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EL405



East Lothian Council
Licensing

31 MAY 2024

Received

APPLICATION FOR PROVISIONAL PREMISES LICENCE

LICENSING (SCOTLAND) ACT 2005, SECTION 20

2b

*Delete as appropriate

Question 1 – Name, address and postcode of premises to be licensed

Papple Steading

Haddington, East Lothian

EH41 4QD

Question 2 – Particulars of applicant

2(a) Where applicant is an individual, provide full name, date & place of birth, home address including postcode, telephone number & email address.

2(b) Where applicant is a partnership, please provide full name, and postal address of partnership.

2(c) Where applicant is a company, please provide name, registered office and company registration number.

Papple Steading Limited

6 St. Colme Street

Edinburgh

EH3 6AD

2(d) Where the applicant is a club or other body, please provide full name, and postal address of club or other body.

2(e) Where applicant is a partnership, company, club or other body, please provide the names, dates and places of birth, and home addresses of connected persons.*

George Angus Mackintosh - [REDACTED]

[REDACTED]

Eriadne Mackintosh - [REDACTED]

[REDACTED]

* Connected person is defined in section 147(3) of the Licensing (Scotland) Act 2005.

Question 3 – Previous applications

Has the applicant been refused a premises licence under section 23 of the Licensing (Scotland) Act 2005 in respect of the same premises?

YES NO

If YES – provide full details _____

Question 4 – Previous convictions

Has the applicant or any connected person ever been convicted of a relevant or foreign offence (1)

YES NO

If YES – provide full details. For the purpose of this Act, a conviction for a relevant offence or foreign offence is to be disregarded if it is spent for the purpose of the Rehabilitation of Offenders Act 1974.

NAME	DATE	COURT	OFFENCE	SENTENCE

(1) In addition to any convictions held by the applicant at the time of application, applicants should also familiarise themselves with the contents of section 24(1) of the Licensing (Scotland) Act 2005 in respect of any convictions for relevant or foreign offences which they may receive during the period beginning with the making of the premises licence application and ending with determination of the application.

DESCRIPTION OF PREMISES

Licensing (Scotland) Act 2005, section 20(2)(a)

Question 5 – Description of premises

(where application is submitted by a members' club, please also complete question 6)

Premises is a converted farm building comprising of a main Farm Steading, the Farmhouse, the Grieve's Cottage, the Ploughman's Bothy and the Shepherd's Bothy. Within the Steading there will be a library, stable and doocot (making up the agricultural heritage centre) and a gallery, cafe, shop and restaurant/tasting area.

Question 6 – To be completed by members' clubs only

Do the club's constitution and rules conform to the requirements of regulation 2 of the Licensing (Clubs) (Scotland) Regulations 2007?

YES NO

DECLARATION BY APPLICANT OR AGENT ON BEHALF OF APPLICANT

The contents of this Application are true to the best of my knowledge and belief.

Signature  * (see note below)

Alasdair Sutherland, for and on behalf of Burness Paull LLP, as agent for Papple Steading Limited.

Date 29 May 2024

~~APPLICANT~~ / AGENT (delete as appropriate)

Telephone number and email address of signatory _____

01224 621621 / licensing@burnesspaull.com

I have enclosed the relevant documents with this application – please tick the relevant boxes

- Operating plan
- Layout plan (highlighting the area where alcohol is sold/consumed)
- Planning certificate
- Building standards certificate
- Food hygiene certificate

* Data Protection Act 2018

The information on this form may be held on an electronic public register which may be available to members of the public on request.



OPERATING PLAN

LICENSING (SCOTLAND) ACT 2005, SECTION 20(2)(B)(i)

This application should only be completed by the Licence Holder of the appropriate Premises Licence or their Agent.

1. STATEMENT REGARDING ALCOHOL BEING SOLD ON PREMISES/OFF PREMISES OR BOTH

Name and Address of Premises _____

Papple Steading

Haddington

East Lothian

Post Code EH41 4QD

- 1(a)** Will alcohol be sold for consumption solely ON the premises? YES NO
- 1(b)** Will alcohol be sold for consumption solely OFF the premises? YES NO
- 1(c)** Will alcohol be sold for consumption both ON and OFF the premises? YES NO

2. STATEMENT OF CORE TIMES WHEN ALCOHOL WILL BE SOLD FOR CONSUMPTION ON PREMISES

DAY	ON CONSUMPTION	
	Opening time	Terminal Hour
Monday	11:00am	11:00pm
Tuesday	11:00am	11:00pm
Wednesday	11:00am	11:00pm
Thursday	11:00am	01:00am
Friday	11:00am	01:00am
Saturday	11:00am	01:00am
Sunday	11:00am	12:00am

3. STATEMENT OF CORE TIMES WHEN ALCOHOL WILL BE SOLD FOR CONSUMPTION OFF PREMISES

DAY	OFF CONSUMPTION	
	Opening time	Terminal Hour
Monday	11:00am	10:00pm
Tuesday	11:00am	10:00pm
Wednesday	11:00am	10:00pm
Thursday	11:00am	10:00pm
Friday	11:00am	10:00pm
Saturday	11:00am	10:00pm
Sunday	11:00am	10:00pm

4. SEASONAL VARIATIONS

Does the applicant intend to operate according to seasonal demand?

YES NO

*If YES – provide details

5. PLEASE INDICATE THE OTHER ACTIVITIES OR SERVICES THAT WILL BE PROVIDED ON THE PREMISES IN ADDITION TO SUPPLY OF ALCOHOL

ACTIVITY	ACTIVITY PROVIDED? YES / NO	To be provided during core licenced hours. Please confirm YES / NO	Where activities are also to be provided outwith core licensed hours. Please confirm YES/NO
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5a.	Accommodation	Y	N/A	N/A
	Conference facilities	Y	Y	Y
	Restaurant facilities	Y	Y	Y
	Bar meals	Y	Y	N

Social functions including:

5b.	Weddings, funerals, birthdays, retirements etc.	Y	Y	Y
	Club or other group meetings etc.	Y	Y	N

Entertainment, including:

5c.	Recorded music – see 5(g)	Y	Y	Y
	Live performances – see 5(g)	Y	Y	N
	Dance facilities	N	N	N
	Theatre	Y	Y	N
	Films	Y	Y	Y
	Gaming	N	N	N
	Indoor/outdoor sports	Y	Y	Y
	Televised sport	Y	Y	Y

5d.	Outdoor drinking facilities	Y	Y	Y
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5e.	Adult Entertainment	N	N	N
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Where you have answered YES in respect of any entry in column 4 above, please provide further details below.

Breakfast Conferences may take place before the core licensed hours.

Restaurant facilities will be available for breakfast before the core licensed hours.

Social functions may take place before the core licensed hours for Birthday celebrations or on occasion small intimate weddings or similar celebrations.

Recorded music will be played softly in the background before and after the core licensed hours while setting up for the venue opening up and clearing up.

Films and Televised Sports will be available anytime within the accommodation of the premises.

Outdoor and indoor sports may take place before the core licensed hours in the morning if the venue has exercise classes taking place.

Outdoor Drinking Facilities will be available outwith the core licensed hours for the consumption of soft drinks and hot beverages prior to 11am.

5(f) If you propose to provide any activities other than those listed in 5(a) – (e), please provide details or further information below.

Food tasting experiences with alcoholic drink pairings.

Click and collect is also available for spirits and beers that can be ordered online via the Papple Steading website where they will have an e-commerce platform allowing customers to order from Buck and Birch's drinks, and selected wines. Age verification in line with Challenge 25 will be carried out when collection is made.

No collections of click and collect orders will take place after 10:00pm as per the licensed hours.

5(g) Late night premises opening after 1.00am

Where you have confirmed that you are providing live or recorded music, will the decibel level exceed 85dB?

YES NO

When fully occupied, are there likely to be more customers standing than seated?

YES NO

6. ON-SALES ONLY – CHILDREN AND YOUNG PERSONS

6(a) When alcohol is being sold for consumption on the premises will children or young persons be allowed entry? YES NO

6(b) Where the answer to **6(a)** is YES provide statement of the TERMS under which they will be allowed entry

Children and young persons will be allowed entry to all public areas of the premises when accompanied by a responsible adult until 10pm.
When attending a private function, children and young persons who are accompanied by a responsible adult, will be allowed access to the premises until the end of the function.
Children and young persons, who are accompanied by a responsible adult that are residents, will be allowed access to the accommodation at the premises at all times.

6(c) Provide statement regarding the AGES of children or young persons to be allowed entry

Children and young persons from 0 to 18 will be allowed access to the premises.

6(d) Provide statement regarding the TIMES during which children and young persons will be allowed entry

Children and young persons will be allowed entry to all public areas of the premises when accompanied by a responsible adult until 10pm.
When attending a private function, children and young persons who are accompanied by a responsible adult, will be allowed access to the premises until the end of the function.
Children and young persons, who are accompanied by a responsible adult that are residents, will be allowed access to the accommodation at the premises at all times.

6(e) Provide statement regarding the PARTS of the premises to which children and young persons will be allowed entry

Children and young persons will be allowed entry to all public areas of the premises when accompanied by a responsible adult until 10pm.
When attending a private function, children and young persons who are accompanied by a responsible adult, will be allowed access to the premises until the end of the function.
Children and young persons, who are accompanied by a responsible adult that are residents, will be allowed access to the accommodation at the premises at all times.

7. CAPACITY OF PREMISES

What is the proposed capacity of the premises to which this application relates?

190

8. PREMISES MANAGER

(NOTE: not required where application is for grant of provisional premises licence)

Full Name Verity Sinclair

Date of birth [REDACTED]

Contact address [REDACTED]

[REDACTED] Post Code [REDACTED]

Tel. No. [REDACTED]

Email address verity.sinclair@papple.com

Personal licence

Date of issue 15 November 2021

Name of Licensing Board issuing East Lothian

Reference no. of personal licence EL1792

DECLARATION BY APPLICANT OR AGENT ON BEHALF OF APPLICANT

If signing on behalf of the applicant please state in what capacity.

The contents of this operating plan are true to the best of my knowledge and belief

Signature



(* see note below)

Alasdair Sutherland, for and on behalf of Burness Paull LLP, as agent for Papple Steading Limited.

Date 21 May 2024

Capacity ~~APPLICANT~~ / AGENT (delete as appropriate)

Tel. No. of signatory 01224 621621

Email address licensing@burnesspaull.com

*** Data Protection Act 2018**

The information on this form may be held on an electronic public register which may be available to members of the public on request.



SUPPLEMENTARY APPLICATION INFORMATION

This information is required in relation to all Premises Licence/Provisional Licence applications or any application which is a Premises Licence Variation, not considered to be a Minor Variation.

Application submissions generally tend to be insufficiently detailed as to provide a complete picture of what businesses propose to provide the public. Therefore, Licensing Boards often have too little information, in advance of Board hearings, to fully appreciate what is being applied for. This situation often leads to numerous unnecessary objections and representation being made due to interested parties, such as neighbouring residents, not understanding what proposed activities really relate to i.e. What does Live Music actually mean and how will it impact on their lives. For these reasons, the Board has made a policy decision to require applicants to provide a fuller description of their business proposals and detail how the five licensing objectives will be met.

BUSINESS PROFILE

Please describe your business offering

Papple Steading is a hospitality business currently offering holiday and business retreat accommodation. With the next phase, the business will offer visitors and guests access to an agricultural heritage centre and a gallery. A cafe will provide both alcoholic and non-alcoholic drinks and the restaurant offers fine dining with paired beverages and tasting events.

ON CONSUMPTION

(a) Please describe the type of business you intend to operate in respect of On consumption.

Alcohol will be mainly available from the restaurant and bar area of the coffee shop.

OFF CONSUMPTION

(b) Please describe the type of business you intend to operate in respect of Off consumption & deliveries

Visitors to the premises will be able to purchase locally distilled spirits and brewed beers from the shop and restaurant. Wines will be available to be purchased from the shop and restaurant. Click and collect is also available for spirits and beers that can be ordered online via the Papple Steading website where they will have an e-commerce platform allowing customers to order from Buck and Birch's drinks, and selected wines. Age verification in line with Challenge 25 will be carried out when collection is made.

No collections of click and collect orders will take place after 10:00pm as per the licensed hours.

CLARIFICATION IS REQUIRED IN RELATION TO THE CONTENT OF YOUR PROPOSED OPERATING PLAN

To what extent do you intend to use any of the following:

Accommodation; Conference Facilities; Restaurant Facilities; Bar Meals:

Accommodation, conference and even facilities and cafe and restaurant operations are the main uses of the business premises. An art gallery, the library, Stable and doocot all part of an agricultural heritage centre, with outdoor space, woods and meadows will create visitor and guest attractions. The cafe will be open to the public and guests and will sell non alcoholic and alcoholic drinks and some local produce. The restaurant will operate for public bookings in the evening and for private functions. A select range of locally produced spirits by Buck and Birch and wine will be available for sale. Accommodation is only available through prior booking on-line or by telephone. There is a total of 13 bedrooms in 5 separate self catering units.

Social Functions – Weddings; Birthdays; Retirements ; Other:

If you intend to provide for any of these functions please describe the nature and extent and likely frequency of each:

The location and building creates an attractive venue for celebrations. Papple Steading hopes to encourage customers such as AGA, Scottish Golf Open, Porsche and Scotland's Food and Drink to use Papple Steading.

Papple Steading may from time to time hold small intimate weddings or similar functions, if inquired.

Entertainment – Recorded Music; Live Performances; Dance Facilities; Theatre; Films; Gaming; Indoor/outdoor sports; Televised Sport – If you intend to provide for any of these facilities please describe the nature and extent and likely frequency of each:

We will play amplified music in the cafe/restaurant and on occasions in the library and gallery when events are being staged. The Scottish Chamber Orchestra has expressed interest in arranging 'boutique' live performances which will be un-amplified. The gallery will be equipped with audio visual systems which support presentations and performances and the showing of films. There will be no sporting activities in the buildings and no amplified music played in the grounds. Each of the 5 self catering units have televisions but not in the bedrooms.

Outdoor Drinking Facilities - If you intend to provide outdoor drinking facilities please describe where and what the facilities will be used for. You will also be required to provide a statement in the objectives section how you intend to prevent public nuisance from use of such facilities.

The area within the Farm Steading on either side of the main entrance, Courtyard 1 and Courtyard 2 will have seating and tables for those who want to consume non-alcoholic and alcoholic drinks outside. The grounds to the south of the Steading; the paddock and around the Farmhouse will allow drinking for only accommodation guests and for events. No outdoor drinking areas will be used for the consumption of alcohol after 10:00pm as per the Licensing Board's policy.

Adult Entertainment - If you intend to provide any entertainment of a sexual nature please state the type and likely frequency if use. Adult explicit language. The Board will also expect you to address the objective of preventing harm to children and young persons.

N/A

Activities Outwith Licensed Core Hours – In your Operating Plan, at 5(e), you should have given details of any activity that will be provided outwith core licensed hours. If you wish you can expand on your explanation here:

N/A

Any Other Activities – In your Operating Plan at 5(f) you should have given details of any other type of activity you are likely to cater for. It would be useful to give an indication of the extent and frequency of such events:

Papple Steading has a business partnership with East Lothian's 'wild' food and drink business, Buck & Birch. Together we will schedule fine dining events for both members of the public and private groups. These are by prior booking only. Buck & Birch will also arrange scheduled tastings of their spirits and liqueurs, which will also be available for off-sales purchase.

Children and Young Persons – If you intend to provide access for children and young persons on the premises please provide details of what facilities you have on the premises in respect of different age groups. In addition, please state where and what baby changing facilities will be provided for children under five years.

Baby changing facilities will be situated in the accessible toilet. These will include a nappy bin and a wall hung fold changing unit.

There are woodland shelters and swings for both babies and children located in Papple Wood adjacent to the Steading.

LICENSING OBJECTIVES

Please provide details below of how you will ensure that the 5 Licensing Objectives are complied with. It may be helpful in answering this section if you refer to the East Lothian Council Licensing Board's 'Statement of Licensing Policy, which can be found at

https://www.eastlothian.gov.uk/downloads/file/27884/statement_of_licensing_policy_2018-2023

Preventing Crime and Disorder

All staff will be trained on how to deal with preventing Crime and Disorder and how to report it should an incident occur. All staff will receive training for conflict management and Challenge 25. Regular toilet checks will be completed in the toilets used by the restaurant patrons. There will be CCTV available in and around the premises. Prominent Notices will be correctly displayed in the premises.

Securing Public Safety:

The premises will be responsibly managed with the required amount of staff to cater for patrons and regular risk assessments will be carried out. The premises will be well maintained and kept in a good clean condition. Fire risk assessment of the premises will be carried out. Age, design and layout of the premises will be displayed including escape routes. There will be first aid facilities on the premises and first aid training will be available to staff. Patrons will be seated when attended the restaurant and bar area and table service will be carried out. Bottles, glasses and crockery will be regularly cleared from the tables.

Preventing Public Nuisance:

All conditions of the premises licence will be complied with. There will be appropriate management of people entering and exiting the premises. Staff will liaise with taxis if required for patrons leaving the premises. Litter and waste will be managed correctly and at a time that will not cause public nuisance. Properly maintained CCTV will be in and around the premises. Noise will be monitored to ensure residents to the premises and the public are not disturbed.

Protecting and Improving Public Health:

Alcohol free options are available to patrons. Free tap water and reasonably priced soft drinks will be available to patrons at all times. Staff will be trained on a policy to deal with patrons who have consumed excessive amounts of alcohol. The premises will have restaurant and bar meal facilities available until 10pm. Information on support for alcohol related problems can be provided to patrons should it be requested. Management and staff will comply with the law on alcohol pricing and irresponsible drinks promotions. First aid facilities will be available and first aid training will be available to staff.

Protecting Children and Young Persons From Harm:

Children and young persons will have access to all public areas of the premises until 10pm when accompanied by a responsible adult. If Children and Young Persons are attending a pre-booked function they will be allowed access to the public areas of the premises until the end of the function when accompanied by a responsible adult. All activities at the premises will be clearly advertised whether suitable for children and young persons and what ages the activity is suitable for. Baby changing facilities will be available at the premises. Highchairs will be provided within the restaurant and cafe.

APPLICATION SUPPORTING COMMENTS

Additional Information

Papple Steading is known as having luxurious accommodation for holiday and business retreats. The sale of alcohol will extend the attraction of this historic place to more visitors to this destination. Papple Steading management have responsibly managed previous events with occasional licences and the management and premises manager fully respects the obligations that comes with operating a provisional and full premises licence.

Supporting Comments

i.e. reasons why the Board should support your application.

This is a historic building which the local, national and international communities want to enjoy with the options of consuming alcohol with a light meal or a dinner and with the ability to take home select wines and spirits. A licence to serve alcohol is necessary for the businesses long term financial viability and creation of jobs. The contractors used to restore the Steading have been almost exclusively from East Lothian and the bulk of the food and drink products which will be for sale are also sourced locally.


SIGNATURE AND DECLARATION BY APPLICANT

IT IS AN OFFENCE TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

(Criminal Law (Consolidation)(Scotland) Act 1995 Section 44(2)(b))

The contents of this Application are true to the best of my knowledge and belief.

Signature


Alasdair Sutherland, for and on behalf of Burness Paul LLP, as agent for Papple Steading Limited

Date 29 May 2024



SCHEDULE 6 Regulation 7

DISABLED ACCESS AND FACILITIES STATEMENT

Licensing (Scotland) Act 2005, section 20(2)(b)(ia)

1. DISABLED ACCESS AND FACILITIES

1(a). Is there disabled access to the premises YES NO

1(b). Do you have facilities for those with a disability YES NO

1(c). Do you have any other provisions available to aid the use of the premises by disabled people YES NO

If you have answered Yes to any of the questions above please complete, as appropriate, the following sections.

2. DISABLED ACCESS TO, FROM AND WITHIN THE PREMISES

Please provide clear and detailed description of how accessible the premises are for disabled people. e.g. ramps, accessible floors, signage.

There will be accessible floors throughout and doorways with signage directing disabled access through the main entrance but all doors will be accessible.
The main areas with access to the public are all at ground level apart from the stairs to the doocot, no step access.

Passage from the entrance to the library will pass through the cobbled floor of the stable but a wooden boardwalk will be constructed to make it accessible.

3. FACILITIES AVAILABLE

Please describe in detail the facilities provided for disabled people.
e.g. disabled toilets, lifts, accessible tables.

Disabled and accessible toilet will be available on the ground floor level.

4. OTHER PROVISIONS

Please provide details of any other provisions made to aid the use of the premises by disabled people. e.g. assistance dogs welcome, large print menus.

Large print menus in the cafe and restaurant and guide dogs will be very welcome.

DECLARATION BY APPLICANT OR AGENT ON BEHALF OF APPLICANT

If signing on behalf of the applicant please state in what capacity.

The contents of this disabled access and facilities statement are true to the best of my knowledge and belief.

Signature  * (see note below)

Alasdair Sutherland, for and on behalf of Burness Paull LLP, as agent for Papple Steading Limited

Date 4 June 2024

Capacity

~~APPLICANT~~/AGENT (delete as appropriate)

Tel. no. of signatory 01224 621621

Email Licensing@burnesspaull.com

* Data Protection Act 2018

The information on this form may be held on an electronic public register which may be available to members of the public on request.



East Lothian Council

LICENSING (SCOTLAND) ACT 2005
TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

SECTION 50 PLANNING CERTIFICATE

APPLICANT:	Mr George Mackintosh c/o Papple Steading Limited
NAME AND ADDRESS OF PREMISES:	Papple Steading, Papple, Haddington, East Lothian, EH41 4QD

SECTION 50 PLANNING CERTIFICATE

I confirm that planning permission (Ref: 22/00485/P) under the Town and Country Planning (Scotland) Act 1997 in respect of any development of the subject premises in connection with their proposed use as a licensed premises has been obtained.


I confirm that planning permission is not required.

SECTION 50 PROVISIONAL PLANNING CERTIFICATE

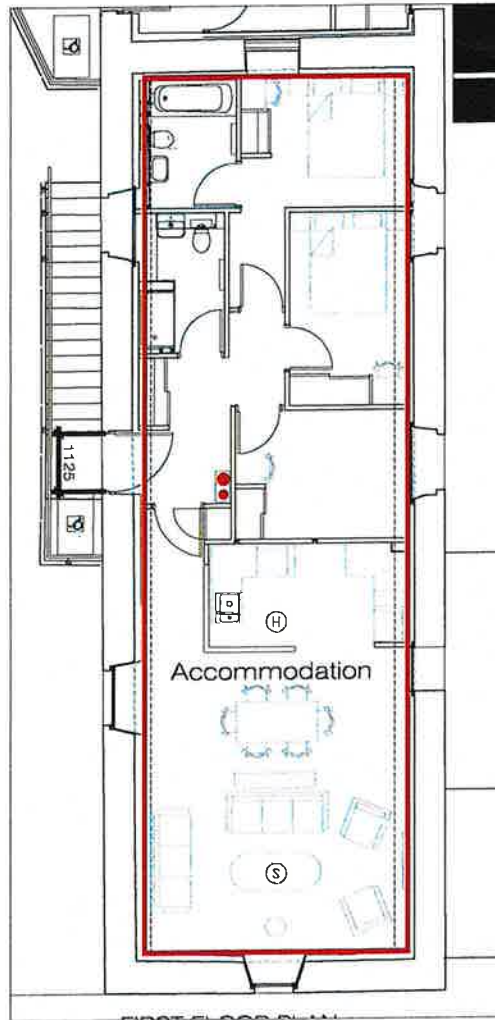
I confirm that planning permission (ref:.....) or outline planning permission (ref:.....) has been obtained in respect of the construction or conversion of the subject premises.

I confirm that planning permission is not required.

I hereby confirm that, in terms the above Acts, I have no objections to the granting of the Confirmation of the Premises License to cover the above proposals.

Signed:		Date:	28 th May 2024
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Keith Dingwall
Service Manager, Planning
(Chief Planning Officer)



Key

- Licensed Areas —
- Emergency Lighting ⓔ
- Emergency Fire Exits FE
- Smoke Detectors with Sounder & Beacon ☀
- Alarm Call Points ⊠
- Fire Extinguishers ● ●
- 1 Water, 9 litre
- 1 Carbon Dioxide

FARM STEADING FIRST FLOOR PLAN 1:100 @ A3

PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Farm Steading First Floor Plan
Licensing Application
DWG STATUS Information

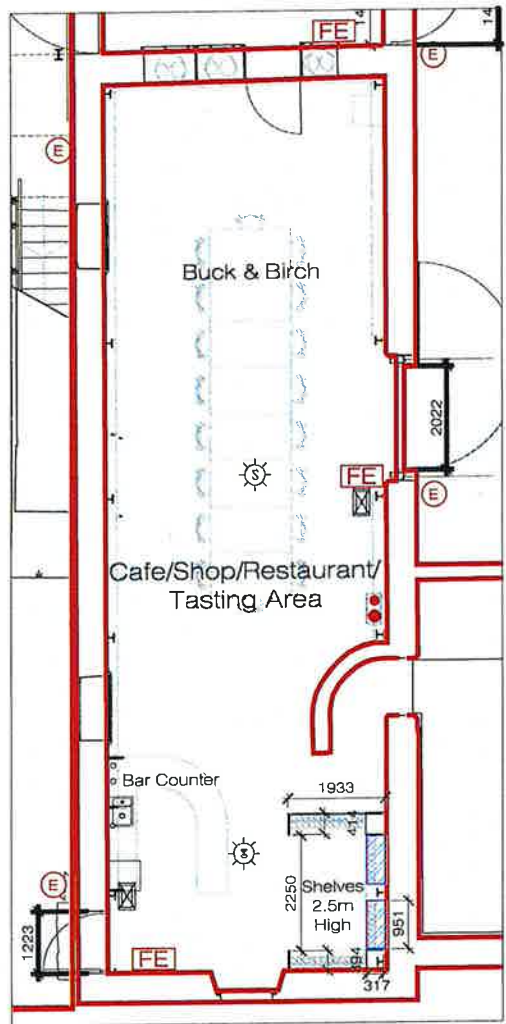
DRAWN CR	FILE (topCurrent)	DATE May '24	REVISION
CHECKED GA	JOB NO. 615	SCALE 1:100 @ A3	DWG NO. AL-30-17

The Breakfast Mission, 15 Old Fishmarket Close
Edinburgh EH1 1RW

t 0131 220 6125
f 0131 220 6781



mail@richardmurphyarchitects.com
www.richardmurphyarchitects.com



Key

- Licensed Areas —
- Emergency Lighting ⓔ
- Emergency Fire Exits FE
- Smoke Detectors with Sounder & Beacon ☀
- Alarm Call Points ⓧ
- Fire Extinguishers ●●
- 1 Water, 9 litre
- 1 Carbon Dioxide
- Enomatic Wine Machine ▨
- L951mm x H704mm x D317mm

FARM STEADING GROUND FLOOR PLAN 1:100 @ A3

PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Farm Steading Ground Floor Plan
Licensing Application

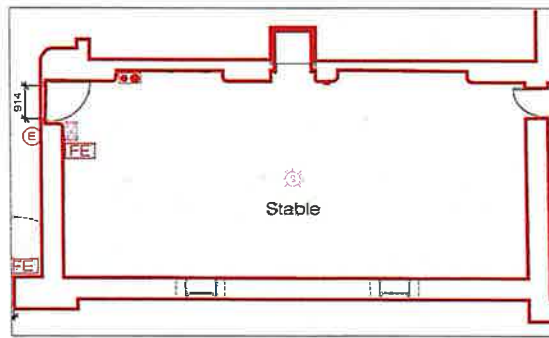
DWG STATUS Information

DRAWN CR	FILE 000Current	DATE May '24	REVISION
CHECKED GA	JOB NO. 615	SCALE 1:100 @ A3	DWG NO. AL-30-16

The Breakfast Mission, 15 Old Fishmarket Close
Edinburgh EH1 1RW

t 0131 220 6125
f 0131 220 6781

Richard Murphy Architects
 mail@richardmurphyarchitects.com
 www.richardmurphyarchitects.com



Key

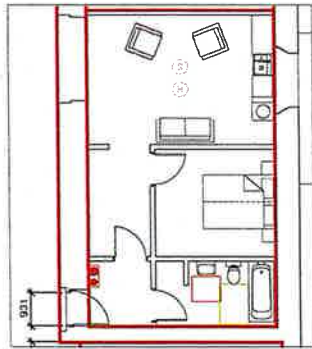
- Licensed Areas —
- Emergency Lighting ⓔ
- Emergency Fire Exits FE
- Smoke Detectors with Sounder & Beacon ☀
- Alarm Call Points X
- Fire Extinguishers ●●
- 1 Water, 9 litre
- 1 Carbon Dioxide

STABLES PLAN 1:100 @ A3







PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Stables Plan
Licensing Application
DWG STATUS Information

DRAWN GA	FILE 00000000	DATE April '24	REVISION
CHECKED GA	JOB NO. 615	SCALE 1:100 @ A3	DWG NO. AL-30-05
The Breakfast Mission, 15 Old Fishmarket Close Edinburgh EH1 1BW		T 0131 220 6133 F 0131 220 6791	





Key

- Licensed Areas 
- Emergency Lighting 
- Emergency Fire Exits 
- Smoke Detectors with Sounder & Beacon 
- Alarm Call Points 
- Fire Extinguishers
1 Water, 9 litre
1 Carbon Dioxide 

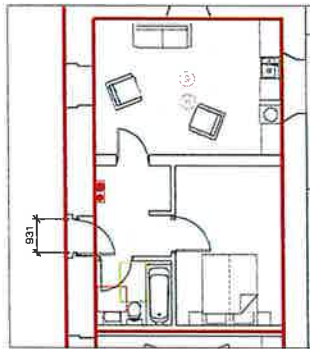
SHEPHERD'S BOTHY PLAN 1:100 @ A3

PROJECT TITLE Pappie Streading
East Lothian
DRAWING TITLE Shepherd's Bothy Plan
Licensing Application
DWG STATUS Information

DRAWN	FILE	DATE	REVISION
GA		April '24	
GA	615	1:100 @ A3	AL-30-09

Time Breakfast Mission: 15 Old Fishmarket Close
Edinburgh EH1 1RF





Key

- Licensed Areas 
- Emergency Lighting 
- Emergency Fire Exits 
- Smoke Detectors with Sounder & Beacon 
- Alarm Call Points 
- Fire Extinguishers
1 Water, 9 litre 
1 Carbon Dioxide 

PLOUGHMAN'S BOTHY PLAN 1:100 @ A3

PROJECT TITLE **Papple Steading**
East Lothian
DRAWING TITLE **Ploughman's Bothy Plan**
Licensing Application

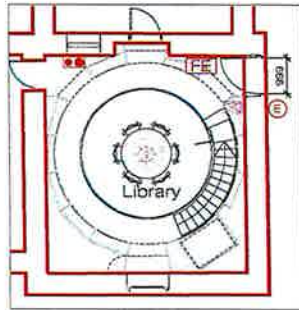
DWG STATUS **Information**

DRAWN	GA	FILE	20200410	DATE	April '24	REVISION	
DESIGNED	GA	JOB NO.	615	SCALE	1:100 @ A3	DWG NO.	AL-30-10

The Breakfast Mission, 15 Old Fishmarket Close
Edinburgh EH1 1RW

I 0131 220 0125
F 0131 220 0781





Key

- Licensed Areas —
- Emergency Lighting ⓔ
- Emergency Fire Exits FE
- Smoke Detectors with Sounder & Beacon ★
- Alarm Call Points A
- Fire Extinguishers ●●
 1 Water, 9 litre
 1 Carbon Dioxide

LIBRARY PLAN 1:100 @ A3

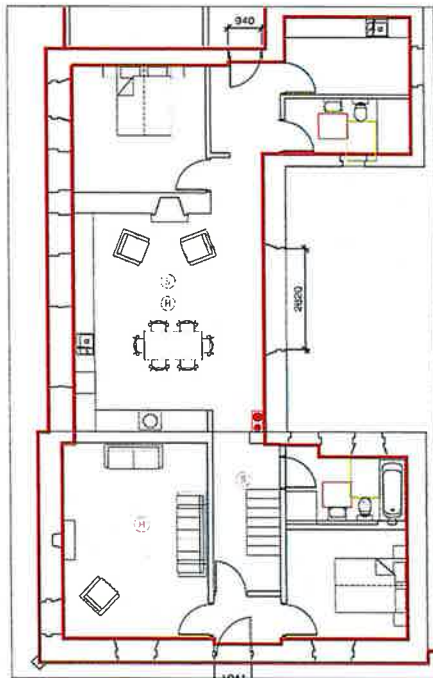
PROJECT TITLE Papple Steading
 East Lothian
 DRAWING TITLE Library Plan
 Licensing Application
 DWG STATUS Information

DRAWN GA	FILE 200664000	DATE April '24	REVISION
CHECKED GA	JOB NO. 615	SCALE 1:100 @ A3	DWG NO. AL-30-08

The Breakfast Mission, 15 Old Fishmarket Close
 Edinburgh EH1 1HW

0131 220 6125
 0131 220 6701





Key

- Licensed Areas —
- Emergency Lighting E
- Emergency Fire Exits FE
- Smoke Detectors with Sounder & Beacon ☼
- Alarm Call Points ☒
- Fire Extinguishers
1 Water, 9 litre
1 Carbon Dioxide ☑

GRIEVE'S COTTAGE PLAN 1:100 @ A3

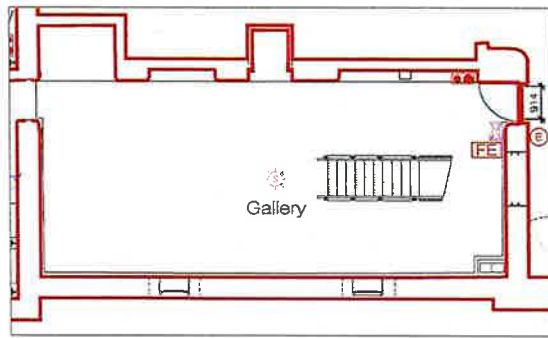
PROJECT TITLE **Papple Steading**
East Lothian
DRAWING TITLE **Grieve's Cottage Plan**
Licensing Application
DWG STATUS **Information**

DRAWN GA	FILE 0006-0000	DATE April '24	REVISION
CHECKED GA	JOB NO. 615	SCALE 1:100 @ A3	DWG. NO. AL-30-11

The Binsburgh Affection, 15 Old Fishmarket Close
Edinburgh EH7 1JG



mail@richardmurphyarchitects.com
www.richardmurphyarchitects.com



Key

- Licensed Areas
- Emergency Lighting
- Emergency Fire Exits
- Smoke Detectors with Sounder & Beacon
- Alarm Call Points
- Fire Extinguishers
1 Water, 9 litre
1 Carbon Dioxide

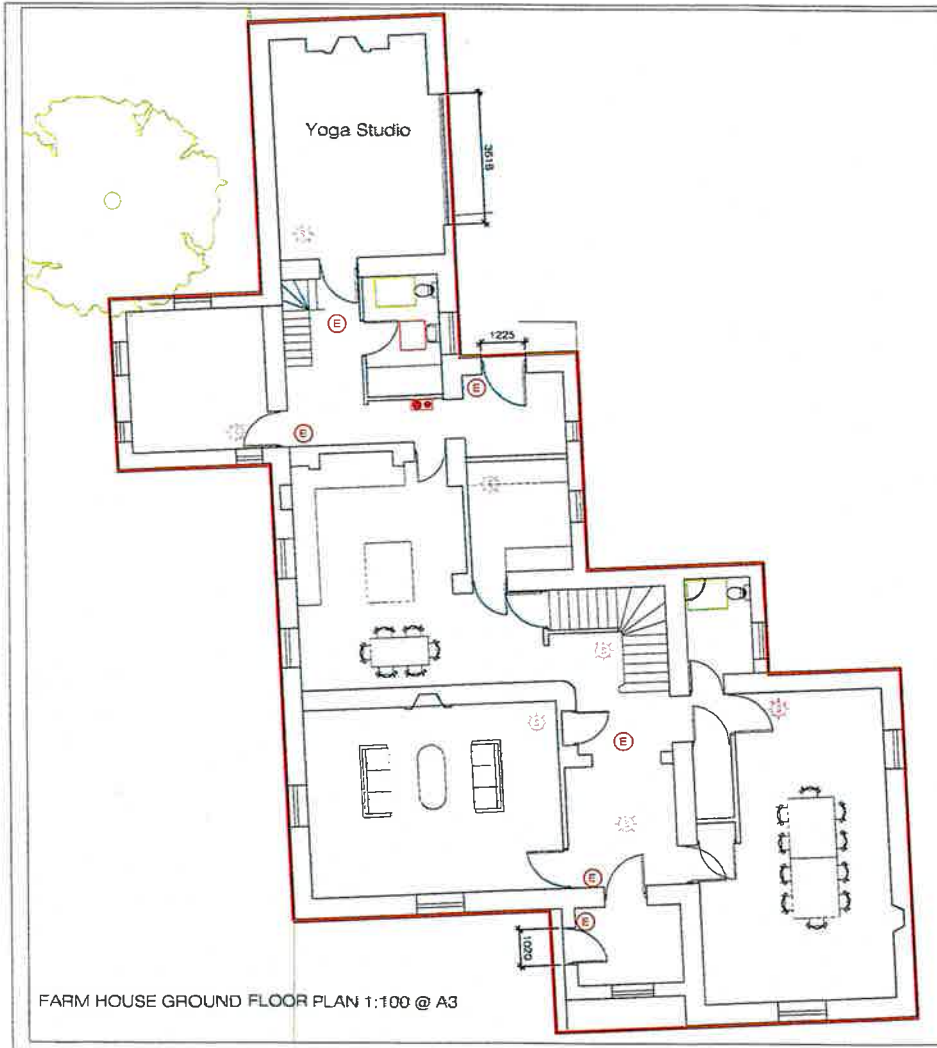
GALLERY PLAN 1:100 @ A3

PROJECT TITLE **Papple Steading**
East Lothian
DRAWING TITLE **Gallery Plan**
Licensing Application

DWG STATUS **Information**

DESIGN GA	FILE <i>apppapple</i>	DATE April '24	REVISION
CHECKED GA	JOB NO. 615	SCALE 1:100 @ A3	DWG NO. AL-30-04
The Breakfast Mission, 15 Old Fishmarket Close		E 0131 220 6135	
Edinburgh EH1 1RW		F 0131 220 6781	





FARM HOUSE GROUND FLOOR PLAN 1:100 @ A3

Key

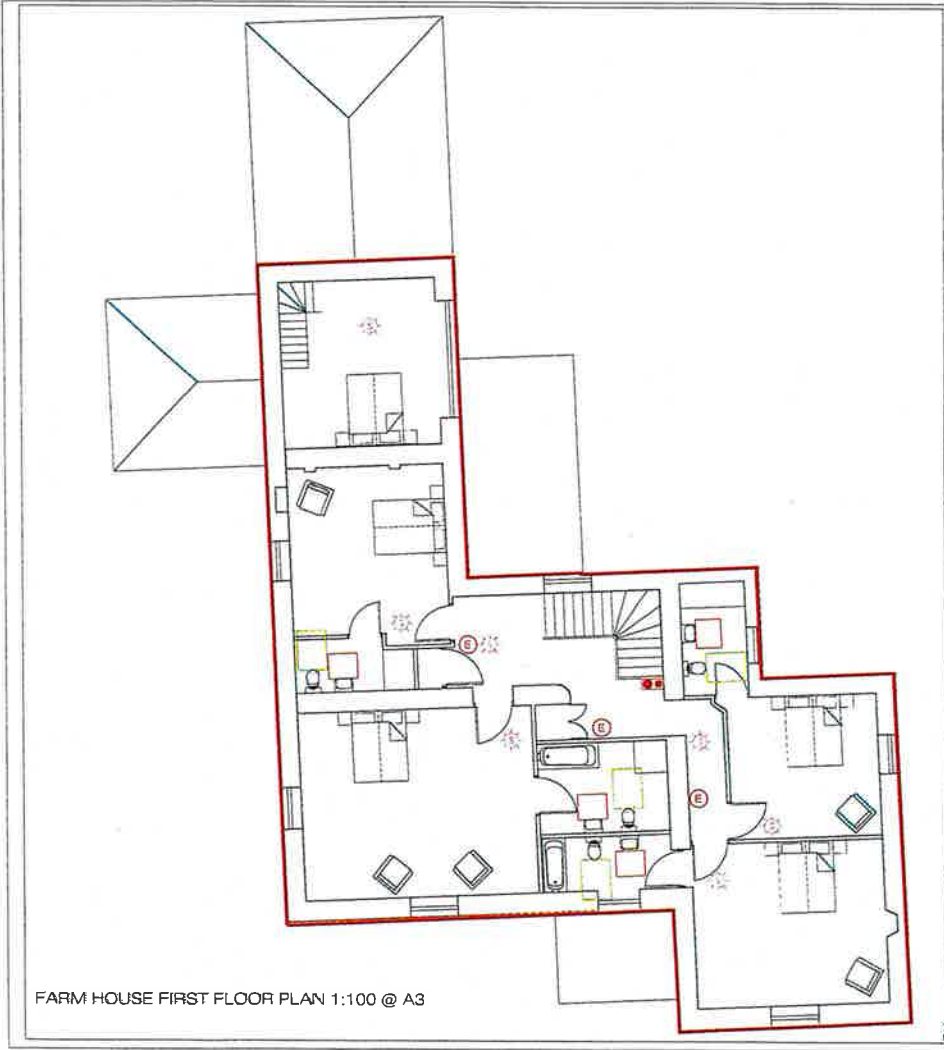
- Licensed Areas
- Emergency Lighting E
- Emergency Fire Exits IFE
- Smoke Detectors with Sounder & Beacon ☼
- Alarm Call Points ☒
- Fire Extinguishers
1 Water, 9 litre
1 Carbon Dioxide ☑

PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Farm House Ground Floor Plan
Licensing Application
DWG STATUS Information

DRAWING GA	FILE 107021000	DATE April '24	REVISION
CHEGOD GA	ID:615	SCALE 1:100 @ A3	DWG NO AL-30-13

The Bricklayers Messon, 15 Old Fishmarket Close
Scribbles EH1 1RW





FARM HOUSE FIRST FLOOR PLAN 1:100 @ A3

Key

- Licensed Areas
- Emergency Lighting
- Emergency Fire Exits
- Smoke Detectors with Sounder & Beacon
- Alarm Call Points
- Fire Extinguishers
1 Water, 9 litre
1 Carbon Dioxide

PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Farm House First Floor Plan
Licensing Application
DWG STATUS Information

DRAWN GA	FILE 00026000	DATE April '24	REVISION
CHECKED GA	NO. 615	SCALE 1:100 @ A3	DWG NO AL-30-14

The Breakout Museum, 15 Old Fishmarket Close
Edinburgh EH1 1RW

T 0131 220 6125
F 0131 220 6781





Key

- Licensed Areas
- Emergency Lighting
- Emergency Fire Exits
- Smoke Detectors with Sounder & Beacon
- Alarm Call Points
- Fire Extinguishers
1 Water, 9 litre
1 Carbon Dioxide

ESTATE OFFICE FLOOR PLAN 1:100 @ A3

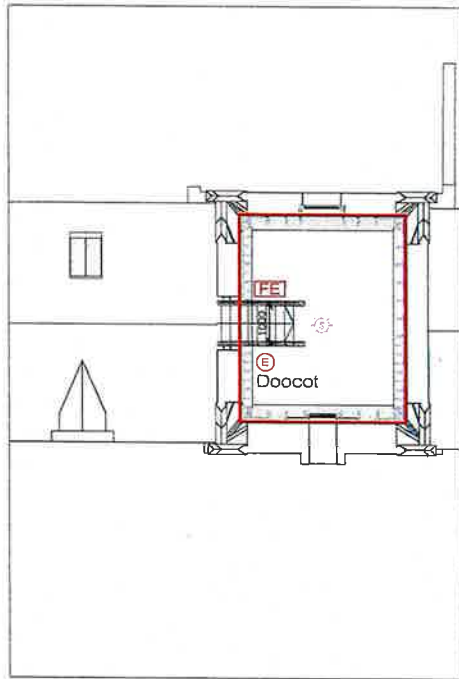
PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Estate Office Floor Plan
Licensing Application
DWG STATUS Information

DRAWN GA	FILE APPROVED	DATE April '24	SCALE
CHECKED GA	JOB NO 615	SCALE 1:100 @ A3	DWG NO AL-30-15

The Breakfast Mission, 15 Old Fishmarket Close
Edinburgh EH1 1WR

T 0131 220 6125
F 0131 220 9781





Key

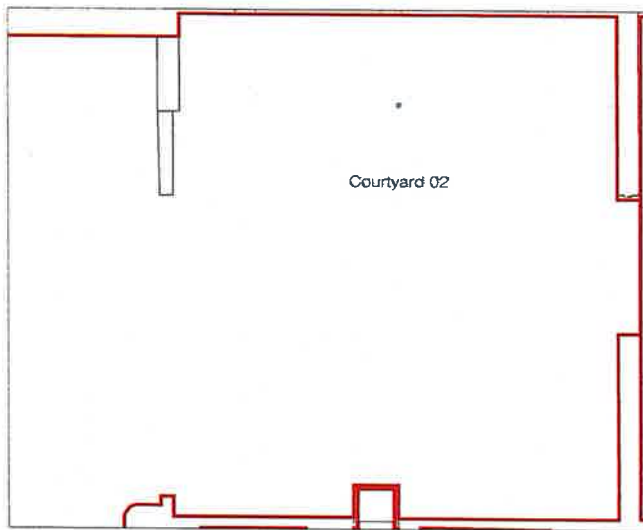
- Licensed Areas —
- Emergency Lighting ⓔ
- Emergency Fire Exits IFE
- Smoke Detectors with Sounder & Beacon ☼
- Alarm Call Points ☒
- Fire Extinguishers ☑☑
- 1 Water, 9 litre
- 1 Carbon Dioxide

DOOCOT PLAN 1:100 @ A3







PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Doocot Plan
Licensing Application
DWG STATUS Information

DRAWN GA	FILE 0807/0000	DATE April '24	REVISION
CHECKED GA	JOB NO 615	SCALE 1:100 @ A3	ORIG NO. AL-30-12
The Breakfast Mission, 15 Old Fishmarket Close Edinburgh EH1 1RW		T 0131 220 6125 F 0131 220 6781	m21@richardmurphyarchitects.com www.richardmurphyarchitects.com





Key

- Licensed Areas 
- Emergency Lighting 
- Emergency Fire Exits 
- Smoke Detectors with Sounder & Beacon 
- Alarm Call Points 
- Fire Extinguishers
1 Water, 9 litre
1 Carbon Dioxide 

COURTYARD 2 PLAN 1:100 @ A3

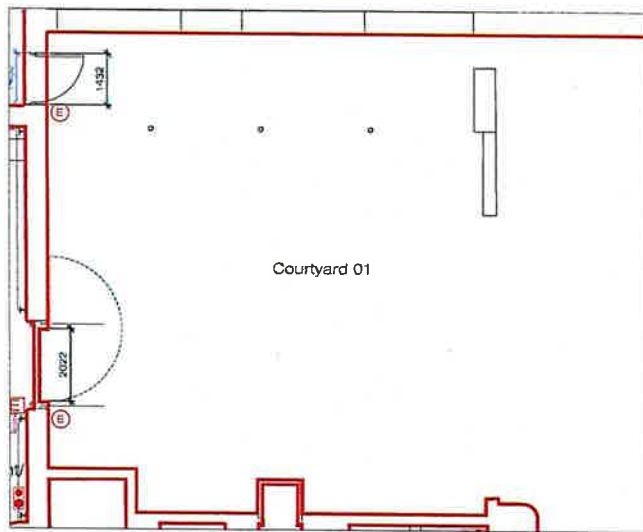
PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Courtyard 2 Plan
Licensing Application
DWG STATUS Information

DRAWN GA	FILE 22021001	DATE April '24	REVISION
CHECKED GA	JOB NO. 615	SCALE 1:100 @ A3	DWG NO. AL-30-07

The Breakers Mission, 15 Old Fishmarket Close
Edinburgh EH1 1RW

T 0131 220 6125
F 0131 220 6781





Key

- Licensed Areas —
- Emergency Lighting ⓔ
- Emergency Fire Exits ⓔE
- Smoke Detectors with Sounder & Beacon ☼
- Alarm Call Points ☒
- Fire Extinguishers ☑☑
 1 Water, 9 litre
 1 Carbon Dioxide

COURTYARD 1 PLAN 1:100 @ A3

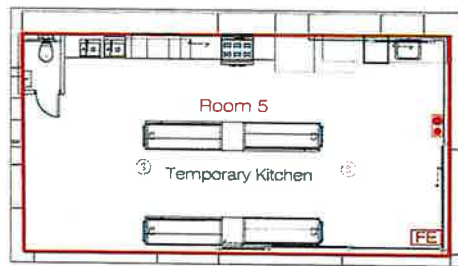
PROJECT TITLE Papple Steading
 East Lothian
 DRAWING TITLE Courtyard 1 Plan
 Licensing Application
 DWG STATUS Information

DRAWN GA	FILE 2016-0000	DATE April '24	REVISION
CHECKED GA	JOB NO. 615	SCALE 1:100 @ A3	DWG NO. AL-30-06

The Breckhall Mission, 15 Old Fishmarket Close
 Edinburgh EH1 1RQ

0131 229 0125
 0131 220 6781





Key

- Licensed Areas 
- Areas Accessed by Children & Young Persons 
- Emergency Lighting 
- Emergency Fire Exits 
- Smoke Detectors with Sounder & Beacon 
- Alarm Call Points 
- Fire Extinguishers
 - 1 Water, 9 litre 
 - 1 Carbon Dioxide 

TEMPORARY KITCHEN GROUND FLOOR PLAN 1:100 @ A3

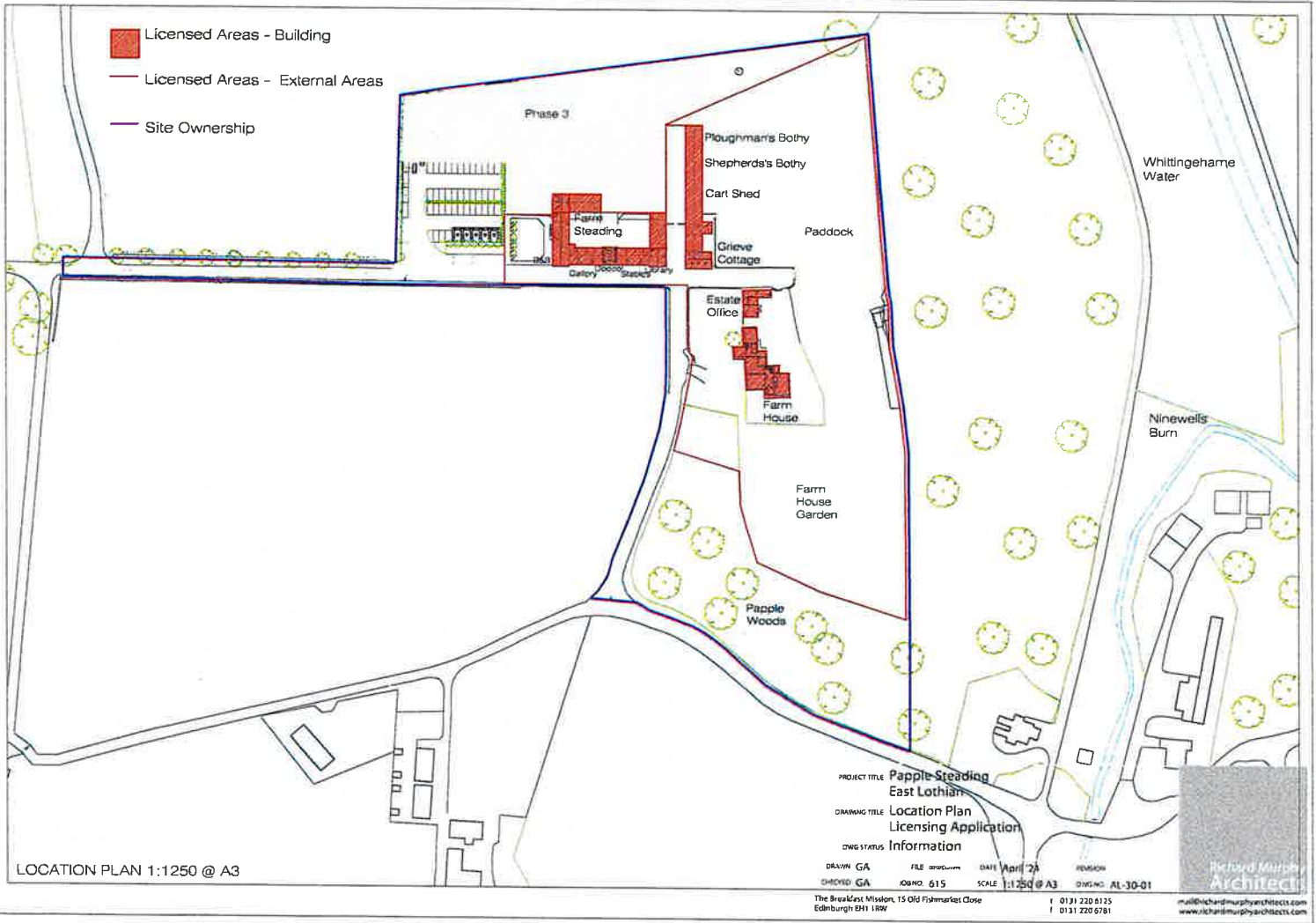
PROJECT TITLE Papple Steading
East Lothian
DRAWING TITLE Temporary Kitchen
Licensing Application
DWG STATUS Information

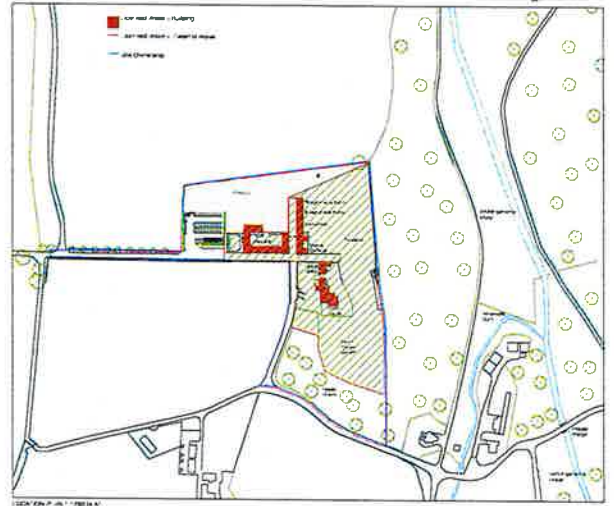
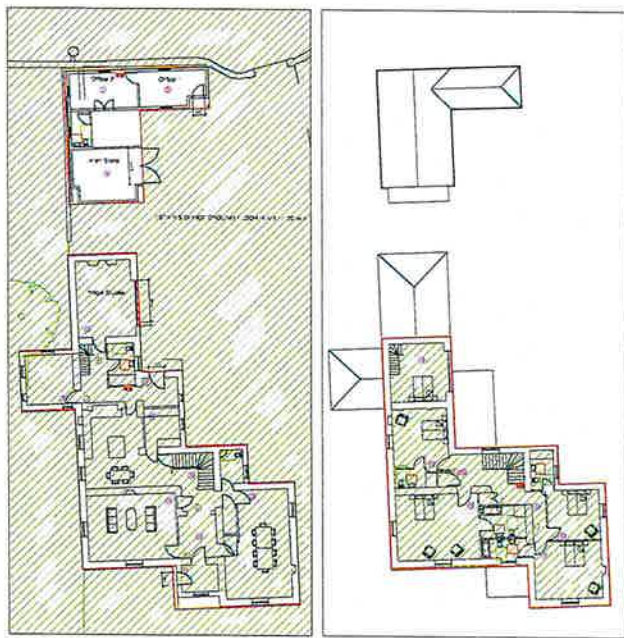
DRAWN CR	FILE 20060000	DATE May '24	REVISION
CHECKED CA	JOB NO. 615	SCALE 1:100 @ A3	DWG NO. AL-30-18

The Blythsay Park, 15 Old Fishmarket Close
Edinburgh EH1 1BX

t 0131 220 6125
f 0131 220 6781







- Key**
- Journey Area
 - Mass Access at Chapter & Fund House
 - Provision of Lifts
 - Emergency Lifts
 - Shower Enclosures
 - ATM Call Point
 - Fire Compartment
 - Water Area
 - Carbon Dioxide

Architectural details and specifications, including a section titled 'Architectural Details' and a list of 'Floor Levels'.

25/06/2024

Your Ref: EL405
Our Ref: 832995

The Clerk of the Licensing
Board
East Lothian Council
John Muir House
Haddington
East Lothian
EH41 3HA



**POLICE
SCOTLAND**

Keeping people safe

Catriona Paton
Chief Superintendent
Divisional Commander
The Lothians and Scottish Borders Division
Dalkeith Police Station
Newbattle Road
Dalkeith, EH22 3AX

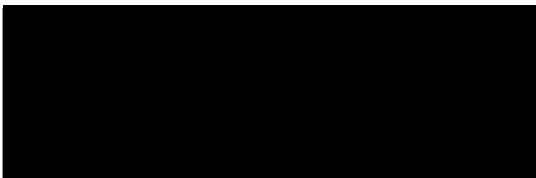
Dear Sir/Madam,

**LICENSING (SCOTLAND) ACT 2005 - APPLICATION FOR THE GRANT OF A
PROVISIONAL PREMISES LICENCE
PAPPLE STEADING, HADDINGTON, EAST LOTHIAN, EH41 4QD.**

I refer to the above application and in terms of Section 21(4)(a)(i) and (ii) of the Licensing (Scotland) Act 2005, I have to advise you that neither the applicant nor any connected person has been convicted of any relevant offence.

I am unable to confirm the existence of any foreign offence in respect of the applicant or any connected person.

Yours faithfully



Catriona Paton
Chief Superintendent

For enquiries please contact the Licensing Department on 0131 654 5583.

EAST LoTHIAN COUNCIL

Licensing Standards

From: Licensing Standards Officer

To: C. Grilli
Clerk to the Licensing Board

Date: 15th July 2024

Subject: LICENSING (SCOTLAND) ACT 2005

PROVISIONAL PREMISES LICENCE APPLICATION

PAPPLE STEADING, HADDINGTON, EAST LoTHIAN EH41 4QD

I refer to the above subject and can confirm that the applicant has liaised with the LSO in relation to this application. I have visited the premises and the site notice was correctly displayed.

Section 45 (1) Licensing (Scotland) Act 2005 - A premises licence application may be made in relation to any premises despite the fact that, at the time the application is made, the premises are yet to be, or are in the course of being, constructed or converted for use as licensed premises.

This type of licence is considered for premises that are yet to be, or in the course of being, constructed or converted for use as a licensed premises. On my visit the premises was being constructed and converted.

I can confirm that the application is compliant with the act.

There are no other premises within an 800m radius.

If successful in obtaining the provisional premises licence, the premises will be subject to a licensing inspection on the confirmation of the licence.

Licensing Standards Officer

ng

From: Robertson, Scott
Date: 12 June 2024 08:14
Subject: Licensing
RE: Provisional Licence for Papple Steading, Haddington

Hello,

Please note I have no comments or objections to this application.

Kind Regards
Scott

Scott Robertson | Assistant Planner – Development Control | East Lothian Council | John Muir House | Haddington
EH41 3HA
T. 01620 827585 | E.srobertson2@eastlothian.gov.uk Visit our website at www.eastlothian.gov.uk

From: Licensing <licensing@eastlothian.gov.uk>
Sent: Tuesday, June 11, 2024 9:58 AM
To: Lothian & borders Police (lothianscotborderslicensingeastmid@scotland.pnn.police.uk)
<lothianscotborderslicensingeastmid@scotland.pnn.police.uk>; Licensing Standards Officer
<lso@eastlothian.gov.uk>; Environment Reception <environment@eastlothian.gov.uk>; Environmental
Health/Trading Standards <ehts@eastlothian.gov.uk>; Cramer, Torquil <torquil.cramer@firescotland.gov.uk>;
licensing@nhslothian.scot.nhs.uk; all@haddingtoncc.org.uk
Subject: Provisional Licence for Papple Steading, Haddington

Hi All

Please find attached Provisional licence application for the above. Please can I have reports/representation by 2nd July 2024.

Kind regards
Gillian

Gillian Herkes
Licensing Officer
Democratic & Licensing Services
John Muir House
Haddington
East Lothian Council
01620 820114
gherkes@eastlothian.gov.uk



SUBMITTED BY EMAIL – 1 JULY 2024

TO: Clerk of the Licensing Board, John Muir House, Haddington, EH41 3HA

**APPLICATION FOR PROVISIONAL PREMISES LICENCE BY GEORGE ANGUS
MACKINTOSH & ERIADNE MACKINTOSH PAPPLE STEADING LIMITED, PAPPLE
STEADING, HADDINGTON, EAST LoTHIAN EH41 4QD**

**REPRESENTATION FROM EILEEN ANNE GILL, [REDACTED], [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] ON BEHALF OF DUNPENDER COMMUNITY
COUCIL**

Dunpender Community Council (DCC) wish to make representations against the application and Operating Plan and would like to see modifications and conditions applied. This letter is in lieu of the Objection/Representation Form

East Lothian has a rich agricultural history and the building of Papple as a 'model farm' is representative of some of the innovation brought about in the county. DCC is supportive of the work done to secure the future of the Papple building especially with regards to the development of an agricultural heritage museum and spaces for community use. Much has been achieved by the owners and Phase 2 of the development is hopefully due to be completed this year.

Against this background DCC looks forward to the completion of the museum and associated spaces and is sympathetic to some of the development of the commercial side of the enterprise. We note that Papple describes itself as "A luxurious and environmentally sensitive retreat in East Lothian, Scotland for holidays, corporate functions, events and activities."

Papple has previously applied for and been successful in obtaining occasional licences and has now applied for a Provisional Premises Licence.

DCC recognises that most corporate retreats and events venues consider the availability of alcohol to be an important part of what is offered and so we understand Papple's wish to move from occasional licences to a Premises Licence. DCC has been invited to comment on the application for a Provisional Premises Licence. This response is submitted on behalf of DCC and takes account of comments made to some DCC members from several local residents.

At this stage we should point out that while we do not wholly object to the granting of a Provisional Premises Licence, we do object to various parts of the application and to aspects of the operating plan. Although Planning and Licensing are two separate legislative requirements, and while they are designed not to duplicate each other, we will draw on conditions set out in Planning (App. No. 22/00485/P) as we consider these to be pertinent to this licence application. But we will set these out in terms of the licensing objectives and to the East Lothian Licensing Board Statement of Licensing Policy (referred to in this response as ELLB Policy).

Securing Public Safety:

ELLB Policy "14.2 The Board is committed to ensuring that the safety of any person visiting or working in, or in the vicinity of, licensed premises is not compromised."

While not within the direct area marked for being licensed, we consider the entrance to the Papple site as being within the vicinity. In the Planning decision notice, condition 14 was applied to ensure that adequate visibility is provided at the access in the interest of road safety. The requirement was to provide details of various visibility splays. Similarly condition 26 related to passing places to be installed in the interests of road safety.

Given that the application is for both on and off licence then there is the potential for greater traffic than perhaps originally envisaged and so the safety issues should be concerned not only with those visiting or working in the premises, but also other road users (drivers, cyclists and pedestrians) should be safeguarded. The Operating Plan indicates that they also intend to operate a click and collect facility as well as sell off licence to visitors.

Although the applicant states under Preventing Public Nuisance that "There will be appropriate management of people entering and exiting the premises" there is no recognition of the wider issue relating to road safety.

Preventing Public Nuisance:

ELLB Policy states "15.1 Licensed premises can potentially have an adverse impact on communities, as a result of public nuisance arising from their operation. The Board aims to protect and maintain the amenity of residents and occupiers of other business premises from any adverse consequences of the operation of licensed premises whilst also recognising the valuable cultural, social and business importance that such premises provide."

The policy goes on to say that "15.3 Although interpretation is ultimately a matter for the courts, the Board intends to interpret "public nuisance" widely to include such issues as noise, light, odour, litter and antisocial behaviour where these have an impact on the local community."

There were a number of conditions attaching to the planning application that we consider have a bearing on the Provisional Premises Licence application. These relate to the amenity of nearby residential properties:

Number 11 was that planning permission would only be granted for one year for the use of the conference centre/ auditorium for amplified music. This was to enable the planning authority to monitor the noise impact.

Number 12 related to ventilation for the conference centre/ auditorium with the condition that it was via a fully mechanical system that does not require openable vents in the roof space.

Number 13 related to sound insulation for the conference centre / auditorium.

Number 14 requires that the windows and glazed doors within the conference centre / auditorium should be maintained in a closed position during events that involve amplified music and/ or speech.

Number 15 set limits on any light trespass (onto windows) of neighbouring residential properties.

Number 16 External lighting was to be approved by the planning authority – this was for both the amenity of the area and wildlife.

Planning placed a strong emphasis on the amenity for neighbouring properties especially in relation to the auditorium. However, the Operating Plan indicates that alcohol will be available in the café and restaurant as well as most (if not all spaces) and that amplified music will be played in the café and restaurant and sometimes in the library and gallery. In addressing the Licensing Objectives the applicant has stated that “Noise will be monitored to ensure residents to the premises and the public are not disturbed.” However, they do not give any detail on how this will be done and there is no information on whether these areas to be sound proofed and mechanically ventilated and the type of tests to be undertaken to monitor volume levels.

The applicant has indicated that there will be outdoor drinking facilities including for alcoholic drinks, though outdoor areas will not be used for consumption of alcohol after 10pm. They have said there will be no amplified music played in the grounds but do not mention unamplified music except for stating that The Scottish Chamber Orchestra may play live unamplified performances but it is not clear if this would be inside or outside or indeed both. Again, the applicant has not addressed how it would monitor noise and volume levels. And though it states that alcohol cannot be consumed outside after 10pm it does not say that the outdoor area will be closed at that time.

The applicant has not mentioned the use of a marquee for alcohol or music though availability of a marquee does appear on their website.

Our concerns / objections:

Securing Public Safety: Unless access to the site of the premises meets the original planning conditions then we feel that increased traffic levels due to on and off licence availability endangers those visiting and working at the premises as well as other road users.

Preventing Public Nuisance: Indoor areas - We believe that the indoor areas (where alcohol is to be available and amplified music is played) should be appropriately designed with soundproofing and mechanical ventilation and there should be ongoing monitoring of sound levels etc as would be the case for the auditorium. Otherwise, we consider the premises would not be suitable for the purpose.

We consider that the intended operating hours for on licence are unreasonable and could cause noise nuisance to neighbours with people, cars or other vehicles entering or leaving the site at late hours.

We consider that the availability for off licence could also cause noise nuisance and we question whether it is compatible with the original plans for Papple. We consider the premises are not suitable for this activity.

Preventing Public Nuisance: Outdoor areas (including possible use of a marquee) – We wholly object to this aspect of the application. Papple while situated in a rural area does have residential and agricultural neighbours. There are no natural sound absorbing barriers between Papple and neighbouring properties. Although the plan is to use courtyards these can have the effect of amplifying sound rather than absorbing it. And weather conditions can also affect the way sound travels. We also have concerns for the farm animals and wildlife in the area. The World Health Organisation has indicated that noise pollution is one of the most hazardous forms of pollution. Results of various studies have shown that noise pollutions affect all groups of species – amphibians, birds, fish, mammals etc. We consider the outdoor areas of the premises are not suitable for the purpose.

Conclusions:

As we said at the start we are sympathetic to Papple seeking to continue its commercial side. However, we seek modifications to the Operating Plan and certain conditions to be imposed as follows:

- There should be no outside facilities (including in a marquee) for the consumption of alcohol.
- There should be no off licence available
- On Licence hours should be restricted to 10.00pm Monday to Sunday
- The areas where alcohol is to be served should be sound proofed and mechanically ventilated (in line with the original planning application decision for the auditorium)

We do however recognise that Papple may want to apply for occasional variations to some of these conditions (as they do now in applying for an occasional license for certain events) and this should be considered on a case by case basis.

Privacy Notice:

I have read and understood the privacy notice.

Signed: [REDACTED]

Date: 1 July 2024

Secretary
Dunpender Community Council

OBJECTION

Licensing (Scotland) Act 2005, section 22

Notice of Objection or Representation

If you are completing this form by hand, please write legibly in block capitals using ink.

Please indicate below the type of notice you are making:

(please tick the appropriate box)

Objection

Representation

Please send your Objection or Representation to:

The Clerk to the Licensing Board
East Lothian Council
Licensing, Administration and Democratic Services
John Muir House
Haddington
East Lothian
EH41 3HA

Any person may, by notice to the Licensing Board—

(a) Object to the application on any ground relevant to one of the grounds for refusal specified in section 23(5), or

(b) Make representations to the Board concerning the application

- If you are OBJECTING, please complete Part A of this form.
- If you are MAKING REPRESENTATIONS, please complete Part B of this form.
- All parties should complete Sections 1, 2 and Part C of this form.

YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM

East Lothian Council
Licensing

24 JUN 2024

Received

1

Section 1 – Application Details:

This objection/representation relates to the following Application:

Applicant's name (if known): (This is the name of the applicant in respect of the licensed premises referred to in the application)	Verity Sinclair	
Name & Address of premises:	Papple Steading Papple EH41 4QD	
This Application is for	• Premises Licence	FORMCHECKBOX
	• Provisional Premises Licence	Error! Bookmark not defined.
	• Variation of an existing Premises Licence	<input type="checkbox"/>
	• Occasional Licence	<input type="checkbox"/>
Application Number (if known)	Not known – not available on line.	

OBJECTION

Section 2 – Objector/Representer Details:

(A) COMPLETE IF YOU ARE OBJECTING OR LODGING A REPRESENTATION AS AN INDIVIDUAL

Individual Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	Constable
First Name(s)	Fiona
Address (including postcode):	████████████████████ ██████████ ██████████ ██ ██████████ ██████████

(B) COMPLETE IF YOUR ARE OBJECTING OR LODGING A REPRESENTATION ON BEHALF OF AN ORGANISATION

Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	
First Name(s)	
Address of person lodging objection/representation on behalf of organization (including postcode):	
Name of Organisation:	
Nature of Organisation e.g. resident's association, ward councilor, trade association	

East Lothian Council

Licensing

24 JUN 2024

Received

Address of Organisation (including postcode):	
---	--

PART A – OBJECTION

I/we object to a premises licence being granted to the above premises, on the following grounds (delete any that do not apply):-

(a) The premises are excluded premises.

(b) The application must be refused where: -

- the Licensing Board has refused a premises licence application in respect the premises less than a year before this application - Section 25(2)
- Granting the application would have the effect of allowing alcohol to be sold on the premises during a continuous period of 24 hours or more - Section 64(2) or
- Granting the application would have the effect of allowing alcohol to be sold for consumption off the premises before 10am, after 10pm, or Section 65(3) or both - .

(b)(a) That, having regard to the licensing objectives, the applicant is not a fit and proper person to be the holder of a premises licence for the following reasons:

(c) Granting the application would be inconsistent with one or more of the licensing objectives¹:-

<u>Objective</u>	<u>Explanation</u>
Preventing crime and disorder	

¹ Please indicate which of the licensing objectives the application would be inconsistent with, along with a concise explanation why. Please delete any of the objectives that do not apply.

	<u>Objective</u>	<u>Explanation</u>
	Securing public safety	

<u>Objective</u>	<u>Explanation</u>
Preventing public nuisance	
<u>Objective</u>	<u>Explanation</u>
Protecting and improving public health	
<u>Objective</u>	<u>Explanation</u>

	Protecting children and young persons from harm	
--	--	--

- (d) **The premises are unsuitable for use for the sale of alcohol**, having regard to²—
- (i) the nature of the activities proposed to be carried on in the subject premises,
 - (ii) the location, character and condition of the premises, and
 - (iii) the persons likely to frequent the premises.

Please explain why:

The applicant (Verity Sinclair) who will manage the development has stated the nature of possible activities as:

Premises offering alcohol for consumption on and off premises and offering accommodation, conferencing, restaurant facilities, bar meals, receptions, such as weddings, funerals, birthdays, retirement etc, live performances, theatre, films, indoor/outdoor sports, outdoor drinking facilities."

The background of the development at Papple Steading is relevant here.

The owner (Ms Sinclair's employer) has developed the steading in two phases. The first phase of the development has been let out since summer 22 and offers 4 holiday lets for up to 20 people. **Alcohol has been served on several occasions under an "Occasional Licence". This has not been without instances of noise and rowdy behaviour representing a significant loss of amenity for the residents which will only be scaled up in phase two.**

Phase two (**under consideration here**) was granted planning permission (with conditions) for a further 9 holiday lets, a shop, a café for over 50 people, a sui generis bar, an auditorium to seat 150 people, conference facilities and a museum.

There have been two plans put forward for phase two. In the **first application**, the **primary function** of the development was an **agricultural museum**. Consent was granted as the committee reacted positively to the idea put forward by the owner about a **community-based attraction** which connected to the agricultural and social history of this **deeply rural area of East Lothian** recognized by the council as a **special landscape area rich in biodiversity**.

The second planning application **barely mentions the museum function** and the development has morphed into a **licensed commercial venture** with facilities which lend themselves to a **wedding venue**, and this is **one of the many activities which are part of the alcohol license application**, but the **design of the premises is targeted towards the wedding market**.

The **nature** of activities such as weddings and similar hospitality events is celebratory, but guests drinking all day and night can contribute to unwanted **behaviours**. Guests are not invested in the local area and are unlikely to consider the consequences of their behaviour. A premise license would enable such unwanted behaviours to occur 365 days a year until late at night. **This is unacceptable loss of amenity in a peaceful rural area.**

The **character of the premises is problematic** as there are **several outdoor courtyards from which sound carries, particularly as stone or equivalent hard surfaces may amplify noises and cause echo**. A noise survey from Sandy Brown in April 2022 measured the **current background sound level as 22dB which is described as 'barely audible'** - 15 decibels is the sound of a pin dropping. Currently, residents

can clearly hear all manner of noise from the steading, loud voices, dog barking, machinery, cars, and delivery lorries coming and going, so allowing a license for outdoor **open courtyards** is a real concern **in terms of the noise and anti-social behaviour it will bring.**

There have already had private parties at which **fireworks** were in evidence and large **bonfires**, and a **firepit in the adjacent Papple Woods**. Allowing a license for **outdoor events** would permit drinking in the woods, BBQs, fireworks etc. – all of which are totally out of place in this setting which is noted (or was) for its biodiversity. Both nearby wildlife and domestic livestock will experience the stress from noise and unwanted behaviours too.

Off sales are another concern with residents able to drink day and night. Off sales will add to the **attraction of the premises hen and stage parties** with the associated unwanted noise and anti-social behaviours completely unsuited to the local area.

The shift in function from a **community based agricultural museum to a purely commercial licensed hospitality development** is also **completely unsuitable to the location of the development.**

Papple Steading is in an agricultural area. All the fields surrounding the development are owned by Papple Farm. The steading has no land around it, so it is contained within its boundaries (unlike other wedding venues on estates where surrounding land acts as a buffer to noise and anti-social behaviour). Nearby residences surround the steading (mostly less than 100 metres away), so they would be subject to the effects of alcohol on up to 150 people celebrating seven days a week every day of the year up to 1am at the weekend. The steading is located within a Special Landscape Area – the Whittingehame to Deuchrie SLA (8) - as designated by East Lothian Council, and the development is adjacent to Papple Woods which form part of Biel Water Biodiversity Site. **A licensed commercial hospitality venue is completely incongruent to this setting.**

The constant presence of strangers under the effects of alcohol in an isolated rural area is threatening to privacy and security and undermines the social cohesion of the local rural community. **Papple Steading has extremely limited space within its boundary and the likelihood of anti-social behaviour overspilling onto the surrounding roads is high. There are no streetlights so the presence of drunk strangers on our doorstep is threatening and generates unwanted anxiety.**

The **isolated rural location** means that there is **no way of arriving or leaving the steading by public transport** so people under the effect of alcohol will have to call taxis (nearest of which are in Haddington or East Linton). The complete darkness in narrow country roads poses a danger to drivers. The possibility of drinking and driving is a real concern here. There are no pavements and local residents, and their children will be at risk by the increased traffic night and day. Alcohol is a draw to people especially on the weekend in summer and road safety in rural areas is high on the council's list of priorities.

So, in terms of the frequency and duration of celebratory activities, the design of the premises, the location of the premises, issuing a provisional premise license is completely unjustified and not merited given the original function of the premises was an agricultural museum.

(e) Granting the application would result in overprovision of licensed premises, having regard to the number and capacity of—

(i) licensed premises, or

(ii) licensed premises of the same or similar description as the subject premises,

Please explain why:

.....

.....

PART B - REPRESENTATION

I/We wish to make these representations to the Board concerning the application: —

In support of the application.

As to modifications which should be made to the Operating Plan

As to conditions which should be imposed.

Other representations	
-----------------------	--

PART C: Additional Information/Supporting Documents

Please add here any additional comments you wish to make. If you are submitting any background written materials in support of your Objection/Representation it would be helpful if you could list them here:-

Previous communications about the development are a matter of public record.

Please attach supporting documents/further pages as necessary. Please number all extra pages

I have read and understood the attached privacy notice

Your Signature



Date

19.06.24.

YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM

GDPR

Any person who has supplied personal information as part of this application MUST READ AND UNDERSTAND THE ATTACHED PRIVACY NOTICE

OBJECTION

Licensing (Scotland) Act 2005, section 22

Notice of Objection or Representation

If you are completing this form by hand, please write legibly in block capitals using ink.

Please indicate below the type of notice you are making:

(please tick the appropriate box)

Objection

Representation

Please send your Objection or Representation to :

The Clerk to the Licensing Board
East Lothian Council
Licensing, Administration and Democratic
Services
John Muir House
Haddington
East Lothian
EH41 3HA

Any person may, by notice to the Licensing Board—

(a) Object to the application on any ground relevant to one of the grounds for refusal specified in section 23(5), or

(b) Make representations to the Board concerning the application

- If you are OBJECTING, please complete Part A of this form.
- If you are MAKING REPRESENTATIONS, please complete Part B of this form.
- All parties should complete Sections 1, 2 and Part C of this form.

YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM

Section 1 – Application Details:

This objection/representation relates to the following Application:

Applicant's name (if known): (This is the name of the applicant in respect of the licensed premises referred to in the application)	VERITY SINCLAIR	
Name & Address of premises:	Papple Steading Papple EH41 4QD	
This Application is for	• Premises Licence	FORMCHECKBOX <input type="checkbox"/>
	• Provisional Premises Licence	<input type="checkbox"/>
	• Variation of an existing Premises Licence	<input type="checkbox"/>
	• Occasional Licence	<input type="checkbox"/>
Application Number (if known)	Not known – not available on line.	

Section 2 – Objector/Representer Details:

If you fail to complete this section, the objection or representation may not be considered

(A) COMPLETE IF YOU ARE OBJECTING OR LODGING A REPRESENTATION AS AN INDIVIDUAL

Individual Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss X <input checked="" type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	WADDLE
First Name(s)	EMMA
Address (including postcode):	██████████ ████████████████████ ██████████

(B) COMPLETE IF YOUR ARE OBJECTING OR LODGING A REPRESENTATION ON BEHALF OF AN ORGANISATION

Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	
First Name(s)	
Address of person lodging objection/representation on behalf of organization (including postcode):	
Name of Organisation:	
Nature of Organisation e.g. resident's association, ward councilor, trade association	
Address of Organisation (including postcode):	

PART A – OBJECTION

I/we object to a premises licence being granted to the above premises, on the following grounds (delete any that do not apply):-

(a) The premises are excluded premises.

(b) The application must be refused where:-

- the Licensing Board has refused a premises licence application in respect the premises less than a year before this application - Section 25(2)
- Granting the application would have the effect of allowing alcohol to be sold on the premises during a continuous period of 24 hours or more - Section 64(2) or
- Granting the application would have the effect of allowing alcohol to be sold for consumption off the premises before 10am, after 10pm, o Section 65(3) or both - .

(b)(a) That, having regard to the licensing objectives, the applicant is not a fit and proper person to be the holder of a premises licence for the following reasons:

(c) Granting the application would be inconsistent with one or more of the licensing objectives¹:-

<u>Objective</u>	<u>Explanation</u>
Preventing crime and disorder	

¹ Please indicate which of the licensing objectives the application would be inconsistent with, along with a concise explanation why. Please delete any of the objectives that do not apply.

<u>Objective</u>	<u>Explanation</u>
Securing public safety	

<u>Objective</u>	<u>Explanation</u>
Preventing public nuisance	
<u>Objective</u>	<u>Explanation</u>
Protecting and improving public health	

<u>Objective</u>	<u>Explanation</u>
Protecting children and young persons from harm	

- (d) The premises are unsuitable for use for the sale of alcohol, having regard to²—
- (i) the nature of the activities proposed to be carried on in the subject premises,
 - (ii) the location, character and condition of the premises, and
 - (iii) the persons likely to frequent the premises.

Please explain why : Guests drinking all day and night will allow unwanted behaviour and excessive noise without any concern for the local residents of Papple. A premise license will enable unwanted behaviours to occur 365 days a year until all hours. Where is the thought and consideration for us that live here and have bought our homes here in Papple because of how quiet it is. The area is so quiet which only amplifies the noise from the steading as the sound carries. We can quite clearly hear all of the noise from the steading, loud voices, the radio playing, dogs barking, cars, and delivery lorries, singing loudly, howling in the woods from party goers.

Allowing a license will allow unsociable drinking in the woods, BBQs, fireworks etc. – all of which are totally out of place in this setting affecting wildlife and our domestic livestock.

I personally will feel unsafe with hundreds of strangers under the effects of alcohol in an isolated rural area. It is highly likely we will endure antisocial behaviour with people arriving on our doorsteps and looking into our homes and gardens this is already happening with people staying at the steading looking into our gardens and walking up our little lane which already causes me anxiety, I moved here to help with my mental health and I feel like all of this will be too much for this very rural location and its small amount of residents.

We have no public transport here so this will without doubt lead to people driving whilst under the influence of alcohol. We are in complete darkness with extremely narrow almost single track roads with very few passing places and no footpaths considering road safety in rural areas is high on the council's list of priorities this will be a disaster not only for pedestrians but the local wildlife.

Considering the rural location of the steading, granting a premise license is completely unjustified and given the original function of the premises was an agricultural museum this should be DENIED.

² Please indicate which of the factors apply, with a concise explanation why. Please delete any that do not apply.

(e) Granting the application would result in overprovision of licensed premises, having regard to the number and capacity of—

(i) licensed premises, or

(ii) licensed premises of the same or similar description as the subject premises,

Please explain why:

.....

.....

PART B – REPRESENTATION

I/We wish to make these representations to the Board concerning the application: —

In support of the application.

As to modifications which should be made to the Operating Plan

As to conditions which should be imposed.	
Other representations	

PART C: Additional Information/Supporting Documents

Please add here any additional comments you wish to make. If you are submitting any background written materials in support of your Objection/Representation it would be helpful if you could list them here:-

They state they operated a hospitality business at the Steading for three years and served alcohol on several occasions without incident, NOT TRUE.

Please attach supporting documents/further pages as necessary. Please number all extra pages

I have read and understood the attached privacy notice

Your Signature	Emma Waddle
Date	01/07/2024

**YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM
GDPR**

OBJECTION

Licensing (Scotland) Act 2005, section 22

Notice of Objection or Representation

If you are completing this form by hand, please write legibly in block capitals using ink.

Please indicate below the type of notice you are making:

(please tick the appropriate box)

Objection

Representation

Please send your Objection or Representation to :

The Clerk to the Licensing Board
East Lothian Council
Licensing, Administration and Democratic Services
John Muir House
Haddington
East Lothian
EH41 3HA

Any person may, by notice to the Licensing Board—

(a) Object to the application on any ground relevant to one of the grounds for refusal specified in section 23(5), or

(b) Make representations to the Board concerning the application

- If you are OBJECTING, please complete Part A of this form.
- If you are MAKING REPRESENTATIONS, please complete Part B of this form.
- All parties should complete Sections 1, 2 and Part C of this form.

YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM

East Lothian Council
Licensing

02 JUL 2024

Received

Section 1 – Application Details:

This objection/representation relates to the following Application:

Applicant's name (if known): (This is the name of the applicant in respect of the licensed premises referred to in the application)	Verity Sinclair	
Name & Address of premises:	Papple Steading Papple Farm Haddington	
This Application is for	• Premises Licence	<input type="checkbox"/>
	• Provisional Premises Licence	x <input type="checkbox"/>
	• Variation of an existing Premises Licence	<input type="checkbox"/>
	• Occasional Licence	<input type="checkbox"/>
Application Number (if known)		

Section 2 – Objector/Representer Details:

If you fail to complete this section, the objection or representation may not be considered

(A) COMPLETE IF YOU ARE OBJECTING OR LODGING A REPRESENTATION AS AN INDIVIDUAL

Individual Title	Mr x <input checked="" type="checkbox"/> Mrs x <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	Kinnaird
First Name(s)	Andrew
Address (including postcode): [REDACTED] [REDACTED] [REDACTED] [REDACTED]	

(B) COMPLETE IF YOUR ARE OBJECTING OR LODGING A REPRESENTATION ON BEHALF OF AN ORGANISATION

Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	
First Name(s)	
Address of person lodging objection/representation on behalf of organization (including postcode):	
Name of Organisation:	
Nature of Organisation e.g. resident's association, ward councilor, trade association	

Address of Organisation (including postcode):	
---	--

PART A – OBJECTION

I/we object to a premises licence being granted to the above premises, on the following grounds (delete any that do not apply):-

(a) The premises are excluded premises.

(b) The application must be refused where:-

- the Licensing Board has refused a premises licence application in respect the premises less than a year before this application - Section 25(2)
- Granting the application would have the effect of allowing alcohol to be sold on the premises during a continuous period of 24 hours or more - Section 64(2) or
- Granting the application would have the effect of allowing alcohol to be sold for consumption off the premises before 10am, after 10pm, o Section 65(3) or both - .

(c) Granting the application would be inconsistent with one or more of the licensing objectives¹:-

<u>Objective</u>	<u>Explanation</u>
-------------------------	---------------------------

¹ Please indicate which of the licensing objectives the application would be inconsistent with, along with a concise explanation why. Please delete any of the objectives that do not apply.

<p>Preventing crime and disorder</p>	<ul style="list-style-type: none"> • Consumption of alcohol on site will potentially lead to anti-social behaviour which will be difficult to contain and lead to further issues. • There have been only a limited number of events held over the last few years and yet there have been several incidents of excess noise and disrespectful behaviour. Drunken youths were observed in Papple Wood, creating a disturbance after one such event No management was on site to help control and manage this.
<p><u>Objective</u></p>	<p><u>Explanation</u></p>
<p>Securing public safety</p>	<p>Distance of property from emergency services is cause for concern should a worst-case scenario arise, risking further harm to individuals and/or property.</p> <p>The potential for people to wander off-site presents a security and safety risk to individuals and property. Roads are narrow and unlit</p> <ul style="list-style-type: none"> • Breeding livestock will be in surrounding and adjacent fields to the steading, unnecessary noise or people wandering through fields could be catastrophic. <p>Allowing alcohol to be sold up to 1.00 am would mean busy rural roads in the dark creating an unnecessary hazard</p>

	<u>Objective</u>	<u>Explanation</u>
	<p>Preventing public nuisance</p>	<ul style="list-style-type: none"> • Distance of property from emergency services is cause for concern should a worst-case scenario arise, risking further harm to individuals and/or property. • Being a rural setting noise travels MUCH further distances, disturbing residents over quite a large area. <p>No management residing on or close by to the site, means they are unable to alleviate or mitigate any of the above concerns</p>

- (d) The premises are unsuitable for use for the sale of alcohol, having regard to²—
- (i) the nature of the activities proposed to be carried on in the subject premises,
 - (ii) the location, character and condition of the premises, and
 - (iii) the persons likely to frequent the premises.

For several reasons, Papple Steading is a completely inappropriate venue for a provisional premises alcohol licence.

Since its original application the purpose and intended use of the steading has been inconsistent and consistently changing. Papple Steading is steeped in history and as the applicant states on their website, it has been sympathetically restored to how it once looked. From the beginning as an agricultural museum, it has morphed into a potential party venue that will in no way benefit the local community. It seems to be trying to cater for differing markets, some of which contradict themselves.

Holiday home residents at the steading development can bring their own alcohol for consumption on-site. Allowing the sale of alcohol on site would make it more like a holiday park than a relaxing rural retreat, which contradicts their promotion tagline: "Papple Steading is a luxurious and environmentally sensitive retreat for holidays, corporate functions, and events." Corporate events are linked to self-catering accommodation, so the sale of alcohol is unnecessary and excessive. The sale of alcohol encourages excessive drinking which has the potential to extend beyond 1.00 am.

Corporate events that have taken place in Phase One, which includes the Farmhouse and other holiday homes, have been limited in size and scale when alcohol was consumed under an occasional licence. This has helped to keep the number of attendees small and manageable.

Phase two is a long way from completion, which raises concerns about why an application for a provisional licence is being applied for now. The events being referred to in the application cannot be compared to previous functions held under an occasional licence as the new licence refers to drinking in outdoor spaces and will involve significantly larger volumes of people.

Papple Steading is surrounded by land that is not within its ownership and the granting of a provisional licence will significantly impact the surrounding environment, neighbours, livestock and rural ambience.

There is no management resident or permanently on site, meaning no one is immediately available should problems arise.

It is because of this and the following reasons that we object to the licence being granted:

- Consumption of alcohol on site will potentially lead to anti-social behaviour which will be difficult to contain and lead to further issues.
- Distance of property from emergency services is cause for concern should a worst-case scenario arise, risking further harm to individuals and/or property.
- The potential for people to wander off-site presents a security and safety risk to individuals and property. Roads are narrow and unlit
- There have been only a limited number of events held over the last few years and yet there have been several incidents of excess noise and disrespectful behaviour. Drunken youths were observed in Papple Wood, creating a disturbance after one such event No management was on site to help control and manage this.
- Being a rural setting noise travels much further distances, disturbing residents over quite a large area.

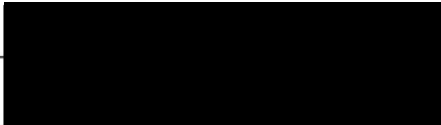
² Please indicate which of the factors apply, with a concise explanation why. Please delete any that do not apply.

- Breeding livestock will be in surrounding and adjacent fields to the steading, unnecessary noise or people wandering through fields could be catastrophic. Growing crops could be trampled and damaged.
- Traffic surveys and plans submitted and approved previously, indicate that peak traffic would only be during the day.
- Allowing alcohol to be sold up to 1.00 am would mean busy rural roads in the dark creating an unnecessary hazard. This increase in traffic negates the whole carbon footprint of the operation and East Lothian Council's policy on reducing emissions by 2030.
- Taxis have already disturbed local neighbours at unsociable hours trying to locate the steading.
- Due to its secluded location, Issues concerning public safety, public nuisance and crime and disorder will occur beyond the times specified on the licence request.
- No management residing on or close by to the site, means they are unable to alleviate or mitigate any of the above concerns and cannot fully commit to preventing public nuisance. Therefore, the inability to prevent crime and disorder is a risk to public safety and local property.
- Papple Steading is a historical building marketed as a luxurious and environmentally sensitive retreat. The nature of the activities proposed to be carried on in the subject premises and granting a provisional premises alcohol licence contradicts this statement completely.

PART C: Additional Information/Supporting Documents

Please add here any additional comments you wish to make. If you are submitting any background written materials in support of your Objection/Representation it would be helpful if you could list them here:-

I have read and understood the attached privacy notice

Your Signature	
Date	01/07/2024

**YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM
GDPR**

**Any person who has supplied personal information as part of this application
MUST READ AND UNDERSTAND THE ATTACHED PRIVACY NOTICE**

Support

Licensing (Scotland) Act 2005, section 22

Notice of Objection or Representation

If you are completing this form by hand, please write legibly in block capitals using ink.

Please indicate below the type of notice you are making:

(please tick the appropriate box)

Objection

YES Representation

Please send your Objection or Representation to :

The Clerk to the Licensing Board
East Lothian Council
Licensing, Administration and Democratic Services
John Muir House
Haddington
East Lothian
EH41 3HA

Any person may, by notice to the Licensing Board—

- (a) Object to the application on any ground relevant to one of the grounds for refusal specified in section 23(5), or
- (b) Make representations to the Board concerning the application

- If you are **OBJECTING**, please complete **Part A** of this form.
- If you are **MAKING REPRESENTATIONS**, please complete **Part B** of this form.
- **All parties** should complete Sections 1, 2 and Part C of this form.

YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM

East Lothian Council
Licensing

25 JUN 2024

Received

Section 1 – Application Details:

This objection/representation relates to the following Application:


Applicant's name (if known): (This is the name of the applicant in respect of the licensed premises referred to in the application)	Verity Sinclair Manager Papple Steading	
Name & Address of premises:	Papple Steading, Haddington, East Lothian, EH41 4QD	
This Application is for	• Premises Licence	<input type="checkbox"/>
	• Provisional Premises Licence	YES <input type="checkbox"/>
	• Variation of an existing Premises Licence	<input type="checkbox"/>
	• Occasional Licence	<input type="checkbox"/>
Application Number (if known)		

East Lothian Council
Licencing
15 JUN 2024
Received

Section 2 – Objector/Representer Details:

If you fail to complete this section, the objection or representation may not be considered

(A) COMPLETE IF YOU ARE OBJECTING OR LODGING A REPRESENTATION AS AN INDIVIDUAL

Individual Title	Mr <input type="checkbox"/> _____ delete/complete as appropriate
Surname	Boot
First Name(s)	Adrian
Address (including postcode):	

(B) COMPLETE IF YOUR ARE OBJECTING OR LODGING A REPRESENTATION ON BEHALF OF AN ORGANISATION

Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	
First Name(s)	
Address of person lodging objection/representation on behalf of organization (including postcode):	
Name of Organisation:	
Nature of Organisation e.g. resident's association, ward councilor, trade association	
Address of Organisation (including postcode):	

PART A – OBJECTION

I/we object to a premises licence being granted to the above premises, on the following grounds (delete any that do not apply):-

(a) The premises are excluded premises.

(b) The application must be refused where:-

- the Licensing Board has refused a premises licence application in respect the premises less than a year before this application - Section 25(2)
- Granting the application would have the effect of allowing alcohol to be sold on the premises during a continuous period of 24 hours or more - Section 64(2) or
- Granting the application would have the effect of allowing alcohol to be sold for consumption off the premises before 10am, after 10pm, o Section 65(3) or both - .

(b)(a) That, having regard to the licensing objectives, the applicant is not a fit and proper person to be the holder of a premises licence for the following reasons:

(c) Granting the application would be inconsistent with one or more of the licensing objectives¹:-

<u>Objective</u>	<u>Explanation</u>
Preventing crime and disorder	

¹ Please indicate which of the licensing objectives the application would be inconsistent with, along with a concise explanation why. Please delete any of the objectives that do not apply.

Objective	Explanation
Securing public safety	

Objective	Explanation
Preventing public nuisance	
Objective	Explanation
Protecting and improving public health	

	Objective	Explanation
	Protecting children and young persons from harm	
(d)	<p>The premises are unsuitable for use for the sale of alcohol, having regard to²—</p> <ul style="list-style-type: none"> (i) the nature of the activities proposed to be carried on in the subject premises, (ii) the location, character and condition of the premises, and (iii) the persons likely to frequent the premises. <p>Please explain why :</p> <p>.....</p> <p>.....</p>	
(e)	<p>Granting the application would result in overprovision of licensed premises, having regard to the number and capacity of—</p> <ul style="list-style-type: none"> (i) licensed premises, or (ii) licensed premises of the same or similar description as the subject premises, <p>Please explain why:</p> <p>.....</p> <p>.....</p>	

² Please indicate which of the factors apply, with a concise explanation why. Please delete any that do not apply.

PART B - REPRESENTATION

I/We wish to make these representations to the Board concerning the application: —

In support of the application.

I am in support of this application, as it plays a key role in the future development of a new world-class destination in rural East Lothian.

The East Lothian coast is well known and visited by locals and tourists generating revenue, employment and sustaining livelihoods.

However this is not the case for inland rural East Lothian. Papple Steading is clearly committed to developing a world-class destination that will create new jobs, and bring new revenue into the County.

I have observed that Papple works with, and focuses on using local suppliers, products and produce at every level, supporting local artisans, businesses and entrepreneurs. This will only increase as their project grows, and is to be supported and applauded. Granting of a PPL will greatly enable the future success of this incredible East Lothian business, and in turn its local suppliers, local partners and local employees.

It is relevant that the application for a Provisional Premises License will also allow Papple to use and promote the local artisan company Buck and Birch who work closely with Papple and create spirits and liquors from plants foraged in the County.

Visitors from across the world would be able to experience these unique East Lothian flavors and experiences under a PPL.

There are numerous other young local businesses that will be able to flourish as the Papple project develops to its full potential.

As to modifications which should be made to the Operating Plan	
As to conditions which should be imposed.	
Other representations	

PART C: Additional Information/Supporting Documents

Please add here any additional comments you wish to make. If you are submitting any background written materials in support of your Objection/Representation it would be helpful if you could list them here:-

Please attach supporting documents/further pages as necessary. Please number all extra pages

I have read and understood the attached privacy notice

Your Signature	Adrian Boot
Date	25 June 2024

**YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM
GDPR**

**Any person who has supplied personal information as part of this application
MUST READ AND UNDERSTAND THE ATTACHED PRIVACY NOTICE**

Licensing (Scotland) Act 2005, section 22

Notice of Objection or Representation

If you are completing this form by hand, please write legibly in block capitals using ink.

Please indicate below the type of notice you are making:

(please tick the appropriate box)

Objection

Representation

Please send your Objection or Representation to :

The Clerk to the Licensing Board
East Lothian Council
Licensing, Administration and Democratic Services
John Muir House
Haddington
East Lothian
EH41 3HA

Any person may, by notice to the Licensing Board—

(a) Object to the application on any ground relevant to one of the grounds for refusal specified in section 23(5), or

(b) Make representations to the Board concerning the application

- If you are OBJECTING, please complete Part A of this form.
- If you are MAKING REPRESENTATIONS, please complete Part B of this form.
- All parties should complete Sections 1, 2 and Part C of this form.

YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM

East Lothian Council
Licensing

25 JUN 2024

Received

Section 1 – Application Details:

This objection/representation relates to the following Application:

Applicant's name (if known): (This is the name of the applicant in respect of the licensed premises referred to in the application)	George Mackintosh	
Name & Address of premises:	Papple Steading Haddington EH41 4QD	
This Application is for	• Premises Licence	<input checked="" type="checkbox"/>
	• Provisional Premises Licence	<input type="checkbox"/>
	• Variation of an existing Premises Licence	<input type="checkbox"/>
	• Occasional Licence	<input type="checkbox"/>
Application Number (if known)		

Section 2 – Objector/Representer Details:

If you fail to complete this section, the objection or representation may not be considered

(A) COMPLETE IF YOU ARE OBJECTING OR LODGING A REPRESENTATION AS AN INDIVIDUAL

Individual Title	Mr
Surname	Miller
First Name(s)	Andrew
Address (including postcode): [REDACTED] [REDACTED] [REDACTED] [REDACTED]	

(B) COMPLETE IF YOUR ARE OBJECTING OR LODGING A REPRESENTATION ON BEHALF OF AN ORGANISATION

Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	
First Name(s)	
Address of person lodging objection/representation on behalf of organization (including postcode):	
Name of Organisation:	
Nature of Organisation e.g. resident's association, ward councilor, trade association	

Address of Organisation (including postcode):	
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PART A – OBJECTION

I/we object to a premises licence being granted to the above premises, on the following grounds (delete any that do not apply):-

(a) The premises are excluded premises.

(b) The application must be refused where:-

- the Licensing Board has refused a premises licence application in respect the premises less than a year before this application - Section 25(2)
- Granting the application would have the effect of allowing alcohol to be sold on the premises during a continuous period of 24 hours or more - Section 64(2) or
- Granting the application would have the effect of allowing alcohol to be sold for consumption off the premises before 10am, after 10pm, o Section 65(3) or both - .

(b)(a) That, having regard to the licensing objectives, the applicant is not a fit and proper person to be the holder of a premises licence for the following reasons:

(c) Granting the application would be inconsistent with one or more of the licensing objectives¹:-

<u>Objective</u>	<u>Explanation</u>
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¹ Please indicate which of the licensing objectives the application would be inconsistent with, along with a concise explanation why. Please delete any of the objectives that do not apply.

<p>Preventing crime and disorder</p>	
<p><u>Objective</u></p>	<p><u>Explanation</u></p>
<p>Securing public safety</p>	

<p><u>Objective</u></p>	<p><u>Explanation</u></p>
<p>Preventing public nuisance</p>	
<p><u>Objective</u></p>	<p><u>Explanation</u></p>

	Protecting and improving public health	
	<u>Objective</u>	<u>Explanation</u>
	Protecting children and young persons from harm	
<p>(d) The premises are unsuitable for use for the sale of alcohol, having regard to²—</p> <ul style="list-style-type: none"> (i) the nature of the activities proposed to be carried on in the subject premises, (ii) the location, character and condition of the premises, and (iii) the persons likely to frequent the premises. <p>Please explain why :</p> <p>.....</p> <p>.....</p>		

² Please indicate which of the factors apply, with a concise explanation why. Please delete any that do not apply.

(e) Granting the application would result in overprovision of licensed premises, having regard to the number and capacity of—

- (i) licensed premises, or
- (ii) licensed premises of the same or similar description as the subject premises,

Please explain why:

.....

.....

PART B - REPRESENTATION

I/We wish to make these representations to the Board concerning the application: —

In support of the application.

I think the development of Papple Steading has been an admirable undertaking. It has brought employment and enhanced the locale. Events have been held over the last few years with no impact or disturbance, The license in my opinion will merely add to Papple Steadings options for the future. This will encourage visitors to the area and also bring employment opportunities for the café/bar and other events that may take place.

Local businesses could also benefit, namely NB Gin and Thistley Cross products.

As to modifications which should be made to the Operating Plan	
As to conditions which should be imposed.	
Other representations	

PART C: Additional Information/Supporting Documents

Please add here any additional comments you wish to make. If you are submitting any background written materials in support of your Objection/Representation it would be helpful if you could list them here:-

Please attach supporting documents/further pages as necessary. Please number all extra pages

I have read and understood the attached privacy notice

Your Signature	Andrew Miller
Date	14/6/2024

**YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM
GDPR**

**Any person who has supplied personal information as part of this application
MUST READ AND UNDERSTAND THE ATTACHED PRIVACY NOTICE**

Support Application

Licensing (Scotland) Act 2005, section 22

Notice of Objection or Representation

If you are completing this form by hand, please write legibly in block capitals using ink.

Please indicate below the type of notice you are making:

(please tick the appropriate box)

Objection

Representation

Please send your Objection or Representation to :

The Clerk to the Licensing Board
East Lothian Council
Licensing, Administration and Democratic
Services
John Muir House
Haddington
East Lothian
EH41 3HA

Any person may, by notice to the Licensing Board—

(a) Object to the application on any ground relevant to one of the grounds for refusal specified in section 23(5), or

(b) Make representations to the Board concerning the application

- If you are **OBJECTING**, please complete **Part A** of this form.
- If you are **MAKING REPRESENTATIONS**, please complete **Part B** of this form.
- **All parties** should complete Sections 1, 2 and Part C of this form.

YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM

East Lothian Council
Licensing

25 JUN 2024

received

Section 1 – Application Details:

This objection/representation relates to the following Application:

Applicant's name (if known): (This is the name of the applicant in respect of the licensed premises referred to in the application)	Papple Steading Ltd	
Name & Address of premises:	Papple Steading. Haddington EH41 4QD	
This Application is for	• Premises Licence	x
	• Provisional Premises Licence	
	• Variation of an existing Premises Licence	
	• Occasional Licence	
Application Number (if known)		


Section 2 – Objector/Representer Details:

If you fail to complete this section, the objection or representation may not be considered

(A) COMPLETE IF YOU ARE OBJECTING OR LODGING A REPRESENTATION AS AN INDIVIDUAL

Individual Title	Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/> Other _____ delete/complete as appropriate
Surname	
First Name(s)	
Address (including postcode):	

(B) COMPLETE IF YOU ARE OBJECTING OR LODGING A REPRESENTATION ON BEHALF OF AN ORGANISATION

Title	Mr
Surname	Chisholm
First Name(s)	Thomas
Address of person lodging objection/representation on behalf of organization (including postcode):	
Name of Organisation:	Buck & Birch Ltd
Nature of Organisation e.g. resident's association, ward councilor, trade association	Limited Company
Address of Organisation (including postcode):	Unit 9. Macmerry Industrial Estate. Tranent. EH33 1ET

PART A – OBJECTION

I/we object to a premises licence being granted to the above premises, on the following grounds (delete any that do not apply):-

(a) The premises are excluded premises.

(b) The application must be refused where:-

- the Licensing Board has refused a premises licence application in respect the premises less than a year before this application - Section 25(2)
- Granting the application would have the effect of allowing alcohol to be sold on the premises during a continuous period of 24 hours or more - Section 64(2) or
- Granting the application would have the effect of allowing alcohol to be sold for consumption off the premises before 10am, after 10pm, o Section 65(3) or both - .

(b)(a) That, having regard to the licensing objectives, the applicant is not a fit and proper person to be the holder of a premises licence for the following reasons:

(c) Granting the application would be inconsistent with one or more of the licensing objectives¹:-

<u>Objective</u>	<u>Explanation</u>
Preventing crime and disorder	

¹ Please indicate which of the licensing objectives the application would be inconsistent with, along with a concise explanation why. Please delete any of the objectives that do not apply.

<u>Objective</u>	<u>Explanation</u>
Securing public safety	

<u>Objective</u>	<u>Explanation</u>
Preventing public nuisance	
<u>Objective</u>	<u>Explanation</u>
Protecting and improving public health	

	<u>Objective</u>	<u>Explanation</u>
	Protecting children and young persons from harm	
<p>(d)</p>	<p>The premises are unsuitable for use for the sale of alcohol, having regard to²—</p> <ul style="list-style-type: none"> (i) the nature of the activities proposed to be carried on in the subject premises, (ii) the location, character and condition of the premises, and (iii) the persons likely to frequent the premises. <p>Please explain why :</p> <p>.....</p> <p>.....</p>	
<p>(e)</p>	<p>Granting the application would result in overprovision of licensed premises, having regard to the number and capacity of—</p> <ul style="list-style-type: none"> (i) licensed premises, or (ii) licensed premises of the same or similar description as the subject premises, <p>Please explain why:</p> <p>.....</p> <p>.....</p>	

² Please indicate which of the factors apply, with a concise explanation why. Please delete any that do not apply.

PART B - REPRESENTATION

I/We wish to make these representations to the Board concerning the application: —

In support of the application.

We at Buck&Birch support this application.
As explained in the Papple Steading operating plan, Buck & Birch products will be on sale in their licensed premises, we will run drinks tastings and we expect to offer fine dining experiences.

As to modifications which should be made to the Operating Plan

As to conditions which should be imposed.

Other representations

PART C: Additional Information/Supporting Documents

Please add here any additional comments you wish to make. If you are submitting any background written materials in support of your Objection/Representation it would be helpful if you could list them here:-

Having worked with the Papple Steading team on various events we can attest to the fact that they operate to the highest professional and conscientious standards, ensuring quality and safe experiences for guests and visitors at all times.

We have never had any issues arising from the events and have had a multitude of positive feedback from our patrons as to their experience.

We are excited to grow our offering and partnership at Papple, an integral part of which will be the granting of the premises license.

Please attach supporting documents/further pages as necessary. Please number all extra pages

I have read and understood the attached privacy notice

Your Signature	Thomas Chisholm
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Date	14/06/2024
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**YOU MAY WISH TO CONSULT YOUR SOLICITOR BEFORE COMPLETING THIS FORM
GDPR**

**Any person who has supplied personal information as part of this application
MUST READ AND UNDERSTAND THE ATTACHED PRIVACY NOTICE**

