

IXWORTH & IXWORTH THORPE PARISH COUNCIL

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Licensing Team
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
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IP33 3YU

Dear Team,

REF: STREET TRADING APPLICATION FOR MR KEBAB, BURY ROAD, IXWORTH

At its meeting held on Wednesday 28 May 2025, the Parish Council considered its response to the above-mentioned license application and resolved to issue a formal **OBJECTION** as a consultee to this application. For almost a decade, the Parish Council have consistently opposed the presence of this illegitimately trading kebab van on Bury Road and sets out its position as follows:

Trading without Planning Consent

In 2018, a retrospective planning application was lodged by the operator despite having been trading on this site since 2015. This was widely objected to by local consultees and resulted in a refusal where no appeal was lodged. The operator continues to trade without consent of Suffolk County Council Highways who own the road where they trade from. Enforcement action ensued although was never upheld resulting in the operation continuing to trade defiantly.

Trading without paying rates/taxes

As a result of having no approved planning use on this land, no business rates are derived from any trading operations. This places the operator in an unfair trading advantage over legitimate traders in Ixworth providing a variety of fast food where they pay all appropriate business rates as well as having correct trade waste collection conditions in place, not to mention the appropriate planning conditions permitting their trade.

Environmental Health Concerns

Notwithstanding the continued illegitimate dumping of waste into trade waste bins paid for by this Council in the Village Hall Car Park, approximately half a mile away from Bury Road, there is continued evidence on site of cooking oil just disposed of into the agricultural land directly behind the current roadside operation. This has resulted in an exponential rise in rodents that are encroaching into the local farmyard whereupon advisory notices have been given for the first time ever to the farmers for a rodent problem that is not even of their making. Furthermore, there is documented history of the inappropriate storage of propane gas canisters and generators.

Fire Risk

There has been a history of two fires in the space of 5 months – September 2024 and February 2025. One caused the servery trailer to burn out, the other containing a generator caused the van to burn out. The van that was parked on the highway also did not have any MOT and should not have been on the highway. Suffolk Fire and Rescue Service are yet to determine the extent of fire risk here but given its immediate proximity to a grain field that buoyantly grows straw-based crop in summer, there is enormous anxiety and concern that any repeat of this occurring in Summertime would result in the tragic, avoidable loss of both agricultural land but also neighbouring hoses and damage to utility infrastructure such as overhead power cables.

Inconsistency with trading location

Presently, the operator has traded for a decade on the Highway (Bury Road). This application seeks to place the trading on private land directly opposite. Neither location has planning permission and there has been no application lodged for any change of use on the private land directly opposite the present illegitimate trading location.

Site of Historical Significance

The proposed location in the application is part of a site of historical, archaeological significance currently the subject of scrutiny by Historic England. In 1985/6 when the Ixworth Bypass was being constructed, an extensive Roman Villa Settlement was discovered and the ongoing presence of this van and resultant consumer traffic using the proposed site location as a car park already, let alone the intended use through this application.

Impact on Conservation Area

Bury Road and the land either side, including where the application proposes to trade from, are within the Conservation Area boundary of Ixworth. It is totally inappropriate and out of character to place trading of this nature anywhere around.

Food Hygiene Status

According to the Food Standards Agency, the most recent inspection of this trader was on 20 August 2024 where they were graded 2*. Any street trading application where catering is involved requires a minimum of 3* and whilst this is a minimum, the public undeniably expects traders to strive and possess the mechanisms to serve food in a safe and hygienic manner that should be 5*.

As a result of the above-mentioned compelling themes, the Parish Council urges West Suffolk Council to **REFUSE** this licensing application that is in actual fact, retrospective given the incumbent timeline since this street trading licensing became a requirement in West Suffolk and that appropriate proceedings are instigated to sanction within the terms of the policy. Fundamentally, the continued lack of respect and defiant disregard for the governance surrounding this business operation should result in **immediate** enforcement by the appropriate statutory authorities to **REMOVE** this facility once and for all from this locality and ensure that no such activity of this nature can occur here ever again.

Yours sincerely,
For and on behalf of Ixworth and Ixworth Parish Council



Ben Lord
Chairman