, next to the right-hand side of the premises might be removed to create a parking bay for persons stopping temporarily to buy flowers from the stall which is by means of an 'honesty box'. The details and measurements of this are **Appendix 3** of the report.

## **4 Arguments/Conclusions**

- 4.1 In considering applications for the grant of a Street Trading Consent, as well as the individual merits of the application and the relevant legislation, the Street Trading Policy provides that the Council may have regard to the number, nature and type of traders already trading within a consent area when determining an application, and when determining an application for the grant or renewal of a Street Trading Consent the following factors will be considered:

### **a) Public Safety**

Whether the street trading activity represents, or is likely to represent, a substantial risk to the public from the point of view of obstruction, fire hazard, unhygienic conditions or danger that may occur when a trader is accessing the site.

### **b) Public Order**

Whether the street trading activity represents, or is likely to represent a substantial risk to public order.

c) The Avoidance of Public Nuisance

Whether the street trading activity represents, or is likely to represent, a substantial risk of nuisance to the public from noise or misbehaviour, particularly in residential areas.

d) Highway

The location and operating times will be such that the highway can be maintained in accordance with the Cambridgeshire County Council's requirements and that there are no dangers to those who have a right to use the highway and no obstruction for emergency access.

e) Compliance with legal requirements

Trading should only be conducted from a trading unit that complies with relevant legislation. Observations from relevant officers will be considered on this point.

4.2 The Council's Street Trading Policy states that the Council will normally grant a Street Trading Consent unless, in its opinion:

- A significant effect on road safety would arise either from the siting of the trading activity itself, or from customers visiting or leaving the site;
- Where there are concerns over the recorded level of personal injury accidents in the locality where the street trading activity will be sited;
- There would be a significant loss of amenity caused by traffic, noise, rubbish, potential for the harbourage of vermin, odour or fumes;
- There is already adequate like provision in the immediate vicinity of the site to be used for street trading purposes but note that competition issues will not be a consideration;
- There is a conflict with Traffic Orders such as waiting restrictions;
- The site or pitch obstructs either pedestrian or vehicular access, or traffic flows, or places pedestrians in danger when in use for street trading purposes;
- The trading unit obstructs the safe passage of users of the footway or carriageway;
- The trading unit is not considered to be suitable in style or in keeping with the location requested.
- The pitch interferes with sight lines for any road users such as at road junctions, or pedestrian crossing facilities;
- The site does not allow the Consent Holder, staff and customers to park in a safe manner;

- The street trading activity is carried out after dusk and the site is not adequately lit to allow safe access and egress from the site for both customers and staff.
- In the case of a renewal application the previous year's fees have not been settled, and/or the consent holder has been the subject of substantiated complaints.

4.3 The Licensing Committee can only consider comments regarding the flower stall element of the objections raised when making their decision. Parking for activities carried on inside the premises is a planning matter, as licensing does not cover this sort of trading from a premises.

4.4 With regards to parking and nuisance generally, these issues would be covered by Condition 20 of the standard street trading conditions, should consent be granted. If following grant, street trading activity cause issues, the street trading conditions would become enforceable, and the street trading consent can be withdrawn.

4.5 The Street Trading Policy allows Members and Officers to depart from the policy where there are clear and compelling reasons for doing so.

## 5 Additional Implications Assessment

5.1 In the table below, please put Yes or No in each box:

<b>Financial Implications</b>	<b>Legal Implications</b>	<b>Human Resources (HR) Implications</b>
<b>Yes</b>	<b>Yes</b>	<b>No</b>
<b>Equality Impact Assessment (EIA)</b>	<b>Carbon Impact Assessment (CIA)</b>	<b>Data Protection Impact Assessment (DPIA)</b>
<b>No</b>	<b>No</b>	<b>No</b>

### Legal Implications

5.2 The Local Government (Miscellaneous Provisions) Act 1982 contains adoptive provisions enabling local councils to control street trading by designating streets as Licence Streets, Consent Streets or Prohibited Streets.

5.2 Street trading is only permitted in Licence or Consent Streets if the Council has given permission by way of a licence or consent. Permission cannot be given to trade in Prohibited Streets. Street trading is not controlled in streets that have not been designated by the Council, or in areas covered by one of the exemptions within the legislation.

5.3 The Council reviewed its street trading resolutions in 2015, and following a consultation exercise all streets (as defined by the "1982 Act") in the district were designated as Consent Streets, with the exception of the A10, A11 and

A14 trunk roads which were designated as Prohibited Streets. This change took effect from 1 April 2016.

- 5.4 In accordance with the Council's Street Trading Policy, applications that do not attract objections can be dealt with via delegated powers to officers. However, if an objection is received, the application must be determined by Members.
- 5.5 In April 2018 minor amendments were made to the Street Trading Policy, to enable the Licensing Sub-Committee, or the main Licensing Committee to determine such applications. These amendments came into effect on 11 April 2018.
- 5.6 Schedule 4 paragraph 7(2) of the "1982 Act" provides that the Council may grant a consent if they think fit, subject to observing the mandatory grounds for refusal at sub-paragraph 7(3). No mandatory grounds of refusal are applicable to this application.
- 5.7 The Council is not under any duty to grant a Street Trading Consent and need not specify any of the statutory grounds for refusal. Therefore, the matter to grant or refuse an application for a Street Trading Consent is at the total discretion of the Council. However, the Council must have regard to its Street Trading Policy, which outlines the approach that it will take in determining applications of this sort, and any comments submitted in support of, or in opposition to the granting of the application. Members will need to give full reasons for their decision.
- 5.8 Accordingly the Committee may:
  - (i) Grant the application as it stands in which case it will be subject to the Council's approved standard conditions (**see Appendix 4**).
  - (ii) Grant the application with any variation deemed reasonably necessary subject to the Council's approved standard conditions and any other specific conditions or restrictions the Committee deem reasonable and appropriate.
  - (iii) Refuse the application.
- 5.9 Street Trading Consents can be issued for a maximum of twelve months but can be issued for shorter periods.
- 5.10 Street Trading Consents can be revoked at any time.

#### **Financial Implications**

- 5.11 The cost of convening a Licensing (Non-Statutory) Sub-Committee to determine an application is covered by the fees paid by those applying for Consent.
- 5.12 There is no formal right to appeal, however, should the Council's decision be subject to a judicial review, legal fees to defend the review would be accrued.

- 5.13 An Equality Impact Assessment (EIA) is not required as this does not relate to a service provided by the Council or a decision on a change of policy, but a regulatory disciplinary matter relating to an individual.

## **6.0 Appendices**

- 6.1 Appendix 1 - Application and trading location photo  
Appendix 2 - Consultee objections  
Appendix 3 - Applicant's response to objections  
Appendix 4 - Standard trading conditions

## **7.0 Background Documents**

Local Government (Miscellaneous Provisions) Act 1982

East Cambs Street Trading Policy 2016

<b><u>Background Documents</u></b>	<b><u>Location</u></b>	<b><u>Contact Officer</u></b>
Local Government (Miscellaneous Provisions) Act 1982	Room SF204 The Grange Ely	Stewart Broome Licensing Manager 01353 616287 stewart.broome@eastcambs.gov.uk
East Cambs Street Trading Policy 2018		



East Cambridgeshire District  
Council

**Local Government (Miscellaneous Provisions) Act 1982**

**APPLICATION FOR STREET TRADING CONSENT**

- Please familiarise yourself with our terms and conditions before completing this application
- It is an offence to give false information - all questions must be answered.
- An application will not be deemed valid unless the Licensing Authority receives the following documents in addition to a completed and signed application form, and the relevant fee:
  1. One Passport style photo for each applicant
  2. Proof of right to work in the UK<sup>1</sup> for each applicant
  3. A copy of a map clearly identifying the proposed trading location(s) and trading unit boundaries with a red line.
  4. A photo of the front, rear, left and right aspects of the van, cart, barrow, other vehicle or stall from which trading is intended to take place.
  5. Proof of third party and public liability insurance for street trading with a minimum of £2,000,000 liability cover is, or will be in place during the street trading activity.
  6. Gas safety certificate issued by a Gas Safe registered gas engineer, if applicable.
  7. Written report of electrical safety issued by a NICEIC registered electrical contractor, if applicable.
  8. Evidence to confirm food handlers have undertaken a satisfactory level of food hygiene training, if applicable.
  9. Confirmation that the mobile unit is registered under the Food Premises (Registration) Regulations 1991, if applicable.
  10. Where the proposed street trading is from a fixed position, written permission from the land owner of the proposed trading location.

<sup>1</sup> Consents will not be issued to any person who does not have a right to work in the UK at the time of application. In order to confirm your right to work, all applicants must supply suitable documentation such as, a Passport, Biometric Residence Permit, birth certificate, or other approved home office documents.

**Please Note**

The Licensing Authority reserves the right to request a DBS criminal record certificate from all applicants stated on the application form. If such a check is required the Licensing Authority recognises the DBS "Update Service" scheme. For more information, please see our website [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk).

**METHOD OF COMMUNICATION**

- ☐ The Council's primary method of communication is by email.
- ☐ The Council may also communicate with you via text message to your mobile phone. As the Council is not a telecommunications company it will be necessary to use the services of a 3<sup>rd</sup> party such as BT or Virgin to provide this facility. Where text messaging is used the Council will observe the principles of General Data Protection Regulations (GDPR) and the Data Protection Act 2018.

- ☐ By signing this application form you are agreeing to permit the Council to contact you using email, phone, text, and traditional paper based communication.

### CONSENT PERIOD

Street trading consents will last 12 months, or until the last daily permit date requested has passed in all cases, unless surrendered by the consent holder, or withdrawn by the Licensing Authority. The period between the first daily permit and the final daily permit cannot exceed 12 months. Street trading consent fees can be found on [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk).

### APPLICANT TYPE

Please indicate who will be the proprietor of the business:

- Sole trader ☒ (complete sections 1 to 8, and 24 onwards)
- Partnership ☐ (complete sections 1 to 16, and 24 onwards)
- Limited Liability Partnership (LLP) ☐ (complete sections 17 onwards) Limited
- Company ☐ (complete sections 17 onwards)

### PROPRIETOR DETAILS

1. Surname: FRANCOMBE 2. Forename(s) LEAH

3. Current registered address: 42 STRETHAM ROAD WILBURTON.

Postcode: CB6 3RX

- 8(a). Are you permitted to work in the UK?: Yes ☒ No ☐
- 8(b). Are there any restrictions?: Yes ☐ No ☒ (If yes, please detail them below)

### ADDITIONAL PROPRIETOR DETAILS

9. Surname: 10. Forename(s)

11. Current registered address:	
Postcode:	
12. Date of birth:	13. Telephone:
14. Mobile:	15. Email:
16(a). Are you permitted to work in the UK?: Yes <input type="checkbox"/> No <input type="checkbox"/>	
16(b). Are there any restrictions?: Yes <input type="checkbox"/> No <input type="checkbox"/> (If yes, please detail them below)	

OTHER PROPRIETOR DETAILS	
17. Ltd Company/LLP name:	
18. Current registered address of Ltd Company/LLP:	
Postcode:	
19. Ltd Company/LLP registration number:	
20. Mobile:	21. Telephone:
22. Email:	
23. Director/ Partner/Company Secretary names: (please indicate all persons registered with Companies House, in the order you would like us to contact you)	

PENDING PROSECUTIONS		
24. Does any person named on this application form have any foreign or domestic prosecutions pending against them?: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please give details and continue on a separate sheet if needed)		
Date of Court hearing	Offence	Court
CRIMINAL CONVICTIONS, CAUTIONS, and/or WARNINGS		

25. Has any person named on this application been convicted of any foreign or domestic offences, or received any Police cautions, or warnings?: Yes ☐ No ☐ (If yes, please give details and continue on a separate sheet if needed)

**NB: There is no need to declare any offences considered "spent" under the Rehabilitations of Offenders Act 1974.**

Date	Offence	Court	Sentence

### TRADING DETAILS

Trading name (if applicable):	DARLING BUDS OF WILBURTON		
Street name (fixed location), or the name of all the streets you wish to trade (mobile trading):			
Please indicate whether you wish to apply for a daily permit or an annual consent?:	Annual: <input checked="" type="checkbox"/> Permit: <input type="checkbox"/>		
Annual consent trading days and times?	Day	Start time	Finish time
	Monday	10 am	6 pm
	Tuesday	↓	↓
	Wednesday		
	Thursday		
	Friday		
	Saturday		
	Sunday	↓	↓
Please enter all daily permit trading dates and times (e.g. 4 <sup>th</sup> July – 9am to 7pm, or 4 <sup>th</sup> to 10 <sup>th</sup> July – 9am to 7pm):			

### GOODS TO BE SOLD (please tick all relevant boxes)

Clothing	<input type="checkbox"/>
Electrical spares	<input type="checkbox"/>
DIY products	<input type="checkbox"/>

Hot food and drink (please tick all relevant boxes)	Baked Potatoes <input type="checkbox"/> Fish/Chips <input type="checkbox"/> Curry <input type="checkbox"/> Burgers <input type="checkbox"/> Hot Dogs <input type="checkbox"/> Kebabs <input type="checkbox"/> Fried Chicken <input type="checkbox"/> Crepes/Pancakes/Doughnuts etc <input type="checkbox"/> Sausage/Bacon/Eggs etc <input type="checkbox"/> Other (please state below) <input checked="" type="checkbox"/>
Furniture	<input type="checkbox"/>
Records, CD's and DVD	<input type="checkbox"/>
Household cleaning goods	<input type="checkbox"/>
Books	<input type="checkbox"/>
Fresh fish	<input type="checkbox"/>
Fresh meat	<input type="checkbox"/>
Fruit and Veg	<input type="checkbox"/>
Delicatessen	<input type="checkbox"/>
Flowers and plants	<input checked="" type="checkbox"/>
Ice-cream vendor	<input type="checkbox"/>
Cakes/bakery	<input type="checkbox"/>
Arts and crafts	<input type="checkbox"/>
Other (please state type of goods)	

DETAILS OF TRADING UNIT	
Type of trading unit:	Mobile Catering Unit <input type="checkbox"/> Barrow <input type="checkbox"/> Ice-Cream Van <input type="checkbox"/> Cart <input checked="" type="checkbox"/> Stall <input checked="" type="checkbox"/> Other (please state) <input type="checkbox"/> .....
Vehicle registration (if applicable):	
Trading unit measurements:	Height: 1.8 mtrs.....cms Width: 1.2 mtrs.....cms Length: 2.2 mtrs.....cms

<b>SUPPORTING DOCUMENTS CHECKLIST</b>
---------------------------------------

1. One Passport style photo for each applicant endorsed as a true likeness by a person of professional standing.	Enclosed: <input checked="" type="checkbox"/> To follow: <input type="checkbox"/>
2. Proof of right to work in the UK for each applicant	Enclosed: <input checked="" type="checkbox"/> To follow: <input type="checkbox"/>
3. A copy of a map clearly identifying the proposed trading location(s) and trading unit boundaries with a red line.	Enclosed: <input checked="" type="checkbox"/> To follow: <input type="checkbox"/>
4. A photo of the front, rear, left and right aspects of the van, cart, barrow, other vehicle or stall from which trading is intended to take place.	Enclosed: <input checked="" type="checkbox"/> To follow: <input type="checkbox"/>
5. Proof of third party and public liability insurance for street trading with a minimum of £2,000,000 liability cover is, or will be in place during the street trading activity.	Enclosed: <input type="checkbox"/> To follow: <input type="checkbox"/>
6. Gas safety certificate issued by a Gas Safe registered gas engineer, if applicable.	Enclosed: <input type="checkbox"/> To follow: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>
7. Written report of electrical safety issued by a NICEIC registered electrical contractor, if applicable.	Enclosed: <input type="checkbox"/> To follow: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>
8. Evidence to confirm food handlers have undertaken a satisfactory level of food hygiene training, if applicable.	Enclosed: <input type="checkbox"/> To follow: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>
9. Confirmation that the mobile unit is registered under the Food Premises (Registration) Regulations 1991, if applicable.	Enclosed: <input type="checkbox"/> To follow: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>
10. Written permission from landowner of trading location	Enclosed: <input type="checkbox"/> To follow: <input type="checkbox"/> N/A: <input checked="" type="checkbox"/>

## DECLARATION

### Fraud Act 2006

I hereby declare that I fully understand, have read and checked the details and questions on this application form and the foregoing statements are true. I understand that it is a criminal offence if I or anyone else gives false information, or makes a false representation, or fails to disclose information in order for me to obtain street trading consent. I am fully aware that the provision of a false statement, or information in order to obtain a licence is an offence under the above Act which may result in the refusal of this consent application and any subsequent consent applications for a period of one to three years. I am also aware that any consent granted as a result of breaching the above Act will be immediately withdrawn. A refusal or revocation decision is not reliant on a formal conviction under the above Act being secured.

I have read the Street Trading Policy, and I undertake, in the event of a consent being granted, to observe and comply with such conditions.

Signed by or on behalf of the applicant<sup>2</sup>

Signed (

applicant

Print

name:

LEAH FRANCOMBE

Date:

22/7/2025

Capacity:

OWNER

Signed (by the

applicant):

Print

name:

Date:

Capacity:

<sup>2</sup> If signing on behalf of a Ltd Company or LLP only one responsible person needs to sign.

## GDPR AND THE DATA PROTECTION ACT 2018

In line with the General Data Protection Regulation (GDPR) and the Data Protection Act 2018, East Cambridgeshire District Council is fully committed to protect the privacy of our constituents, staff and members. We ensure the safe processing of personal data through strict guidelines for collection, storage and retention of information. Where appropriate, data sharing protocols are entered into and robust security measures are in place. The council maintains its Public Services Network (PSN) compliance, demonstrating its on-going commitment to supporting best practice in the maintenance and handling of data.

For further information contact: The Data Protection Officer, The Grange, Nutholt Lane, Ely, Cambs., CB7 4EE (email: [dataprotection@eastcambs.gov.uk](mailto:dataprotection@eastcambs.gov.uk))

The Licensing Authority maintains a data retention and sharing policy in accordance with GDPR rules, which explains how your information could be used by the Licensing Authority. Further details are available on the Council's website [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk).



Street trading Licence

Darling buds of Wilburton

25/02123

Dear Lin,

Thankyou for your email regarding our telephone conversation, may I draw your attention to the point regards clearing the bushes, this was our intention to create a parking bay in the lane to enable a stopping space. The area would be cleared and dug out and suitable hard core base put down. The area would be 10 meters long and 2.6 meters in width providing a substantial stopping area that would be sign posted "parking for flower stall".





The current width of the lane is 6.1 meters, (although the width of a road will depend on purpose and location, rural road are generally 5.5- 6 meters)



As you can see from the above images this will provide a better line of sight for traffic entering the lane, as the area opposite is cleared and of a similar size (see Below Images)



5, Millfield Lane,  
Wilburton,  
Ely,  
Cambs  
CB63SD

August 15<sup>th</sup> 2025

Your Ref: 25/02123/STRCON

Dear Mr Broome

Thank you for the letter about the application for street trading at the top of Millfield Lane. I notice that only the first few residents were sent this letter, but I think everyone living in the lane should have had a chance to respond to it. After all, they all use the lane and they all have the same problems with the traffic caused by inconsiderate customers parking dangerously to buy flowers. There are some 150+ vehicle movements up and down the lane virtually every day, as I have a good view of the lane from my living room.

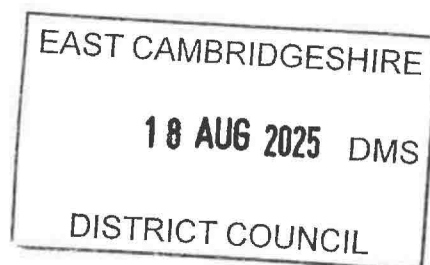
The parking at the top of the lane is extremely dangerous at times, and I personally have had three near head on crashes this year when cars have been parked on the left-hand side of the access and I have had to drive onto the right hand lane to try to get out. Vehicles swing into the access, sometimes cutting the corner, and they don't expect to find someone driving up the lane on the wrong side of the road past parked cars. Probably the worst parking offence is when customers park straight across the mouth of the lane, leaving their vehicle blocking half the access. There is a children's home about 400 yards from the top of the lane and vast numbers of journeys are made by the carers going back and forth to the property every day.

This is a farming community, and during harvesting periods the land with access onto the lane will have very large tractors, trailers and harvesting machines driving up and down the lane causing havoc when trying to get in and out of the lane, and irresponsible parking will only add to the inconvenience.

I have no objection to the flower stall as such, but I think it is in the wrong place. It should be at the other end of the property so that customers do not park at the top of the lane.

Yours sincerely,

Bruce Prime



From: Lynn Garnham  
Sent: 04 August 2025 13:40  
To: Licensing <[Licensing@eastcambs.gov.uk](mailto:Licensing@eastcambs.gov.uk)>  
Subject: Darling Buds of Wilburton

Dear Sir/Madam

We write to you regarding the application for a street trading permit for The Darling Buds of Wilburton positioned at the corner of Millfield Lane, Wilburton.

Whilst we have absolutely no problem with the flower stall/business at 42 Stretham Road we strongly request some sort of restricted stopping/parking signs/cones which prevent dangerous/thoughtless parking. Personally we have had to place ourselves, whilst driving our car, in a dangerous position to join the A1123. People shopping at the stall don't realise they are blocking a junction and our neighbours in the lane have all had difficulties although we note your letter has not gone to them.

Perhaps by repositioning the stall to the right hand side of the property so that customers might use the house drive could be a solution. At the moment it is an accident waiting to happen

Yours faithfully  
Stephen and Lynn Garnham  
Lavender Cottage  
2a Millfield Lane  
Wilburton  
Ely, Cambs  
CB6 3SD

EAST CAMBRIDGESHIRE

13 AUG 2025 DMS

DISTRICT COUNCIL

1 Millfield Lane

Wilburton

Cambs.

CB63SD

13 /8/2025

Ref 25/02123/STRCON

Dear Mr Broom

I am writing to voice my comments on the above application.

Many times a day customers & employees vehicles are parked in dangerous. Inconsiderate ways making it difficult for vehicles entering & leaving the A1123. Often restricting views along this very busy road.

Especially dangerous when very large heavy farm vehicles or delivery lorries are negotiating the turning in or out of Millfield Lane. So many near misses.

Living right at the top of the lane, I have great difficulty reversing into my driveway because of vehicles associated with "Darling Buds of Wilburton" On occasions when I ask them to move along a short way, I am met with verbal abuse from the vehicle drivers or from the owner of the business. There is no reasoning with them. I am often accused of harassment & threats of calling the police. I am an OAP & could do without this problem, I just want to live safely in peace.

Not only do we get parking from customers buying flowers. It is also people collecting online & phone orders at all times of the day & evening. Also funeral, wedding & special events flower arrangements are made & sold on the premises.

Another line of business is the many workshops & events that take place at the property evenings & weekends throughout the year. Anything up to ten parked vehicles in the lane. No lighting on the winter evenings so more dangerous. There is just not enough parking space on the property. Millfield Lane is classed as a BRIDLEWAY. I believe it is illegal to park on a bridleway??

Many of the residents have photos of vehicles parked dangerously if you wish to see them.

Yours faithfully

Margaret Sampson



Ref. 25/02123/STRCON

**From:** Ruth Everitt  
**Sent:** 16 August 2025 19:05  
**To:** Licensing <[Licensing@eastcambs.gov.uk](mailto:Licensing@eastcambs.gov.uk)>  
**Subject:** Flower Stall at Millfield Lane

Dear Mr Broome,

Thank you for the letter I received on July 31st regarding the application for an annual street trading permit for the flower stall at the top of Millfield Lane, and for giving the residents the opportunity to give their opinions. Personally I cannot understand why only a handful of residents were sent the letter, because the traffic problems caused by inconsiderate customers parking randomly right across the access to the lane affects all users of the lane, not just the first few properties. When heavy lorries, construction vehicles, delivery vans, farm vehicles and cars are driving up and down the lane any traffic parked near the top of the lane causes problems, not just those who park across the access. This is a typical example of the parking we get across the access.

There have been numerous occasions when people coming into the lane are met by cars and lorries passing vehicles parked just inside the access, causing them to stop abruptly on the main road to allow the oncoming vehicles to get out before they can get in. It is an accident waiting to happen. My son has conducted a vehicle counting exercise with his gate cameras on several occasions over the past two years, and Millfield Lane can regularly get anything between 60-90 vehicles (120-180 journeys in and out) per day.

May I offer a suggestion which I think may help solve the problem? If the stall was moved to the opposite end of the property, where there is a double driveway into the main entrance to Shepherd's Cottage, cars stopping to purchase flowers would be parked well away from the access to the lane, thus reducing the chance of collision with traffic coming in and out of the lane.

I have absolutely no objection to the stall being at the property. Having fresh flowers and plants available, plus the added bonus of having floral arrangements, wedding and funeral flowers provided, and workshops providing the chance for customers to make their own wreaths etc is a great asset to the village, but there does need to be changes made to how and where customers park before there is a major accident at the top of the lane, which is, after all, only a public bridleway, and NOT a public byway.



Ruth Everitt  
3, Millfield Lane  
Wilburton  
Ely, Cambs.  
CB63SD

## Standard conditions applicable to Street Trading Consents

### General

These Standard Conditions will apply to all licences unless dis-applied or varied by the Environmental Services Manager, or they are over-ridden by the special conditions for special events/markets.

1. Definitions
  - i. 'street' includes
    - a) any road, footway, beach or other area to which the public have access without payment and
    - b) a service area as defined in Section 329 of the Highways Act 1980 and also includes any part of a street
  - ii. 'street trading' means the selling or exposing for sale of any article (including a living thing) in a street
2. The Consent granted by the Council is personal to the holder.
3. The consent holder (or a person nominated by the consent holder) shall attend in person at the Consent position for not less than 75% of the time on any day which trading is carried out.
4. The street trading consent only relates to the vehicle/premises stipulated within the consent.
5. The consent holder can only trade in the goods stipulated in the consent.
6. Ancillary items can be sold where relevant to the goods being traded.
7. Any van, vehicle, barrow, cart or stall shall only be positioned within the designated area as outlined on the plan attached to the consent, and goods should not migrate outside of the permitted area.
8. Where appropriate the consent holder of any street trading consent and the stall and/or vehicle must comply with all relevant road traffic and highways legislation.
9. Any stall, vehicle, van, barrow, or cart authorised by the Council must be equipped with safe and adequate lighting for operation during the hours of darkness.
10. Where appropriate the consent holder of the street trading consent and the stall and/or vehicle must comply with all relevant food hygiene legislation.
11. The consent holder shall only trade from a stall or vehicle approved by the Council in writing.
12. The consent may only be transferred to another person with the prior written consent of the Environmental Services Manager.
13. The consent holder shall not use the street for any trading purpose other than the purpose as permitted by the consent and then only during the permitted hours.
14. The 'permitted hours' will be those stipulated within the consent.
15. Unless stipulated within the consent the van, vehicle, barrow, cart or stall shall be removed from the site at the end of each trading day.

16. The consent holder will vacate the site within 30 minutes of the end of the permitted hours.
17. The consent holder shall not trade in any street designated by the Council as a prohibited street.
18. WC facilities must be made available for staff and members of the public if seating is made available for consumption of food on site.
19. The consent holder shall maintain the stall or vehicle in a clean state and its structure shall be kept in good order, repair and condition to the satisfaction of an Officer of the Council authorised in writing under the appropriate legislation.
20. The consent holder shall conduct his/her business in such a manner to ensure that he/she does not:
  - a) Cause a nuisance from noise, vibration, smoke or smell to the occupiers of adjoining property.
  - b) Cause an obstruction to the vehicles or pedestrians in the street.
  - c) Cause a danger to occupiers of adjoining or to other users of the street.
21. The consent holder shall not seek to attract attention or custom by shouting or making undue noise or by permitting the playing of music, music reproducing or sound amplification apparatus or any musical instruments, radio or television sets whilst trading under this consent, other than as specified in the consent.
22. Refuse storage must be provided adjacent to the sale area. The storage must be of a substantial construction, waterproof and animal proof. The trade waste must be removed at the end of each working day or if the amount of refuse warrants it, when the container is full, whichever is the sooner.
23. The consent holder shall ensure that the whole of the lay-by and adjacent verge/footpath (but not the carriageway) to a distance of 10 metres be kept free of litter and refuse at all times whilst in resident.
24. A copy of the consent, suitably protected against the weather shall be displayed in a prominent position on the stall or vehicle at all times when trading is taking place.
25. The holder, or any employee of the holder, shall produce a copy of the consent on demand when required by a Police Officer or an authorised officer of the Council.
26. Nothing in any consent shall purport to grant to the holder any other licence or permissions required under any other Enactment or requirement and the consent holder is specifically advised to obtain such approvals as may be required.
27. The holder shall not place on the street any furniture or equipment or advertisement other than as specified in the consent.
28. No poster, advertisement, signage or decoration of an unsuitable material or nature shall be displayed, sold or distributed on or about the vehicle or premises. For the purpose of this condition, material is unsuitable if in the opinion of an Officer of the Council authorised under the appropriate legislation, it is indecent, scandalous, offensive or likely to be harmful to any person likely to apprehend it. Items including but not limited to items used for sexual stimulation, and/or weapons

likely to cause harm would be considered unsuitable. Material may also be considered to be unsuitable if it is of such a nature as to distract motorists driving on the highway.

29. The name and business address of the consent holder and other address at which the trailer is normally kept or garaged must be conspicuously and legibly displayed upon it in a place where the public may view it. Where this is a private address, suitable contact details must be displayed. The sign must be approved in writing by the Environmental Services Manager.

30. No signage or objects shall be placed on the highway or area surrounding the vehicle/premises without the appropriate permit.

31. Where a structure is not removed at the end of the trading day, no additional permanent or semi-permanent additions or paving shall be erected or constructed adjacent to the structure for which consent has been granted.

32. Failure to comply with any condition attached to the street trading consent may result in the revocation of such consent.

33. The holder shall notify the Environmental Services Manager at the Council Officer, The Grange, Nutholt Lane, Ely, CB7 4EE in writing of any criminal convictions or other legal proceedings arising out of the use or enjoyment of the consent.

34. The holder of a consent shall carry public liability insurance of not less than £2 million, evidence of which shall be supplied to the Council prior to the grant of the consent.

35. The Council may revoke the consent at any time.

36. The holder will return the consent to the Council immediately upon revocation or surrender.

37. In the event of the consent being surrendered or revoked no refunds will be given. Where consent is withdrawn by the Council for reasons other than an offence or breach being committed, a proportioned refund be given.

38. The Council may at any time vary these Conditions without notice.

39. If the Consent Holder Trades from any Council Land he/she shall indemnify the Council from and against all loss, damage, costs, liabilities and claims whatsoever arising from its use and occupation of the land.

40. The Consent Holder and persons manning the stall will ensure their activities do not cause direct and permanent damage to the grass and gardens and/or disturb wildlife.