



Agenda for Licensing and Enforcement Sub Committee
Wednesday, 28th January, 2026, 9.30 am

Members of Licensing and Enforcement Sub Committee

Councillors: I Barlow, K Bloxham (Chair) and O Davey

Venue: Tale Room, Blackdown House, Honiton

Contact: Sarah Jenkins;

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(or group number 01395 517546)

Tuesday, 20 January 2026

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1 Minutes of the previous meeting (Pages 3 - 5)

2 Apologies

3 Declarations of interest

Guidance is available online to Councillors and co-opted members on making [declarations of interest](#)

4 Matters of urgency

Information on [matters of urgency](#) is available online

5 Confidential/exempt items

To agree any items to be dealt with after the public (including the Press) have been excluded. There are no items which officers recommend should be dealt with in this way.

6 Application for the grant of a new premises licence for the supply of alcohol to be consumed OFF the premises at Stranger Tides Brew Co., The Store/The Workshop, Little Bicton Place, Exmouth EX8 2SS (Pages 6 - 76)

Due to the requirements of the Licensing Act 2003 only parties to the hearing are permitted to address the sub-committee (through their representative as appropriate).

[Decision making and equalities](#)

For a copy of this agenda in large print, please contact the Democratic Services Team on 01395 517546

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Licensing and Enforcement Sub Committee held at Tale Room, Blackdown House, Honiton on 8 October 2025

Attendance list at end of document

The meeting started at 11.30 am and ended at 12.48 pm

17 Minutes of the previous meetings held on 30 July and 13 August 2025

The minutes of the meetings held on 30 July and 13 August 2025 were agreed and signed as a true record.

18 Declarations of interest

There were no declarations of interest.

19 Matters of urgency

There were no matters of urgency.

20 Confidential/exempt items

There was one confidential item at minute 23.

21 Review of premises licence Anchor Inn, Sidmouth (reconvened from 30 July 2025)

The Chair introduced the members of the Sub Committee and advised that this was the reconvened meeting following the adjournment of the initial hearing on 30 July. At the meeting on 30 July all parties had been given the opportunity to put their case to the Sub Committee. The purpose of the reconvened meeting was to consider the additional information received since the adjournment of the hearing on 30 July.

Present at the meeting were: Mr Steven Chalkley, applicant for the review; Mr Stephen Spencer, accompanying Mr Chalkley; Mr Trevor Fudge, premises licence holder; Ms Michelle Anning, accompanying Mr Fudge; Ms Denise Thomas, interested person.

The legal advisor, Giles Salter, advised that all parties would be notified of the decision within five working days.

The Licensing Manager, Phillipa Norsworthy, introduced the report which included the additional information received and the evaluation by the Environmental Health Officer of the music noise levels generated from the Anchor Inn beer garden during Sidmouth Folk Week events.

The Environmental Health Officer, Ian Winter, provided a summary of his report following monitoring of noise levels at the Anchor Inn during Sidmouth Folk Week, with the aim of forming an acceptable balance of allowing events to continue without causing unfair disturbance for local residents.

The Environmental Health Officer responded to questions from Councillors and it was noted that effective control of noise levels from the sound desk was necessary.

The Sub Committee noted the submission from the applicant for the review. The Environmental Health Officer had previously responded to the applicant. The response was read out. It was noted that due to the inflexibility of the location, setting acceptable noise levels going forwards would mitigate noise disturbance.

The Chair thanked everyone for attending the meeting and advised that all parties would be notified of the decision within five working days.

22 **Exclusion of press and public**

RESOLVED:

That under Section 100 (A) (4) of the Local Government Act 1972 the public (including the press) be excluded from the meeting as exempt information, of the description set out in the agenda, is likely to be disclosed and on balance the public interest is in discussing this item in private session (Part B).

23 **Taxi driver suitability (from 10 September)**

The purpose of the item was to determine whether the person named in the report is a fit and proper person to continue to be licensed as a Hackney carriage driver.

The Chair introduced the members of the Sub Committee and the officers in attendance.

The driver and a supporting person were in attendance.

The Legal Advisor, Giles Salter, outlined the procedure to be followed.

The Licensing Officer, Lee Staples, presented the report and outlined the reasons why the matter had come before the Sub Committee.

The Licensing Officer responded to questions from members.

The driver had no questions for the Licensing Officer.

With the agreement of the Chair, the supporting person, on behalf of the driver, addressed the Sub Committee and presented the driver's case.

The driver and the supporting person responded to questions from members.

The Chair thanked the driver and the supporting person for attending and advised that the Sub Committee would retire to make its decision, which would be notified in writing within five working days.

The driver and supporting person left the meeting.

Attendance List
Councillors present:

K Bloxham (Vice-Chair)
O Davey
J Whibley (Chair)

Councillors also present (for some or all the meeting)

B Bailey
P Faithfull
M Rixson

Officers in attendance:

Sarah Jenkins, Democratic Services Officer
Phillippa Norsworthy, Licensing Manager
Giles Salter, Solicitor
Ian Winter, Environmental Health Officer
Zoe Jones, Licensing Officer

Councillor apologies:

Y Levine

Chair

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Date:

.....

Report to: Licensing and Enforcement Sub Committee

Date of Meeting 28 January 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Application for the grant of a premises licence under the Licensing Act 2003

Report summary:

The report summarises an application for the grant of a new premises licence to be considered by the sub-committee.

Is the proposed decision in accordance with:

Budget Yes No

Policy Framework Yes No

Recommendation:

That the licensing sub-committee consider an application for the grant of a new premises licence for the supply of alcohol to be consumed OFF the premises at Stranger Tides Brew Co, The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Reason for recommendation:

To comply with the statutory process.

Officer: Phillipa Norsworthy, Licensing Manager, licensing@eastdevon.gov.uk

Portfolio(s) (check which apply):

- Assets and Economy
- Communications and Democracy
- Council, Corporate and External Engagement
- Culture, Leisure, Sport and Tourism
- Environment - Nature and Climate
- Environment - Operational
- Finance
- Place, Infrastructure and Strategic Planning
- Sustainable Homes and Communities

Equalities impact Low Impact

If choosing High or Medium level outline the equality considerations here, which should include any particular adverse impact on people with protected characteristics and actions to mitigate these. Link to an equalities impact assessment form using the [equalities form template](#).

Climate change Low Impact

Risk: Choose a risk level; Low risk

Link to Council Plan

Priorities (check which apply)

- A supported and engaged community
- Carbon neutrality and ecological recovery
- Resilient economy that supports local business
- Financially secure and improving quality of services

APPENDIX A – Premises licence application

APPENDIX B – Street View

APPENDIX C – Plan of the premises

APPENDIX D – Planning permission

APPENDIX E – Police agreed position

APPENDIX F – List of representations

APPENDIX G – Responses to Notice of Hearing

APPENDIX H – Operating Schedule

APPENDIX I – Statement from applicant and objectors' responses.

Report in full

1 Application

- 1.1 An application has been received from Mr C Hawkins for the grant of a new premises licence for the supply of alcohol to be consumed OFF the premises. The application seeks the grant of a premises licence for the supply of alcohol to be consumed OFF the premises, Monday to Sunday, 09:00 to 21:30 with the same opening hours.
- 1.2 Stranger Tides Brew Co has been described as a 'nano brewery' which by definition is an extremely small-scale brewery and represents the smallest tier in the craft beer industry. From the application, the nano brewery is described as consisting of six tanks for the brewing and the storage of the final product. The applicant requires a premises licence for the supply of alcohol to be consumed OFF the premises to enable the operation of distributing the brewed alcohol via an online delivery service. The full application can be found at **APPENDIX A**.
- 1.3 The location of the proposed brewery is in the town of Exmouth at Little Bicton Place, which is a narrow street close to Rolle Street. The premises is located between a school and sheltered housing. Opposite to the premises are private garages and rear parking access for residents who live at Bicton Place. Little Bicton Place has a parking restriction in place by way of double yellow lines running along the entirety of the road. A street view of the location is attached at **APPENDIX B**.
- 1.4 The applicant has provided a plan of the interior of the premises indicating the licensable area and this can be found at **APPENDIX C**.

1.5 The application was advertised by way of a statutory public notice displayed at the premises for 28 consecutive days and in the local newspaper. Both notices were checked by a licensing officer. The last date for representations to be received in respect of this application was 30 December 2025.

2 Planning Implications

2.1 Although planning matters are not taken into account when considering a Licensing Act 2003 application it is useful to point out that in a number of representations planning permission was queried. To clarify the planning permission in place for the address of the premises I have included a letter from the Planning Department for members to be aware of. The letter confirms that no change of planning permission is required for the premises. This can be found at **APPENDIX D**.

3 A National Framework for a Balanced Licensing System

3.1 Members will be aware of the recent consultation which took place in October to November 2025. The National Licensing Policy Framework sets out the Government's strategic vision for a modern, consistent and pro-growth premises licensing system for England and Wales and how this should be applied in practice. The aim is to align licensing practices with national priorities including economic growth, cultural development, jobs, regeneration, public safety and community wellbeing. Licensing Authorities should use this framework to guide the revision of their Statements of Licensing Policy, inform training, and review local approaches to ensure consistency, transparency and alignment with national strategic aims. The National Licensing Policy Framework guidance can be found at 'links to background information'.

4 Statutory Bodies' Response.

4.1 Devon & Cornwall Police – Representation Received. The Police have reached an agreed position with the applicant. Further details regarding this agreement can be found at **APPENDIX E**.

4.2 Devon & Somerset Fire & Rescue Service – No representations.

4.3 Area Child protection Committee and Local Safeguarding Children Board – No representations.

4.4 Devon Trading Standards – No representations.

4.5 East Devon District Council, Environmental Health Service – No representations.

4.6 East Devon District Council, Planning & Countryside Service – No representations.

4.7 Primary Care Trust – No representations.

4.8 Home Office – No representations.

5 Representations and Responses to Notices of Hearing

5.1 The Police raised a representation based upon the licensing objectives of the prevention of crime and disorder and the protection of children from harm.

- 5.2 During the application consultation process, the police reached an 'agreed position' with the applicant. The applicant has agreed to additional conditions being imposed on the premises licence, should the licence be granted. Please see **APPENDIX E**.
- 5.3 A total of fifteen representations were received from persons including the Police. Three representations were withdrawn, and two representations were in support of the application. Full details of all representations received can be found at **APPENDIX F**.
- 5.4 Full details of the responses to the Statutory Notice of Hearing are attached at **APPENDIX G**, including a summary of key points submitted.

6 Proposed Operating Schedule and Mediation.

- 6.1 The conditions offered by the applicant on the operating schedule as part of the application can be found at **APPENDIX H**.
- 6.2 Devon & Cornwall Police contacted the Licensing Team on 19 December 2025 outlining their representation relevant to the prevention of crime and disorder and the protection of children from harm licensing objectives. The applicant came to an agreed position with the Police and accepted the additional conditions to be imposed on the premises licence, should it be granted.
- 6.3 During the consultation period the applicant was made aware that representations had been received and, in an attempt, to mediate he submitted a written response to all persons making a representation. This letter can be found at **APPENDIX I**. As a result of this letter, two persons withdrew their representation.
- 6.4 One person who had made an objection to the application submitted a response to the applicants mediation letter. This response can be found at **APPENDIX I**.
- 6.5 Additional correspondence from persons making representations were received in response to the applicant's written attempt at mediation. Details of their responses can be found at **APPENDIX I**.
- 6.6 The applicant provided a response to the letter dated 3 January and can be seen at **APPENDIX I**.
- 6.7 The applicant has met with some of the residents at a local coffee morning to clarify his business operation and to attempt to alleviate their concerns and has made contact with the Headteacher of the school next door to the premises.

7 Relevant Licensing Policy Considerations

- 7.1 Section 3.1.1 of the Policy states: 'The Licensing Authority has a duty under the Act to carry out its licensing functions with a view to promoting the four licensing objectives.' These are:-
 - The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm
- 7.2 Section 3.1.2 of the policy states: These objectives are the only matters to be taken into account in determining the application and any conditions attached must be appropriate in achieving the licensing objectives.

7.3 Section 3.1.3 of the Policy states: A licence will only be granted where the Licensing Authority is satisfied that these objectives have been met.

Conditions

7.4 Section 6 of the policy sets out what the Sub Committee should consider before imposing conditions on a licence.

7.5 Section 6.3 of the policy states: Generally, it is recognised that the licensing function is not to be seen as a mechanism for the general control of anti-social behaviour by individuals/groups once they are beyond the direct control of the licence holder of any premises concerned. But the Licensing Authority's discretion may be engaged if relevant representations are made and there is an evidential link between the disturbance and the licensed venue.

7.6 Section 6.7 of the policy states: Applicants are encouraged to volunteer their own conditions by way of an operating schedule. The terms of a premises licence and any conditions attached should be clear, not just clear to those having specialised knowledge of licensing, such as the licensing authority or the manager of the premises but also to the independent bystander such as neighbours, who may have no knowledge of licensing at all. The licensing authority's experience has shown that many conditions that have been volunteered have been vague, uncertain, imprecise and unenforceable. As an aid to applicants or their representatives to ensure that the operating schedules that are offered are spelt out in clear terms the licensing authority has formulated a pool of conditions which applicants are invited to use when formulating their operating schedules. Further conditions are available in Annex D to the Guidance issued under Section 182 of the Licensing Act 2003 available on the GOV.UK website.

Licensing Hours

7.7 Section 10.1 of the Policy states: The licensing authority will deal with the issue of licensing hours on the individual merits of each application. When the Authority's discretion is engaged consideration will be given to the individual merits of an application but the presumption will be to grant the hours requested unless there are objections to those hours raised by Responsible Authorities or any other person on the basis of the licensing objectives. However, when issuing a licence with hours beyond midnight higher standards of control will generally need to be included in operating schedules to promote the licensing objectives especially for premises which are situated near residential areas.

7.8 Section 10.4 of the Policy states: The terminal hours will normally be approved where the applicant can show that the proposal would not adversely affect the licensing objectives unless, after hearing relevant representation the licensing authority believe it necessary, proportionate and reasonable to restrict the hours required.

Nuisance

7.9 Section 16.1 of the Policy states: To promote the licensing objectives, applicants for licences for licensable activities will be required to demonstrate the measures they have in place for the prevention of public nuisance. The impact of the licensable activities on people living in the vicinity should not be disproportionate or unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter. The prevention of public nuisance can include low-level nuisance affecting a few people living locally as well as a major disturbance affecting the whole community. It may also include the prevention of the reduction of the living and working amenity and environment of interested parties.

8 Guidance issued under Section 182 Licensing Act 2003 (updated November 2025)

8.1 The Guidance under Section 182 Licensing Act 2003 was updated in November 2025 as Licensing Authorities need to have regard to the local economy when making decisions. At 1.18 of the guidance, all licensing authorities should consider the need to promote growth and deliver economic benefits. The updated guidance also encourages authorities to recognise the significance of spiking and encourages conditions to be added to licences where appropriate and proportionate. Section 1.18 states: When making licensing decisions, all licensing authorities should consider the need to promote growth and deliver economic benefits.

8.2 **Crime and Disorder**

Section 2.1 of the Guidance states: Licensing authorities should look to the police as the main source of advice on crime and disorder. They should also seek to involve the local Community Safety Partnership (CSP).

8.3 **Public Safety**

Section 2.8 of the Guidance states: Licence holders have a responsibility to ensure the safety of those using their premises, as a part of their duties under the 2003 Act. This concerns the safety of people using the relevant premises rather than public health which is addressed in other legislation. Physical safety includes the prevention of accidents and injuries and other immediate harms that can result from alcohol consumption such as unconsciousness or alcohol poisoning. Conditions relating to public safety may also promote the crime and disorder objective as noted above. There will of course be occasions when a public safety condition could incidentally benefit a person's health more generally, but it should not be the purpose of the condition as this would be outside the licensing authority's powers (be ultra vires) under the 2003 Act. Conditions should not be imposed on a premises licence or club premises certificate which relate to cleanliness or hygiene.

8.4 **Public Nuisance**

Section 2.21 of the Guidance states: The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

8.5 **Protection of Children from Harm**

Section 2.28 of the Guidance states: The protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment). Licensing authorities must also consider the need to protect children from sexual exploitation when undertaking licensing functions.

Representations

8.6 Section 9.4 of the Guidance states: A representation is "relevant" if it relates to the likely effect of the grant of the licence on the promotion of at least one of the licensing objectives. For example, a representation from a local businessperson about the commercial damage caused by competition from new licensed premises would not be relevant. On the other hand, a representation by a businessperson that nuisance caused by new premises would deter customers from entering the local area, and the steps proposed by the applicant to

prevent that nuisance were inadequate, would be relevant. In other words, representations should relate to the impact of licensable activities carried on from premises on the objectives. There is no requirement for a responsible authority or other person to produce a recorded history of problems at premises to support their representations, and in fact this would not be possible for new premises.

8.7 Section 9.9 of the Guidance states: It is recommended that, in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.

The Role of Responsible Authorities

8.8 Section 9.12 of the Guidance states: Each responsible authority will be an expert in their respective field, and in some cases it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective. For example, the police have a key role in managing the night-time economy and should have good working relationships with those operating in their local area. The police should usually therefore be the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder licensing objective.

Imposing conditions

8.9 Section 10.8 of the Guidance states: The licensing authority may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives.

8.10 Section 10.9 of the Guidance states: It is possible that in some cases no additional conditions will be appropriate to promote the licensing objectives.

8.11 Proportionality

Section 10.10 of the Guidance states: The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided.

8.12 Hours of Trading

Section 10.13 of the Guidance states: The Government acknowledges that different licensing strategies may be appropriate for the promotion of the licensing objectives in different areas. The 2003 Act gives the licensing authority power to make decisions about the hours during which premises can conduct licensable activities as part of the implementation of its licensing policy statement. Licensing authorities are best placed to make decisions about appropriate opening hours in their areas based on their local knowledge and in consultation with responsible authorities. However, licensing authorities must always consider each application and must not impose predetermined licensed opening hours, without giving individual consideration to the merits of each application.

Observations

9.1 Following the implementation of the first set of regulations under the Police Reform and Social Responsibility Act on 25 April 2012 a new provision relating to the 'test' that Licensing Committees should consider when deciding on licensing applications was introduced. The evidential level for Licensing Committees has been lowered so that the test now is that their decisions need only be 'appropriate' and no longer 'necessary'.

9.2 The application being considered is the grant of a new premises licence to permit:

The supply of alcohol to be consumed OFF the premises:
Monday to Sunday – 09:00-21:30.

The premises opening hours:
Monday to Sunday – 09:00-21:30.

- 9.3 The proposed Designated Premises Supervisor (DPS) is proposed as Mr C Hawkins, who holds a personal licence issued from East Devon District Council – EDVE2978.
- 9.4 Responses to the Notice of Hearing have been received from the applicant, objectors and persons supporting the application. At the time of writing this report persons who are intending to attend the hearing have confirmed their attendance.
- 9.5 The Sub-Committee will now need to consider whether to grant this application as applied for or as a result of the received representations, refuse the application or grant the application in a different form.

Legal Advice

1. As relevant representations have been made in respect of the application, this hearing must be held. (Relevant representations are about the likely effect of the grant of the application on the promotion of the licensing objectives, by any person, bodies representing them or responsible authorities). The sub-committee must disregard any information or evidence not relevant to the licensing objectives.
2. The sub-committee must consider this application in accordance with Section 4 of the Licensing Act 2003, which requires that licensing functions must be carried out with a view to promoting the four licensing objectives. The licensing authority must also have regard to its own licensing policy and the Secretary of State's guidance, but may depart from both if it has good reason to do so. Those reasons should be stated.
3. Section 18 of the Act requires the licensing authority to grant a premises licence unless it considers additional steps are needed for the promotion of the licensing objectives having regard to any relevant representations.

The steps are:

- (a) to grant the licence subject to:
 - (i) the conditions in the operating schedule modified to such extent as members consider necessary for the promotion of the licensing objectives, and
 - (ii) any condition which must under sections 19, 20 or 21 be included in the licence;
- (b) to exclude from the scope of the licence any of the licensable activities to which the application relates
- (c) to refuse to specify a person in the licence as the premises supervisor
- (d) to reject the application.

The conditions of the licence are modified if any are altered or omitted or any new condition is added. Different conditions may be applied to different parts of the premises, and to different licensable activities. The sub-committee must give its reasons for its decision to take any of these steps. Similarly, if any part of an application is rejected, the sub-committee must give its reasons.

4. The Act requires mandatory conditions to be imposed where supplying alcohol to be consumed OFF the premises.

Section 19 - Mandatory conditions relating to the supply of alcohol for consumption OFF the premises

1. (a) There shall be no sale or supply of alcohol when there is no designated premises supervisor in respect of this premises licence or at a time when the said premises supervisor does not hold a personal licence or when his/her licence is suspended.
(b) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
2. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
3. (1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
(2) For the purposes of the condition set out in paragraph 7(1) -
 - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula -
$$P = D + (D \times V)$$
where-
 - (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence-
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

- (3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- (4)(1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

5. The sub-committee will need to consider the hours of operation proposed in relation to the licensable activities in the light of the promotion of the licensing objectives, the effectiveness of the operating schedule proposed by the applicant, the representations received, the location of the premises in relation to residential and other commercial properties including other licensed premises, the history of the management of the premises and how it is

proposed to be run in the future, the evidence produced of any problems in the past, and the likely impact of any extension of hours and activities. These issues, and any other relevant ones, may be explored at the hearing.

6. Human Rights Act 1998

6.1 The sub-committee must also have regard to the provisions of the Human Rights Act 1998 when determining this application. The 1998 Act made the European Convention of Human Rights directly enforceable in British courts. The relevant provisions are Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 11 (freedom of association) and Article 1 of the First Protocol (right to peaceful enjoyment of one's possessions). These provisions are explained below. Essentially, they require the sub-committee to identify correctly the competing interests, give each appropriate weight in the circumstances of the case, and balance them against each other in order to arrive at a fair and reasonable decision.

6.2 Under Article 6, "everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law". The procedures established by this Council for hearings under the Licensing Act 2003 are compliant with Article 6.

6.3 Under Article 8, "everyone has the right to respect for his private and family life, his home and his correspondence". This right may not be interfered with except in accordance with the law and as may be "necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others". In Licensing Act cases this means that the sub-committee must have regard to the effect of its decisions on local residents and balance their interests against those of the public at large (e.g. the customers of the premises under consideration) and the people operating the business from the premises.

6.4 Under Article 11, "everyone has the right to freedom of peaceful assembly and to freedom of association with others" except where it is lawful to restrict that freedom in the interests of national security or public safety, for the prevention of disorder or crime, for the protection of health or morals or for the protection of the rights and freedoms of others". In Licensing Act cases this means, for example, that the sub-committee is entitled to impose conditions to ensure that patrons of licensed premises do not unreasonably disturb others living or working nearby. Again, the sub-committee should balance the competing interests.

6.5 Article 1 of the First Protocol (that is, the first amendment to the Convention) says that every natural or legal person (meaning a human being or a company) is entitled to peaceful enjoyment of his possessions, except where the law provides for restrictions on that right in the public interest. This means, for example, that it is compliant with the Convention to impose restrictions, such as those provided in the Licensing Act 2003, upon business premises where it is in the public interest to do so. On the other hand the same applies to the owners and occupiers of neighbouring premises.

7 Appeals

If the sub-committee imposes conditions on the licence with which the applicant disagrees, or modifies the licensable activities permitted or refuses to specify a person a designated premises supervisor, he or she may appeal within 21 days of notification of the decision to the Magistrates' Court. The applicant may also appeal if an application for a premises licence is rejected. Those making relevant representations may appeal if they believe that the licence should not have been granted, or that, when granting the licence, the licensing

authority ought to have imposed different or additional conditions or excluded a licensable activity or refused to specify a persona as designated premises supervisor. The magistrates' court may dismiss the appeal, or substitute its own decision, or send back the case to the licensing authority with directions as to how the case is to be dealt with. The magistrates' court may make any costs order it thinks fit.

8 Review Provisions

If extended hours/licensable activities are granted, the Licensing Act contains review provisions which enable any person, bodies representing them or any of the responsible authorities to apply to this licensing authority for a review of the licence. A hearing follows which enables the sub-committee to use the normal powers at a hearing (set out above) but also to suspend the licence for a period of up to three months or to revoke it.

9. Police Closure

A senior police officer may close any premises for 24 hours (this can be extended) where s/he reasonably believes there is or is likely imminently to be disorder on, or in or in the vicinity of the premises and their closure is necessary in the interests of public safety. Closure can also be affected if public nuisance is being caused by noise coming from the premises and closure of the premises is necessary to prevent that nuisance

10. Surveillance Camera Code of Guidance-June 2013

Where a relevant authority has licensing functions and considers the use of surveillance camera systems as part of the conditions attached to a licence or certificate, it must in particular have regard to guiding principle one in this code. Any proposed imposition of a blanket requirement to attach surveillance camera conditions as part of the conditions attached to a licence or certificate is likely to give rise to concerns about the proportionality of such an approach and will require an appropriately strong justification and must be kept under regular review. Applications in relation to licensed premises must take into account the circumstances surrounding that application and whether a requirement to have a surveillance camera system is appropriate in that particular case. For example, it is unlikely that a trouble-free community pub would present a pressing need such that a surveillance camera condition would be justified. In such circumstances where a licence or certificate is granted subject to surveillance camera system conditions, the consideration of all other guiding principles in this code is a matter for the licensee as the system operator.

Guiding principle one states:

Use of a surveillance camera system must always be for a specified purpose which is in pursuit of a legitimate aim and necessary to meet an identified pressing need.

Legitimate aim and necessity are considered in relation to the four licensing objectives which are set out elsewhere within this report if the Committee is considering conditioning any premises licence with the installation of a CCTV surveillance system.

Financial implications:

The only financial implication is if an appeal is lodged against the decision made, with the possibility of court costs.

Legal implications:

The legal framework is set out within the report and requires no further comment.



East Devon
Application for a premises licence
Licensing Act 2003

For help contact
licensing@eastdevon.gov.uk
 Telephone: 01404 515616

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

Stranger Tides Brew Co

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

Connor Jay

* Family name

Hawkins

* E-mail

[REDACTED]

Main telephone number

[REDACTED]

Include country code.

Other telephone number

[REDACTED]

Indicate here if you would prefer not to be contacted by telephone

Are you:

Applying as a business or organisation, including as a sole trader
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Your Address

* Building number or name [REDACTED]
* Street [REDACTED]
District [REDACTED]
* City or town [REDACTED]
County or administrative area [REDACTED]
* Postcode [REDACTED]
* Country [REDACTED] United Kingdom

Address official correspondence should be sent to.

Section 2 of 21

Premises Details

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

Address OS map reference Description

Postal Address Of Premises

Building number or name [REDACTED] Stranger Tides Brew Co
[REDACTED] The Store/The Workshop
Street [REDACTED] Little Bicton Place
District [REDACTED] East Devon
City or town [REDACTED] Exmouth
County or administrative area [REDACTED] Devon
Postcode [REDACTED] EX8 2SS
Country [REDACTED] United Kingdom

Further Details

Telephone number [REDACTED]
Non-domestic rateable value of premises (£) [REDACTED] 3,250

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

Confirm The Following

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of His Majesty's prerogative

Section 4 of 21

INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Connor Jay

Family name

Hawkins

Is the applicant 18 years of age or older?

Yes No

Continued from previous page...

Current Residential Address

Is the address the same as (or similar to) the address given in section one?

Yes

No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

Yes

No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail

Telephone number

Other telephone number

* Date of birth

 / /

dd mm yyyy

* Nationality

Documents that demonstrate entitlement to work in the UK

Right to work share code

Right to work share code if not submitting scanned documents

[Add another applicant](#)

Section 5 of 21

OPERATING SCHEDULE

When do you want the premises licence to start?

 / /
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end

 / /
dd mm yyyy

Provide a general description of the premises

Continued from previous page...

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

The premises is a two story detached store/workshop on Little Bicton Place. The building will be used for production and packaging of craft beer. The building will be used to house Stranger Tides Brew Co a nano brewery which consists of 6 tanks, ingredients for the production of the beer as well as storage of both the finalised product and empty containers including and bottles for beer. Beer production/brewing will happen on the ground floor only and upstairs will be used to store the finished products (kegs and bottles of beer).

The sale of the beer will be for consumption off-site only, this will be done online, but click and collect for locals will be an option on the website, I will be using specialist delivery service for alcohol, the provider is APC where they run a challenge 25 system so customers will be required to provide identification if they look under 25. Any locals collecting directly from the brewery will have to go through the same process.

The premises will have three CCTV camera's one covering the main door/collection area, one in the main brewing area which will also cover the door to the upstairs finished product area and the final CCTV camera will be facing the rear door that can not be accessed by the public.

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

Yes No

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

Yes No

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PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

Yes No

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PROVISION OF LIVE MUSIC

Continued from previous page...

[See guidance on regulated entertainment](#)

Will you be providing live music?

Yes No

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

Yes No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

Yes No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Start

End

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start	09:00	End	21:30
Start		End	

THURSDAY

Start	09:00	End	21:30
Start		End	

FRIDAY

Start	09:00	End	21:30
Start		End	

SATURDAY

Start	09:00	End	21:30
Start		End	

SUNDAY

Start	09:00	End	21:30
Start		End	

Will the sale of alcohol be for consumption:

On the premises Off the premises Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Continued from previous page...

Name

First name Connor Jay
Family name Hawkins
Date of birth  dd / mm / yyyy

Enter the contact's address

Building number or name 
Street 
District 
City or town 
County or administrative area 
Postcode 
Country United Kingdom
Personal Licence number (if known) 
Issuing licensing authority (if known) East Devon District Council

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known) FS-Case-769177436

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

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ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

Continued from previous page...

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Give timings in 24 hour clock.
(e.g., 16:00) and only give details for the days
of the week when you intend the premises
to be used for the activity.

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Continued from previous page...

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

The main focus of this premises licence is for production of craft beer for a nano brewery.

The risk of crime and disorder is very low as off supplies will be the focus which will mostly be completed online. The premises will have CCTV so anyone causing a public nuisance will be asked to leave the area and reported to the police .

The sale of the beer will be for consumption off-site only, this will be done online, but click and collect for locals will be a option on the website. I will be using a specialist delivery service for alcohol, the provider is APC where they run a challenge 25 system so customers will be required to provide identification if they look under 25. Any locals collecting directly from the brewery will have to go through the same process.

Children will not come to the premises unless with a parent who is collecting orders from the premises.

b) The prevention of crime and disorder

The business is concerned with Off sales only therefore disorderly behaviour is not anticipated as being a risk. However measures have been put in place to prevent theft and deter crime at the premises.

The premises will have three CCTV cameras:

One covering the main door/collection area

One in the main brewing area which will also cover the door to the upstairs

One facing the rear door that can not be accessed by the public

The building is also secured – it has a double lock on the front door and the rear door is a security door that can only be unlocked from inside. The buildings main door goes on to Little Bicton Place – this door has two locks. There is also a gate onto the street that is locked by key and has two bolts inside (top and bottom) – this gate leads to a little court yard secured by a security door at the rear which can only be locked from the inside.

Regarding online sales, customers must provide their full address and postcode when placing an order, and we will only deliver to a residential or business address (not to a public place).

We are using a specialist delivery service (APC) for delivery of alcohol who run a challenge 25 policy, we will also use this policy at the premises for any sales and collections.

c) Public safety

The public will only have access to the front door and collections area (which is covered by CCTV). This area will be kept clear. A bell will be on the front door for collections/deliveries to gain my attention. Although people will be able to purchase and collect at the premises, the number of people expected to attend the premises is low (as the business is focused on selling at events, online and using deliveries) - any that do attend will only be permitted in the front door and collection area.

The building itself has a smoke detectors and fire extinguishers.

d) The prevention of public nuisance

The number of customers attending the premises is anticipated to be low, as the business will operate using a delivery service, so residents should not be affected by an increase in people in the area visiting the premises.

Continued from previous page...

The nature of the business being off sales and not a tap room, so customers will not gather to stay and drink and there will be no loud talking and no loud music, meaning local residents will be undisturbed.

If anyone is causing a nuisance or displaying anti-social behaviour I will ask them to leave and if necessary inform the police. I will not sell to anyone already intoxicated, and if they have pre-ordered and are collecting in an intoxicated state I will ask them to return at another time.

Deliveries to the premises – due to the size of the nano brewery deliveries of malt and cleaning chemicals will only be needed once every couple of months at most, and will be done quickly by delivery drivers.

e) The protection of children from harm

The business will operate a strict Challenge 25 policy. We will use a specialist delivery service for alcohol (APC) who run a challenge 25 system and delivery drivers will ask for ID if anyone they deliver to appears to be under the age of 25.

Online sales – the customer has to make a declaration they are over the age of 18.

The following statements will be on our website in the checkout section :

"Customers are reminded that it is a criminal offence for a person under 18 to purchase or attempt to purchase alcohol and that it is also an offence to purchase alcohol on behalf of a person under the age of 18".

"We operate a strict challenge 25 policy, and delivery drivers will ask to see ID of anyone they believe appears to be under the age of 25, and if when asked a recipient cannot provide ID proving they are at least 18 years of age, no alcohol will be handed over. Delivery will also be refused if the driver believes that the alcohol was purchased on behalf of another person who is under the age of 18."

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is A British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- any page containing the holder's personal details including nationality;
- any page containing the holder's photograph;
- any page containing the holder's signature;
- any page containing the date of expiry; and
- any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

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NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

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PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Non domestic Rateable Value Band A No rateable value to £4,300 - Fee £100 B £4,301 to £33,000 - Fee £190 C £33,001 to £87,000 - Fee £315 D £87,001 to £125,000 - Fee £450 E £125,001 and above - Fee £635

Multiplier for Band D & E - Town centre premises used exclusively or primarily for sale of alcohol - Band D - £ 900 Band E - £1905 Events of 5,000 or more people incur additional fees. Please see our website for details.

* Fee amount (£)

100.00

DECLARATION

[APPLICABLE TO INDIVIDUAL APPLICANTS ONLY, INCLUDING THOSE IN A PARTNERSHIP WHICH IS NOT A LIMITED LIABILITY PARTNERSHIP] I UNDERSTAND I AM NOT ENTITLED TO BE ISSUED WITH A LICENCE IF I DO NOT HAVE THE

* ENTITLEMENT TO LIVE AND WORK IN THE UK (OR IF I AM SUBJECT TO A CONDITION PREVENTING ME FROM DOING WORK RELATING TO THE CARRYING ON OF A LICENSABLE ACTIVITY) AND THAT MY LICENCE WILL BECOME INVALID IF I CEASE TO BE ENTITLED TO LIVE AND WORK IN THE UK (PLEASE READ GUIDANCE NOTE 15).

THE DPS NAMED IN THIS APPLICATION FORM IS ENTITLED TO WORK IN THE UK (AND IS NOT SUBJECT TO CONDITIONS

* PREVENTING HIM OR HER FROM DOING WORK RELATING TO A LICENSABLE ACTIVITY) AND I HAVE SEEN A COPY OF HIS OR HER PROOF OF ENTITLEMENT TO WORK, IF APPROPRIATE (PLEASE SEE NOTE 15).

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

Connor Jay Hawkins

* Capacity

Owner

* Date

01 / 12 / 2025
dd mm yyyy

[Add another signatory](#)

Continued from previous page...

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/east-devon/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

OFFICE USE ONLY

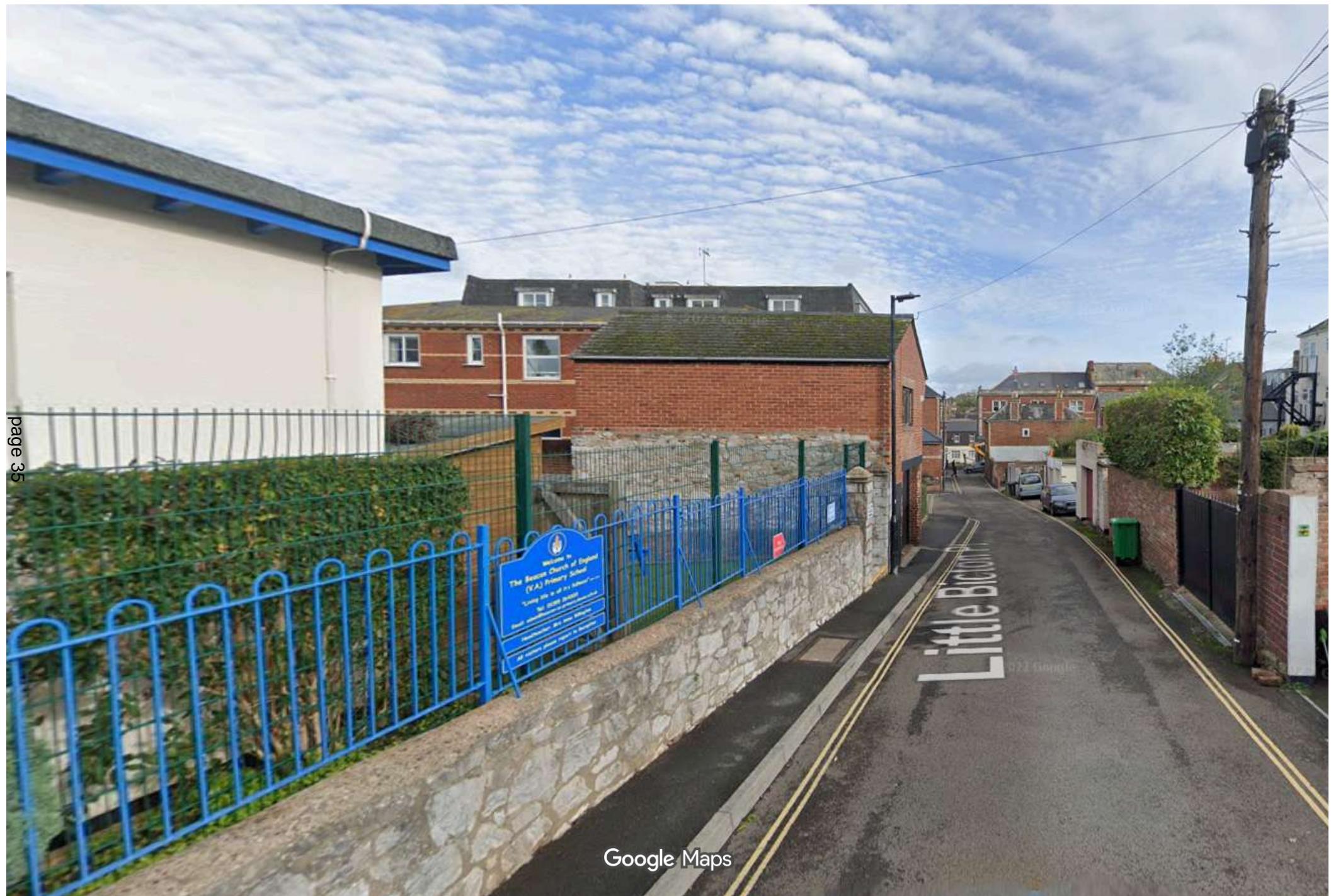
Applicant reference number	Stranger Tides Brew Co
Fee paid	
Payment provider reference	
ELMS Payment Reference	
Payment status	
Payment authorisation code	
Payment authorisation date	
Date and time submitted	
Approval deadline	
Error message	
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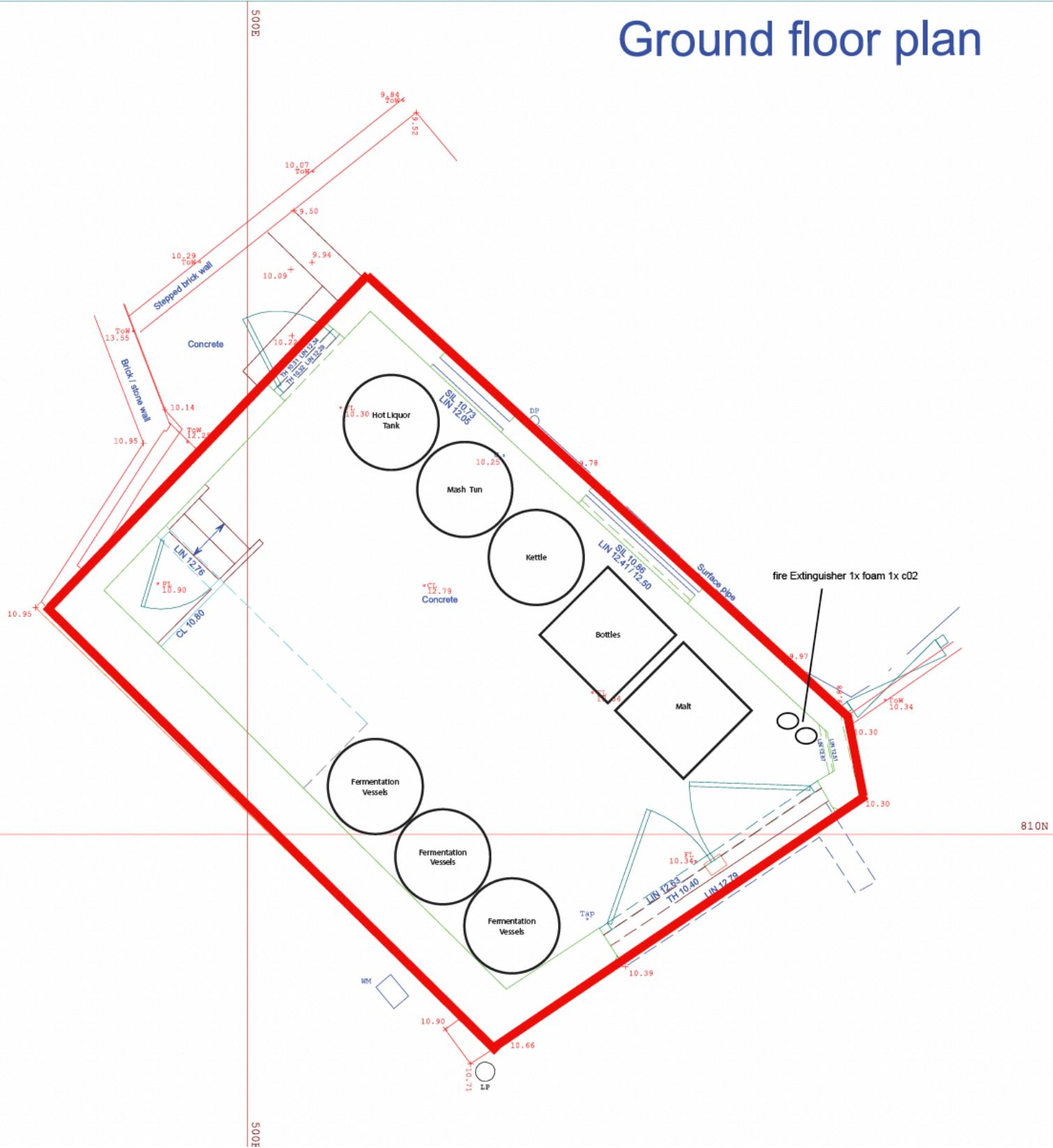


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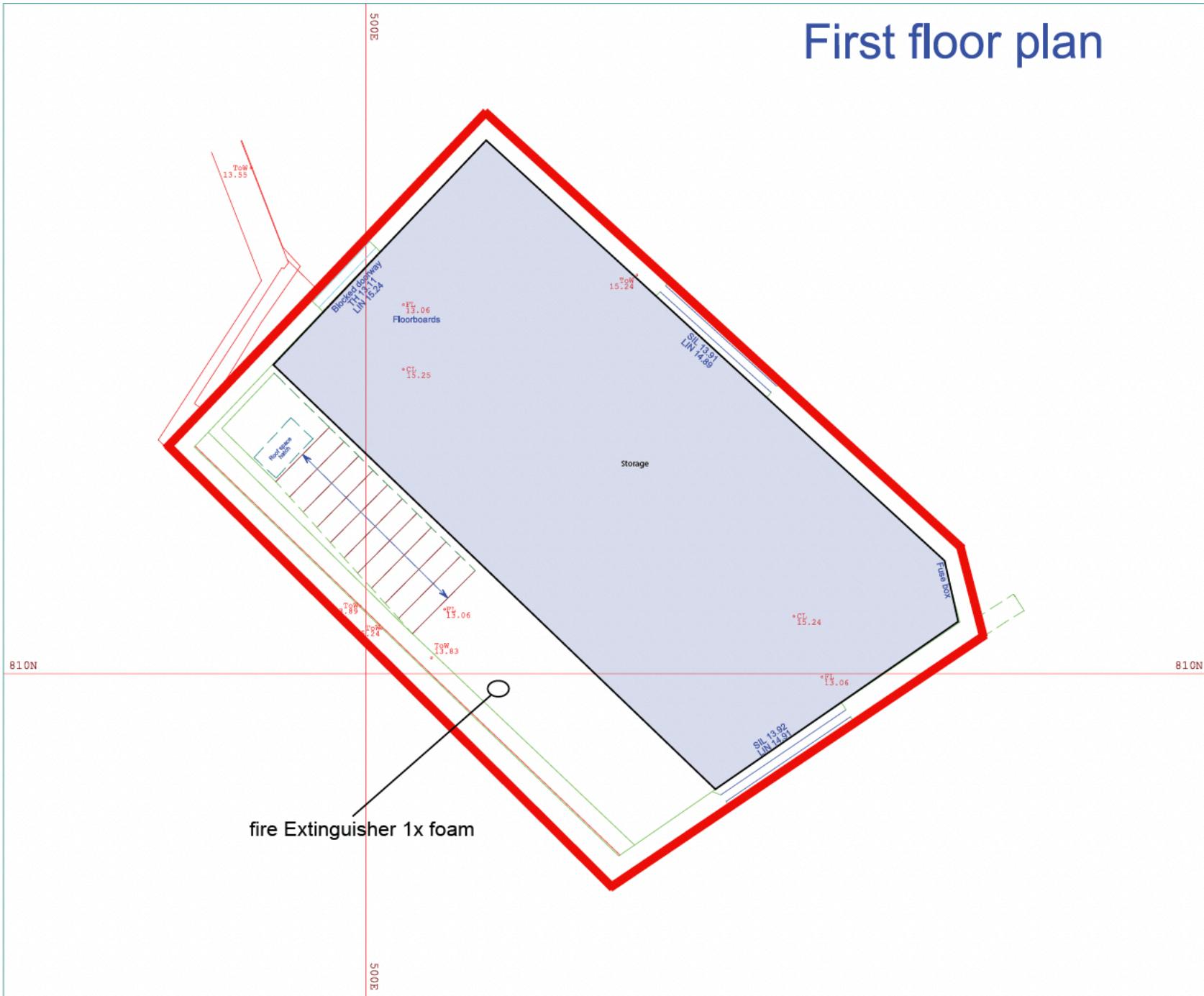
page 35



Ground floor plan



First floor plan



Date: 12/11/2025
 Contact number: 01395 517565
 Email: planninghouseholder@eastdevon.gov.uk
 Reference: 25/0379/ENQ



Mr C Hawkins

[REDACTED]

East Devon District Council
 Blackdown House
 Border Road
 Honiton
 EX14 1EJ
 Tel: 01395 516551
www.facebook.com/eastdevon
www.twitter.com/eastdevon

Dear Mr Hawkins,

Town and Country Planning Act 1990

Proposal: Use of building as a Nano Brewery

Location: The Workshop, Little Bicton Place, Exmouth. EX8 2SS

I refer to your enquiry dated 04.11.2025 regarding your request to run a Nano Brewery at the above mentioned site.

Planning application 21/3187/FUL for the proposed change of use from store to dwelling was refused by the Local Planning Authority but the decision was later appealed by the applicant, and allowed (with conditions) on 15/11/2022.

Those conditions listed were as follows:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved.
2. The development hereby permitted shall be carried out in accordance with the approved plans listed below:
 - a. 621.2. Proposed Floor Plans 07.12.21
 - b. 621.3. Proposed Elevation 07.12.21
 - c. 621.4. + location Proposed Combined Plans 07.12.21
3. Notwithstanding the submitted details, details of the materials to be used for the windows and roof lights to include profiles, materials and finishes shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The works shall be carried out in accordance with the approved details. For the avoidance of doubt uPVC is not an acceptable material for the windows.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works shall be undertaken within the Schedule 2 Part 1 Classes A, B, C or E for the enlargement, improvement or other alterations to the dwelling hereby permitted, other than works that do not materially affect the external appearance of the buildings, or for the provision within the curtilage of any building or enclosure, swimming or other pool, [other than any enclosure approved as part of the landscape management scheme].
5. A construction and environmental management plan (CEMP) shall be submitted and approved by the Local Planning Authority prior to any works commencing on site and shall be implemented

East Devon – an outstanding place

and remain in place throughout the development. The CEMP shall include at least the following matters : Air Quality, Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the site.

Within the planning inspectors report it was stated that 'It is common ground that the lawful use of the site falls within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).'

Having checked our records, I cannot see that the conditions detailed within the approval have been discharged, and it appears that no works commenced on site within the 3 year time limit specified.

That being the case, the permission for residential use appears not to have been implemented, so the lawful use remains Class E.

Based on the information provided within your enquiry form including confirmation that the building will not be used as a tap room for the sale of goods on site, and with no material change proposed to the building, I can confirm that an application for planning permission will not be required in this instance.

However, please note that should the activity on site expand in the future, planning permission may then be required and I would advise that you contact us again.

Yours sincerely

Mrs Zoe Gage
Householder Planning
East Devon District Council

N.B: The view that planning permission is not required is an informal opinion only and is based on the information supplied by yourself and an officer's interpretation of the relevant legislation.



INVESTORS IN PEOPLE®
We invest in people Gold

Stranger Tides – Police Agreed Conditions

Crime and Disorder

All staff engaged in licensable activity at the premises will receive training and information in relation to the following.

1. The Challenge 25 scheme in operation at the premises, including the forms of identification that are acceptable.
2. The hours and activities permitted by the premise's licence issued under the Licensing Act 2003 and conditions attached to the licence.
3. How to complete and maintain the refusal register in operation at the premises (in relation to the sale of alcohol).
4. The operating procedures for refusing service to any person who is drunk, under-age or appears to be under-age, or appears to be making a proxy purchase.

CCTV

The premises shall install operate and maintain a comprehensive digital colour CCTV system to the satisfaction of the Police and Local Authority.

All public areas of the licensed premises including entry and exit points will be covered.

The CCTV system will continually record whilst the premises are open for licensable activities and during all times when customers remain on the premises.

All recordings will be stored for a minimum period of 28 days with date and time stamping.

The CCTV system will be capable of downloading images to a recognisable viewable format.

Protection of Children from Harm.

There will be in place a written age verification policy in relation to the sale or supply of alcohol, which will specify a Challenge 25 proof of age requirement. This means that staff working at the premises must ask individuals who appear to be under 25 years of age, attempting to purchase alcohol, to produce identification. The only acceptable identification documents will be:

- v. A photo driving licence
- vi. A passport
- vii. An identification card carrying the PASS hologram

Unless such identification is produced the sale of alcohol must be refused.

An alcohol sales refusal register shall be kept at the premises and be maintained to include details of all alcohol sales refused. The register will include:

- i. The date and time of the refusal
- ii. the reason for refusal
- iii. details of the person refusing the sale
- iv. description of the customer
- v. any other relevant observations.

The refusals register will be made available for inspection and copying on request of an authorised officer of a responsible authority. All entries must be made within 24 hours of the refusal.

REPRESENTATIONS LIST

APPENDIX F

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: Jane Urquhart

Representation Accepted: Representation has been accepted

Reason: Crime & Disorder, Public Safety, Public Nuisance & Children from Harm

Details: My OBJECTION to the above application:

1. PUBLIC SAFETY

The premises are on double yellow lines and next to a primary school. I have access to my home [REDACTED] the store entrance via a garden gate and garage doors. My concern is that there are no parking facilities or footpath outside the Store and I am really concerned about the narrow road, pedestrians, children leaving school premises, the elderly next door(who walk up the street regularly) and the safety of any regular use of vehicles accessing these premises. I also think, that whilst alcohol would not be allowed on the premises, I suspect that the public, buying alcohol to take away ,may well end up drinking outside The Store which could add to the risk of public safety

2. PUBLIC NUISANCE

Vehicles coming and going to a premises on double yellow lines/alcohol being sold next to a school and a residential block of flats for the elderly are potential causes of public nuisance and really this purpose for the building would be inappropriate.

3. CHILDREN FROM HARM

As mentioned above, the premises are next to the entrance to a school. I think the risk to the children is self evident,

4. PREVENTION of CRIME and DISORDER

Should drinkers decide to start drinking once they have purchased the alcohol, (it is known that alcohol is a prime factor in the cause of disorder and criminal behaviour) and with three public houses within 100 meters of this building, I think there is enough potential for disorder in this touristy part of Exmouth and it would be completely wrong to allow this premises to be used for this purpose

In conclusion it seems to me that this application has no relevance to the Exmouth Neighbourhood plan, no consideration to this being a narrow road with double yellow lines and no facilities for unloading and parking, and could be a high risk to the children and local elderly residents for the reasons given above

I hope this objection bears some weight when this application is being considered and that the application will be refused.

Jane Urquhart

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: John Gaunt

Representation Accepted: Representation has been accepted

Reason: Crime & Disorder, Public Safety, Public Nuisance & Children from Harm

Details: Stranger Tides Brew Co/The Workshop Little Bicton Place Exmouth Representation
Application number 061152

1. This is a representation against the above application by John Gaunt [REDACTED]
2. Self-evidently I do not live locally to the applicant site but I regularly visit my 81 year old sister, Jane Urquhart of [REDACTED] who has made a representation against this application, I am familiar with the area (although I acknowledge not as familiar as the Licensing Authority) and this representation is in part in support of her. As such, it is neither frivolous nor vexatious.
3. I have read my sister's representation which raises a number of valid concerns about what is proposed which I recognise.
4. This representation is based in the main on the four licensing objectives, the licensing policy of East Devon District Council and the details such as they are within the application as published on the council's website.
5. The four Licensing Objectives are:
 - a. The prevention of crime and disorder (LO1)
 - b. Public safety (LO2)
 - c. The prevention of public nuisance (LO3) and
 - d. The protection of children from harm (LO4)
6. The application seeks an off licence for the premises from 9.00 am until 9.00 pm every day of the week, Sundays included. Limited conditions are offered as part of the application but these go no way towards addressing the potential for breach of the Licensing Objectives nor in adopting any of the pool of model conditions at Appendix C of the Licensing Policy
7. It is generally accepted that it is good practice for an applicant to engage with neighbours who may be affected by the application to seek to reassure and achieve an agreed basis on which an application might be put forward. I understand that disappointingly no such approach has been made, and particularly not to my sister, one of the residents [REDACTED] and one most likely to be affected.
8. Location. Bicton Place is a street made up almost entirely of residential terraced town houses, with the exception of the dental practice at 13 Bicton Place. All these properties front onto Bicton Place but back onto Little Bicton Place. Any garden spaces which these properties enjoy ([REDACTED] [REDACTED] is immediately adjacent to Little Bicton Place (LO3). Little Bicton Place is a narrow street running from Beacon Place to Rolle Street. It is a single carriageway road with one limited passing space. Parking is prohibited along the entirety of the [REDACTED] street- there are double yellow lines extending on both sides of the street. Insofar as loading and unloading is not prohibited, realistically this is not possible without obstructing the street. This is a relevant concern in terms of the alcohol delivery service proposed by the applicant using APC and how this is properly managed (LO2 and LO3). Indeed from his application, this would appear to be the principal focus of his business from these premises, if licensed.
9. Aside from the Beacon Church Primary School immediately adjacent to the applicant site, which of itself raises concerns about a licensed facility at this location (LO4), the street would appear to be entirely residential- and particularly so in the immediate vicinity of this quiet and little used street. The grant of a premises licence would introduce a material change of character to the street with consequent detrimental impact on the amenities of existing residents. (LO1, LO2, LO3 and LO4).
10. The premises themselves. The detailed layout plans and proposals for the building itself are not available on the council website but a simple external inspection of the premises raises issues of concern. These include:
 - a. From the application it would appear that the only public access is through the main entrance fronting onto Little Bicton Place. As the only apparent means of escape in case of possible fire, this entrance door (or doors) needs either to be fixed in the open position (LO1) or set back into premises so that it/they do not open outwards onto the narrow pavement immediately outside the premises (LO2/LO3). Physically they look as though they only open inwards at present.
 - b. The application clearly anticipates that the door/doors will be kept shut (locked?) and accessible only on the ringing of a bell. Again this would appear to impact on public safety (LO2).
 - c. As above, the Licensing Authority will be aware that the premises are immediately adjacent to a school. (LO1).
11. East Devon Council Licensing Policy. A number of points should be made in the context of the Licensing Policy:
 - a. The Licensing Authority requires applicants to address the licensing objectives in their operating schedules having regard to the type of premises, the licensable activities being provided, the operational procedures and the nature of the location and the needs of the local community (my emphasis). Para 3.1.4. I would suggest that this has not occurred within this application.
 - b. The council's model conditions should be considered when formulating an application. Para 3.1.6. Again, this would not seem to have occurred.
 - c. A key consideration in the determination of an application will be the adequacy of the measures proposed by the applicant to promote the [REDACTED] licensable activities having regard to the nature of the location and the needs of the local community. Para 5.3.2
 - d. The licensing authority will also have regard to wider consideration affecting the residential population...and amenity of an area. As mentioned above, this site is located in a predominantly quiet

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

residential location and free of commercial activity for which the introduction of licensed premises would seem inappropriate (LO1/LO2/LO4).

12. It is submitted that the application as drawn gives insufficient attention to seeking to address the four licensing objectives and that given the particular characteristics of this location- quiet residential/parking restrictions/loading restrictions - the application as drawn should be refused.

13. Conditions/hours.

a. If however the Licensing Authority was minded to grant the application, then this representation would request that this application be carefully circumscribed by conditions drawn substantially from the suggested model conditions and for less hours than those sought by the applicant.

b. Hours. For the nature of what is proposed appear excessive, unnecessary and unjustified. If a licence was granted then it should be limited to a maximum of 9.00am-5.00pm Monday- Saturday with the premises closed on Sunday, again reflecting the nature of the location. (LO1/LO3).

The proposed conditions within the operating schedule (as mentioned above) appear inadequate and insufficient to meet the licensing objectives. (LO1, LO2, LO3 and LO4)

d. If a licence were to be granted, then the following conditions drawn from Appendix C would appear to be appropriate:

i. Training: D1 (Challenge 25); Incident Log: D2; Consumption: DB; CCTV D48, 50 and 51.

ii. Dispersal N4; Handling/Deliveries; N19 and 20 with hours specified being very restrictive due to the likely obstruction of the road, particularly in case of deliveries. Monday- Saturday. No handling /deliveries Sunday in any event. In this context, 'deliveries' should also include collections from the premises.

iii. Point of contact for residents: N22

iv. Litter/waste: N65

v. Proof of age: C1/ C2 (Challenge 25, not 21); C3

vi. Refusals register: C4

vii. Online sales ordering: 01 - 06 inclusive (Given the nature of the proposed operation, with a significant emphasis on online sales), these conditions would appear entirely proportionate and build upon what is offered in the application).

viii. Delivery of online sales: 07- 013 inclusive (Given the nature of the proposed operation, ditto the comment immediately above).

ix. General online sales: 014- 018 (018 is instruction on noise minimisation).

14. In conclusion, my representation is that given the nature of the locality, particularly issues around parking and loading and the apparent inadequate safeguards proposed by the applicant- all of which impact on all the Licensing Objectives- the application should be refused. Were however the committee be minded to grant a premises licence, then for the same reasons the hours authorised should be restricted as above and consideration given to the imposition of the conditions outlined above, all of which seem proportional to what is proposed here.

Thank you for taking the time to consider my representation.

John Gaunt

December 2025

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co
The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: P Turner
[REDACTED]

Representation Accepted: Representation has been accepted

Reason: Crime & Disorder, Public Safety, Public Nuisance & Children from Harm

Details:

To whom it may concern.

Representation concerning;

Application Ref No' 061152

Application concerning The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS

I reside at [REDACTED] and the [REDACTED] Little Bicton Place.

I object most strongly to the application for the reasons outlined below;

Protection of children from harm.

As you will be aware Little Bicton Place is narrow and double yellow lined both sides with no parking facilities so quite how anyone will be able to stop to collect alcohol is a mystery. The attached photograph of the street and the building in question illustrates clearly just how narrow the street is and the lack of pavement surfaces to separate people/primary age school children/senior citizens from traffic and is in direct contravention of the requirement for the protection of children from harm.

Promotion of public safety.

The street is also heavily used by senior citizens traveling into the town and primary aged school children going to and from the school who with this application would have an off-licence/brewery right next to the school gate and barely meters from the entrance to Little Bicton Court - a retirement housing complex. Having lorry's delivering raw materials, collecting finished goods and members of the public collecting off sales in such an environment is in direct contradiction of the requirement for promotion of public safety.

Little Bicton Place is often used by ambulances serving the residents of Little Bicton Court - a retirement housing complex - which is situated right next to the proposed off license/brewery. For ambulances attending emergency calls to the Court to find the road blocked by some delivery/collection lorry or people trying to collect alcohol can only have very detrimental outcomes to whoever requires attention from the ambulance crew. Again in direct contradiction of the promotion of public safety.

Support of the Exmouth Neighbourhood plan.

The application has no relevance to and in no way supports the Exmouth Neighbourhood Plan, there is no benefit to tourism as required by the plan and no provision of any service that isn't already widely available in the town in this application.

Prevention of crime and disorder and prevention of public nuisance.

The applicant states that they anticipate how low their anticipated sales volumes will be with no data to support such a statement, similarly they state that they anticipate only one raw material delivery every two months, again with no data to support such a statement. Alcohol sales of this nature is a high volume low margin business, forecasting low volumes does not seem to make much sense in this context. They also state that there will be numerous cctv cameras, a wish to not serve minors or people ready intoxicated and a willingness to call the police if needed. Non of these statements support the assertion of low volumes of sales and would indicate an anticipation of crime and disorder in direct contradiction of the requirement to prevent such.

This is a primarily residential street.

This is not an appropriate location for such a business venture, there are many light industrial premises and vacant retail premises around the town with parking, facilities for deliveries and collections by lorry etc where such a business would be appropriate and of course there are already three public houses retailing alcohol for off and on premises consumption within 100 metres of this building. Exmouth is also served by multiple large supermarkets who provide a very wide choice of alcohol at very competitive prices for off premises consumption. They also have large car parks.

For these reasons I object most strongly to the application.

As an additional comment I have done a search on the Planning Database and the only planning application I can find for this building is a successful application for a change of use to residential granted in October 2022.

I cannot find any application for a change of use from residential to a brewing premises. Did that happen ?

Thank you,

Mr P Turner.

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: Devon & Cornwall Police

Licensing Department, Launceston Police Station, Launceston, Cornwall, PL1

Representation Accepted: Representation has been accepted

Reason: Agreed Position

Details:

Good Afternoon,
Please see the below email trail detailing an agreed position I have come to with the applicants for the above New Premises Licence, in light of this I would like to make a representation under the Prevention of Crime and Disorder and the Protection of Children from Harm licensing objectives to have the amendments/additions made to the licence should it be granted.
Kind regards

Chantalle

58312 Chantalle Hooper
Alcohol Licensing Officer - East Devon and Teignbridge

Hi Chantalle

thanks for the call and help!

im happy with these conditions being added

many thanks
Connor
Sent from my iPhone

Dear Connor,

Thank you for taking my call today.

As discussed here are conditions in Yellow which need to be added the Premises Licence application:

Crime and Disorder

All staff engaged in licensable activity at the premises will receive training and information in relation to the following.

1. The Challenge 25 scheme in operation at the premises, including the forms of identification that are acceptable.
2. The hours and activities permitted by the premise's licence issued under the Licensing Act 2003 and conditions attached to the licence.
3. How to complete and maintain the refusal register in operation at the premises (in relation to the sale of alcohol).
4. The operating procedures for refusing service to any person who is drunk, under-age or appears to be under-age, or appears to be making a proxy purchase.

CCTV

The premises shall install operate and maintain a comprehensive digital colour CCTV system to the satisfaction of the Police and Local Authority.

All public areas of the licensed premises including entry and exit points will be covered.

The CCTV system will continually record whilst the premises are open for licensable activities and during all times when customers remain on the premises.

All recordings will be stored for a minimum period of 28 days with date and time stamping.

The CCTV system will be capable of downloading images to a recognisable viewable format.

Protection of Children from Harm.

There will be in place a written age verification policy in relation to the sale or supply of alcohol, which will specify a Challenge 25 proof of age requirement. This means that staff working at the premises must ask individuals who appear to be under 25 years of age, attempting to purchase alcohol, to produce identification. The only acceptable identification documents will be:

- v. A photo driving licence
- vi. A passport
- vii. An identification card carrying the PASS hologram

Unless such identification is produced the sale of alcohol must be refused.

An alcohol sales refusal register shall be kept at the premises and be maintained to include details of all alcohol sales refused. The register will include:

- i. The date and time of the refusal
- ii. the reason for refusal
- iii. details of the person refusing the sale

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

- iv. description of the customer
- v. any other relevant observations.

The refusals register will be made available for inspection and copying on request of an authorised officer of a responsible authority. All entries must be made within 24 hours of the refusal.

If you agree with these conditions being added to your Premises Licence Application, please just return an email to me confirming this. I will then forward this onto East Devon District Council.

If you have any questions, please do not hesitate to contact me.

Kind regards

Chantalle

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: Elaine Williams

Representation Withdrawn

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co
The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: Robert Board
[REDACTED]

Representation Accepted: Representation has been accepted

Reason: Representation of Support

Details:

Ref No. 061152

Premises: Stranger Tides Brew Co - The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS

Name of Applicant: Mr Connor Hawkins

Good day

I write in support of the above licensing application being made by Mr Connor Hawkins to operate from premises in Little Bicton Place, Exmouth. Mr Hawkins is well known to me and many others in the local brewing industry as a brewer of some reputation and as such well knows the statuary restrictions and requirements placed on the production and purchase of alcohol and the associated laws.

The premises is situated in a quiet back street, very well secured, CCTV coverage and with limited public access. A majority of the retail sales being based on a delivery service should not cause any issues.

Regarding licensing regulations a 'Challenge 25 Policy' and online 'over 18' declaration will protect the offer adequate protection for alcohol misuse.

As such I would consider all four objectives as to licensing are satisfied with regard to crime & disorder, public safety, public nuisance and protection of children from harm.

To confirm, I write in support of the above application.

Robert J Board

[REDACTED]

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co
The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: James Murray
[REDACTED]

Representation Accepted: Representation has been accepted

Reason: Supporting rep

Details:
[REDACTED]

19 December 2025

REF Planning Application 61152

Stranger Tides Brew Co

The Store / The Workshop

Little Bicton Place

Exmouth

EX8 2SS

To whom it concerns,
I write to support this application.

Background:

I have known Conner Hawkins since he started work at the Crossed Anchors brewery in Exmouth some 8 years ago. My role as a member of CAMRA (Campaign for Real Ale) is to liaise with the brewery owner and staff, determine what they are producing, what they intend to produce and feed this to CAMRA at a Regional and National Level. This information is used to assist CAMRA in purchasing beer for its festivals and national competitions.

Conner is an excellent brewer, who rose to become head brewer for several years and won national awards. Crossed Anchors brewery is so successful that it expanded into new premises in Exeter during the summer of 2025. It was at this time Conner informed me that he was leaving to pursue his dream of opening his own Nano-brewery in his home town, Exmouth. One of his aims is to use his skills to produce low volume, high quality bottled real ale that will not be available in any supermarket and connoisseurs will seek out.

Specifics relating to the premises and the four licensing objectives:

1. The prevention of crime and disorder

As stated in his application the, building will have 3 CCTV camera, primarily to meet insurance company requirements and to deter unlawful entry to the premises. As this is not a bar or brewery tap room, one of the cameras will specifically be focused on the main entry to the unit and the Off sales collection point. Customers who come to pick up orders will be discerning drinkers seeking small quantities of high quality artisan beer. There will be no drinking on the premises and it is highly unlikely there will be public disorder.

2. Public safety

I can add nothing of value to Connor Hawkins conditions offered.

3. The prevention of public nuisance

As the business is primarily aiming to operate a delivery service, the number of customers visiting the premises is likely to be low, with little impact on local residents. I envisage a potential issue with delivery of raw materials and collection of finished products in a narrow street with double yellow lines for its entire length on both sides. However, that begs the question what happens at the moment, not just in Little Bicton Place, but around the town. How do parcel delivery drivers manage? How do supermarket delivery drivers cope? Personally, I see this as a matter for common sense. If the delivery / collection is expected to take more than a few minutes, then arrangements to park around the corner on Rolle Street and move goods by sack trolley could be put in place.

4. The protection of children from harm.

Recognising that the premises are close to a primary school, this issue could be covered in the section above. A narrow street and narrow pavement that might be busy when schools close at the end of the day. However, as the majority of children seem to be met by parents or guardians this is unlikely to change with the addition of a Nano-brewery close by. Do you really expect primary school children accompanied by parents to enter a Nano-brewery and seek to purchase alcohol?

Much more pertinent is how to deal with teenagers, who are under the legal age to purchase alcohol. As clearly stated in his submission a strict Challenge 25 policy will operate, with various checks in place if the products are being delivered by the specialist APC service.

At the Nano-brewery anyone who looks under 25 years of age will be asked to provide valid ID. This is no different to what happens in pubs, shops and supermarkets around the town and appears to work successfully. Also the products on sale will be bottle conditioned beers. After being moved they have to be given some 24 hours to settle again, otherwise the drinker will get a mouthful of unsavoury sediment. It is unlikely that underage drinkers will seek out a product that has to be left for 24 hours before they can consume it.

Closing remarks:

How many young entrepreneurs does Exmouth have? Here you have a young man who has worked hard learning his trade and is looking to fulfil a dream. He understands the brewing industry and knows that discerning customers want small quantities of high quality goods that they can drink themselves or give as presents to family and friends. This is a small start-up, that has the potential to grow. If it does grow and I sincerely hope it does, then the premises at Little Bicton Place will not be suitable and he will have to move to expand. Here is someone likely to remain in Exmouth, using small commercial premises and helping the town thrive.

Your sincerely

James S Murray

Evidence:

Application No: 061152

Premises: Stranger Tides Brew Co
The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Suggestion:

Person making Representation: B Johnson

Representation Accepted: Representation has been accepted

Reason: Public Nuisance

Details: Mr & Mrs A & B Johnson

I hope this letter finds you well. I am writing to formally express my objection to the recent application for a new premises licence reference 061152 at The Store/Workshop, Little Bicton Place, Exmouth, EX8 2SS under the Public Notice Licensing Act 2003.

As a local resident [REDACTED] to the property I feel this is not the correct type of business to be running in amongst a residential location, along with it being within close proximity of a school, namely The Beacon Church Primary and Pre-School. The nature of the business and along with the hours of opening is the concern, road safety and potential noise. There is no legal parking nearby due to the location being designated with double yellow lines means that anyone arriving, including the proposed delivery agent APC will have no parking allocations, we also do not know what kinds of vehicles are to be expected and potentially hamper visibility, again road safety is the concern.

The road is narrow with two way flow of traffic it will almost certainly effect this. On many occasions access to our off street parking access has been affected due to car users either leaving them outside the property, meaning visibility is restricted, or even across the drop pavement access slope, resulting in residents or other permitted parties not being able to get in or out of the property.

The long opening hours is also a concern with the expected higher increase in people either in vehicles or by foot visiting the the location hampering an already narrow pavement. Plus the noise element of deliveries for example barrels. Another element is the smell produced during the brewing process as this is residential area and being next door to a school.

The delivery/collection company would need to consider their hours of operation to not be around the times when the school is expecting the children and parents to be in the area, so in the morning and early afternoon. Road safety is paramount.

We strongly object to the change of use for the site due to the above.

Warm Regards

B Johnson & A Johnson (Mrs)

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co
The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: A Johnson

Representation Accepted: Representation has been accepted

Reason: Public Nuisance

Details: Mr & Mrs A & B Johnson

I hope this letter finds you well. I am writing to formally express my objection to the recent application for a new premises licence reference 061152 at The Store/Workshop, Little Bicton Place, Exmouth, EX8 2SS under the Public Notice Licensing Act 2003.

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The delivery/collection company would need to consider their hours of operation to not be around the times when the school is expecting the children and parents to be in the area, so in the morning and early afternoon. Road safety is paramount.

We strongly object to the change of use for the site due to the above.

Warm Regards

B Johnson & A Johnson (Mrs)

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co
The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: MH Browne

Representation Accepted: Representation has been accepted

Reason: Public Nuisance

Details: For the attention of The Licensing Manager, East Devon District Council

I hope this letter finds you well. I am writing to formally express my objection to the recent application for a new Premise License reference 061152 at The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS under the Public Notice Licensing Act 2003.

As a local resident [REDACTED] to the property I feel this is not the correct type of business to be running in amongst a residential location, along with it being within close proximity of a school, namely The Beacon Church Primary and Pre-School.

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The delivery/collection company would need to consider their hours of operation to not be around the times when the school is expecting the children and parents to be in the area, so in the morning and early afternoon. Road safety is paramount.

I/we strongly object to the change of use for the site due to the above.

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: H L Browne

Representation Accepted: Representation has been accepted

Reason: Public Nuisance

Details: For the attention of The Licensing Manager, East Devon District Council

I hope this letter finds you well. I am writing to formally express my objection to the recent application for a new Premise License reference 061152 at The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS under the Public Notice Licensing Act 2003.

As a local resident [REDACTED] to the property I feel this is not the correct type of business to be running in amongst a residential location, along with it being within close proximity of a school, namely The Beacon Church Primary and Pre-School.

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The delivery/collection company would need to consider their hours of operation to not be around the times when the school is expecting the children and parents to be in the area, so in the morning and early afternoon. Road safety is paramount.

I/we strongly object to the change of use for the site due to the above.

Evidence:

Suggestion:

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

Person making Representation: Brian W Oliver

Representation Accepted: Representation has been accepted

Reason: Public Safety, Public Nuisance and Children from Harm

Details: Dear Sirs,

Re: Ref No. 061152

Premises: Stranger Tides Brew Co. - The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS
Premises Open Hours requested
Monday to Sunday 09:00 to 21:30

I wish to make a representation to object to the above proposed application for a Brewery and Retail Off-Licence on premises in Little Bicton Place, Exmouth, EX8 2SS.

As background, these premises were previously owned by a local electrician, James Pratt, who used to store his electrical materials, tools and equipment there - which is why this small property has become known as "The Store/The Workshop".

Firstly, has Stranger Tides Brewing gained planning permission to change the use of the premises from a genuine storeroom to a Brewery and Retail Premises?

Secondly, I strongly object to this proposal on the following grounds:

1. Protection of children from harm

Surely it cannot be acceptable to allow alcohol to be brewed and sold to consumers only a couple yards from a Primary School? The Beacon C of E Primary & Pre-School also provides Child Care during school holidays.

The side wall of the premises actually forms part the children's playground. This means young children will be playing only a couple of feet away from where the alcohol is being brewed! In addition, the entrance to where Off-Licence customers would come to collect their order is right next to the school gate!

The proposed opening hours for Stranger Tides (9am to 9.30pm) means brewing will be carried out on the premises during the whole school day when children are in the playground (and also when Child Care is provided at the school during school holidays).

Furthermore, this is not a standard building designed for brewing and therefore may not have proper ventilation design - so odours may escape through vents or gaps. The smell of alcohol and odours from the fermentation process are surely not appropriate when children are playing in the playground only a few feet away?

As I understand it, local councils treat such industrial odours (even on a small scale) as potential statutory nuisances if they "unreasonably interfere" with nearby premises (e.g. a primary school). I trust this is something you will also take into consideration.

2. Public Safety

Little Bicton Place is very narrow, with double yellow lines on both sides and no parking facilities. There is not enough room for two vehicles to pass.

There is already parking chaos in Little Bicton Place when parents drop off their children at the school gate in the morning and again when they collect their children from school in the afternoon.

Adding delivery vans to this mix will surely exacerbate the problem, as well as public safety for pedestrians because of the increased volume of traffic on such a narrow road (there is no pedestrian pavement on most of Little Bicton Place).

A delivery van parked on Little Bicton Place (either dropping off materials or collecting orders for distribution to customers) will block the road for other vehicles. Similarly, customers who drive to these premises to collect their orders will also block the road for other vehicles.

The applicant states that "the number of people expected to attend the premises is low", but has provided no evidence to support this claim.

On the opposite side from the school, the premises are directly next to a block of retirement flats for senior citizens. The only possible parking area on Little Bicton Place is a small space outside the entrance to the retirement flats. I understand this space is intended for emergency vehicles (such as an ambulance, doctor or paramedic) for the elderly residents of the apartments. What would happen in an emergency if a delivery van or an Off-Licence customer was parked there?

3. Prevention of public nuisance

The customer entrance to the Off-Licence premises is only yards from the retirement flats for senior citizens. Presumably, once off-licence customers pick up their orders, there is nothing to stop them from consuming the alcohol elsewhere on Little Bicton Place.

Stranger Tides proposes being open to off-licence customers until 9.30pm - creating a concern about

Application No: 061152

Premises: Stranger Tides Brew Co

The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS.

public nuisance if customers were to drink their alcohol on Little Bicton Place at night.

I would be most grateful if you could give the above issues your closest attention, including the issue of whether planning permission has been obtained for change of use of the premises.

Thank you.

Yours faithfully,
Mr. Brian W. Oliver

Evidence:

Suggestion:

Person making Representation: G W Smith

Representation Accepted: Representation has been accepted

Reason: Public Nuisance

Details: For the attention of The Licensing Manager, East Devon District Council

I hope this letter finds you well. I am writing to formally express my objection to the recent application for a new Premise License reference 061152 at The Store/The Workshop, Little Bicton Place, Exmouth, EX8 2SS under the Public Notice Licensing Act 2003.

As a local resident, [REDACTED] to the property I feel this is not the correct type of business to be running in amongst a residential location, along with it being within close proximity of a school, namely The Beacon Church Primary and Pre-School.

The nature of the business and long hours of opening is the concern to do road safety and potential noise. There is no legal parking nearby due to the location being designated with double yellow lines means anyone arriving, including the proposed delivery agent APC, will have no parking allocation. We also do not know what kinds of vehicles are to be expected and potentially hamper visibility, again road safety is the concern.

The road is narrow with two way flow of traffic it will almost certainly be affect this. On many occasions access to our off street parking access has been affected due to car users either leaving them outside the property, meaning visibility is restricted, or even across the drop pavement access slope, resulting in residents or other permitted parties not being able get in or out of the property.

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The delivery/collection company would need to consider their hours of operation to not be around the times when the school is expecting the children and parents to be in the area, so in the morning and early afternoon. Road safety is paramount.

I/we strongly object to the change of use for the site due to the above.

Evidence:

Suggestion:

Stranger Tides – Responses to Notice of Hearing

Applicant

Mr C Hawkins	
Hearing Unnecessary	Not completed
Attending	Yes
Supporting documents	Plans of building (APPENDIX C), photo of brew kit,(ATTACHED) letter from planning (APPENDIX D)
Summary of key points	Mike Prudence owner of the unit attending to provide support

Responsible Authority

1. Police	
Hearing Unnecessary	Agreed Position
Attending	No
Supporting documents	N/A
Summary of key points	N/A

Other Persons

1. Paul Turner - Objector	
Hearing Unnecessary	Not completed
Attending	Yes
Supporting documents	None
Summary of key points	<p>Prevention of crime and disorder -The applicant states they have a day job so will only be available to supply in the evenings meaning there will be many many people traipsing up and down the street in the evening.</p> <p>Public safety -The road is narrow double yellow lines down both sides limited pavements and no parking bays is an accident waiting to happen.</p> <p>Prevention of public nuisance- Based upon the applicants' output of 1 400L brew a fortnight equals at least 150 visits a week to collect bottles of beer placed in 330ml bottles packed as 4's. In a quiet residential area!!</p> <p>Fumes from the brewing will adversely affect children and OAPs</p> <p>Protection of children from harm - in the adjacent primary school and sheltered housing as well the housing opposite.</p>

Other Persons

2.	B Johnson – Objector
Hearing Unnecessary	Not completed
Attending	No
Supporting documents	None
Summary of key points	<p>Public safety School close by, pavements very narrow, so any obstruction, particularly at the start and end of school day. Houses in Bicton Place all have access on to Little Bicton Place from their rear garages or parking spaces.</p> <p>Prevention of public nuisance Parking in a very restricted area for deliveries. All the road is a double lines area. Narrow road with very narrow pavements.</p>

Other Persons

3.	Anita Johnson – Objector
Hearing Unnecessary	Not completed
Attending	No
Supporting documents	None
Summary of key points	<p>Public Safety Little Bicton Place is a very narrow road, barely 2 car widths across, pavement on one side only less than one metre wide. Double yellow lines on both side of this very narrow road which provides access to children accessing school gate. Also provides rear access to cars from Bicton Place. Not suitable at all for deliveries to a business.</p> <p>Prevention of public nuisance Should deliveries take place at all in this very narrow road, pedestrians would need to walk on the road, as access to the premises for deliveries would involve taking up the pavements narrow space.</p> <p>Protection of children from harm Lots of school children use the narrow pavement as the side access gate into the school is well used.</p>

Other Persons

4.	John Gaunt - Objector
Hearing Unnecessary	No
Attending	Yes – if hearing is adjourned
Supporting documents	Original representation Email to Applicant on 3 rd January 2026 (APPENDIX I).
Summary of key points	None provided

Other Persons

5.	James Murray – Supporter
Hearing Unnecessary	Yes
Attending	Yes
Supporting documents	None
Summary of key points	<p>Prevention of crime and disorder 3 CCTV cameras Not a Bar or Brewery Tap Room No drinking on the premises</p> <p>Prevention of Public Nuisance Small business Deliveries <u>may be an issue</u>, but what happens at the moment, not just in Little Bicton Place, but around the town where there are double yellow lines.</p> <p>Protection of children from harm Challenge 25 at the Brewery and by specialist APC services.</p>

Other Persons

6.	Robert Board - Supporter
Hearing Unnecessary	Yes
Attending	No
Supporting documents	None
Summary of key points	<p>Original Support email:</p> <p>I write in support of the above licensing application being made by Mr Connor Hawkins to operate from premises in Little Bicton Place, Exmouth. Mr Hawkins is well known to me and many others in the local brewing industry as a brewer of some reputation and as such well knows the statutory restrictions and requirements placed on the production and purchase of alcohol and the associated laws.</p> <p>The premises is situated in a quiet back street, very well secured, CCTV coverage and with limited public access. A majority of the retail sales being based on a delivery service should not cause any issues. Regarding licensing regulations a 'Challenge 25 Policy' and online 'over 18' declaration will protect the offer adequate protection for alcohol misuse.</p> <p>As such I would consider all four objectives as to licensing are satisfied with regard to crime & disorder; public safety; public nuisance and protection of children from harm.</p> <p>To confirm, I write in support of the above application.</p>

PHOTO OF BREW KIT



Conditions consistent with the Operating Schedule.

Prevention of Crime and Disorder

The business is concerned with Off sales only therefore disorderly behaviour is not anticipated as being a risk. However measures have been put in place to prevent theft and deter crime at the premises.

The premises will have three CCTV cameras:

One covering the main door/collection area

One in the main brewing area which will also cover the door to the upstairs

One facing the rear door that cannot be accessed by the public

The building is also secured – it has a double lock on the front door and the rear door is a security door that can only be unlocked from inside. The buildings main door goes on to Little Bicton Place – this door has two locks. There is also a gate onto the street that is locked by key and has two bolts inside (top and bottom) – this gate leads to a little court yard secured by a security door at the rear which can only be locked from the inside.

Regarding online sales, customers must provide their full address and postcode when placing an order, and we will only deliver to a residential or business address (not to a public place).

We are using a specialist delivery service (APC) for delivery of alcohol who run a challenge 25 policy, we will also use this policy at the premises for any sales and collections.

Public Safety

The public will only have access to the front door and collections area (which is covered by CCTV). This area will be kept clear.

A bell will be on the front door for collections/deliveries to gain my attention. Although people will be able to purchase and collect at the premises, the number of people expected to attend the premises is low (as the business is focused on selling at events, online and using deliveries) - any that do attend will only be permitted in the front door and collection area.

The building itself has a smoke detectors and fire extinguishers.

Prevention of Public Nuisance

The number of customers attending the premises is anticipated to be low, as the business will operate using a delivery service, so residents should not be affected by an increase in people in the area visiting the premises.

The nature of the business being off sales and not a tap room, so customers will not gather to stay and drink and there will be no loud talking and no loud music, meaning local residents will be undisturbed.

If anyone is causing a nuisance or displaying anti-social behaviour, I will ask them to leave and if necessary inform the police.

I will not sell to anyone already intoxicated, and if they have pre-ordered and are collecting in an intoxicated state, I will ask them to return at another time.

Deliveries to the premises – due to the size of the nano brewery deliveries of malt and cleaning chemicals will only be needed once every couple of months at most and will be done quickly by delivery drivers.

Protection of Children from Harm

The business will operate a strict Challenge 25 policy. We will use a specialist delivery service for alcohol (APC) who run a challenge 25 system and delivery drivers will ask for ID if anyone they deliver to appears to be under the age of 25.

Online sales – the customer has to make a declaration they are over the age of 18.

The following statements will be on our website in the checkout section :

“Customers are reminded that it is a criminal offence for a person under 18 to purchase or attempt to purchase alcohol and that it is also an offence to purchase alcohol on behalf of a person under the age of 18”.

“We operate a strict challenge 25 policy, and delivery drivers will ask to see ID of anyone they believe appears to be under the age of 25, and if when asked a recipient cannot provide ID proving they are at least 18 years of age, no alcohol will be handed over.

Delivery will also be refused if the driver believes that the alcohol was purchased on behalf of another person who is under the age of 18.”

**Stranger Tides Brew Co
The Store/The Workshop
Little Bicton Place
Exmouth
Devon
EX8 2SS**

To whom this may concern,

In reply to the recent representations about the premises application, I thought I would start with some information on myself and my business outline; this will then cover all points received from the few representations I have received.

I'm Connor Hawkins, a 27-year-old, born and bred in Exmouth. I have lived and worked here all my life. For the last eight years I have worked for a local Brewery, which started in Exmouth. I have been the head brewer of this business and helped this brewery into a very successful business, which most recently due to its success it has moved to Exeter, this is due to commercial space in Exmouth not being available for the size and the price of property being very expensive.

This passion and love for brewing sparked my interest, and it has always been a dream of mine to open my own nano brewery in the town I've grown up in and loved all my life.

My plan is to open and run my nano brewery in Exmouth town centre from a little unit that I have been offered at a very reasonable rate, which has helped me with the process of starting a small business. In the East Devon District Council economic development strategy, they highlight, “The real struggle is the lack of small commercial units.” I have found this to be the case, finding a unit which is big enough but not too big to start my business at a rate I can afford. I have been very lucky to have been offered this unit on Little Bicton Place, very close to where my partner and I live

The nano brewery is a 400 L kit which uses around 60 kg of malt per brew. The main focus of my brewery is to produce small-batch, low volume, high quality artisan beer which isn't generally available in supermarkets, my plans to sell this to/at local farm shops, events, and pubs and through my online shop with the odd click and collect from the local community, who I hope will support this venture. Many of the beers will use local businesses to help aid this, e.g. copyright for label/logo design and DOP honey for some of the brews. The used/spent malt will even go to a local farmer to feed his cattle.

I have great experience in what I'm doing and want to work with the local community wherever possible, fundraising, etc.

This premise, I hope, will be the stepping stone I need to get my business off the ground, so hopefully one day I can move it to a bigger premise and offer jobs to the local community.

The hours I have applied for are due to a couple of reasons.

The main reason for the 09:00-21:30 supply of alcohol is due to packaging; I have to have a premises licence with hours shown to be able to go and package the products ready for delivery/shipping. This does not mean I will be there selling alcohol out the door. This is not a taproom or bar but a simple nano brewery which will offer click and collect and delivery to the local area and the whole of the UK.

The other reason is this business will have to work along with full-time employment, so I won't be there for all of these hours, but sometimes I will not finish my full-time job until 18:00, and I will then have to come and package and get stuff ready for delivery. The hours I have applied for are so I can work freely within these hours and so that I do not breach the terms of my licence. As mentioned above I will be working this business around a 9-5 job to begin with whilst I find my feet.

The street is narrow, so is [REDACTED] where I live, but delivery still has to happen. I have noticed on many occasions the yellow lines on Little Bicton Place having cars parked on them.

As for the pavement outside the building, I have noticed on school pickup that this is blocked with families waiting for drop-off and pickup. This will most definitely be more people than I will have coming to me and customers who come to collect won't be stood on the pavement.

Anyone collecting their order directly from me will be told not to park on the yellow lines but to use the road parking available just metres around the corner on Rolle Street, for example, or one of the car parks. Many people come into town to do shopping, so my guess is they would collect their order at the same time on foot, or people who live in town will walk to collect otherwise it is expected orders will be delivered.

I will try my best to make sure deliveries to my business will not happen during rush hour, e.g., school drop-off and pick-up time. I've worked very closely with the suppliers at my past brewery job, and they are very happy to work with me and the local community. I will have to pay extra for this special delivery, I'm happy to do this to maintain a happy relationship with local residents.

Mike (owner of the building) and I did looked into laws around alcohol being produced and sold so close to a school, and there is no law about this; there is no fixed minimum distance. Many corner shops very close to schools sell alcohol and cigarettes; should they not be allowed to do this also?

No alcohol will be on show, it will only be visible when leaving the premises but in most cases it will be in gift packs, bags or boxes, unless it is in barrel for delivery of course.

Nowhere in my application does it say the door will be kept shut and locked whilst I'm there; it does state

“The public will only have access to the front door and collections area (which is covered by CCTV). This area will be kept clear. A bell will be on the front door for collections/deliveries to gain my attention.”

The main door itself does open into the building and does not block the pavement; this will be the main fire exit, but the public will only have access to the collections area, which will be clearly marked inside the door.

The noise of brewing is a lot less than the noise the school makes during break times, etc. I will be the only person working in the brewery, so noise will be kept to a minimum. My average working day when I'm on the premises making will include a mix of making the beer and bottling etc, a brew day takes roughly 8/9 hours. On some occasions this may differ

I'm happy to show you brew notes from my past experience as head brewer that prove this point, I am expecting difficulties with the brew kit/ brew day as its different kit to what I have used before and with any new business there may be problems at the start which will iron out as I find my feet with everything.

The waste produced from the business itself will be minimal, as spent malt will go back into bags it has come from to go to the local farmer. Brewing does not produce a lot of waste, just the odd bit of cardboard, etc., which I will try to reuse for delivery.

Deliveries will be by lorry and small van at this moment in time, due to the size of the nano brewery, will be minimal. This is due to the size of the kit and the amount of grain/malt used per brew, for example.

Malt gets delivered by the tonne.

40x25 kg sacks on a single pallet delivery time should take around 5-10 mins.

Most deliveries will consist of this order for example.

Maris Otter base malt x 34

Wheat malt x1

Chocolate malt x1

Crystal x1

Rye x1

Oats x1

Cara x1

Again for example per brew I will use 2.5 bags of Maris Otter and a mix of other malts, meaning a tonne of malt will last me roughly 13 brews. I'm planning on only doing around 28 brews a year to start with, so malt delivery will happen two-three times a year. The other delivery will mostly be bottles and cleaning products; this again will be a maximum of once every two months.

As for delivery/shipping, APC will make a swift job of any collections they do from the building, which will be in a van. I'm happy to come to an agreement with them that I will use a trolley to meet them around on Rolle Street to pass these on.

The main reason for the CCTV camera is for the safety of the building and insurance purposes, but this is also as stated in my application: “The business is concerned with off-sales only; therefore, disorderly behaviour is not anticipated as being a risk. However, measures have been put in place to prevent theft and deter crime at the premises.”

The planning for the building/change of use was not needed.

I'm happy to share full proof and all emails from the planning department, but they have stated the below.

“Having checked our records, I cannot see that the conditions detailed within the approval have been discharged, and it appears that no works commenced on site within the 3-year time limit specified. That being the case, the permission for residential use appears not to have been implemented, so the lawful use remains Class E.”

The approval has been discharged, and it appears that no works commenced on site within the 3-year time limit specified.

I'm also very happy to share plans of the inside of the building with anyone who's interested; the outside will be maintained but shall not be changed.

As for some of the supporting issues written in the Exmouth neighbourhood plan I do believe my nano brewery will be of interest to tourists visiting our lovely town, as I know from my past experience people love to gift family, friends, etc., locally made and sourced gifts. This isn't the type of thing you will be able to buy in “large supermarkets that provide a very wide choice of alcohol”; this will be a handmade product which I will brew, bottle, cap, and label all by hand.

Supporting local businesses is better for the local community, as in my opinion we don't need a town filled with chain stores selling all the same items you can get everywhere.

The building and street outside the business will also have to be well maintained; this is due to hygiene reasons for my business and self-pride in my business.

On one page of the plan it states:

friendly, welcoming, safe, clean and vibrant town, protecting its environment and building on its traditional seaside heritage with an aspiration to be forward thinking – a great place for all, young and old, to live, work and visit.

I hope this forward-thinking business will mean that I can stay living in Exmouth and hopefully working in the local area but also mean that in the future my partner and I can buy a house here and start our own family. All of this being very important to the neighbourhood plan.

I'm very happy to meet with anyone in person to discuss this and show plans. I'm also very happy to show you around the building and explain in more detail what I'm trying to achieve here.

Please feel free to email me if this is of interest.

strangertidesbrew@gmail.com

Many thanks
Connor Hawkins

From: John Gaunt [REDACTED]

Date: 3 January 2026 at 12:16:10 GMT

To: [REDACTED]

Cc: Jane Urquhart [REDACTED], Licensing EDDC

<licensing@eastdevon.gov.uk>

Subject: Fwd: 061152. Stranger Tides Brew Co - representation

Dear Mr Hawkins

I have received from EDDC your comments (as attached) on the initial representations which were made to your licensing application.

I have yet to discuss your response with my sister, who also has made representations - but I do have a few initial observations.

Whereas the response attached contains some interesting background information as to your business thoughts and plan, it does not actually deal with the main issues raised by your application but also particularly, as I now understand it:

Hours - you are seeking very extensive licensed hours for what you say is intended initially as a modest operation. You clearly hope that the business and operation of the premises will grow over time. My concern is around opening, particularly in the evenings and at weekends, given the location. It is now apparent from what you have recently said that these premises will in fact only be 'active' in the evenings and at weekends, given that you will need to work around your other full time employment. For all the reasons set out in my representation, this is a material and increased concern.

Little Bicton Place parking/deliveries. The enforcement of parking restrictions is obviously a matter for the relevant authorities but the fact that some currently may choose to ignore those parking is no justification for possibly suggesting that these parking restrictions might apply less to you or be less relevant. You indicate that customers and those making deliveries/collecting will be encouraged to park on Rolle Street but there is no indication as to how this will occur or indeed be policed - or what will happen if they do not.

Main entrance door - this is a matter principally for the Fire Authorities but it is generally accepted that doors which form part of a fire escape route should open outwards. As presently located, this would involve them opening onto the pavement with the risks associated with this.

CCTV - and other conditions. As my representation makes clear, EDDC have specimen/model licensing conditions with which they expect applicants to have regard when formulating an application and particularly to address the amenities and nature of the area and the needs of local residents. You do not appear to have done this in your application nor in the attached response. My representation specifically refers to

a number of those conditions which would appear both reasonable and proportionate (including on CCTV), having regard to the EDDC licensing policy.

I look forward to hearing from you with any further reassurances you are able to give which address the specific points made in my representation and above.

I have copied EDDC and my sister into this email, and would ask that you copy both into any reply.

Thank you.

John Gaunt

[REDACTED]

Thankyou for forwarding this to me. whilst I , like everyone, no doubt wishes the applicant well in his aspirations and endeavours, I don't feel his lengthy letter changes my original concerns and objections at all. I think the location of his micro brewery and sales hub in narrow Little Bicton place with its double yellow lines and primary school and for all the reasons stated in my objection, remains to be inappropriate

With very good wishes

Jane Urquhart

Sent from [Outlook for iOS](#)

[REDACTED]

Dear Mrs Urquhart,

I have been informed that you did not receive the email and attachment I sent to you on Friday 19 December 2025. The email is below along with the attachment.

Good afternoon,

The content of your representation has been forwarded to the applicant. The applicant has provided a response to your concerns, which is attached to this email.

A hearing date has been convened to take place on Wednesday 28 January 2026 at our main office at Blackdown House, Honiton. As you have made a relevant representation to this application a Notice of Hearing will be issued to you at our earliest opportunity after the last date for representations which is 30 December 2025. The Notice of Hearing will contain further details as to the time of the hearing.

The hearing will go ahead as planned unless all representations are withdrawn.

Please note East Devon District Council will close at 12:00 on 24 December and will re-open at 09:00 on 2 January.

I wish you all a happy Christmas and New Year.

Kind regards

Phillippa

Phillippa Norsworthy
Licensing Manager

Housing & Health
East Devon District Council

licensing@eastdevon.gov.uk

[REDACTED]

[REDACTED]

Thank for this Phillipa, I'd just like to put on record that although he may have supplied a response I do not believe he has answered any of the concerns raised in my original representation and I am still of the opinion that the application should be turned down. I look forward to further discussing the issues of concern at the forthcoming hearing.

Thank you.

Best regards

Mr P Turner.

On Fri, Dec 19, 2025 at 12:42 PM Licensing EDDC <licensing@eastdevon.gov.uk> wrote:

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Kind regards

Phillippa

Phillippa Norsworthy

Licensing Manager

Housing & Health

East Devon District Council

licensing@eastdevon.gov.uk

[REDACTED]

Subject: Re: 061152. Stranger Tides Brew Co - representation
Date: 16 January 2026 16:56:13

Dear Mr Gaunt,

Sorry for not replying sooner. I have been in bed with the flu.

Sorry that you feel the letter didn't cover everything.

Hours

The hours applied for also include the hours I'm personally allowed to deliver alcohol to my customers, being that trade or the public. The hours do not mean I'll be there 9:00-21:00 7 days a week; as I stated in my letter, this is a safety buffer needed so I don't breach my licensing hours. I have got another brewery licence with hours which are more than I have asked for, which is also done for the same reason as stated.

Like any new business, the owner would hope their business will grow, as I also state in my return letter. The premises gives no room for growth, and it's a stepping stone to start my new business. When/if the time comes, I will most definitely be looking for a bigger premise for the growth of my business.

Parking and delivery

I never suggested that the parking rules/law apply less to me but stated that there is already an issue.

I also say in my letter I will work closely with my delivery couriers if this be receiving or sending. I have said I will work with APC to try and make collectors during the school hours.

As for raw materials, I have shown how often that delivery will be for the scale of my nano brewery, so don't feel like this will cause much disruption, and again, I will pay for special delivery of this for certain hours.

As my business is mostly focused on online and delivery collections, in my opinion, will be minimal, but I will tell customers there is no stopping or parking available outside the brewery. I will also have this written on my website, if people feel the need to stop outside I will ask them to please use the street parking available either on Rolle street or Bicton place before they can collect their order

The main entrance, as stated in my letter, will be open when I'm on site and opens inwards. As 95% of the time I will be the only person there, the risk of this therefore being an issue, if there is a fire will be minimal; the fire service has sent me a letter saying they have no objections to my application.

CCTV

There were a few bits I missed from my application; the police licensing have been in contact and added some conditions which I've accepted.

They have no objection to the business and its opening hours also.

The conditions added are listed below.

Crime and Disorder

All staff engaged in licensable activity at the premises will receive training and information in relation to the following.

§ The Challenge 25 scheme in operation at the premises, including the forms of identification that are acceptable.

§ The hours and activities permitted by the premise's licence issued under the Licensing Act 2003 and conditions attached to the licence.

§ How to complete and maintain the refusal register in operation at the premises (in relation to the sale of alcohol).

§ The operating procedures for refusing service to any person who is drunk, underage or appears to be underage, or appears to be making a proxy purchase.

CCTV

The premises shall install, operate and maintain a comprehensive digital colour CCTV system to the satisfaction of the police and local authority.

All public areas of the licensed premises, including entry and exit points, will be covered.

The CCTV system will continually record whilst the premises are open for licensable activities and during all times when customers remain on the premises.

All recordings will be stored for a minimum period of 28 days with date and time stamping.

The CCTV system will be capable of downloading images to a recognisable, viewable format.

Protection of Children from Harm.

There will be in place a written age verification policy in relation to the sale or supply of alcohol, which will specify a Challenge 25 proof of age requirement. This means that staff working at the premises must ask individuals who appear to be under 25 years of age and are attempting to purchase alcohol to produce identification. The only acceptable identification documents will be:

- v. A photo driving licence
- vi. A passport
- vii. An identification card carrying the PASS hologram

Unless such identification is produced, the sale of alcohol must be refused.

An alcohol sales refusal register shall be kept at the premises and be maintained to include details of all alcohol sales refused. The register will include:

- i. The date and time of the refusal
- ii. the reason for refusal
- iii. details of the person refusing the sale
- iv. description of the customer
- v. any other relevant observations.

The refusals register will be made available for inspection and copying on request of an authorised officer of a responsible authority. All entries must be made within 24 hours of the refusal.

I hope this gives you the reassurance.

Many thanks.
Connor Hawkins

From:

[REDACTED]
[REDACTED]

Subject:
Date:

Re: 061152. Stranger Tides Brew Co - representation
19 January 2026 14:34:09

Dear Mr Hawkins

Thank you for your email below.

As the licensing authority are aware, I had hoped to attend this hearing but other commitments render this impossible for me. The application will of course fall to be determined by the Licensing Committee following consideration of your application and the representations received.

I note that you are now offering some additional conditions in part apparently taken from the model conditions within the EDDC licensing policy, but not all those suggested by me in my representation, which appear relevant to the proper management of the premises and your business.

I remain concerned about the impact of your proposals on local residents in what is essentially a residential area, and I will leave it to the judgment of the licensing committee on this. I do however believe that if a licence is granted, the hours should be restricted, particularly in the evenings and at weekends, again as outlined in my representation.

Given what you state about the management of deliveries, collections and visits to your premises, and the parking restrictions in force, it would perhaps be appropriate for there to be attached to any premises licence possibly granted *a licensing condition prohibiting those visiting your premises for collections, deliveries or whatever from stopping or parking on Little Bicton Place.*

Insofar as your suggested management of such parking proved ineffective, this would give local residents some recourse in the event of issues arising - again a matter for you and ultimately the Licensing Committee..

Thank you.

EDDC licensing - for your information....thank you.

John Gaunt

[REDACTED]

[REDACTED]