

**Application for a provisional statement to be granted
under the Licensing Act 2003**

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.
You may wish to keep a copy of the completed form for your records.

I/We Redcar & Cleveland Borough Council

(Insert name(s) of applicant)

apply for a provisional statement under section 29 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Unit 1 Eston Precinct High Street Eston TS6 9JD			
Post town	Eston	Post code	TS6 9JD

Telephone number at premises (if any)	NA
Non-domestic rateable value of premises	Unit 1 will be built by 28.09.26 when it will be rated by RCBC following the occupation by the first 3 rd party leaseholder. Freehold ownership is with RCBC.

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick yes

- | | | |
|---|-------------------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i. as a limited company | <input type="checkbox"/> | please complete section (B) |
| ii. as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. other (for example a statutory corporation) | <input checked="" type="checkbox"/> | please complete section (B) |

- c) a recognised club ☐ please complete section (B)
- d) a charity ☐ please complete section (B)
- e) the proprietor of an educational establishment ☐ please complete section (B)
- f) a health service body ☐ please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)
- h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over <input type="checkbox"/>					Please tick yes
Current postal address if different from premises address					
Post Town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over					<input type="checkbox"/> Please tick yes
Current postal address if different from premises address					
Post Town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned

Name Redcar & Cleveland Borough Council
Address Redcar & Cleveland House Kirkleatham Street Redcar TS10 9SZ
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association) Local Authority – freehold owner of the new Eston Precinct (7 shops/units)
Telephone number (if any) 01642 774774
E-mail address (optional) [REDACTED]

What is the nature of your interest in the premises?

The Council is building 7 shop units to lease out from September 2026.
The Council will manage the leaseholders via the Strategic Assets Team.
Unit 1 is potentially a restaurant, and we need the ability for an alcohol license.
Music – piped and occasional acoustic.
Alcohol – no off-site sales and will all close at 11pm each night.
No outside space for now.
No gambling.
We would like a starting point for a future operator on this basis and the police to be talked to early.

Part 3 – Schedule of works

Is the premises

Please tick yes

- about to be constructed
- being extended or altered



Please give details of the work and please attach plans of the work being done or about to be done at the premises

Development of a new Eston Precinct is to provide leisure and hospitality premises for patrons into the early evening. The Council is underway with the construction of 7 new units and shops. Completion September 2026. The project will create several enterprise spaces for multiple tenants. Unit 1 is potentially a restaurant style unit. A plan is attached with Unit 1 at 2,693sqft.

Please give particulars of the premises to which the application relates (please read guidance note 1)

We are seeking to license as part of the current development at Unit 1 only, ground floor only, for a single hospitality tenant.

Which licensable activities will the premises be used for?

Provision of regulated entertainment

Please tick Yes

- | | |
|---|-------------------------------------|
| a) plays (optional, fill in box A) | <input type="checkbox"/> |
| b) films (optional, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (optional, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (optional, fill in box D) | <input type="checkbox"/> |
| e) live music (optional, fill in box E) | <input checked="" type="checkbox"/> |
| f) recorded music (optional, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (optional, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (optional, fill in box H) | <input type="checkbox"/> |

Provision of entertainment facilities:

- | | |
|---|--------------------------|
| i) making music (optional, fill in box I) | <input type="checkbox"/> |
| j) dancing (optional, fill in box J) | <input type="checkbox"/> |
| k) entertainment of a similar description to that falling within (i) or (j) (optional, fill in box K) | <input type="checkbox"/> |

Provision of late night refreshment (optional, fill in box L)

☐

Supply of alcohol (optional, fill in box M)

☒

Complete boxes N, O and P (optional)

Part 4 – OPTIONAL – you may fill in this section if you choose to

General description of premises (please read guidance note1)
NA

A

Plays Standard days and timings (please read guidance note 6)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			
Fri			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)		
Mon					
Tue					
			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Wed					
Thur					
			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) Piped and occasional acoustic.		
Mon	11:00	23:00			
Tue	11:00	23:00			
			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		
Wed	11:00	23:00			
Thur	11:00	23:00			
			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Fri	11:00	23:00			
Sat	11:00	23:00			
Sun	11:00	23:00			

F

Recorded music Standard days and timings (please read guidance note 6)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) Piped and occasional acoustic.		
Mon	11:00	23:00			
Tue	11:00	23:00			
			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 4)		
Wed	11:00	23:00			
Thur	11:00	23:00			
			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Fri	11:00	23:00			
Sat	11:00	23:00			
Sun	11:00	23:00			

G

Performances of dance Standard days and timings (please read guidance note 6)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment you will be providing</u>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

Provision of facilities for making music Standard days and timings (please read guidance note 6)			<u>Please give a description of the facilities for making music you will be providing</u>				
			<u>Will the facilities for making music be indoors or outdoors or both – please tick</u> (please read guidance note 2)	<table border="1"> <tr> <td>Indoors</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Outdoors</td> <td><input type="checkbox"/></td> </tr> <tr> <td>Both</td> <td><input type="checkbox"/></td> </tr> </table>	Indoors	<input type="checkbox"/>	Outdoors
Indoors	<input type="checkbox"/>						
Outdoors	<input type="checkbox"/>						
Both	<input type="checkbox"/>						
Day	Start	Finish					
Mon			<u>Please give further details here</u> (please read guidance note 3)				
Tue							
Wed			<u>State any seasonal variations for the provision of facilities for making music</u> (please read guidance note 4)				
Thur							
Fri			<u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)				
Sat							
Sun							

J

Provision of facilities for dancing Standard days and timings (please read guidance note 6)			<u>Will the facilities for dancing be indoors or outdoors or both – please tick</u> (see guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
			<u>Please give a description of the facilities for dancing you will be providing</u>			
Day	Start	Finish				
Mon			<u>Please give further details here</u> (please read guidance note 3)			
Tue						
Wed			<u>State any seasonal variations for providing dancing facilities</u> (please read guidance note 4)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing at different times to those listed in the column on the left, please list</u> (please read guidance note 5)			
Sat						
Sun						

K

Provision of facilities for entertainment of a similar description to that falling within i or j Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment facility you will be providing</u>		
Day	Start	Finish	<u>Will the entertainment facility be indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

L

Late night refreshment Standard days and timings (please read guidance note 6)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
Day	Start	Finish			Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)			
Tue						
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 5)			
Sat						
Sun						

M

Supply of alcohol Standard days and timings (please read guidance note 6)			<u>Will the supply of alcohol be for consumption (Please tick box)</u> (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	11:00	23:00	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 4)		
Tue	11:00	23:00			
Wed	11:00	23:00			
Thur	11:00	23:00	<u>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Fri	11:00	23:00			
Sat	11:00	23:00			
Sun	11:00	23:00			

N

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)</p> <p>NA</p>
--

O

Hours premises are open to the public Standard timings (please read guidance note 6)			<u>State any seasonal variations</u> (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	23:30	
Tue	08:00	23:30	
Wed	08:00	23:30	
Thur	08:00	23:30	
Fri	08:00	23:30	
Sat	08:00	23:30	
Sun	08:00	23:30	
			<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 5)

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

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

- The licence holder shall take all reasonable steps to actively promote the licensing objectives. This includes implementing and maintaining appropriate written policies, staff training covering, but not limited to, the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm.
- All records, logs and registers, required by licence condition, shall be reviewed every 6 months and retained for a period of at least 2 years and be made available on request by officers of the licensing authority and responsible authorities.

b) The prevention of crime and disorder

- A digital CCTV system shall be installed and maintained in good working order. The system shall record images of evidential quality, with accurate time and date stamping, and be capable of capturing clear facial identification in all lighting conditions.
- Cameras shall cover all entrances and exits to the premises, as well as all areas where alcohol is supplied or sold. The system shall operate continuously (24 hours a day).
- Recorded footage shall be retained for a minimum of 31 days and made available to authorised officers upon request.
- The CCTV system shall be password-protected at all times to prevent unauthorised access, tampering, or deletion of images. It shall include a means of exporting footage to a format compatible with standard computer playback.
- At all times, there shall be at least one member of staff on duty who is trained in the operation of the CCTV system. Upon request from a Responsible Authority (e.g. Cleveland Police), footage shall be made available within 24 hours, or sooner if urgently required for the investigation of a serious crime.
- A refusals register shall be kept at the premises and maintained up to date at all times recording the date, time, type of product refused, reasons for every refusal to sell alcohol to a customer and the name and signature of member of staff refusing the sale.
- An incident log shall be kept at the premises and maintained up to date at all times recording all instances where the staff deal with people who have been unruly, drunk, abusive, aggressive or have committed criminal acts or have had to call police for such incidents. This shall include the date and time of the incident, together with a description of the incident and whether the police were called/attended.
- The licence holder shall have in place, and maintain, a written drugs policy that sets out the procedures for preventing the use and supply of illegal drugs on the premises. The policy must be available for inspection by officers of the licensing authority and responsible authorities on request. The policy must be reviewed annually, and all relevant staff should be made aware of its contents and trained in its implementation.

c) Public safety

- All staff shall receive appropriate training in securing the safety of the premises and its patrons, including procedures for dealing with disorderly conduct, emergency situations and safeguarding vulnerable individuals. Training must be provided prior to the commencement of duties and refreshed every 6 months. Records of the training should be made at the time the training is carried out.

d) The prevention of public nuisance

- Notices will be placed at exits asking patrons to be mindful of local residents and leave quietly when leaving the premises.

e) The protection of children from harm

- A “Challenge 25” policy will be implemented with all staff insisting on evidence of age from any person appearing to be under 25 years of age and who is attempting to buy alcohol. There shall be notices displayed at all points of sale and at all entrances and exits to inform customers and remind staff that the premises are operating a “Challenge 25” policy. Only valid passports, UK “photo card style” driving licence, PASS approved proof-of-age cards or Ministry of Defence “Form 90” identification cards shall be accepted as proof of age.
- All staff will be fully trained in relation to the laws relating to the sale of alcohol to underage persons, persons buying on behalf of under 18’s (proxy sales), persons appearing to be under the influence of alcohol and also the operation of the associated “Challenge 25” policy. Staff will receive refresher training at least every 6 months and records of such training shall be retained for two years.
- There will be a minimum of two notices displayed in the premises indicating that the sale of alcohol to those under the age of 18 is illegal and that those adults who buy alcohol for immediate disposal to those under the age of 18 are committing an offence.
- A till prompt system reminding staff to check identification for any persons who appear under 25 years shall be installed at all payment points and used correctly by all staff supplying alcohol.
- Children under the age of 18 years shall be allowed on the premises until 22:00 hours if accompanied by a responsible parent/guardian.
- Children under the age of 18 years shall be allowed on the premises until closing time if accompanied by a responsible parent/guardian and attending pre-booked private functions.

Please tick yes

- I have made or enclosed payment of the fee ☒
- I have enclosed the plans of the works to be done at the premises ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable ☒
- I understand that I must now advertise my application ☒
- I understand that if I do not comply with the above requirements my application will be rejected ☒

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 5 – Signatures (please read guidance note 10)

Signature of applicant or applicant's solicitor or other duly authorised agent (See guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature	Harland Deer
Date	08/01/2026
Capacity	RCBC Town Centre's Manager

For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

Harland Deer
Redcar and Cleveland Council
Redcar and Cleveland House

Post town	Redcar	Post code	TS10 1RT
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Telephone number (if any)	NA
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If you would prefer us to correspond with you by e-mail your e-mail address (optional)

[REDACTED]