

UXBRIDGE MARKET TRADERS CO. LTD

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Application Processing Team
Resident Services
Civic Centre 3N/04
Uxbridge UB8 1UW

28 June 2016

Dear Sir

Re: New Street Trading Pitch Application – Uxbridge Flower Stall

I have been informed of the above application which in my opinion is an unsuitable use for the site. I have managed the Town Centre Market for nearly fifty years and have considerable experience in the supervision of greengrocer users which, on reflection, have caused me more effort and trouble than all the rest of the traders put together. I fail to see how the inevitable consequences from such a letting can enhance and bring benefit to the town.

The pitch will be in prominent position with unrestricted pedestrian access. Greengrocers by their very nature mean that goods will have to be transported to the stall on a continual basis. Considerable waste and mess accumulate all the time. Most of this ends up on the floor and although independent management will help in controlling the dangerous incursion into the public area this overseeing management (i.e. the Council) will need to have close control. It is worth pointing out that in the early days of the Pavilions I had greengrocers some distance from approved waste disposal. There was great danger that spillage from transport of this waste could lead to falls. This danger led me to monitor the situation on a regular basis and, as a result, I moved the greengrocer to the position he now occupies immediately adjacent to rubbish disposal and to lifts enabling him to replenish his stock with the minimum danger to the public. This was a great improvement. Close control is also needed to ensure that delivery trolleys and waste are not left in public areas either in the long or short term. The trade by nature is always a “hurry up” operation and serving customers comes before everything else. Good housekeeping inevitably a secondary consideration at the very best. In addition, the arrangements for the disposal of waste must be exemplary and regularly inspected by the Council.

We must also consider the cleaning of the site at the end of trading. Before the Pavilions had a roof and was refurbished the flooring was much as the pavement for the proposed pitch. At that time my attention was constantly drawn to the staining and soiled floor by Centre Management. Where possible we had to hose at high pressure to effect satisfactory cleaning.

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Indeed Watford Market, which in those days had several greengrocers, was high pressure hosed by a dedicated team every night. Furthermore, when I managed the temporary market in Vine Street the then Public Health Department compelled me to hose and to provide trapped gullies solely as a result of greengrocer's waste. These gullies were cleared weekly. In my considered opinion before this application is further considered the Council must provide a high pressure water supply and protected drainage. Arrangements must be put into place to safeguard the public whilst these operations are in progress. Now the Pavilions has terrazzo flooring and the staining caused by this waste is still a source of constant complaint.

In conclusion it is my opining that this application should be refused as the site is unsuitable for the use and will detract from the amenity of the area. Isolated units of this type represent a considerable danger to the public and should be avoided. Whilst not a ground for refusal it is worth noting that the area is well served by supermarkets and other outlets none of which present the difficulties and possible dangers presented by this application.

Yours sincerely

Michael Facey

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