

Ref: Planning Appeal: APP/2014/0419  
Dated: 16 May 2017

Kenneth J. Embleton  
Stanholme Guest House  
27 Low Street  
Haxey  
Doncaster  
South Yorkshire  
DN9 2LA

North Lincolnshire  
Planning (For the attention of Tanya Coggon)  
Civic Centre  
Ashby Road, Scunthorpe  
North Lincolnshire  
DN16 1AB

DEVELOPMENT CONTROL SECTION	
17 MAY 2017	
DATE RECEIVED	
Referred To	TC

Dear Sirs,

Re: Planning Reference: APP/2014/0419  
Planning Permission (Change of Use to a Guest House)  
Stanholme Guest House 27 Low Street, Haxey,  
DN9 2LA

On the above and our right (Grateful with the approval of North Lincolnshire Planning Committee) to operate as a Guest House (Copy of NLCC 'Grant Permission Subject to Conditions' attached we have been approached by (refer enclosed 'The Fabulous Forties Event/Day' two sheet brochure) our Guests in residence on the 16th., 17th., 18 June 2017 together with the organisers of 'The Fabulous Forties' event in Haxey on 17 June 2017 namely Room21 Big Band [www.room21.org.uk](http://www.room21.org.uk); to allow (with the Kings Public House being closed (noting Licensing has also been informed by letter (copy attached) a small forties Jazz Band to set up in our car park for residents and visitors to Haxey and to further allow them to tastefully play throughout the day, and to further consider our bar being open for the day (Charitable Event), again NLCC Licensing have been asked about this refer copy letter attached.

being mindful as we are at what we are permitted to do and not to do and being mindful of keeping within the guidelines we thought it best to table this with you for your approval, guidance and advice. Our understanding from the discussions thus far is that the event would be between the hours of 10:00Hrs to 23:30Hrs on 17 June 2017. The event would be respectfully and tastefully managed as and by Kenneth J and Deborah Innes-Embleton of Stanholme 27 Low Street Haxey DN9 2LA 'Stanholme Guest House'.

Please may we look forward to your reasonable response and approval on this matter, to ask that you confirm if a fee is payable to NLCC Planning and or NLCC Licensing for this worthwhile and memorable event.

Yours faithfully

A handwritten signature in black ink, appearing to be 'K. Embleton', written over a faint, circular stamp or watermark.

Kenneth. J. Embleton

Copies of all correspondence and attachments posted to...  
North Lincolnshire Council Licensing.

**APPLICATION NO** PA/2014/0419

**APPLICANT** Mr K Embleton

**DEVELOPMENT** Planning permission for change of use to form guest house, an extension to the existing first-floor accommodation to form a bathroom and alterations within the existing front garden to form a small car park

**LOCATION** 27 Low Street, Haxey

**PARISH** HAXEY

**WARD** Axholme South

**CASE OFFICER** Tanya Coggon

**SUMMARY RECOMMENDATION** Grant permission subject to conditions

**REASONS FOR REFERENCE TO COMMITTEE** Significant public interest

#### **POLICIES**

**National Planning Policy Framework:** Establishes a presumption in favour of sustainable development that should be seen as a golden thread running through both the plan-making and decision-taking process (paragraphs 6-10); Core Planning Principles; Section 1 – Building a strong, competitive economy; Section 3 – Supporting a prosperous rural economy; and Section 7 – Requiring good design.

**National Planning Practice Guidance:** Determining a Planning Application (ID21b); and Design (ID26).

**North Lincolnshire Local Plan:** Policy R14 (Hotel and Guest House Accommodation) supports such uses within defined settlement boundaries providing such proposals are compatible with their surroundings in terms of siting, scale, design and neighbouring residential amenity.

Policy DS1 (General Requirements) sets out criteria against which all proposals in the development and use of land will be considered and includes reference to quality of design, amenity, conservation, resources and utilities.

**North Lincolnshire Core Strategy:** Policy CS3 (Development Limits) looks to restrict development within defined settlement limits and will restrict development outside these boundaries to development that is essential to the functioning of the countryside.

Policy CS5 (Delivering Quality Design in North Lincolnshire) supports the creation of a high quality built environment which is attractive to residents, investors and visitors.

Policy CS15 (Culture and Tourism) promotes culture and tourism proposals that, in part, do not have an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.

## **CONSULTATIONS**

**Highways:** No objection subject to a condition ensuring the provision of adequate parking and turning facilities before the B&B is brought into use.

**Tree Officer:** No objection in principle subject to parking to protect the trees on site.

**Environmental Health:** No objection.

## **PARISH COUNCIL**

In response to the amended plans Haxey Parish Council has no objections or comments. The parish council originally objected to the application when it was reported to Planning Committee on 14 January 2015 in terms of over-development of a domestic dwelling, traffic concerns, loss of privacy and overlooking into neighbouring property, the development not being appropriate in the area, there is already sufficient provision for bed, breakfast and restaurant facilities, the parking detracts from the area the rural village is in and adverse impact in terms of noise, traffic and disturbance to residents. However the parish council has now confirmed that they no longer object or have any comments on the application.

## **PUBLICITY**

Neighbouring properties have been notified by letter, and site and press notices posted. Five letters have been received to the original application, all of which object to the proposed development and are summarised below:

- domestic property and should remain so
- highway safety issues
- do we need more facilities?
- privacy and amenity issues
- adequacy of parking on site
- oppose restaurant use as in a residential area.

Any further neighbour comments that are received in response to the amended plans will be verbally reported at the Planning Committee.

## **ASSESSMENT**

This application was deferred at the Planning Committee on 14 January 2015 in order to allow the parish council and neighbours to be consulted on the amended plans.

## **The application site**

The application site constitutes the property known as Stanhope at 27 Low Street, Haxey. The property is a detached two-storey dwelling that sits back off the highway on the northern side of Low Street and is bounded to the immediate east, west and north by residential development and to the south by The Kings public house. Low Street is the main arterial route through Haxey and displays all aspects of residential, commercial and cultural uses and is best described as mixed.

In terms of designations the application site is within the defined settlement limits of Haxey as shown on Inset Plan 23 of the local plan.

## **Proposal**

Initially planning permission was sought for the change of use of the dwelling to form a guest house, restaurant and tea room, together with an extension at first floor to provide an additional bathroom. The submission also included the provision of eight parking spaces, including a disabled bay, to the front of the property (drawing number N33-01 – Proposed Site and Location Plan).

Following discussions with council officers, the applicant has withdrawn the restaurant and tea room element from the proposed development. In essence, the application before Members is for a guest house, first-floor bathroom extension and car parking.

In terms of external alterations to Stanhope, these are restricted to the creation of an additional floor above the existing ground-floor toilet on the eastern aspect of the dwelling. In plan form the proposed extension measures some 3.1 metres by 2 metres with a height to the ridge of 2.5 metres. It is proposed that the extension shall be faced in brick to match the existing, whereas the roofing pantiles will be those reclaimed from the roof of the current toilet block. The additional bathroom will serve guest bedroom 3.

## **Main issues**

**The main issues to be considered in this matter are whether the proposal is acceptable in principle, and if so, whether it would harm the visual and residential amenity of the area, having regard to the provisions of the development plan and other material considerations.**

## **Planning policy framework and materiality**

Under the provisions of section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, as amended, (PCPA) the development plan for the purposes of this application comprise those 'saved policies' of the North Lincolnshire Local Plan adopted in 2003 and the North Lincolnshire Local Development Framework Core Strategy dating from 2011.

Materiality in this instance is set by the National Planning Policy Framework that was issued on 27 March 2012 and the National Planning Policy Guidance (PPG) issued on 6 March 2014, extant departmental statements, together with Ministerial pronouncements.

## **Assessment of main issues**

*Whether the proposed development is acceptable in principle*

Core Strategy policy CS3 looks to restrict development within defined settlement limits and such limits are strongly supported in the Core Strategy in ensuring that future developments occur in sustainable locations. This overarching position is supported under the scope of local plan policy R14 which is permissive in construction (i.e. allows such developments within settlement boundaries subject to considering its compatibility with its surroundings in terms of siting, scale, design and neighbouring residential amenity). Core Strategy policy CS15 adopts the permissive approach as set out within local plan policy R14. At the national level it is a long standing position of Government that the planning system is not to be used as a tool to fetter with competition and the comments of the parish council in essence seek to instigate a restrictive practice that is contrary to the remit of the planning system.

It is therefore considered that the principle of the proposed development (i.e. guest house accommodation) accords with the adopted policies of the local plan, Core Strategy and national guidance.

#### *Effect upon visual and residential amenity*

Local plan policy DS1, under the heading of design, requires that '...the design and external appearance of the proposal should reflect or enhance the character, appearance and setting of the immediate area'. Whereas, Core Strategy policy CS5 references the need for new development to be well designed and appropriate to its context and cites at its first sentence that '...design which is inappropriate to the local area or fails to maximise opportunities for improving the character and quality of the area should be refused'.

The National Planning Policy Framework (NPPF) sees good design as being indivisible from good planning and it should contribute positively to making places better for people. Paragraph 64 notes:

'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

National Planning Practice Guidance (PPG), in considering design, reiterates the above quoted aspects of the NPPF although the PPG, at paragraph 001 reference ID: 26-001-20140306, directly cites good quality design as constituting an integral element of sustainable development.

In this instance the proposed extension follows the form of the host dwelling in terms of materials and the extension is clearly subordinate to and does not compete with the host dwelling. It is considered that the resulting development will appear as a homogenous development, rather than as a mere addition to an existing property. Consequently, it is considered that the design and appearance of the extension will not harm either the host dwelling or the street scene and it therefore complies with the above quoted policies of the development plan and national guidance.

On the question of residential amenity, it is accepted that privacy and the protection of general amenity constitutes a material consideration in determining development proposals in ensuring that residents of properties bounding any development site feel at ease within and outside their properties. This position is reflected within local plan policies DS1 and DS5, the NPPF and PPG. It is also noted by Government that whilst residential amenity is a

material consideration it is not to be used as a protection of private interests in the decision-making process.

In this instance the only external alteration, in terms of fenestration, which may harm residential amenity is the inclusion of a window to the bathroom extension that faces Low Street. In all other respects the dwelling remains as currently exists. Therefore, there is no greater effect upon amenity in terms of overlooking than currently occurs and consequently there is no harm to residential amenity. With regard to noise, it is considered that allowing for the composition of the dwelling and scale of the use the level of activity is no more than what could occur within a substantial family dwelling. It should also be noted that there are other commercial undertakings in the immediate area of the application site that attract more users with their attendant activity (e.g. noise).

#### *Other issues*

Neighbour representations to the application refer to the matter of highway safety. However, the council's Highways department is of the view that, subject to a condition, there will be no harm to users of the public highway and no evidence has been presented to overturn the given technical advice.

#### **Conclusion**

Taking the above matters into consideration it is concluded that the proposed development is not in conflict with the aforementioned development plan policies and national planning guidance.

#### **RECOMMENDATION      Grant permission subject to the following conditions:**

1.  
The development must be begun before the expiration of three years from the date of this permission.

#### **Reason**

To comply with section 91 of the Town and Country Planning Act 1990.

- 2.

The development hereby permitted shall be carried out in accordance with the following approved plans: drawings numbers N33-01 Proposed Site & Location and N33-02 Proposed Plan and Elevations Plans.

#### **Reason**

For the avoidance of doubt and in the interests of proper planning.

- 3.

The property known as Stanhope (i.e. 27 Low Street, Haxey) shall be used as a guest house and for no other purpose (including any other purpose within Class C1 of the Schedule to the Town and Country Planning (Use Classes Order) 1997), or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

**Reason**

In the interests of safeguarding the amenities of the area and to ensure compliance with policy R14 of the North Lincolnshire Local Plan 2003.

4.

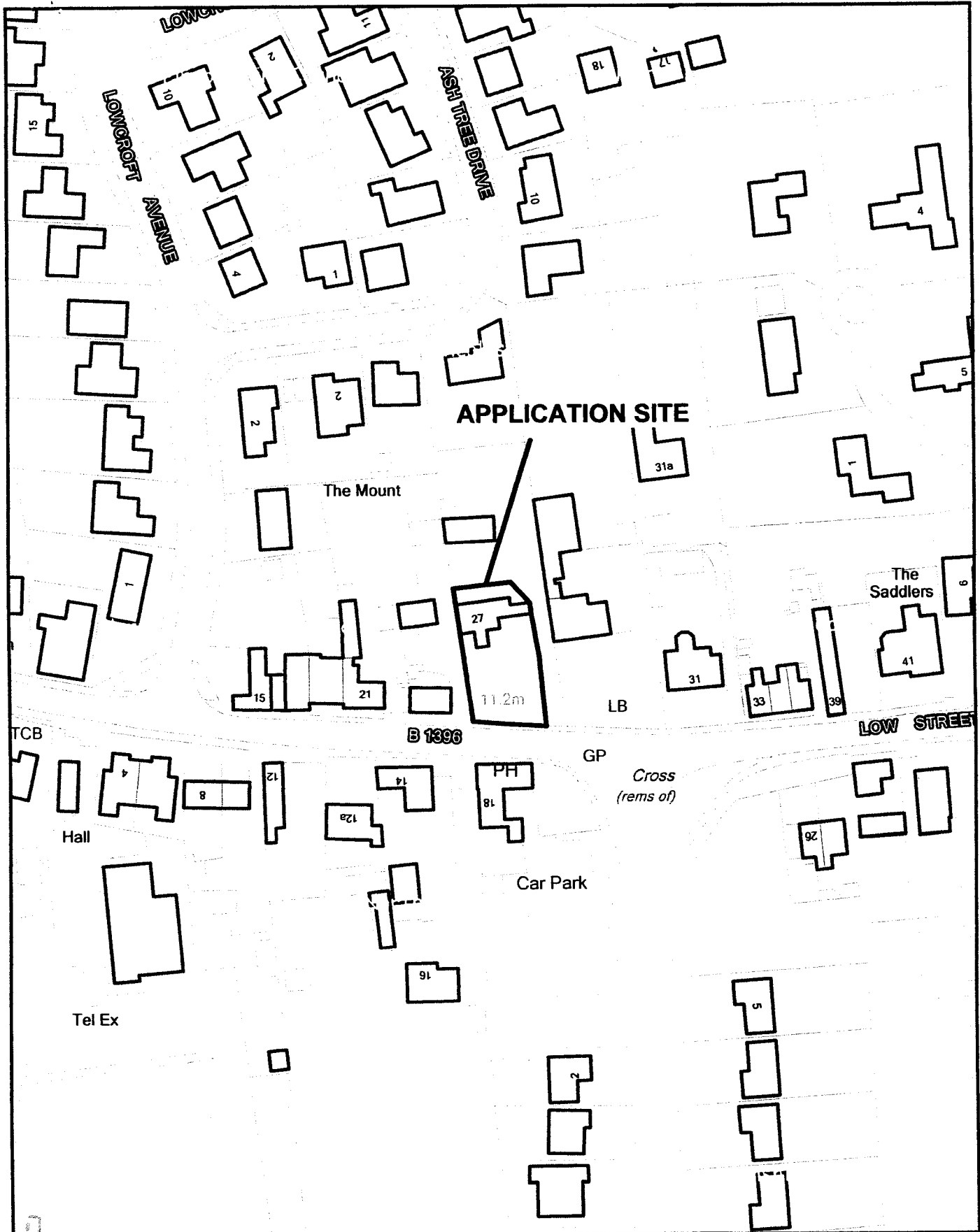
Notwithstanding approved drawing number N33-01, the use hereby permitted shall not be brought into effect until a dimensional parking layout following that shown on drawing number N33-01, including the turning facilities, has been submitted to and approved in writing by the local planning authority and completed, and once provided the parking facilities shall be retained thereafter. The layout plan shall incorporate a method statement for the protection of the existing trees on the site throughout the construction period and such works as may be so approved shall be carried out before development is commenced and maintained until completion of the development. None of the trees so protected shall be wilfully damaged or destroyed, uprooted, felled, lopped or topped, nor any other works carried out which would cause damaged to the root systems or otherwise threaten the lives of the trees during the period of construction without the previous written consent of the local planning authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced with trees of such size and species as may be agreed in writing with the local planning authority.

**Reason**

In the interests of highway safety and to ensure the retention of the sylvan nature of the application site.

**Informative**

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraphs 186 and 187 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Title: PA/2014/0419

Drawn by: Sue Barden

Date: 27/01/2015

Scale 1:1250

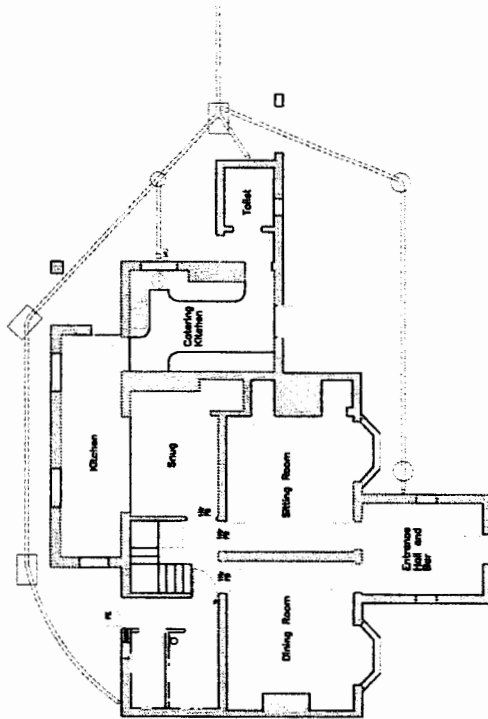


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Ordnance Survey 0100023560

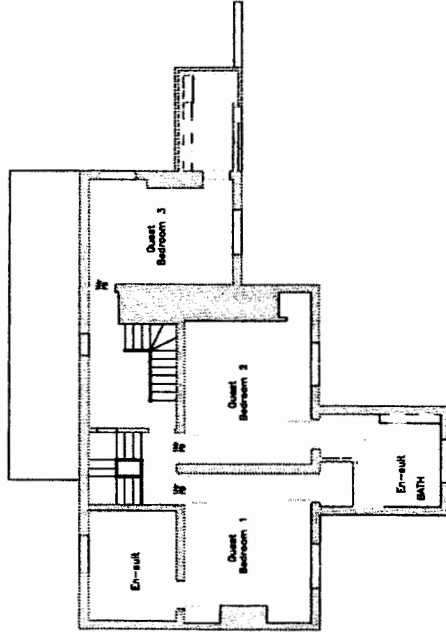


**Director of Places**  
**Peter Williams**  
BSc,DMS,CEng,MEI,MCMI,AMIMechE

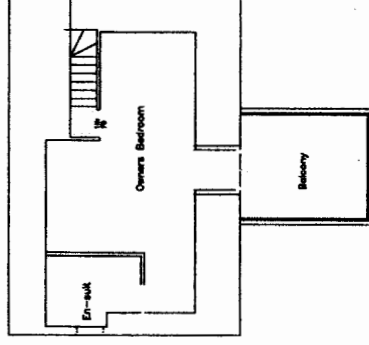
PA/2014/0419 Proposed Floor Layout Not to scale



Ground Floor Plan



First Floor Plan



Second Floor Plan

Ref: Planning Appeal: APP/2014/0419  
Dated: 16 May 2017

Kenneth J. Embleton  
Stanholme Guest House  
27 Low Street  
Haxey  
Doncaster  
South Yorkshire  
DN9 2LA

North Lincolnshire  
Licensing (For the attention of Mr Nick Bramhill)  
PO Box 42  
Church Square House, High Street, Scunthorpe  
North Lincolnshire  
DN15 6XQ

Dear Sirs

Re: Planning Reference: APP/2014/0419  
Licensing Act 2003  
Premises License - Grant  
Stanholme Guest House 27 Low Street, Haxey,  
DN9 2LA

On the above being grateful to North Lincolnshire Licensing Committee to allow Stanholme Guest House the sale of alcohol on our premises we have been approached by (refer enclosed 'The Fabulous Forties Event/Day' two sheet brochure) our Guests in residence (dining) on the 16th., 17th., 18 June 2017 together with the organisers of 'The Fabulous Forties' event in Haxey on 17 June 2017 namely Room21 Big Band [www.room21.org.uk](http://www.room21.org.uk); to allow (with the Kings Public House being closed (noting North Lincolnshire Planning Authority (Tanya Coggon) has also been informed by letter (copy attached) a small forties Jazz Band to set up in our car park for residents and visitors to Haxey and to further allow them to tastefully play throughout the day, and to further consider our bar being open for the day (Charitable Event), again NLCC Planning Authority (Tanya Coggon) have been notified and asked about this refer copy letter attached.

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Please may we look forward to your reasonable response and approval on this matter, to ask that you confirm if a fee is payable to NLCC Planning and or NLCC Licensing for this worthwhile and memorable event.

Yours faithfully

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**Kenneth. J. Embleton**

Copies of all correspondence and attachments posted to...  
North Lincolnshire Council Planning (Tanya Coggon).

Tel: (01724) 297750-Fax: (01724) 297692  
Email: Licensing@northlincs.gov.uk

Ref: NB/LC8/PRM25220  
Date: 3 November 2015

Mr Kenneth J Embleton  
Stanholme  
27 Low Street  
Haxey  
North Lincolnshire  
DN9 2LA

Dear Mr Embleton

**Licensing Act 2003**  
**Premises Licence - Grant**

**Re: Stanholme Guest House, 27 Low Street, Haxey, North Lincolnshire, DN9 2LA**

Please find enclosed the Licence for the aforementioned Premises, which was determined on **26 October 2015**. Can you check the details contained in the licence. If you feel an error has been made, please contact the Licensing Authority on (01724) 297750. We will then check the details contained on file against the licence issued.

May I remind you that Part B (summary) of the Licence, or a certified copy, should be prominently displayed in the premises (the summary will consist of several pages). Part 1 of the Licence, or a certified copy, should also be retained at the premises. You may be asked to produce the licence by an Authorised Officer or a Police Officer.

Additionally, a Designated Premises Supervisor (DPS) was stated in your application however we are still awaiting details of their Personal Licence. All DPS's are required to hold a Personal Licence.

Section 19 of the Licensing Act states:-

The first condition is that no supply of alcohol may be made under the Premises Licence-

- a) at a time when there is no DPS in respect of the premises licence, or
- b) at a time when the DPS does not hold a personal licence or his personal licence is suspended.

The second condition is that every supply of alcohol under the Premises Licence must be made or authorised by a person who holds a Personal Licence.



[www.northlincs.gov.uk](http://www.northlincs.gov.uk)

Peter Williams BSc, DMS, CEng, MEI, MCMI, AMIMEchE

Director of Places

PO Box 42

Church Square House

High Street

Scunthorpe

North Lincolnshire

DN15 6XQ

A visit in the near future will be made to the above premises to check compliance with the above.

Should you now have the details required or have any queries regarding the above, please do not hesitate to contact the Licensing Division.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Nick Bramhill', written over a faint, illegible stamp or watermark.

**Nick Bramhill**  
**Licensing Manager**

Enc

Copy:        **Humberside Police**

## NORTH LINCOLNSHIRE COUNCIL

### Schedule 12

### PREMISES LICENCE

**Premises Licence Number**

**PRM25220**

**Part 1 – Premises Details**

<b>Postal address of premises, or if none, ordnance survey map reference or description</b> Stanholme Guest House 27 Low Street Haxey North Lincolnshire	
<b>Post Town:</b> Haxey	<b>Post Code:</b> DN9 2LA
<b>Telephone Number:</b> 01427 752201	

<b>Where the licence is time limited the dates</b> N/A
---

<b>Licensable activities authorised by the licence</b> Late Night Refreshment (indoors) Sale of Alcohol for Consumption on the Premises
---

**The times the licence authorises the carrying out of licensable activities**

Late Night Refreshment - Authorised Hours (indoors)

Unrestricted

Sale of Alcohol for Consumption On the Premises - Authorised Hours

Monday 15:00 hrs to 23:00  
Tuesday 15:00 hrs to 23:00  
Wednesday 15:00 hrs to 23:00  
Thursday 15:00 hrs to 23:00  
Friday 12:00 hrs to 23:59  
Saturday 12:00 hrs to 23:59  
Sunday 12:00 hrs to 23:59

**The opening hours of the premises**

Hours Premises Open to the Public

Monday 15:00 hrs to 23:00 hrs  
Tuesday 15:00 hrs to 23:00 hrs  
Wednesday 15:00 hrs to 23:00 hrs  
Thursday 15:00 hrs to 23:00 hrs  
Friday 12:00 hrs to 23:59 hrs  
Saturday 12:00 hrs to 23:59 hrs  
Sunday 12:00 hrs to 23:59 hrs

**Where the licence authorises the supplies of alcohol whether these are on and / or off supplies**

Consumption On the Premises

**Part 2**

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Mr Kenneth J Embleton  
27 Low Street  
Haxey  
North Lincolnshire  
DN9 2LA

07879556867  
info@stanholme.co.uk

Mrs Deborah Innes-Embleton  
27 Low Street  
Haxey  
North Lincolnshire  
DN9 2LA

07771986450  
info@stanholme.co.uk

**Registered number of holder, for example company number, charity number (where applicable)**

N/A

**Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol**

N/A

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol**

N/A

## **Annex 1 – Mandatory Conditions**

### Supply of Alcohol

1. No supply of alcohol may be made under this premises licence
  - a) at a time when there is no Designated Premises Supervisor in respect of this licence, or
  - b) at a time when the Designated Premises Supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under this premises licence must be made or authorised by a person who holds a personal licence.

### Alcohol Pricing

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 1—
  - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(1);
  - (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 rate 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) “valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994(b).

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.

### Drinks Promotions

1. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.  
  
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
  - a. games or other activities which require or encourage, or are designed to require or encourage, individuals to—
    - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
    - iii. provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee of the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
  - b. provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
  - c. selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
  - d. dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
2. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

3. (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. [www.northlincs.gov.uk](http://www.northlincs.gov.uk)
- (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.
4. The responsible person must ensure that—
- a. where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
    - i. beer or cider: ½ pint;
    - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - iii. still wine in a glass: 125 ml;
  - b. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
  - c. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

## **Annex 2 – Conditions consistent with the operating Schedule**

### General Conditions

No conditions attached

### The Prevention of Crime and Disorder

No conditions attached

### Public Safety

No conditions attached

### The Prevention of Public Nuisance

Off sales shall not be permitted.

Sale of alcohol shall only be made to persons staying at the guest house, or persons consuming a substantial table meal.

Patrons shall be asked the leave the premises quietly by the member of staff who takes payment.

### The Protection of Children from Harm

Persons under the age of 18 shall be accompanied by a parent, guardian or other responsible family member.

The premises shall operate a Challenge 25 Policy and shall only sell alcohol to persons who appear to be under the age of 25 on the production of either a valid DVLA driving licence, Passport, or PASS accredited ID card. The premises shall display signs stating that a Challenge 25 Policy is in force and a record shall be maintained in a number paginated book of all refusals.

**Annex 3 – Conditions attached after a hearing by the licensing authority**

N/A

**Annex 4 – Plans**

As attached

**NORTH LINCOLNSHIRE COUNCIL**

**Part B**

**Premises Licence Summary**

**Premises Licence Number**

**PRM25220**

**Premises Details**

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>	
Stanholme Guest House 27 Low Street Haxey North Lincolnshire	
<b>Post Town:</b> Haxey	<b>Post Code:</b> DN9 2LA
<b>Telephone Number:</b> 01427 752201	

<b>Where the licence is time limited the dates</b>
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Monday 15:00 hrs to 23:00 hrs  
Tuesday 15:00 hrs to 23:00 hrs  
Wednesday 15:00 hrs to 23:00 hrs  
Thursday 15:00 hrs to 23:00 hrs  
Friday 12:00 hrs to 23:59 hrs  
Saturday 12:00 hrs to 23:59 hrs  
Sunday 12:00 hrs to 23:59 hrs

**Where the licence authorises the supplies of alcohol whether these are on and / or off supplies**

Consumption On the Premises

**Name, (registered) address of holder of premises licence**

Mr Kenneth J Embleton  
27 Low Street  
Haxey  
North Lincolnshire  
DN9 2LA

07879556867  
[info@stanholme.co.uk](mailto:info@stanholme.co.uk)

Mrs Deborah Innes-Embleton  
27 Low Street  
Haxey  
North Lincolnshire  
DN9 2LA

07771986450  
[info@stanholme.co.uk](mailto:info@stanholme.co.uk)

**Registered number of holder, for example company number, charity number (where applicable)**

N/A

**Name of designated premises supervisor where the premises licence authorises for the supply of alcohol**

N/A

**State whether access to the premises by children is restricted or prohibited**

Persons under the age of 18 shall be accompanied by a parent, guardian or other responsible family member.



FABULOUS FORTIES NIGHT

*Haxey Memorial Hall*

*Saturday 17th June 2017*

*Tickets:*

*Hotline 07563 755358*

*kate@room21.org.uk*

*Facebook room21bigband*

*1940s dress encouraged*

# Room21 Big Band

Featuring The Axholme Sisters

*Doors open 7.30pm - Music starts 8.00pm*

*Tickets £12.00 to include pie and pea supper*

*Churchill Bar courtesy of The Loco*

*Beetle Drive, Raffle,  
Competitions for Best Dressed  
and Best Dancers*



# THE FABULOUS FORTIES

A Great Day Out In Haxey Celebrating The 1940s Era

Saturday 17th June 2017 from 10.00am - 11.30pm



*Spitfire Flypast*

**1.00pm OFFICIAL OPENING**

## EVENING BIG BAND DANCE

Room 21 Big Band Feat The Axholme Sisters  
**8.00pm - 11.30pm**  
 Tickets £12.00 Inc Pie & Pea Supper

## VINTAGE TEA PARTY

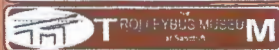
Haxey Memorial Hall  
**3.00pm - 5.00pm**  
 Tickets £10.00 Inc Entertainment

## HAXEY LIBRARY

Full information and maps for the event  
 10.00am - 5.00pm

South Axholme Academy Wind Band	Take Note Choir - The Notelets - The Quirky Birds
Vehicle Displays	Vintage Fayre
Sandtoft Vintage Bus Running Between Haxey And Trolleybus Museum	Isle Of Axholme Camera Club Photobooth
Live Music Around The Villiage	British Legion Stalls And Sentry Box
Vintage Hair And Beauty	1940's Slideshow Presentation
NAAFI Café And Tea Rooms	Haxey & Westwoodside Heritage Society Display
Denmetts Ice Cream	Isle Of Axholme Family History Society Bookstall
Sea And Air Cadets	Free Dance Lessons

TICKETS Available from  
 Hotline 07563 755358, [kate@room21.org.uk](mailto:kate@room21.org.uk), and Facebook [room21bigband](https://www.facebook.com/room21bigband)



Event organised by:

Room21 Big Band. [www.room21.org.uk](http://www.room21.org.uk)