

## **C/24/00404/STC - The Old Mill – Representations**

### **Residents**

#### **A Bowler**

The application referenced above made by Pappalou Limited in relation to The Old Mill, Mill Lane, Lower Slaughter GL54 2HX seeks to obtain consent from Cotswold District Council to carry out Street Trading in order to sell specific articles or goods.

In summary the application seeks to obtain consent to trade or operate as follows:- Hours of Trading Wednesday to Friday 10.00 to 16.00.

Saturday and Sunday 09.00 to 17.00.

Articles for Sale

Take away hot and cold drinks.

Baked Goods

Sandwiches

Snacks

Pre portioned Ice creams.

With regards to the above I am writing to register my objection to the application on the basis of location, environmental impact, nuisance, the creation of significant volumes of food, drink and packaging waste, the increased risk of littering, air and noise pollution, public safety, disruption and potential public disorder caused by over crowding and the potential increased health risk caused by vermin.

The published Cotswold District Council Street Trading policy dated 18th December 2014 highlights the key objectives or considerations as being public safety, prevention of obstruction to public walkways, the maintenance of public order and the prevention of crime or disorder, the prevention of nuisance and annoyance to residents and the general public caused by noise, odour or fumes, litter and waste.

In addition the location of the site or premises is a principle consideration when reviewing the suitability of a Street Trading Consent and highlights the following:- Safety of street users including pedestrians and traffic.

Safety of customers or members of the public using the street trading unit.

The potential risk of obstruction or interference, inconvenience or nuisance caused to members of the public, residents or others.

The potential risk of nuisance caused to others by noise, congestion or fumes or odours.

The number of other businesses providing similar articles for sale in close proximity to the premises (Old Mill) or within a wider geographic area ( Bouton on the Water ).

The area surrounding The Old Mill unfortunately creates a natural “bottle neck” or restricted access to pedestrians and road users.

The main road leading to the premises namely Mill Lane is a no through road with no parking due to the introduction of double yellow lines to both sides of the carriageway and terminates with a limited turning circle adjacent or directly outside The Old Mill.

The access issue is compounded further by two converging footpaths and a narrow single raised walkway which runs alongside the Mill Pond and the river.

The introduction of a number of Street Trading Units serving food, drink and ice creams outside the Old Mill would act as an attraction to visitors and make the already difficult ingress and egress from the area close to the river more difficult to navigate and it would also increase the potential for disagreements or arguments between members of the public and residents who would be trying to access their property.

It would also increase the risk of a potential accident in the area adjacent to the Mill Pond and the river as the narrow stone path can become slippery when wet or icy.

The existing road network and associated vehicle and traffic/parking scheme within Lower Slaughter has been developed based upon the number of residential dwellings and local occupants and an assessment of the influx of visitors/tourists at peak times.

Unfortunately the road network and surrounding areas can be easily overwhelmed by a sudden influx of visitors and the recent Bank Holiday proved to be a case in point as vehicles were double parked, parked over or in private driveways and seemingly dumped anywhere with little or no regard to private property or other road users and this would only worsen or increase in regularity if the application for the Street Trading Consent for The Old Mill was approved.

The details contained on the displayed Application are extremely vague or limited and don't define specific items such as location of the trading units, the number of street trading units, how the units are to be operated and if they are operated by the owner or if they are franchised or subcontracted, what is defined as "sandwiches" and "baked goods" as these could be open to interpretation, how the volume of waste will be mitigated and or managed, how often will the waste or rubbish be collected, will the articles for sale be produced on the premise or will they be purchased off site and delivered.

With regards to The Old Mill the previous owners operated a cafe and an ice cream vending area or parlour within the confines of the existing building without the need to utilise any external or outside area.

The management of waste, noise or air pollution and nuisance was therefore contained within the existing building and not allowed to migrate out into the surrounding area.

In addition the previous owners lived on the premises and therefore had a high regard to safety, security and minimisation of the impact on others and also had regard to the historic nature and importance of The Old Mill as a local landmark and building of historic significance.

The previous owners proved that the business could operate without the need of a Street Trading Consent and I would therefore suggest that the new owners focus their time and efforts on renovating and refurbishing the existing premises to enable the original cafe and ice cream sales area to be utilised as part of their future business model and sales offering to the members of the public.

On occasions I have been fortunate enough to attend a number of organised agricultural, horticultural and equestrian events or fairs and unfortunately without exception the areas allocated to the provision of food and drink by "street traders" have been very poorly managed in relation to noise, air pollution (smells and odours), public nuisance and the control and removal of waste and food packaging/litter.

Given the potentially wide reaching issues and damaging effect the requested Street Trading Consent would generate I would respectfully suggest that the Application be rejected on the basis of it being an inappropriate use of the premises given its location and historic importance, the lack of infrastructure in the location to deal with the potential influx of customers, the impact on the local road network, the increased health and safety risk, public

nuisance, the environmental impact generated and caused by the significant increase in disposable waste, increased levels of noise and air pollution and the potential increase in public nuisance or disorder.

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### **T Stirling**

I wish to object to the above application for a street vending licence.

Mill Lane is very narrow and a street based food and beverage outlet will cause further difficulties for residents and a risk to public safety.

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### **G Papadikis**

I very much look forward to a new coffeeshop at the Lower Slaughter Mill but I object to the Application for a Street Trading licence, even temporary.

I object to this application on the grounds of Public Nuisance and Public Safety.

#### **Public Nuisance**

Unlike with a coffee/restaurant space, it will not be possible to regulate and limit the numbers of people, litter, noise, food smells nor provide customers access to washing/toilet facilities(there are no public facilities in the village).

The proposed location of the truck is very close to residential properties and as the proposal is to serve hot products, customers will consume their 'take away' food within the immediate locality. There is no public seating in the area and the truck would increase noise and litter as well as crowding around properties in the immediate vicinity and likely throughout the village as customers search for a spot to consumer their 'take away'.

The village already has a problem with litter damaging the natural landscape including the river, banks and hedgerows. There are very few public bins which are always full. The addition of takeaway litter from a food truck would be inevitable, in spite of best mitigation efforts and would further damage the natural environment.

The leftover food waste and exposed food- contaminated rubbish poses a substantial risk of vermin, which is a concern for public health and hygiene.

#### **Public Safety**

The proposed location of the truck is unsuitable as it is next to the river slipway by the Mill wheel, and by a very narrow path between a property wall and the river. This is a dangerous spot for additional crowding, posing an increased risk to children and those with mobility issues.

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**Theresa Cowan**

I am the owner of Pound Cottage in Lower Slaughter and object to the application of selling food and drinks at The Mill. The village is a quintessential unspoilt Cotswold village and has been delighting visitors for decades.

Adding a commercial outlet will add no benefit to the village just increase the revenue for The Mill Shop it will also Add to litter being dumped in the river and around the village.

I strongly object to the application

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**Stuart & Gillian Thomas**

**We strongly object to the take away nature of the proposal for a vehicle parked next to the Mill and the issue of any street trading licence for the reasons set out below.**

The application notice confirms the intention to sell:-

*Take away hot and cold drinks*

*Baked Goods*

*Sandwiches*

*Snacks*

*Pre proportioned Ice cream*

It also states

Existing drainage at The Property to be utilised for disposal of waste water.

Arrangements for waste collection to be made either via regular weekly council collection or private organised service.

and

No access to toilets facilities. All F&B offering to be intended for

take away consumption. Next available toilets The Slaughters Country Inn.

For many years the previous owners and their tenant were able to run a cafe and ice cream business successfully from inside the property boundary located in the Mill and adjacent building, whilst successfully utilising part of the garden as the cafe area. During that time they were able to control waste within the property and vermin associated with the river remained predominantly around the river. Due to the parking restrictions in Mill Lane the majority of traffic to the facility was on foot with only limited impact on the highway.

We would have no objection to a similar operation which could be accessed from the entrance off the adjacent pedestrian right of way to Upper Slaughter, without the need for a street trading licence.

**Reasons for Objection:-**

**1. Waste and public nuisance**

The take away nature of the offer will result in a significant increase in waste and public nuisance and is likely to result in vermin travelling further away from the river. The village is saturated with tourists for a significant part of the year and the waste bins in the village are constantly full to overflowing during the busy tourist season. We therefore strongly object to the take away nature of the proposal as we would expect uncontrolled waste to have a significantly detrimental effect on both the village and the surrounding countryside. There is no realistic consideration of waste management in the application. Even if “industrial waste bins” are located adjacent to the mill, with their detrimental effect on the setting of a grade 2 listed building, there is a risk that pedestrians on foot are likely to dispose of waste in other locations in an uncontrolled manor. The existing waste bin number and location will be inadequate to cope with the additional waste this take away facility will generate and we do not believe that introducing additional bins in a sensitive conservation area is acceptable.

**2. Highways- vehicle location, health and safety and traffic issues**

There is no consideration on impact of the proposal on vehicle circulation at the restricted dead end of Mill Lane which is a “no through road”.

Lower Slaughter has a traffic order banning coach access to the village other than to service the hotels directly. In addition there are extensive double yellow lines to prevent illegal parking. Both constraints are to ensure that at all times there is access for emergency vehicles to the village including to the Mill. Unfortunately due to the limited available parking and the un-policed nature of the parking it is often very difficult for visitors to find parking spaces.

There are a significant number of minibuses visiting the village and once the location as a fast food offering becomes general knowledge it is likely that vehicle trips, particularly minibus trips will increase significantly along Mill Lane to the Mill. We therefore expect this to lead to considerable congestion particularly at the dead end of Mill Lane due to reduced circulation space resulting from the parked vehicles, increases in pedestrian numbers and increased traffic flows including increased service and waste vehicles. In combination these issues may compromise the ability of emergency vehicles to access the adjacent Malt House Lane and adjacent properties. There appears to be no consideration of vehicle manoeuvres/tracking in this restricted area. If any vehicles (particularly service and waste vehicles) that

are incapable of turning due to traffic congestion, have to then reverse up Mill Lane, this will introduce an unacceptable health and safety consideration to a “no through road” There are a number of young children who live in the lane.

### 3. Precedent

The Parish Council have historically resisted the granting of any street vending licence in the village primarily for reasons of health and safety due to the potentially adverse traffic issues that currently exist. The access requirements for emergency vehicles are of paramount importance. No other street trading licence has been granted as a consequence and approval of this proposal would set an unacceptable precedent.

### 4. Setting

The parking of a retail vehicle permanently outside the Mill, which is considered to be both one of the most iconic buildings in the Cotswolds, and a grade 2 listed building in the middle of an important conservation area would be totally at odds with the setting. The infrastructure is already effectively in place for trading from within the property.

### 5. Drainage and associated public health and safety considerations

The statement, “ Existing drainage at The Property to be utilised for disposal of waste water” is of concern. The Thames Water drainage system includes a pumping station and the system struggles to cope with the existing drainage, having to regularly rely on tankers at the Pumping Station. Any proposal either internal or external should include a detailed consideration of the effluent being discharged into the system and its management. **Please note that the manhole immediately adjacent to the proposed food outlet overflows with sewage from Upper Slaughter onto the adjacent tarmac at times of persistent rainfall, apparently acting as an overflow to the combined drainage system.**

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### **Peter & Linda Bailey**

As a property owner in Lower Slaughter we would like to register our objection to the above application to locate a static trailer selling, 7 days a week, takeaway drinks/food and ice cream outside the old mill, a listed building, in Lower Slaughter which is located in an area of outstanding natural beauty. We object on the following basis:

- increased noise and nuisance to adjacent properties with disruption caused by large numbers of people queuing and consuming take away food and drink in a small village
- increased littering from packaging used
- increased demand for public toilet facilities which are not available in the village to customers
- already there are sufficient facilities providing food, drink and ice cream in what is a small unspoilt village which also provide toilet facilities to their customers
- the siting of the trailer is inappropriate and too close to residential properties

In conclusion we strongly object to the proposals.

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**Ann & Derek McGrath**

We would like to put forward a formal complaint about the horsebox trailer which has asked for a Street trade license for in front of the Old mill GL54 2HX.

The Mill is of Historical Interest & we feel that the beautiful Facade would be marred by the Commercial Trailer.

Having food & beverages sold from the outside the mill will cause untold rubbish, noise, nuisance, public safety.

The mill is not providing toilet facilities & as the owner already has permission to sell ice creams and other foods inside the mill and contain the rubbish within we think this is the way forward & will keep the Old Mill Pristine.

If you allow this to go forward there will be litter throughout Upper & Lower Slaughter.

The Parking is already fractious as we have double yellow lines and people visiting park anywhere they like even in our driveways so any more traffic will be horrendous as the turning circle in front of the mill will be terrible.

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**Mr and Mrs Dore, Mr D.Godfrey**

With reference to the application for a converted horse trailer to be sited at the above address for the sale of hot and cold drinks, ice cream, wrapped snacks and sandwiches -

As full-time (and long term) residents of the village we have two (2) concerns:

Litter - there are not enough bins at present. Even if more bins are forthcoming, normal weekly council collection will not be sufficient, particularly over weekends and Bank Holidays.

With the sale of wrapped food litter will only increase around the village and along roads and footpaths.

Lack of lavatory on site - is it presumed that the hotel is happy to open its facilities to all, or will the wider area be further utilised as a public convenience ?

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**Sandra Wood**

I wish to register a complaint against this being granted.

Reasons being,

1. Residents that live in very close proximity to the trading will suffer with people consuming their purchase virtually on their doorstep.
2. The River is a popular place for Tourists and no doubt in good weather will sit on the river bank where Cottages are located within feet of said bank causing noise and pollution
3. Rubbish will be left behind as the bins (if provided) will soon be overflowing and sadly not everyone in fact very few take their rubbish away with them. Can we be sure rubbish will not end up in the river.
4. There are no toilet facilities.
5. Parking is at a premium in the village and at the moment double yellow lines are not adhered too as it is.
6. The Old Mill is situated at the end of Mill Lane. This lane has signage stating it is a No Through Road and No Parking .It is Access only. This is ignored by drivers and they "think" they can park or drop passengers off.If food is available no doubt they will wait for their passengers.Residents access to their property will be blocked.
7. Lower Slaughter is a top tourist village for its outstanding beauty please let us keep it so.

A comment to end with is think about the impact of volume of tourists and parking especially bad parking has on all Emergency Vehicles if needed in the Village.

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**Robert Ayers**

Pappaloul Ltd/The Old Mill Lower Slaughter C/24/0040/STC is applying for a Street Trading Licence and as a Resident of Lower Slaughter I have concerns and wish to object.



The Old Mill is at the end of Mill Lane which is for access only and a no through road. Visitors driving already ignore the sign for this and if its known that there is a "food wagon" they will park and the only place for doing this is outside the gateways to residents parking and garages.

Those buying food and drinks will then eat their purchase outside Cottages that are in very close proximity to the van which in itself is a concern.

They will make their way to the River and sit along the bank and there are Cottages only a few feet away. The Residents have to cope with the noise and no doubt litter. The bins in the Village already get full to overflowing so the mess will be even worse.

There is water life in the river and its very possible litter could end up in the river and causing harm to said life.

There are no toilet facilities in the Village.

Emergency vehicles will have problems getting to their call out.

A point to make which is already happening is that cars and larger vehicles are parking on double yellow lines, on corners and other in appropriate places.

A "Food Wagon " in the Village will have many knock on negative effects.

I am registering a complaint against this application.

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### **Jane & Glyn Davenport**

With regard to the application C/24/00404/STC we would like to make representation of our concerns as a close neighbour of the applicant.

**LITTER.** Our village has only one litter bin positioned some 400m distant from the proposed trading site. It has been noted in periods of high visitor numbers that the current provision is totally inadequate. We would therefore hope that more bins, strategically placed would be a condition of the approval. Bearing in mind the public image of this popular tourist destination in the AONB, we would therefore hope that the siting of these bins would be discreet and also not impact upon residential dwellings.

**NOISE POLLUTION.** Due to the undeniable popularity of Lower Slaughter for tourists, the village can at times be overrun by visitors. The siting of the street stall will naturally create a hub for these visitors to congregate. For those residents living within close earshot such as ourselves, the possible increase in numbers will inevitably increase noise levels. We trust that appropriate signage would be evident.

**RIVER FRONTAGE WEAR and TEAR.** The grass verge along the river bank on the approach to and from The Mill would inevitably attract visitors seeking the perfect spot to consume their refreshments. The additional footfall would only increase wear to these vulnerable areas.

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**David Thornton**

We would like to raise an objection to the above application for a street trading licence in Lower Slaughter:

1. Selling takeaway food from a truck will cause excessive noise and nuisance for immediate neighbours as people will congregate to consume close to the point of purchase and it is a narrow residential area.
2. Although bins for packaging litter etc. from customers will no doubt be provided at point of purchase (although there is no evidence of this in the application), inevitably, as products are consumed en route from the food truck to customers' vehicles, litter will end up in the street, river and in neighbours' gardens.
3. A food truck at the end of Mill Lane will encourage vehicle traffic to use this no-through-road, causing parking and congestion issues for residents of that road.
4. Bourton on the Water has recently excluded large coaches from parking in their town, meaning a greater likelihood of these vehicles attempting to disembark their passengers in surrounding villages. Lower Slaughter has no room or facility for such vehicles, and a food truck in Mill Lane will provide further incentive for coaches to attempt these risky manoeuvres.
5. Although this project is proposed as a temporary initiative until the Mill cafe is reinstated, it appears there has been little urgency so far in concluding this, indeed no planning permission has apparently been applied for nor granted, and so we may expect that the truck will be in situ for many years. We have no objection to a cafe and eating facilities within the site as in previous years as that keeps visitors consuming products largely within the property.
6. We are concerned about toilet facilities for the customers of food and drink. It seems unlikely they would be readily welcomed to the pub's loos if they are not spending money in the pub.

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**Julie Godwin**

I wish to object to application C/24/00404/STC for the following reasons:

Public nuisance

This outlet is going to be located alongside a disused/vacant Mill where there are vermin - including rats which already have a natural foothold in the immediate environment. A food outlet selling hot and cold beverages, ice cream, packed snacks and sandwiches will further encourage more rats and other vermin into this residential area.

There is no public seating near the outlet, customers will choose to sit on the nearby verges and/or the river banks and village green/grass which are already significantly damaged during the summer months by visitors – this outlet will contribute to the use of the

banks/grass areas for the consumption of purchases made and therefore further the erosion.

There is no parking in this area and both Mill Lane and Copshill Road have yellow lines along its length, this proposed outlet will add to the existing parking pressures in the village. The remaining parking in the village is already at dangerous levels and poorly respected.

The proposed location for the food outlet is in the centre of a residential area which will be affected by the noise and smells which such a facility will create.

There are no public facilities in the village such as you would find at an established food outlet.

There are already insufficient rubbish bins in the village to cope with the current levels of rubbish – it is already a very big problem during the summer months due to the amount left by the current volume of visitors. As the customers of the proposed outlet are unlikely to consume their purchases in that specific area, their litter will travel with them as they walk and contribute to the damage that is already being done to the village environment, river, fora and flora with food waste, empty cups, wrappers and containers.

#### Public safety

There are walkways in the area around The Mill which are unsafe, particularly adjacent to the Mill. The path has a high level of use and is used by walkers, pushchair users, cyclists and people with mobility difficulties. The presence of the horse box and its customers will add further congestion to this difficult pinch point and there is significant risk of the public being injured because of the location of the outlet.

There have been sewage leaks from the inspection cover immediately outside the intended location of the horsebox which has discharged directly into the river in the last 12 – 18 months.

[REDACTED]

We are writing to register our objection to application C/24/00404/STC for the below reasons:

- Limited information available on the application
- Location
- Environmental impact
- Nuisance, waste and pollution
- Public safety and health risk

The information available in the application is very limited and do not provide any guidance on the specific type of food that will be on sale and its operation (direct by the Mill or third parties), on site purchase, take aways and/or deliveries.

The Mill is a Grade 2 listed building in an idyllic and popular touristic location. A food and drink converted horse trailer outside will not fit into the natural and beautiful location. Access to the Mill is by foot only and the village is not ready for additional litter, on foot visitors and car access. Although, there are dead end and double yellow signs, non-local cars venture in and drive in and out of Mill Lane on a regular basis, endangering tourists, children, residents and pets. Adjacent paths, often narrow, can get wet, muddy and icy. Visitors in the village are greater during weekends and bank holidays.

The environmental impact to the area of outstanding natural beauty would be:

- The wastage created by wrappings, cups, plastic, cutlery, napkins and others around the Mill and its vicinity.
- The pollution from the above ending up in the river, the fields, the gardens and ingested by local animals
- The influx of tourists and people visiting the village and spending more time than the infrastructure of the Mill and also the village can cater for. No Toilets, nor hand washing facilities or baby changing rooms are found in the application nor in the village.
- Lack of car park. The village is already struggling with parking spaces and parking is not available by or next to the Mill.

The nuisance to the public and residents from the street food trailer will be noise, pollution, litter, waste. One cannot put aside the added risk of crime and disorder that can arise by this "attraction".

I do not believe there are or will be, nor can I see any explanation in the application, about safety measures that are, or will be, put in place for the public and residents.

The previous owners used to have a coffee place trading at the back of the Mill, contained within their walls. I believe that this would be acceptable as the facility is already setup for trading.

Given the above reasons, we are asking you to reject the application.

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**Laura Evans**

I am writing to object to the proposed takeaway-food van in Lower Slaughter, on the grounds that it will:

- a) cause litter to be strewn around the village - a conservation area in an AONB
- b) attract vermin
- c) increase the volume of visitors clogging up a narrow residential area
- d) cause visitors to stay longer and create even more traffic issues in a village already struggling with cars parked in narrow lanes and on yellow lines every weekend.

A takeaway operation is completely different from the cafe run by the previous operators of the Mill, because the food preparation and consumption was inside and controlled. Takeaway food will be packaged (meaning litter) and those who buy it will be eating it outside in a residential area. Lower Slaughter is NOT a commercial zone like Bourton-on-the-Water, it is a residential village, and a tiny one at that. There is no justification for imposing this on these beautiful and natural surroundings - they need to be protected from such a barefacedly commercial enterprise.

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**Jeanette Winterson**

I object to this application on the following grounds .

The Mill has sold foodstuff in the past but from the inside as an operating shop and cafe . They were refused an ice cream stall outside years ago.

By all means let the new owners trade from indoors . A food truck outside will be smelly , noisy , busy, produce loads of litter and encourage tourists to eat on the river bank and elsewhere outside the homes of residents .

It will interfere with the reasonable privacy of those who live in a residential area . This is not a commercial zone .

There is also a health and safety issue re the very narrow path around Mill Cottage that drops directly into the river .

The new owners did not consult the residents and have always pretended they intend to live there as a family home . This is just the kind of cynical extraction capitalism that is ruining our countryside . People who live here should have more rights than people who visit for the day and people who want to make money out of the place

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**Sarah Sahota**

I would like to add an objection to the application above.

As a resident of Mill Lane, Lower Slaughter I am concerned for the following reasons:

- the nature of the items being sold will create lots of rubbish which could attract rats
- more noise and congestion around the narrow lane by the Mill/river
- likelihood of more traffic into Mill Lane with nowhere to park as the road has double yellow lines along most of it

The Old Mill could adequately cater to those needs indoors (as it did with the previous owner) so I do not see the requirement for the vending area outside.

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**Margaret Reynolds**

I object to this application

A food truck outside will be entirely detrimental to the peace and quiet enjoyment of all the residents - but most of all those nearby.

Lower Slaughter is not a theme park but a place where people live.

The resulting litter (all too inevitable) will be bad for the village and the wildlife.

Please refuse the application.

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**END**