

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 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 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

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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

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

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- 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

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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.

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.

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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.

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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.

The long opening hours is also a concern with the expected higher increase in people either in vehicles or by foot visiting 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 a 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.

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

Evidence:

Suggestion:
