

**Stranger Tides Brew Co
The Store/The Workshop
Little Bickton 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 Bickton 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 look 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 bellow.

“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**](mailto: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 Bickton 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 Phillippa, 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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Phillippa

Phillippa Norsworthy

Licensing Manager

Housing & Health

East Devon District Council

licensing@eastdevon.gov.uk



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 bickton 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:

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 Bickton 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