



East Cambridgeshire District Council

Minutes of a Meeting of the Licensing (Non-Statutory) Sub Committee

Held at The Grange, Nutholt Lane, Ely, CB7 4EE at 10:00 am
on Wednesday 29 July 2026

Present:

Cllr Martin Goodearl (Chair)
Cllr Keith Horgan
Cllr John Trapp
Cllr Gareth Wilson

Officers:

Patrick Adams – Senior Democratic Services Officer
Alex Beebe – Senior Licensing Officer
Stewart Broome – Licensing Manager
Maggie Camp – Director (Legal Services)

In attendance: Tracy Gordon (Applicant)

1. Declarations of interest

None.

2. Application for Consent to Trade from a Location Defined as a Consent Street in Accordance with the Local Government (Miscellaneous Provisions) Act 1982

The Sub-Committee received a report, AB51 previously circulated, to consider an application from Tracy Gordon, trading as Tracy's Tasty Treats, to sell cakes/baked items from a "cake shed" located at the side of her premises from Friday to Sunday 8 am to 6 pm.

Members of the Sub Committee were invited to ask questions to the officer.

In reply to Cllr Keith Horgan, the Senior Licensing Officer confirmed that the business was deemed to be on a consent street, as it was on land adjacent to a consent street.

In reply to Cllr Keith Horgan, the Senior Licensing Officer explained that the Lord of the Manor had not objected to the application but had made a comment about land ownership. The Licensing Manager reported that land ownership was not relevant to the Sub Committee's decision.

In reply to Cllr John Trapp, the Senior Licensing Officer explained that the other businesses on East Fen Common and Quy Common were of a different nature to Tracy Gordon's business.

Tracy Gordon, the applicant, made the following statement.

"Chair, Members of the Licensing Committee, thank you for giving me the opportunity to speak today.

"My name is Tracy Gordon, and I have lived in Soham all my life. My family has long-standing connections with the local community and also runs a local business here, so this is a place that means a great deal to me.

"A few years ago, my health deteriorated, and I reached a point where I was no longer able to continue in my previous employment. Like many people in that situation, I had to think differently about how I could continue working while managing my health.

"Baking had always been something I enjoyed, so I decided to turn that passion into a small business that I could run from home. Over the last two years, I have worked incredibly hard to build that business. What started as making cakes for friends and family has gradually grown through word of mouth and social media into something that provides me with an income and allows me to remain independent.

"Earlier this year, I introduced the Cake Shed. It is a very small, self-service shed, situated entirely within the boundary of my front garden. It opens only on selected weekends and serves a relatively small number of customers. It is not a café or a shop, and it is certainly not intended to operate as a large commercial business.

"When I became aware that a Street Trading Licence was required, I made the application because I wanted to ensure I was operating correctly and in accordance with the Council's requirements.

"Since then, I have carefully considered every comment that has been raised. I understand that local residents are entitled to express their views, and I respect that. Rather than dismissing those comments, I have tried to address them wherever I reasonably can.

"For example, I am offering to reduce my opening hours during the winter months so that trading takes place during daylight hours. During periods of exceptionally hot weather, I already choose not to open because I don't want to compromise the standard of the products I sell. I have always tried to operate the business responsibly and with consideration for my neighbours.

"The evidence I have submitted includes card transaction records, demonstrating the modest scale of the business, photographs, site plans and independent supporting statements from local residents and people with direct

knowledge of East Fen Common. I hope these documents have helped to provide an accurate picture of how the Cake Shed operates in practice.

“I appreciate that the Committee has an important decision to make. All I ask is that you consider the evidence as a whole. My hope is that you will see that this is a small, responsibly run home-based business that has not resulted in the significant adverse impacts suggested in the objections.

“This business has given me the opportunity to continue working, remain independent and continue contributing to my local community despite the challenges with my health. I sincerely hope you will allow me to continue doing that.”

Members of the Sub Committee were invited to ask questions of the applicant.

In reply to Cllr John Trapp, Tracy Gordon explained that there was substantial parking by her home and with only a maximum of eight customers a day, these visitors had little impact on residents.

In reply to Cllr Keith Horgan, Tracy Gordon stated that she considered the public liability insurance was sufficient to cover her business. She added that Tim Clark, Lord of the Manor, had believed that the business was going to operate on the Common, when it was actually operating from a shed on the side of her house. She agreed that she could close her business earlier in the winter, due to the shorter daylight hours.

In reply to Cllr Gavin Wilson, Tracy Gordon stated that she accepted cash, but this was very rare as most people used a contactless form of payment.

The public meeting concluded at 10:30 am and the meeting then went into closed session.

The Committee **agreed** to:

Decision

The decision of the Licensing (Non-Statutory) Sub-Committee (in exercise of the powers delegated by East Cambridgeshire District Council as Licensing Authority) was to:

Grant the application, with the variation of operating hours from 8 am to 6 pm or dusk, whichever is sooner. The application will be subject to the Council's approved standard conditions, as listed in Appendix 6 to the report.

Reasons for the Decision (provided to Tracy Gordon at the conclusion of the hearing)

Having read the content of the objection and submissions, and listened to the submission by the applicant, Members considered public safety, the avoidance of public nuisance, highway issues and compliance with legal requirements would not be undermined by the application. The Sub-Committee considered that there had been no objections from Cambridgeshire Constabulary, Cambridgeshire County Council highways department or the town council.

Chair.....

Date.....