

Notice of Licensing Sub-Committee

Date: Wednesday, 21 July 2021 at 10.00 am

Venue: Virtual Meeting



Membership:

Cllr J J Butt

Cllr A Hadley

Cllr T Johnson

Reserve 1: Cllr D Kelsey

Reserve 2: Cllr L Williams

All Members of the Licensing Sub-Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to view the live stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?CId=289&MId=4728&Ver=4>

If you would like any further information on the items to be considered at the meeting please contact: Michelle Cutler michelle.cutler@bcpCouncil.gov.uk or email Democratic Services democratic.services@bcpCouncil.gov.uk

Press enquiries should be directed to the Press Office: Tel: 01202 454668 or email press.office@bcpCouncil.gov.uk

This notice and all the papers mentioned within it are available at democracy.bcpCouncil.gov.uk

GRAHAM FARRANT
CHIEF EXECUTIVE

13 July 2021



Available online and
on the Mod.gov app



Maintaining and promoting high standards of conduct

Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests

Do any matters being discussed at the meeting relate to your registered interests?

Disclosable Pecuniary Interest

Yes

Declare the nature of the interest

Do NOT participate in the item at the meeting. Do NOT speak or vote on the item EXCEPT where you hold a dispensation

You are advised to leave the room during the debate

Local Interest

Yes

Declare the nature of the interest

Applying the bias and pre-determination tests means you may need to refrain from speaking and voting

You may also need to leave the meeting. Please seek advice from the Monitoring Officer

No

Do you have a personal interest in the matter?

Yes

Consider the bias and pre-determination tests

You may need to refrain from speaking & voting

You may also need to leave the meeting. Please seek advice

No

You can take part in the meeting speak and vote

What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer
(susan.zeiss@bcpcouncil.gov.uk)

Selflessness

Councillors should act solely in terms of the public interest

Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

AGENDA

Items to be considered while the meeting is open to the public

- | | |
|---|-------|
| 1. Election of Chairman
To elect a Chairman of this meeting of the Licensing Sub-Committee. | F_PRO |
| 2. Apologies
To receive any apologies for absence from Members. | F_PRO |
| 3. Declarations of Interests
Councillors are requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.
Declarations received will be reported at the meeting. | F_PRO |
| 4. Protocol for Public Representation at Virtual Meetings
In response to the Government's guidance to limit the spread of Coronavirus and restrictions around the gathering of more than two people, the following items of business will be conducted as virtual hearings in accordance with Government Regulations and Article 16 of the Council's Constitution. This approach has been taken to ensure the Council is compliant with the current restrictions and is not putting participants and members of the public at risk.

A revised protocol for public representation at formal virtual meetings of the Licensing Sub Committee is included with the agenda sheet for this meeting. | F_PRO |
| 5. 137 Redhill Drive, Bournemouth
An application has been received for a New Premises Licence for the premises known as '137 Redhill Drive, Bournemouth'.

This matter is brought before the Sub-Committee for determination. | F_PRO |
| 6. The Boathouse, 9 Quay Road, Christchurch
An application has been received to vary the Premises Licence for the premises known as 'The Boathouse, 9 Quay Road, Christchurch'.

This matter is brought before the Sub-Committee for determination. | F_PRO |

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

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LICENSING COMMITTEE AND SUB COMMITTEE

PROTOCOL FOR PUBLIC REPRESENTATION AT VIRTUAL MEETINGS

The existing protocol for public speaking has been adapted to apply in respect of virtual hearings under the Licensing Act 2003, the Gambling Act 2005, and Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982 (as amended by the Policing and Crime Act 2009).

It has been amended in accordance with Article 16 of the Council's Constitution: Covid-19 Interim Decision Making Arrangements, and the requirements of The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.

This includes applications relating to the licensing of alcohol, regulated entertainment, late night refreshment, gambling, and sex establishments, Hackney Carriage and Private Hire vehicles, which are the responsibility of the Licensing Committee/Sub Committee to determine as set out in Part 3.3 of the Council's Constitution.

1. The Chair welcomes everyone, matters of general housekeeping are dealt with, notification that the hearing may be recorded for live and subsequent broadcast on the Council's website, reminder to switch mobile phones to silent, principles for managing formal skype meetings.
2. The Chair identifies all parties present and makes introductions.
3. Matters of general housekeeping are dealt with, notification that the hearing may be recorded for live and subsequent broadcast on the Council's website, reminder to switch mobile phones to silent.
4. All persons who have given notice of their intention to speak are identified.
5. Identify if any person who wishes to withdraw a representation or wishes not to speak
6. Chair explains proposed procedure and order of speaking for hearing as set out in Appendix A. All parties confirm agreement or make representations on procedure proposed.
7. Licensing Officer's report is presented.
8. Parties present their representations in the order agreed.
9. Parties who are speaking should not repeat the information which they have already given in writing in their representation. They will be able to expand on the written information given, provided the information remains relevant. Any addition information should be limited to the grounds of their representation(s). For example, if they are objecting on the grounds of Public Nuisance, then they should confine their comments to matters relating to Public Nuisance.
10. Members of the Licensing Committee or Sub Committee may ask questions after each representation and at the end of all representations. Parties, will be allowed to ask questions through the Chair.

11. Following representations, the parties will be given the opportunity to sum up. Party who spoke first to go last. The hearing will then conclude.
12. Members will deliberate in private with the clerk and legal representative as appropriate present.
13. The decision will be taken by the Committee and notification of the decision will be given within the period of five working days beginning with the day or the last day on which the hearing was held in accordance with the regulations. The notification of decision will include information about the right of appeal as appropriate.
14. The Legal Advisor will advise the parties of any right of appeal as appropriate at the conclusion of the hearing.

General points

- The hearing may be adjourned at any time at the discretion of the Members
- Members may amend the procedure at any time if they consider it to be in the public interest or in the interest of a fair hearing
- The Sub Committee may decide to conduct all or part of a hearing in non public session where it considers the public interest in doing so, outweighs the public interest in the hearing.
- The Chair may exclude any person from a hearing for being disruptive.
- Meetings of the Licensing Committee in public session are recorded by the Council for live and subsequent broadcast on its website.
- The hearing will take the form of a discussion.
- Only persons (or their representatives) who have made an application, are subject to an application or have submitted a written representation to the Licensing Authority under the relevant Act are permitted to speak at the hearing.
- Any further information to support an application or a representation must be submitted at least 5 working days prior to the Hearing. Any submissions submitted less than 24 hours before the hearing must be agreed by all parties at the Hearing, before it can be considered
- If a party has informed the Authority that he does not intend to participate, or be represented at the hearing, or has failed to advise whether he intends to participate or not, the hearing may proceed in his absence

For other matters in Part 3.3 of the Council's Constitution which are the responsibility of the Licensing Committee, the procedures set out in Appendix 6 of the Council's Constitution in relation to public questions, statements and petitions as amended by Article 16: Covid-19 Interim Decision Making Arrangements and the provisions in The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 shall apply.

This includes such matters as making recommendations on relevant policies, approving the level of fees charged by the Council, and making decisions on tariffs charged by the Public Carriage Trade.

The Council's Constitution can be accessed using the following link:

<https://democracy.bcpccouncil.gov.uk/ieListMeetings.aspx?CommitteeID=151&Info=1&bcr=1>

For further information please contact democraticservices@bcpcouncil.gov.uk

Proposed procedure and order of speaking for virtual hearings

- The Licensing Officer/Other Council Officer presents report
- Applicant will make their Application
- Questions of the Applicant by all parties, Members of the Committee/Sub-Committee to go first
- Responsible Authorities and Other Persons will make their representations.
- Questions of the Responsible Authorities and Other Persons. Members of the Committee/Sub-Committee to go first.
- All parties will be given an opportunity to sum up (with the party who spoke last to go first). The hearing will then conclude.
- Sub-Committee will deliberate in private with Legal Adviser and Clerk present. (Councillors new to Licensing may observe but will not take part in the decision making).
- Notification of the Sub Committee's decision will be given within the period of five working days beginning with the day or the last day on which the hearing was held in accordance with the regulations. The notification of decision will include information about the right of appeal as appropriate.
- The Legal Adviser will advise parties of any right of appeal as appropriate at the conclusion of the hearing.

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LICENSING SUB-COMMITTEE



Report subject	Application for a Premises Licence 137 Redhill Drive, Bournemouth, BH10 6AH
Meeting date	21 July 2021
Status	Public Report
Executive summary	Miss Hannah Skelsey has made an application for a premises licence to facilitate a cocktail delivery service. The provision of off sales of alcohol only is requested from 11:00 to 23:00 hours each day of the week.
Recommendations	It is RECOMMENDED that: Members are asked to decide whether to:- a) Grant the application for a premises licence as made; b) Refuse the application for a premises licence; c) Grant the premises licence subject to additional conditions. Members of the Licensing Sub-Committee are asked to make a decision at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.
Reason for recommendations	The Licensing Authority has received a representation from Councillor Jackie Edwards on the grounds that to grant the application it would undermine the prevention of public nuisance and the protection of children from harm. The Licensing Authority may only consider aspects relevant to the application that have been raised in the representation. Where representations have been received from a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Scheme of Delegation set out in the Council's Constitution states that these applications should be dealt with by the Licensing Sub-Committee.

Portfolio Holder(s):	Councillor May Haines – Community Safety
Corporate Director	Kate Ryan – Corporate Director for Environment & Community
Report Authors	Sarah Rogers – Senior Licensing Officer
Wards	Redhill & Northbourne
Classification	For Decision

Background

1. An application for a premises licence under Section 17 the Licensing Act 2003 was made on the 28th May 2021. A copy of the application is attached at Appendix 1.
2. A plan showing the location of the premises is attached at Appendix 2.

Consultation

3. The application was served on all responsible authorities and the applicant confirmed that the statutory notices were displayed on site and published in the local newspaper.
4. The application prompted Councillor Edwards' representation as Ward Councillor for Redhill and Northbourne under the prevention of public nuisance and protection of children from harm licensing objectives. A copy of the representation is attached at Appendix 3. On 15th June 2021 it was confirmed to Cllr Edwards that the application was for a residential address and that the alcohol will be in the form of pre-made cocktails which are made at the premises and then delivered to the customer's home. It shall not be a delivery service of alcohol as a traditional off licence. Cllr Edwards was also supplied with a copy of the conditions agreed with Dorset Police below.
5. Public Health and Trading Standards requested conditions were attached to deal with identification checks and underage sales. Trading standards provided a link to the Trading Standards South West on-line training and resource toolkit known as No Proof Of Age No Sale (NPOANS) which is kept up to date with changes in legislation and has a useful resource library containing posters and guidance material which can be downloaded.
6. Dorset Police have agreed the following conditions to be imposed on the licence should it be granted. They also incorporate the conditions which were recommended by Public Health and Trading Standards, as follows:-
 1. No customers shall be permitted on the premises. The premises shall only be used for the making and delivery of cocktails. Customers shall not be permitted to collect from the premises.
 2. Deliveries shall only be allowed to business and residential addresses.
 3. Challenge 25 shall be operated by the premises where the only acceptable forms of identification are recognised photographic identification cards, such

as a driving licence or passport / holographically marked PASS scheme identification cards.

4. All staff working at the premises concerned with the sale of alcohol shall be trained with regard to the law on restricted sales (to persons under the age of 18 and/or who are intoxicated) and with regard to the terms and conditions of the premises licence. A written record of all staff training shall be maintained and kept on the premises and made available on request to an authorised officer of the Council or the Police.
5. Delivery drivers shall make ID checks to any person they believe to be under the age of 25 to make sure the person who receives the delivery reflects the same name/age on the order.
6. Refused deliveries shall be brought back to the premises and recorded.
7. All deliveries shall be authorised by the DPS.
7. No representations were received from any of the other responsible authorities.

Options Appraisal

8. Before making a decision, Members are asked to consider the following matters:
 - The representation made by or on behalf of Councillor Edwards.
 - The submissions made by or made on behalf of the applicant.
 - The relevant licensing objectives, namely the prevention of public nuisance and the protection of children from harm.
 - The Licensing Act 2003, appropriate Regulations, Statutory Revised Guidance issued under section 182 of the Licensing Act 2003 – April 2018 and the Council's Statement of Licensing Policy.

Summary of financial implications

9. N/A

Summary of legal implications

10. N/A

Summary of human resources implications

11. If Members decide to refuse the application or attach conditions to the licence which the applicant does not agree to, the applicant may appeal to the Magistrates' Court within a period of 21 days beginning with the day that the applicant is notified, in writing, of the decision.

Summary of sustainability impact

12. N/A

Summary of public health implications

13. N/A

Summary of equality implications

14. N/A

Summary of risk assessment

15. N/A

Background papers

BCP Council – Statement of Licensing Policy –

<https://www.bcpCouncil.gov.uk/Business/Licences-andpermits/Documents/Licensing/solp-2020.pdf>

Hearing Regulations –

<https://www.legislation.gov.uk/ukSI/2005/44/contents/made>

Revised Guidance issued under Section 182 of the Licensing Act 2003 –

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_April_2018_.pdf

Appendices

- 1 – Copy Application
- 2 – Location Plan
- 3 – Representation by Councillor Jackie Edwards

Application for a premises licence 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 Hannah-Lee Skelsey

(Insert name(s) of applicant)

apply for a premises licence under section 17 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			
137 Redhill Drive Bournemouth DORSET			
		Postcode	BH10 6AH

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- | | | | |
|-----|--|--|-----------------------------|
| a) | an individual or individuals * | <input checked="checked" type="checkbox"/> | please complete section (A) |
| b) | a person other than an individual * | | |
| i | as a limited company/limited liability partnership | <input type="checkbox"/> | please complete section (B) |
| ii | as a partnership (other than limited liability) | <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 type="checkbox"/> | please complete section (B) |
| c) | a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) | a charity | <input type="checkbox"/> | 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 (by ticking yes to one box below):

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 checked="" type="checkbox"/> Ms <input type="checkbox"/>		Other Title (for example, Rev) <input type="checkbox"/>	
Surname Skelsey		First names Hannah-Lee	
Date of birth		I am 18 years old or over <input checked="" type="checkbox"/> Please tick yes	
Nationality		White - British	
Current residential address if different from premises address		137 REDHILL DRIVE BOURNEMOUTH BH10 6AH	
Post town	BOURNEMOUTH		Postcode BH10 6AH
Daytime contact telephone number			
E-mail address (optional)			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)			

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SECOND INDIVIDUAL APPLICANT (if applicable)

M <input type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ms <input type="checkbox"/>		Other Title (for example, Rev)	
Surname		First names	
Date of birth		I am 18 years old or over <input type="checkbox"/> Please tick yes	
Nationality			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)			
Current residential 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
Address
Registered number (where applicable)

Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD		MM		YYYY			
0	1	0	7	2	0	2	1

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD		MM		YYYY			

Please give a general description of the premises (please read guidance note 1)

I will be selling takeaway cocktails.

This will be for delivery only.

No one will be drinking on the premises at 137 Redhill Drive, BH10 6AH, this is purely for making the drinks only - drinks will be consumed in the property of the customers home.

No noise, gathering, or be drinking on the premises at 137 Redhill Drive, BH10 6AH

The only licenseable activity will be the sale of alcohol by retail through an app using a delivery service

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

--

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- | | |
|--|--------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |

- e) live music (if ticking yes, fill in box E) ☐
- f) recorded music (if ticking yes, fill in box F) ☐
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H) ☐

Provision of late night refreshment (if ticking yes, fill in box I) ☐

Supply of alcohol (if ticking yes, fill in box J) ☒

In all cases complete boxes K, L and M

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5) NONE 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 (please read guidance note 6)		
Mon	11:00	23:00			
Tue	11:00	23:00			
Wed	11:00	23:00			
Thur	11:00	23:00			
Fri	11:00	23:00			
Sat	11:00	23:00			
Sun	11:00	23:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Miss Hannah-Lee Skelsey
Date of birth	
Address	137 Redhill Drive Bournemouth Dorset
Postcode	BH10 6AH
Personal licence number (if known)	
Issuing licensing authority (if known)	

K

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 9).

NONE

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	THIS SECTION IS NOT APPLICABLE - THESE PREMISES ARE NOT OPEN TO THE PUBLIC - THIS IS TAKE AWAY SERVICE ONLY
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			<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 6)

M

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

b) The prevention of crime and disorder

No customers will be drinking on this premise, only for the making of the cocktails.
The purchase of alcohol will be limited per household on orders to prevent binge drinking.

c) Public safety

No customers will be drinking on this premise, only for the making of the cocktails.
The licence holder (Hannah Skelsey) will be monitoring the number of orders and making sure customers are not over ordering alcohol.

d) The prevention of public nuisance

No customers will be drinking on this premise, only for the making of the cocktails.

e) The protection of children from harm

No customers will be drinking on this premise, only for the making of the cocktails.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee. ☐
- I have enclosed the plan of the premises. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☐
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if 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. ☐
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15). ☐

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

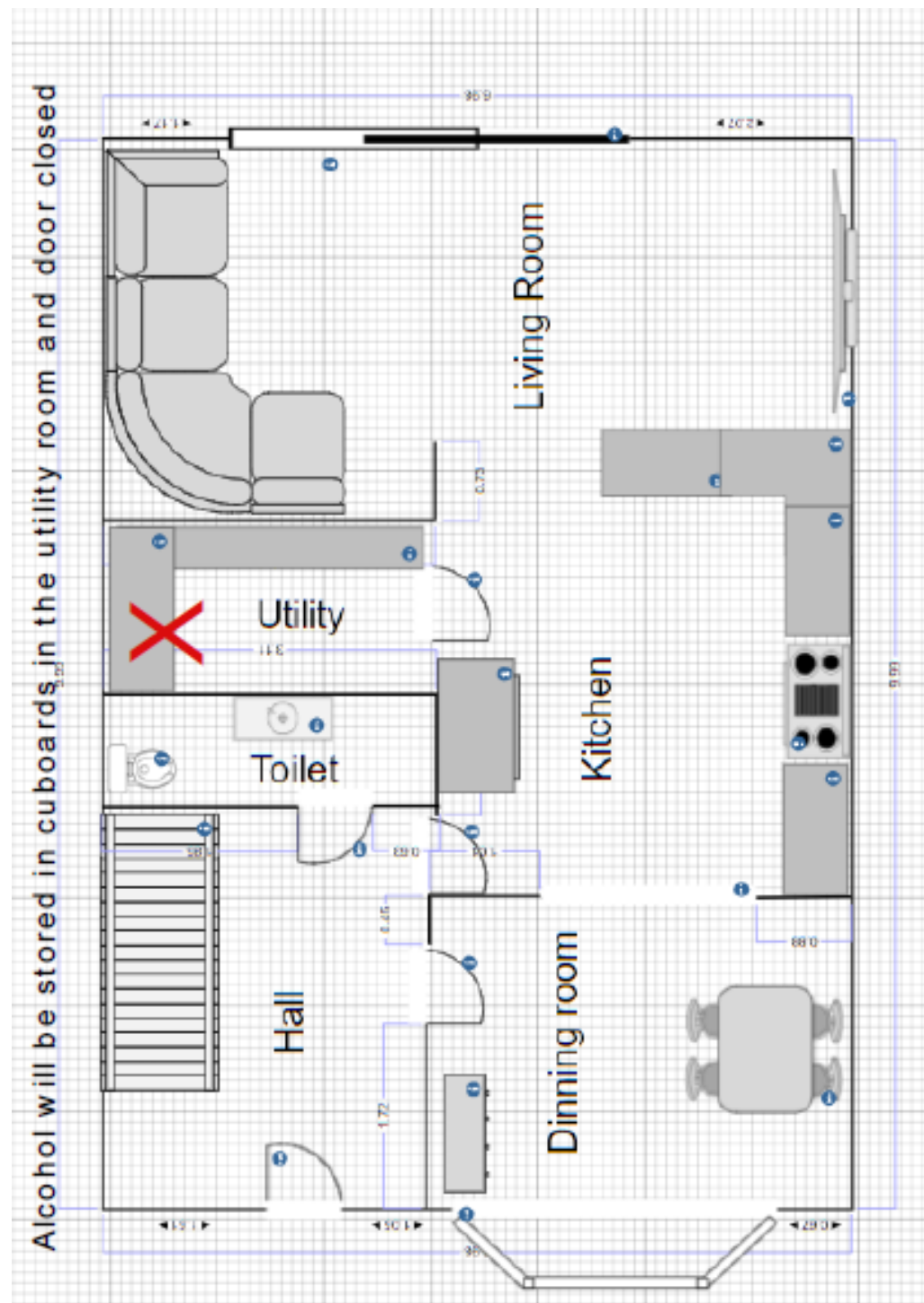
Declaration	<ul style="list-style-type: none">● [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the
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	<p>entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</p> <ul style="list-style-type: none"> The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	28-05-2021
Capacity	

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **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 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			



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Application for New Premises Licence

137 Redhill Drive, Bournemouth



Scale: 1:1000 @ A4

Date: 07 July 2021

Creator: Sarah Rogers - Senior Licensing Officer

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OS 100000019829 BCP Council



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COPY REPRESENTATION FROM CLLR EDWARDS

Cllr Jackie Edwards

Good afternoon

I am writing with some concern over application reference 185718 for the residential address of 137 Redhill Drive Bournemouth BH10 6AH for an alcohol licence. The application is for supply of alcohol for delivery 11am -11pm every day.

I believe that this application has potential for a public nuisance with vehicles movements up to 11pm every day causing a noise nuisance for neighbours. There could also be highway issues as there is a bus stop immediately outside and a zebra crossing with the associated broken lines close by. There is the likelihood of deliveries illegally parking whilst visiting the premises.

There needs to be safeguards in place such as Challenge 25 or appropriate over 18 ID to ensure the alcohol is not being delivered to minors. There needs to be a limit of delivery to one address to stop it being resold to others. Are there measures in place to ensure that is not fake or tampered with alcohol? Is the delivery driver at risk if age is challenged and they refuse to hand over the alcohol?

This house backs onto Hill View primary school and is also opposite a public park which is not ideal. What guarantees will be given to prevent any potential harm to children? There absolutely must be no takeaway alcohol. There are several premises close by selling alcohol and with the park opposite I would not want to see an increase in anti-social behaviour. What security measures will be in place especially with having alcohol in volume stored at a residential property?

In summary this is a residential house mixing and then delivering alcohol which would be best suited on an industrial site away from children and any neighbours that it could have an impact on security wise, noise wise and with potential highway issues.

Kind Regards

Jackie Edwards

Ward Councillor Redhill & Northbourne (Conservative)

Email jackie.edwards@bcpcouncil.gov.uk

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LICENSING SUB-COMMITTEE



Report subject	Application for Variation to Premises Licence The Boathouse, 9 Quay Road, Christchurch
Meeting date	21 July 2021
Status	Public Report
Executive summary	<p>Application has been made by Trethowans Solicitors, on behalf of Macemade Limited, to remove condition 2.10 imposed on the licence which states:-</p> <p>“This variation will only have effect during the imposition of restrictions under the Coronavirus Act 2020 prohibiting or rendering unviable the normal use of the premises under the Premises Licence.”.</p>
Recommendations	<p>It is RECOMMENDED that:</p> <p>Members are asked to decide whether to:-</p> <ul style="list-style-type: none"> a) Grant the application for variation as made; b) Refuse the application for variation; c) Grant the variation subject to additional conditions. <p>Members of the Licensing Sub-Committee are asked to make a decision at the end of the hearing after all relevant parties have been given the opportunity to speak. Members must give full reasons for their decision.</p>
Reason for recommendations	<p>The Licensing Authority has received representations from 20 other persons, which includes a representations from Councillor Coulton of Christchurch Town Council and one from Christchurch Town Council as a whole, to the removal of this condition on the grounds that to grant the application will undermine all four licensing objectives.</p> <p>The Licensing Authority may only consider aspects relevant to the application that have been raised in the representations.</p> <p>Where representations have been received from a responsible authority or any other person, and the concerns have not been resolved through mediation between all parties, the Scheme of Delegation set out in the Council's Constitution states that these</p>

	applications should be dealt with by the Licensing Sub-Committee.
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Portfolio Holder(s):	Councillor May Haines – Community Safety
Corporate Director	Kate Ryan – Corporate Director for Environment & Community
Report Authors	Sarah Rogers – Senior Licensing Officer
Wards	Christchurch Town
Classification	For Decision

Background

1. The boathouse has had the benefit of a premises licence for alcohol on sales for a number of years (due to data migration with the merge of councils we do not hold exact date).
2. In 2020 the premises submitted a minor variation to allow off sales and that application received four representations from other persons. Their main concerns were:-
 1. Litter from takeaway food from other establishments.
 2. Human waste in and around the Quay area, Priory and resident's drives.
 3. Anti-social and drunken behaviour.
 4. Lack of social distancing.
 5. Water sports being conducted on the Quay.
 6. Public toilets closed.
 7. Full bins.
3. Dorset Police and Environmental Health were consulted on the minor variation and did not make a representation.
4. Delegation is given to Officers to decide whether to grant or refuse a minor variation application and there is no right to a hearing, however, representations must be taken into account in arriving at a decision.
5. Following consultation with the licensing team the applicant's solicitor responded to the concerns raised and after obtaining advice from the Licensing Authority's own legal representative it was agreed that the application be granted, subject to a condition to allow the alcohol off sales on a temporary basis during the Covid pandemic – this became condition 2.10.
6. A copy of the email sent to all those who made a representation, explaining the reasons for the decision to grant, is attached at Appendix 1
7. Subsequently, an application for minor variation was made on 11th May 2021 to remove condition 2.10 and allow off sales however 25 representations were received from other persons. Environmental Health, Dorset Police, Public Health, Children's Services and Trading Standards were consulted but no representations were received from them.

8. In light of the representations received from other persons Officers refused the application on the grounds of the likely effect of the grant on the promotion of the licensing objectives.
9. The only way forward for the applicant to pursue the removal of condition 2.10 to allow off sales on a permanent basis was to apply for a full variation.

Current application under consideration

10. The application for variation to the premises licence under Section 34 of the Licensing Act 2003 was made on the 3rd June 2021 to remove condition 2.10 imposed on it. A copy of the application is attached at Appendix 2.
11. A plan showing the location of the premises is attached at Appendix 3.
12. A copy of the current premises licence (BH175285) is attached at Appendix 4.

Consultation

13. The application was served on all responsible authorities and the applicant confirmed that the statutory notices were displayed on site and published in the local newspaper.
14. The application prompted representations from 20 other persons, including Cllr Coulton of Christchurch Town Council and the Town Council as a whole, concerned that the grant of this application will undermine the prevention of crime and disorder, the prevention of public nuisance, public safety and the protection of children from harm licensing objectives. Copies of the representations received is attached at Appendix 5.
15. No representations were received from any of the responsible authorities.

Options appraisal

16. Before making a decision, Members are asked to consider the following matters:
 - The representations made by other persons.
 - The submissions made by, or on behalf of, the applicant.
 - The relevant licensing objectives, namely the prevention of crime and disorder, prevention of public nuisance, public safety and the protection of children from harm.
 - The Licensing Act 2003 (Section 35), appropriate Regulations, Statutory Revised Guidance issued under Section 182 of the Licensing Act 2003 – April 2018 and the Council's Statement of Licensing Policy.

Summary of financial implications

17. N/A

Summary of legal implications

18. If Members decide to refuse the application or attach conditions to the licence which the applicant does not agree to, the applicant may appeal to the Magistrates' Court within a period of 21 days beginning with the day that the applicant is notified, in writing, of the decision.

Summary of human resources implications

19. N/A

Summary of sustainability impact

20. N/A

Summary of public health implications

21. N/A

Summary of equality implications

22. N/A

Summary of risk assessment

23. N/A

Background papers**BCP Council – Statement of Licensing Policy –**

https://www.bcpCouncil.gov.uk/Business/Licencesandpermits/Documents/Licensing/solp_2_020.pdf

Hearing Regulations –

<https://www.legislation.gov.uk/ukSI/2005/44/contents/made> Licensing Act 2003

Guidance –

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_April_2018_.pdf

Appendices

- 1 – Email to other persons regarding grant of minor variation
- 2 - Copy application
- 3 – Location plan
- 4 – Copy current premises licence (BH175285)
- 5 – Copy representations received

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Thank you for taking the time to contact the Licensing Authority in respect of the above premises and their application to allow off sales for the duration of the Covid19 restrictions.

Having taken into consideration the comments raised in your representation, and those of others, it has been decided to grant the application.

The issues raised in all the representations received were forwarded to the applicant and they have responded in the following terms:-

1. **Impact on the surrounding area.** The Boathouse has been offering a takeaway facility (permitted by statute) since the Government relaxed the lockdown restrictions, and the only comment received has been to congratulate the operators on their part in making the Quay area so welcoming and family friendly for those who are pleased to be able to get out again. There has been no complaint of large groups of youths gathering or other behaviour which could be described as anti-social or a nuisance.
2. **Drunkenness.** There have been no complaints of drunkenness in the area. The well trained, experienced and responsible staff are well aware of those persons who may not be sold alcohol, which includes drunk people.
3. **Litter.** The operator is being exceptionally socially responsible by taking steps well above and beyond any duty to keep the immediate environs clear of litter. A cleaner is employed at the sole cost of the operator to clear litter from any source in the Quay area as a whole, to keep the Quay as free from litter as possible during the time of their employment, which is noon to 8pm. Litter includes that brought in by people attending the Quay having picnics etc and drinking drinks they have brought with them; polystyrene containers from a takeaway on the corner; cans and bottles from other sources as well as paper, and other litter. Contrary to the fear that enabling the operator to fully pursue the takeaway operation here would cause litter the exact opposite is the case – if he is forced to stop then so would the cleaner and it is inevitable that litter will exponentially increase.
4. **WCs and anti-social behaviour.** There are apparently public toilets in the area, but the operator once again has well exceeded all expectations in his socially responsible approach and attitude by also paying for four top quality mobile WC cubicles to be placed on his land. Not only does he make these available for customers, they are also free for non-customers to use, which is an invaluable asset and is certainly very much appreciated by visitors to the Quay. The cleaner being employed (see 3 above) has hourly cleaning and sanitising of these facilities as part of their duties. As with the litter, therefore, to prevent the operator from continuing will mean that there will no funds to continue this public facility, and the Quay area will be very much more at risk of anti-social behaviour than if the operation is permitted to continue. Having regard to the acknowledged very high risk factor of the virus remaining in human waste for up to 30 days, it is obviously very desirable that the WCs currently being voluntarily provided and properly sanitised by the operator should remain at this time.
5. **Glass.** The operator has always made it clear that no glass will be used in off sales, and none is or will be used. Glass is sometimes found on the Quay, but it does not come from these premises. At the moment, it is cleared up by the operator's cleaner.
6. **Covid-19 physical distancing requirements.** It is confirmed that signage is displayed clearly advising customers of the requirements, and markers for queues to maintain the 2m distance. These public safety requirements are enforced in respect of those using the takeaway.

7. **People using cafe and drinking until the early hours.** The kiosk closes to the public at 8pm at the latest. Staff are cleared up and away by 9pm. If there is anyone still eating and drinking in the area in 'the early hours', it has nothing to do with these premises.
8. **Large groups of people congregating with food bought from the kiosk.** The Quay has, following the relaxations, proved particularly popular with families, who no longer have the opportunity to go into restaurants etc, to be able to share time and food together. The operators have noted that these family groups often come with their own chairs and picnics, but some do like to take advantage of the takeaway offers on the Quay. Those serving at the kiosk have not been aware of any preponderance of non-related large groups, which would be contrary to the Government advice on social distancing, wanting to use their facilities.

In addition to consideration of the above the decision to grant was made also taking into account –

- No representation being received from Dorset Police under the prevention of crime and disorder licensing objective.
- No representation being received from Environmental Health under the prevention of public nuisance licensing objective.
- Government guidance encouraging Councils to be supportive of businesses and pragmatic in their approach when dealing with requests during this time.
- Whilst Government is making it clear that 4th July 2020 is the earliest date it could be some time after that before viable reopening may be permitted.
- The applicant's offered condition which will be attached to the licence which reads *"This variation will only have effect during the imposition of restrictions under the Coronavirus Act 2020 prohibiting or rendering unviable the normal use of the premises under the Premises Licence"*.
- Social distancing and water sports being conducted in the Quay is not within the remit of the Licensing Act.
- Closed public facilities and the full bins are a matter for the Council to provide adequate provision and not the premises
- The relaxation of planning conditions to allow all restaurants, cafes and bars to sell takeaway food during these times and the need to balance the fact that The Boat House are doing litter picks to clear all waste in the area in any event. Members of the public are buying takeaways from the High Street and coming to the Quay to sit and eat it.

I hope this clarifies the situation for you.



* required information

Section 1 of 18

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference	<input type="text" value="Not Currently In Use"/>	This is the unique reference for this application generated by the system.
Your reference	<input type="text" value="SDG/357116"/>	You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.
Are you an agent acting on behalf of the applicant?		Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.
<input checked="" type="radio"/> Yes <input type="radio"/> No		

Applicant Details

* First name	<input type="text" value="MACEMADE LIMITED"/>	
* Family name	<input type="text" value="MACEMADE LIMITED"/>	
* E-mail	<input type="text" value="sandra.graham@trethowans.com"/>	
Main telephone number	<input type="text"/>	Include country code.
Other telephone number	<input type="text"/>	
<input type="checkbox"/> Indicate here if the applicant would prefer not to be contacted by telephone		

Is the applicant:

- ☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is the applicant's business registered in the UK with Companies House?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Note: completing the Applicant Business section is optional in this form.
Registration number	<input type="text" value="3479536"/>	
Business name	<input type="text" value="MACEMADE LIMITED"/>	If the applicant's business is registered, use its registered name.
VAT number	<input type="text" value="GB"/> <input type="text"/>	Put "none" if the applicant is not registered for VAT.
Legal status	<input type="text" value="Private Limited Company"/>	

Continued from previous page...

Applicant's position in the business

Limited Liability Company

Home country

United Kingdom

The country where the applicant's headquarters are.

Registered Address

Address registered with Companies House.

Building number or name

Midland House, 2

Street

Poole Road

District

City or town

Bournemouth

County or administrative area

Dorset

Postcode

BH2 5QY

Country

United Kingdom

Agent Details

* First name

Trethowans LLP

* Family name

Trethowans LLP

* E-mail

sandra.graham@trethowans.com

Main telephone number

01202 673071

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

- ☒ An agent that is a business or organisation, including a sole trader
- ☐ A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

Is your business registered in the UK with Companies House?

☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

OC342356

Business name

Trethowans LLP

If your business is registered, use its registered name.

VAT number

GB

18809284

Put "none" if you are not registered for VAT.

Legal status

Limited Liability Partnership

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Agent Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 18

APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Premises Contact Details

Telephone number

Continued from previous page...

Non-domestic rateable
value of premises (£)

55,000

Section 3 of 18

VARIATION

Do you want the proposed
variation to have effect as
soon as possible?

☒

Yes

☐

No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?

☐

Yes

☒

No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.

If your proposed variation
would mean that 5,000 or
more people are expected to
attend the premises at any
one time, state the number
expected to attend

Describe Briefly The Nature Of The Proposed Variation

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

The premises comprise a long-established restaurant/cafe bar with bar facilities and function space. The proposed variation sought is to enable the sales of alcohol from the bar to continue to be supplied for consumption off the premises. This has been authorised on a temporary basis since June 2020 during the Covid-19 restrictions and it is now sought to allow this to continue on a permanent basis. Accordingly, application is sought to remove condition 2.10 on the current Premises Licence.

Section 4 of 18

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to
vary is successful?

☐

Yes

☒

No

Section 5 of 18

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to
vary is successful?

☐

Yes

☒

No

Section 6 of 18

PROVISION OF INDOOR SPORTING EVENTS

Continued from previous page...	See guidance on regulated entertainment
<p>Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?</p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p>	
Section 7 of 18	
PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS	
<p>See guidance on regulated entertainment</p> <p>Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?</p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p>	
Section 8 of 18	
PROVISION OF LIVE MUSIC	
<p>See guidance on regulated entertainment</p> <p>Will the schedule to provide live music be subject to change if this application to vary is successful?</p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p>	
Section 9 of 18	
PROVISION OF RECORDED MUSIC	
<p>See guidance on regulated entertainment</p> <p>Will the schedule to provide recorded music be subject to change if this application to vary is successful?</p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p>	
Section 10 of 18	
PROVISION OF PERFORMANCES OF DANCE	
<p>See guidance on regulated entertainment</p> <p>Will the schedule to provide performances of dance be subject to change if this application to vary is successful?</p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p>	
Section 11 of 18	
PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE	
<p>See guidance on regulated entertainment</p> <p>Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?</p> <p> <input type="radio"/> Yes <input checked="" type="radio"/> No </p>	
Section 12 of 18	
PROVISION OF LATE NIGHT REFRESHMENT	

Continued from previous page...

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 13 of 18

SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 14 of 18

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

None

Section 15 of 18

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Condition 2.10

☒ I have enclosed the premises licence

☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Section 16 of 18

LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Continued from previous page...

These premises have operated for many years under the same experienced operator and, following Government Guidance during the Coronavirus pandemic, and in line with the extremely helpful and supportive pragmatism adopted by responsible authorities, have been able to provide takeaway and off sales facilities during this period. This facility has been most welcome and appreciated by customers who have expressed a wish that it continue once, hopefully, the pandemic restrictions come to an end. There is no proposal to change the operation at the Boathouse, nor any of the hours, licensable activities or conditions on the Premises Licence save for the removal of condition 2.10. It is sought to continue the hours for off sales as per those currently existing, until the terminal hour of 11pm.

During the past year the Boathouse operator and staff have been exceptionally socially responsible by taking steps well above its legal duties in assisting by clearing litter from any source in the Quay area both during and after trading and without this takeaway operation the litter left in this area generally would inevitably be far greater.

b) The prevention of crime and disorder

Given that the application is to permit a facility to continue which has operated successfully for the past 12 months and given the conditions existing on the current premises licence, no further conditions in this respect are considered necessary or appropriate.

c) Public safety

No glass will be used for the dispensing of off sales facilities.

d) The prevention of public nuisance

See b) above

e) The protection of children from harm

See b) above

Section 17 of 18

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 18 of 18

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card. Refer to Borough of Poole website: <https://www.poole.gov.uk/business-and-consumers/licences-and-street-trading/licensing-act-2003/fees-for-licensing-act-2003/> Or search on: www.poole.gov.uk/business/licences

* Fee amount (£)

315.00

DECLARATION

* I understand it is an offence, liable on summary conviction to a fine not exceeding 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.

* I understand that I must now advertise my application.

* I understand that if I do not comply with the requirements my application will be rejected.

☒ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

Trethowans LLP

* Capacity

Solicitors and Authorised Agents

* Date

03 / 06 / 2021
dd mm yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...

2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/bournemouth-christchurch-poole/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

Continued from previous page...

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

OFFICE USE ONLY

Applicant reference number	<input type="text" value="SDG/357116"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
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Approval deadline	<input type="text"/>
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Premises Licence

Part A

Premises licence number: BH175285

Postal address of premises, or if none, ordnance survey map reference or description:	
The Boathouse 9 Quay Road	
Post town: Christchurch	Post Code: BH23 1BU
Telephone number: 01202 480033	

Licensable activities authorised by the licence:
Late Night Refreshment Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:
<p>Late Night Refreshment Monday - 23:00 to 00:00 Tuesday - 23:00 to 00:00 Wednesday - 23:00 to 00:00 Thursday - 23:00 to 00:00 Friday - 23:00 to 00:00 Saturday - 23:00 to 00:00 Sunday - 23:00 to 23:30 Provision of late night refreshments will take place indoors. <u>Non-standard timings for provision of late night refreshments</u> Good Friday from 00:00 to 23:30 Christmas Day from 00:00 to 23:30</p> <p>Supply of Alcohol Monday - 10:00 to 00:00 (on sales) 10:00 to 23:00 (off sales) Tuesday - 10:00 to 00:00 (on sales) 10:00 to 23:00 (off sales) Wednesday - 10:00 to 00:00 (on sales) 10:00 to 23:00 (off sales) Thursday - 10:00 to 00:00 (on sales) 10:00 to 23:00 (off sales) Friday - 10:00 to 00:00 (on sales) 10:00 to 23:00 (off sales) Saturday - 10:00 to 00:00 (on sales) 10:00 to 23:00 (off sales) Sunday - 12:00 to 23:30 (on sales) 12:00 to 23:00 (off sales) <u>Non-standard timings for the supply of alcohol</u> Good Friday from 12:00 to 23:30 Christmas Day 12:00 to 23:30</p>

The opening hours of the premises:
Monday - 00:01 to 00:00 Tuesday - 00:01 to 00:00 Wednesday - 00:01 to 00:00 Thursday - 00:01 to 00:00 Friday - 00:01 to 00:00 Saturday - 00:01 to 00:00 Sunday - 00:01 to 00:00

Where the licence authorises supplies of alcohol whether these are on and/ or off supplies:
Alcohol will be consumed on and off the premises – see condition 2.10

Part 2

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

Macemade Limited Midland House 2 Poole Road Bournemouth BH2 5QY Email: info@boathouse.co.uk
--

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

3479536

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

Mr Kimberley John Slater

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

BH083646 Bournemouth, Christchurch and Poole Council

Annex 1 – Mandatory conditions

Mandatory Conditions (Sections 19,20,21 LA 2003)

- 1.1. There shall be no sale or supply of alcohol when there is no designated premises supervisor in respect of this premises licence or at a time when the said premises supervisor does not hold a personal licence or when his/her licence is suspended.
- 1.2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014

- 1.3.
 1. The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 2. In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises –
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to -
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti- social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
- 1.4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
- 1.5.
 1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request,

before being served alcohol, identification bearing their photograph, date of birth and either -

- (a) a holographic mark, or
- (b) an ultraviolet feature.

1.6. The responsible person must ensure that -

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

The Licensing Act 2003 (Mandatory Conditions) Order 2014

1.7.

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1 -
 - (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) “permitted price” is the price found by applying the formula —

$$P = D + (D \times V)$$

Where –

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence -
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

- (d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
 4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 – Conditions consistent with the operating schedule

- 2.1. Beverages, other than alcohol, including drinking water, coffee and tea, shall be equally available for consumption on the premises.
- 2.2. The character of the premises shall remain that of a café bar and restaurant operation together with function suite facilities.
- 2.3. There shall be a minimum of 55 covers reserved for dining at all times the premises are open for the sale of alcohol and at least 67% of the internal public floor space on the ground floor of the premises shall be utilised for the provision of dining facilities.
- 2.4. Substantial food shall be available at all times when the premises are open for the sale of alcohol save for the last hour before closing the premises each evening.
- 2.5. Deliveries of supplies to the premises shall only take place between the hours of 08:00 to 18:00.
- 2.6. Glass bottles will only be emptied into bins external to the premises between the hours of 08:00 and 20:00 each day.
- 2.7. Recycling collections of glass bottles and other recyclable waste materials will only take place between the hours of 08:00 and 18:00.
- 2.8. Prominent clear and legible notices will be displayed at the exit doors to the premises requesting that patrons respect the neighbourhood and leave the premises and area quietly.
- 2.9. During licensing hours the licensee or a nominated representative shall be available to receive nuisance-related complaints. A contact number shall be made readily available.
- 2.10. This variation will only have effect during the imposition of restrictions under the Coronavirus Act 2020 prohibiting or rendering unviable the normal use of the premises under the Premises Licence.

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

N/A

Annex 4 – Plans

This licence is issued in accordance with the plan M175285, dated XXXXX, submitted with the application, as attached.

Premises Licence Part B

Premises licence number: BH175285

Postal address of premises, or if none, ordnance survey map reference or description:
--

The Boathouse 9 Quay Road

Post town: Christchurch

Post Code: BH23 1BU

Telephone number: 01202 480033

Licensable activities authorised by the licence:

Late Night Refreshment, Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:
--

Late Night Refreshment: (Indoors)
--

Monday to Sunday - 23:00 to 00:00

<u>Non-standard timings for provision of late night refreshments</u>
--

Good Friday from 23:00 to 23:30

Christmas Day from 23:00 to 23:30

Supply of Alcohol:

Monday to Saturday - 10:00 to 00:00 (on sales) 10:00 to 23:00 (off sales)

Sunday - 12:00 to 23:30 (on sales) 12:00 to 23:00 (off sales)

<u>Non-standard timings for the supply of alcohol</u>

Good Friday from 12:00 to 23:30

Christmas Day 12:00 to 23:30

The opening hours of the premises:

Monday to Sunday - 00:01 to 00:00

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

Alcohol will be consumed on and off the premises – see condition 2.10

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

Macemade Limited, Midland House, 2 Poole Road, Bournemouth, BH2 5QY

Email: info@boathouse.co.uk

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

3479536

Name of designated premises supervisor where the premises licence authorises the supply of alcohol:
--

Mr Kimberley John Slater

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

N/A

Issued: 24 November 2005

Revised: 17 June 2020 (Minor Variation)


Mrs Nananka Randle
Licensing Manager

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BCP Council Offices
Licensing Team
Town Hall Annex
St Stephen's Road
Bournemouth
BH2 6EA

licensing@bcpcouncil.gov.uk

Ref. Application 186175

Dear Licensing Team,

RE: Application for the Boathouse Premises License Variation to be Continued once Covid-19 Restrictions are Lifted

We have lived at this address for some 15 years and have experienced the location as a peaceful place, albeit at times a busy place, used by many local people and visitors. The one exception to this was last summer when the lockdown was eased. This was not a happy time to reside on or near the Quomps. The amount of antisocial behaviour was very significant as outlined later in the submission.

While the Boathouse has been permitted to make off premises alcohol sales the community has suffered from a number of unacceptable behaviours on Christchurch Quay and the Quomps.

There are already sufficient alternative establishments for the consumption of alcohol nearby within the town without this unnecessary addition.

The Quomps is a Designated Public Space, within a conservation area and confirmed Green Belt, which is enjoyed by all members of the community. It is usually a relatively quiet, peaceful and safe place to be and enjoy and promotes its Green Flag status. However, our experience of the off-premises alcohol sales has made the Quomps a worrying, frightening and anxious place to live.

BCP's own website states "The large grass area is known as the Quomps and is perfect for a variety of activities including picnicking, relaxing, sports and games. We ensure the unique character and heritage of the quay is maintained in harmony with the facilities and leisure opportunities available."

This proposal breaches Policy ENV3 of the Borough of Christchurch Local Plan 2001 which also states in its Town Centre Character Study ".....the area remains highly sensitive in terms of any further change that would reduce the presence or effect of the treescape

setting to the Priory, or have a wider influence on the tranquil historic character of the Priory Quarter”

We believe alcohol is the catalyst for the vast majority of the unacceptable occurrences and strongly object to the above license variation being extended on the following grounds:

Prevention of Crime & Disorder

- The public seating shelter on the Quay had all its glass windows smashed. The police investigated this incident.
- This same shelter, which is used by all members of the community, especially the elderly, disabled and families is also repeatedly covered in graffiti.
- One of the public seating benches was pulled from its mountings and dragged across the Quomps.
- A Beryl bike was thrown into the River Stour.
- Two or three shopping trolleys were thrown into the River Stour.

Prevention of public nuisance

- Excessive noise especially in the evening and night
- Large groups gathered on the Quomps until the early hours of the morning.
- Loud voices, shouting, swearing.
- Loud music sound systems.
- The Police were notified of this.
- Drunkenness and disorderly antisocial behaviour
- There has been rowdy and disorderly behaviour on the Quomps.
- There has been swearing, abuse and intimidation of innocent passers-by.
- Large quantities of rubbish have been discarded on the Quomps, which has been picked up by a local resident
- Drug taking and substance abuse -a large quantity of nitrous oxide canisters and balloons have been discarded.
- _After the public conveniences on the Quomps closed in the evening, people were urinating and defecating on the Quomps. This is especially concerning as young children frequently play on the grass on the Quomps in the daytime.
- There is nothing to prevent hoarding drinks before closing time for consumption into the night.
- There is no Landlord responsible for maintaining good order
- There is no Landlord responsible for ejecting drunk or badly behaved people.
- There is no Landlord responsible for clearing the premises and sending people home at closing time.
- The high prices at the Boathouse may encourage people to bring their own cheaper alcohol thus exacerbating the problem.

Public safety

- Rocket type fireworks have been launched from the Quomps in the direction of houses surrounding the Quomps.

- For all of those aspects where there would normally be a pub landlord responsible for ensuring compliance on their premises, who does responsibility pass to if the Council allows this to take place on the Quomps? Presumably liability for all aspects passes to the Council?

The protection of children from harm

- After the public conveniences on the Quomps closed in the evening, people were urinating and defecating on the Quomps. This is especially concerning as young children frequently play on the grass on the Quomps in the daytime.
- There is no landlord monitoring behaviour of drunk and disorderly persons where there may be young children present.
- There is no pub Landlord responsible for ensuring that underage drinking does not occur. It would be possible for one person to purchase alcohol and then share it to underage persons.

It is also worth further noting that all licensed functions on the Quomps have had to shut down drinking and music at 10:00PM.

Over the past years the Boathouse has expanded its use of outdoor space significantly. We don't believe it managed the business in a Covid safe way once they were permitted to sell carryout food and alcohol. This submission has highlighted a wide range of problems that they played a significant part in contributing to. We feel that they should NOT be given the variation to their licence that they have requested and indeed their existing licence should be confined to serving alcohol only with food purchases and eaten on the premises.

Yours Sincerely

As a local resident of Christchurch I ask that you give serious consideration to this application and make the decision for this application to be rejected.

During lockdown this restaurant caused considerable disturbance on the area of the Quomps by selling off sale alcohol. Several outbuildings have been constructed which now dominate and detract from the area. This together with the quantity of refuse and substantial noise levels cause distress to the local residents.

Allowing off sales alcohol from this building will further detract from this popular area and the quantity of discarded bottles etc will be another negative impact, the residents and Council will have to deal with.

I strongly object to this license being granted and I'm confident this will be the opinion of many others.

Sent from my iPad

3

Ref - 186075

I wish to register my objection to the proposed application by The Boathouse to extend their selling of alcohol licence to offer a takeaway service.

As a Christchurch resident I have huge concerns that providing the option for people to flood the streets with alcohol in hand will encourage antisocial behaviours and littering. Indeed in many towns across the country it is an offence to consume alcohol on the street so allowing a small, historic and family orientated area permission to do so seems ludicrous. My children and I should feel safe and proud to walk along the quayside and in the local area without witnessing alcohol inflicted behaviours and bad language of last Summer.

Please consider the residents in very close proximity, they have been exposed to drink fuelled brawls resulting in the police/ambulances being summoned following the outdoor bar. Also they have tolerated high levels of noise and been subjected to large volumes of discarded bottles, glasses and plastics. Equally such items have been noted floating in the river which has a grave impact on the wildlife, contaminating water quality not to mention being unsightly.

It is totally unnecessary for alcohol to be sold for consumption other than with a meal onsite and in my opinion will result in a drain on our valuable emergency services who are obligated to attend any disturbances.

I would be very grateful if you would consider my points.

Yours faithfully,

Dear Licensing team,

I strongly object to the above application for the following reasons:

The Boathouse sits primarily in a Residential area within a Conservation area of town & of great natural beauty & charm. Its residents take pride in the location & thoroughly enjoy its beauty & do not want it to change adversely.

We currently endure many of the below effects of alcohol sales from within The Boathouse already. Allowing off sales will only increase the potential for the below considerations to get much worse & cover an even greater area of outdoor public space. Also when excess alcohol is consumed (something which cannot be managed easily) the potential for these matters greatly increase again & we do not wish to encourage this any further.

Crime & Disorder. Off sales will encourage further antisocial behaviour. Indeed fights have occurred outside The Boathouse & police having to be called. It will also encourage large groups to gather.

Nuisance. Already we endure heightened noise shouting/screaming & emotional behaviour from The Boathouse.

The Quomps is a beautiful area of greenery within the town. Take away drinks will hugely increase the potential for littering here (which already residents help to keep on top of). People will also walk away drinking & throwing cans/plastic glasses along the way including in private gardens.

Safety. People walking IN Quay Rd between the Quay, The Boathouse to the High Street is already dangerous with no properly designated footpath. Water (deep when the tide is in) from Town Quay (no barrier) very nearby.

Protection of children: The Quomps is a designated area for families to enjoy with its playground & splash park. It is also a residential area with local nursery & schools for all ages with a catchment of young families. We need to protect this aspect of the neighbourhood.

This application for off sales is not at all welcome.

The problems highlighted above will be exacerbated by drinking alcohol in excess which sunny weather, weekends & bank holidays will further encourage. The effects of which easily has the potential to be very unpleasant and detrimental to the area.

I hope you see fit to turn down the application.

Please confirm receipt of my objection.

Yours sincerely

For the attention of Ms Sarah Rogers.

I wish to state my objection to the granting of the above for the following reasons:-

1. Christchurch Quay and the Quomps park area is a recreational area by the River Stour for all ages and families , who also use the splash park and play area.

Unfortunately there have been instances in the past of vandalism to the shelter adjacent to the pump house on the corner of Whitehall and Wick Lane and serious damage to the shelter by the bandstand involving smashed windows.

Access to alcohol for consumption off the premises will encourage more gatherings of those of all ages who would take advantage of this facility.

2. The Quomps is an area that is used for various types of functions for the enjoyment of the public such as Food Festival, Stomping on the Quomps music festival, other music events, all of which are sanctioned by BCP, from which BCP earn income and licensing restrictions are imposed by BCP. These being that any outlet offering alcohol for sale must provide a cordoned off area, strictly controlled by security so that customers remain in the coral and can only leave when they have consumed their drinks. Drinking to excess will also be controlled by the bar staff and security.

Allowing the Boathouse unlimited OffSales facilities will make a nonsense of your own controls and regulations and create unfair trading advantage.

This facility is not needed in this area, The Boathouse sees an opportunity for profit at the expense of safe enjoyment of a beautiful area for visitors and locals alike.

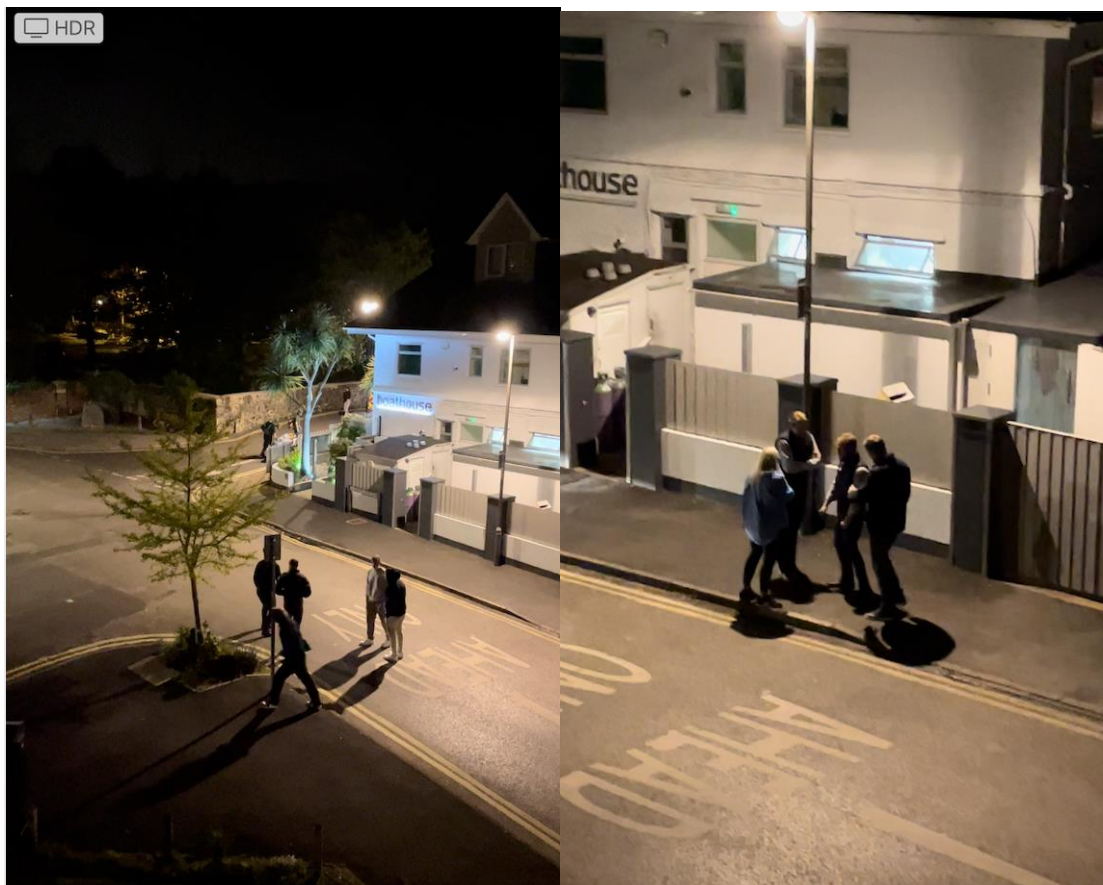
I oppose granting an Off Licence facility the The Boathouse, Christchurch.

Dear Licensing Team,

We are objecting to the application by The Boathouse (ref 186175) for a full variation of licence to allow off sales of alcohol off premises on a permanent basis (Mon-Sun until 23:00).

The area in which The Boathouse is located is principally a residential area and the proposed full variation of licence to allow off sales of alcohol will have a further adverse effect and be a further infringement on the residential amenity of this neighbourhood and our ability to enjoy our own residence and local amenities in a peaceful and uninterrupted fashion. We can categorically state and evidence that, as residents immediately opposite The Boathouse, we already tolerate a regular and repeated amount of noise and disturbance (frequently well after closing time). Granting a full variation of licence to allow off sales of alcohol off the premises will only further exacerbate what is already a barely tolerable situation. Moreover, whilst off sales will be made by The Boathouse, , once customers have left the establishment with that alcohol there is no onus on The Boathouse to be responsible for any misbehaviour of those customers in the vicinity, unlike alcohol consumed on the premises.

We recently took photos and videos to demonstrate what can happen in the neighbourhood when is excessive consumption of alcohol is allowed to go unmanaged and unchecked. I attach two photos below to give an example from a weekend in May 2021. The left photo shows youths hanging around in the road at nearly midnight and a customer being loaded into an ambulance in Quay Road. The right photo shows another group of people involved in a drunken argument with pushing, shoving, swearing and intimidation going on.



In addition to antisocial and noise nuisance from drunken behaviour, there is also the impact of continuous daily traffic movements associated with further deliveries and waste collections to support off sales. Additional waste nuisance will arise not just for The Boathouse but in the entire neighbourhood, causing even more overflowing rubbish or even worse, just dumped in the vicinity. All of these aspects will simply get worse by allowing off sales of alcohol off premises, particularly at what is already the busiest time of year in summer when the noise and disturbance is at its greatest. Additionally, there is also the adverse impact on public services such as Dorset police and ambulance services to consider, with off sales not being policed by serving staff or management of the establishment.

Further, this is a Conservation Area and a full variation of licence to allow off sales of alcohol off the premises will have an adverse effect on the character and appearance of the Conservation Area for other people who are not customers of The Boathouse e.g. families who wish to enjoy the Quomps in a more quiet and demure fashion. Allowing off sales of alcohol for off premises will likely lead to consumption in the vicinity and all the associated nuisance that brings, such as intimidating, loud and noisy behaviour, often from young adult drunks who tend to be overbearing and intimidating in their demeanour and have very little regard for others around them.

In short, the impact on the local neighbourhood of this full variation of licence to allow off sales of alcohol off the premises is overwhelming very negative and we cannot see any positives. Whilst we have no problem with The Boathouse per se and also enjoy visiting as customers from time to time, this full variation of licence is highly likely to lead to negatives consequences based on the current recent situation.

Finally, The Boathouse have already had a previous application for a variation of licence turned down and this application seems to be little different in terms of its nuisance element. Indeed If BCP council found this previous application unacceptable and declined the licence variation, then they this full licence variation shouldn't be allowed either because the outcomes for local residents are exactly the same in principle - in terms of the potential to lead to antisocial behaviour late into the night, huge amounts of litter, glass and plastic beer containers strewn everywhere and in the vicinity of The Quomps particularly, which already arises particularly when events are on but then there are specific measures in place to deal with the increase. Similarly, there is the threat to the family-orientated nature of the area as some people want to visit the area in a demure and calm manner and not be alarmed by noisy drunken louts, which is a real concern and not unknown in connection with The Boathouse.

Thank you for your consideration.

Dear Licensing Team

I wish to object to the application number 186175, made by Macemade Ltd at the Boathouse restaurant in Christchurch: [The Boathouse - Minor Variation - Christchurch Town Centre \(contensis.com\)](https://www.contensis.com/)

I wish to object to this application in the strongest possible terms. Only last month BCP refused a similar application from Macemade Ltd (Application 185363). The outcomes for local residents from this, and the one now being considered are exactly the same, so it must be that the decision from BCP should be the same. Local residents have been long-suffering with regard to the latest slew of applications by the Boathouse; it is becoming too big a business for this residential area and their attitude towards the local community is becoming increasingly cavalier.

We know already to our cost what happens when the Boathouse sells alcohol to be taken off the premises as last year we had a summer of disgraceful and antisocial behaviour as a direct result of their temporary licence, sometimes into the small hours of the morning. We had litter, bottles and other detritus strewn across Quomps and into our own estate opposite. We even had a street brawl in the road directly outside our flat; six police cars and nearly two dozen police were involved in dealing with this incident – and this was not the only such incident. This is not the kind of behaviour that we expect to see in this (formerly!) quiet part of Christchurch. It has made local residents nervous to be in their own homes; I certainly don't feel as safe as I did before.

Christchurch has always been a draw for visitors, tourists and, in particular, families; the Splashpark, play area and all the other amenities offered by our lovely town are rightly much prized; we must do all we can to keep it that way; we do not want to put off visitors (or locals!) because of unacceptable drunken and antisocial behaviour, litter and the loss of family atmosphere.

There is also the added nuisance of empty beer bottles, cans and disposable plastic beer glasses littered liberally around the local area. We have even had Boathouse customers urinating in our gardens. It is a dreadful health hazard and has the potential to ruin the area which has been part of a conservation area since 1969.

We understand that business conditions are tough at present but this is a residential area and the Boathouse shouldn't be allowed to claim precedence over the lives, health and mental well-being of the local community who have the right to live quiet and peaceful lives in what has been up to now a respectable neighbourhood offering much to this glorious town.

Yours sincerely

Dear Licensing Team

Further to our letter of 21 May 2021, we would now like to object to the above Application by the Boathouse for a Full Variation to remove Condition 2.10 to allow Off-Sales of Alcohol Off the Premises on a permanent basis [until 23.00](#) hours [Monday-Sunday](#).

We are disappointed that Macemade Limited wish to continue with this application despite the very reasonable objections of their immediate neighbours.

Our objections remain as follows:

Crime Prevention and Public Safety

Enabling the consumption of alcohol on the wider Quay and Quomps area has been demonstrated to have caused an increase in crime and threatening and antisocial behaviour on and around the Quay and Quomps since the temporary licensing arrangements have been in place. Discarded glassware, and the use of the public open space as a toilet once the Boathouse and public facilities are closed is an obvious risk to public health and safety. We are aware that our local Town Councillor voluntarily undertakes litter picking himself, but if this application was to be approved, we would expect that this area would be prioritised for early morning and more frequent daily cleaning [Monday - Sunday](#) by Council staff or contractors to ensure that these areas are clean and safe at all times.

Public Nuisance

The noise connected with the wider use of the Boathouse's outdoor seating area, and especially what has become the overspill area on the Quomps is noticeable to the point of being intrusive, especially in summer when we have our house windows open. Under the new application, customers would be able to purchase food and alcohol any time [until 11.00 pm](#) from the Off-Sales caravans and consume this at their leisure on the Quay and Quomps until whatever time they choose to leave, effectively making the public open space an unsupervised bar/restaurant until the early hours of the morning. This weekend, noise from the Quay continued until after [1.00 am](#) overnight on Friday 25/Saturday 26 June, which is consistent with our experience since the relaxation of the Licensing restrictions last year.

Protection of Children from Harm

All of the above points apply to all members of the public but especially to children. The Quay and Quomps are widely used by families during the day, and as stated in our previous letter, BCP Council and its predecessor Christchurch Borough Council have always recognised the area as a peaceful recreational area for all. We feel that this is a more appropriate use than allowing this public open space to become an established daily and nightly drinking area and that visitors including children should not be exposed to the kind of antisocial and dangerous behaviour that has occurred in the past year.

In conclusion, we feel that the changed nature of the Quay and Quomps in the past year is in part due to the relaxation of licensing restrictions at the Boathouse. We believe that the Boathouse operated successfully and with less disturbance to the residents of neighbouring properties before the Off-Sales were permitted and therefore believe this application should be rejected in favour of a return to the pre-Covid licensing conditions.

Yours sincerely

Dear Councillor

We are objecting to the Boathouse selling alcoholic drinks to take out. The noise from the Boathouse has been tremendous since the outside area has greatly increased and goes longer into the night. This would also mean more heavy goods vehicles delivering and collecting which the narrow roads and lanes weren't meant for, forcing pedestrians and tourists against the wall sides.

We understand that all the marquees, tents and mobile huts are only temporary during lockdown which at the moment blocks our view of Muddeford and the river.

We would be very grateful if the council would see that all these are removed when lockdown is over. Also that the refuse bins that line the street are taken back inside out of sight.

Trusting your judgment in this matter.

Ref licence application:186075 The Boathouse, Christchurch

As a direct neighbour of the Boathouse I would like to object to the above application to have a full variation of the current premises licence to allow off sales until 11pm every evening.

I feel that this will have a large impact on the local environment for the following reasons.

Where do customers of off-sales urinate and defecate after 10pm ?

- There is no provision for public toilets after 10pm when the public toilets, which are some distance from the Boathouse, on Quomps close. This will lead to the public urinating against our wall, inside the public shelter and bandstand and on the Quomps.
- The Boathouse only allow their toilets to be used by on-site customers
- The Boathouse lease does not allow for the provision of 'public toilets' ie toilet facilities for customers of 'off-sales'
- Under this licence application alcohol could be consumed until 11:20pm 'drinking up' time, yet there is no provision for toilets.
- The temporary off-sales licence has escalated the consumption of 'cheap booze' on Quomps and the Quay, as evidenced by the increasing amount of bottles and cans left in and around The Quay, Quomps, and surrounding roads.
- Last summer after the public toilets on the Quomps closed in the evening, people were urinating and defecating on the Quomps. This is especially concerning as young children frequently play on the grass on the Quomps in the daytime as it is clearly against public health and safety and does not safeguard children.

Noise

- We are regularly disturbed by loud music and bright lights from the Boathouse and I have been keeping a diary since this application was posted (attached).
- This has spilled over to large groups on the Quomps who bring their own music and are not "managed" by Boathouse staff

This proposal breaches Policy ENV3 of the Borough of Christchurch Local Plan 2001 which states **"A proposal for development for or associated with an activity which creates noise, discharges or emissions to the environment by land, air or water will not be permitted if the health, safety or amenities of the users or occupants of nearby land will be materially harmed or put at risk"**. It also states in its Town Centre Character Study **".....the area remains highly sensitive in terms of any further change that would reduce the presence or effect of the treescape setting to the Priory, or have a wider influence on the tranquil historic character of the Priory Quarter."**

The Quomps has a Public Space Protection Order, is within a conservation area and confirmed Green Belt, which is enjoyed by all members of the community. It has always been a relatively quiet, peaceful and safe place to be and enjoy and promotes its Green Flag status. However, my experience of the off premises alcohol sales has made the Quomps an unpleasant, worrying, frightening and anxious place to live.

BCP's own website states "The large grass area is known as the Quomps and is perfect for a variety of activities including picnicking, relaxing, sports and games. We ensure the unique character and heritage of the quay is maintained in harmony with the facilities and leisure opportunities available."

I trust you will support me in my objection to this licence amendment.

Name (if known) and Address of Alleged Offender (you must complete the line below):
Boathouse, Christchurch Quay

Date	Start Time	Description of noise and it's effect on me	Finish Time
27 May	All day	Loud amplified music still playing at 11.50pm	Midnight
31 May	10pm	Loud, amplified music and guests shrieking	11pm
4 Jun	All eve	Loud music until after 11pm. Had to use ear plugs to go to bed	
11 Jun	eve	Loud music until after 11pm. Had to use ear plugs to go to bed	
12-Jun	Eve	Loud music. A continual doof, doof, doof, doof going on all evening. Shouts, screaming and chanting, sounding like "get them off", "get them off". We have to close all openings - windows, doors, velux roof opening	11.30pm
13-Jun	Afternoon	Had to use ear plugs to go to bed Sunday afternoon. Continual doof, doof, doof, doof. We have had to close all windows and doors. Outdoor temperature 24 degrees.	10pm

I certify that the details stated above were recorded by me concerning noise and activity emanating from the premises of the alleged offender stated above and that all the incidents referred to above were personally witnessed by me.

I oppose the above application most vehemently for the following reasons -

- Once any off sales have left the off licenced premises the licensee of the Boat House has no responsibility for the customers behaviour, last year police were called many times over alcohol fuelled incidents.
- An off sales facility will enable them to sell alcohol to people attending various functions on the Quomps i.e. Food festival, Stompin on the Quomps, Music Festival, Classic Cars, etc. in an uncontrolled way. Any authorised sale of alcohol at these functions is done so with restrictions, compelling people to remain within a controlled area, controlled by the retail outlet. This is also supervised by numbers in and out. This would not be possible if the Boat House had an off sales facility and people were able to walk around drinking.
- It will encourage indiscriminate use of alcohol by groups of people / youths who frequent the Quomps and create havoc and devastation, the Town Council have already had to repair 11 polypropylene shelter windows at expense to the Town Council and of course council taxpayers, BCP have also had to remove graffiti.
- This is not a suitable area for off sales, the Quomps are to be enjoyed by all, dog walkers, children, and the elderly, alcohol can be served inside the licenced premises of the Boat House.

Please do not allow a beautiful spot to become a place of antisocial behaviour.

Kind regards

Cllr Avril Coulton
Deputy Mayor of Christchurch
Christchurch Town Council
Email: cllracoulton@christchurch-tc.gov.uk

Re: Full variation 186075 / 186175

I was pleased to see from your email dated 26th May, that the BCP Licensing council rejected application (No.185363). This would have allowed The Boathouse restaurant to sell alcohol on a permanent basis off their premises to users of The Quomps. That particular approach was made via a minor variation to their license which was granted because of the exceptional circumstances created by the global coronavirus pandemic.

Now I see that the business owners at the Boathouse, Macemade Ltd., are pursuing a different approach to achieve the same objective. They have made a Full application (quoted in your postings as both 186075 and 186175) to remove a licensing condition (no. 2.10) which would then allow Off Sales until 23.00 on a permanent basis.

I do not propose to cover again the points which I made in my objection to their earlier minor variation application dated 20th May (a copy of which is attached). However, the points I raised there are still very relevant to this application: -

1. The Quomps is a Designated Public Space within the Christchurch conservation area. Boathouse customers spilling over to the Quomps drinking alcohol is not consistent with the character and amenity of this special place.
2. It is not appropriate to sell alcohol until 11 p.m. on every day of the week when the occasional events on The Quomps have to close at 10 p.m.
3. We now have experience which illustrate the adverse impact of Off-sales on: -
 - a. **Public safety.**
 - b. **Crime prevention.**
 - c. **Public nuisance.**

In my humble opinion, there are no substantial changes to the situation which should cause a change of view as expressed by your earlier rejection of application 186075. Macemade Ltd., have made no proposals to ameliorate the concerns expressed in my earlier objection.

I urge you not to reject this permanent change which will only affect this special area for the worse.

Re: Licensing variation 185363

In order to assist in the business recovery required because of the coronavirus pandemic, BCP have thought fit to endorse the off sale of alcohol from the Boathouse restaurant on a temporary basis. I understand this action, as we all have to make sacrifices during this unusual time. However, I see that the business owners at the Boathouse, Macemade Ltd., are now seeking to make this a permanent change as covered by the above application.

I wish to object to this “Minor Variation” on the following grounds: -

1. Taking advantage of these unusual times the Boathouse has taken the opportunity to convert the outside areas of their property into additional trading areas. There are now two “caravans” parked on the land; one taking orders and providing hot drinks, the other an outdoor kitchen for hot food. A sensible option when “takeaway” is the only option allowed under government Covid restrictions. These I understand are to be

replaced on a permanent basis by an “Airstream” diner / caravan. A grass area has been paved over and outdoor seating installed. Whilst understanding the business basis for these changes, if they become permanent it effectively enlarges the size of the business that Macemade operates. The nett result of reducing the “garden space” and increasing the business, is that the area outside the company’s boundary becomes a spill over for their patrons. That area is the Quomps. The Quomps is a Designated Public Space within the Christchurch conservation area. It adds a unique character to the town and is enjoyed peacefully during the day by families and groups of friends. Boathouse customers spilling over to the Quomps drinking alcohol are not consistent with that character.

2. It seems inappropriate that a permanent fixture like the Boathouse is seeking to sell alcohol until 11 p.m. on every day of the week when the occasional events on The Quomps have to close at 10 p.m.
3. When the temporary license was approved, the impact to those living by The Quomps would have been unknown. With the benefit of many months of experience we can now see that there has been a major impact. This can be observed in the following areas, all exacerbated by excessive consumption of alcohol: -
 - a. **Public safety.** The Quomps can now be a threatening place as the evening progresses. Large groups of people play loud music and throw cans and bottles of drink at one another. Fireworks have been let off at inappropriate times when people are trying to sleep. There is little or no BCP supervision of the area to prevent such behaviours. People do not feel able to walk their dogs across the Quomps in the evening.
 - b. **Crime prevention.** We have been approached by the Police to ask if our CCTV covers the shelter on the Town Quay. The shelter has been vandalised and sprayed with graffiti. The number of such incidents has increased whilst the Boathouse has exercised these temporary licensing permissions.
 - c. **Public nuisance.** The amount of alcohol related litter (bottles, cans and their cardboard containers also some Boathouse glasses) has greatly increased on the Quomps. Although it has to be stated that the Boathouse does use its own labour to clear up such litter once it opens for business the next morning. Once the Quomps Public conveniences are locked for the evening, and the Boathouse closes, a number of people resort to urinating on the grass. It is sad to see young children eating their picnic or doing handstands on that same ground the next day. Shouting and loud music continues long after the 11 p.m. shutdown.

When the pubs in town were closed under Covid legislation, the Boathouse was able to open and sell alcohol. The Quomps then became a magnet for people wishing to congregate, drink and socialise. Although the pubs are now open and the numbers have dropped somewhat it still seems much more than in pre-Covid times. If this license request is granted then the amenity value of the Quomps in the evening will remain degraded.

I urge you not to approve this permanent change and let us return to pre-Covid arrangements.

Dear Licensing Team,

RE: Remove condition 2.10 to allow Off Sales of alcohol on a permanent basis Monday to Sunday until 23.00

While the Boathouse has been permitted to make off premises alcohol sales the community has suffered from a number of unacceptable behaviours on Christchurch Quay and the Quomps.

There are already sufficient alternative establishments for the consumption of alcohol nearby within the town without this unnecessary addition.

The Quomps is a Designated Public Space, within a conservation area and confirmed Green Belt, which is enjoyed by all members of the community. It is usually a relatively quiet, peaceful and safe place to be and enjoy and promotes its Green Flag status. However, our experience of the off premises alcohol sales has made the Quomps a worrying, frightening and anxious place to live.

BCP's own website states "The large grass area is known as the Quomps and is perfect for a variety of activities including picnicking, relaxing, sports and games. We ensure the unique character and heritage of the quay is maintained in harmony with the facilities and leisure opportunities available."

This proposal breaches Policy ENV3 of the Borough of Christchurch Local Plan 2001

which also states in its Town Centre Character Study ".....the area remains highly sensitive in terms of any further change that would reduce the presence or effect of the treescape setting to the Priory.

We believe alcohol is the catalyst for the vast majority of the unacceptable occurrences and strongly object to the above license variation being extended on the following grounds:

Prevention of Crime & Disorder

- The public seating shelter on the Quay had all its glass windows smashed. The police investigated this incident.
- This same shelter, which is used by all members of the community, especially the elderly, disabled and families is also repeatedly covered in graffiti.
- One of the public seating benches was pulled from its mountings and dragged across the Quomps.
- A Beryl bike was thrown into the River Stour.
- Two or three shopping trolleys were thrown into the River Stour.

Prevention of public nuisance

- Excessive noise especially in the evening and night
- Large groups gathered on the Quomps until the early hours of the morning.
- Loud voices, shouting, swearing.
- Loud music sound systems.
- The Police were notified of this.
- Drunkenness and disorderly antisocial behaviour

- There has been rowdy and disorderly behaviour on the Quomps.
- There has been swearing, abuse and intimidation of innocent passers-by.
- There is nothing to prevent hoarding drinks before closing time for consumption into the night.
- There is no Landlord responsible for maintaining good order
- There is no Landlord responsible for ejecting drunk or badly behaved people.
- There is no Landlord responsible for clearing the premises and sending people home at closing time.

Public safety

- For all of those aspects where there would normally be a pub landlord responsible for ensuring compliance on their premises, who does responsibility pass to if the Council allows this to take place on the Quomps? Presumably liability for all aspects passes to the Council?

The protection of children from harm

- After the public conveniences on the Quomps closed in the evening, people were urinating and defecating on the Quomps. This is especially concerning as young children frequently play on the grass on the Quomps in the daytime.
- There is no landlord monitoring behaviour of drunk and disorderly persons where there may be young children present.
- There is no pub Landlord responsible for ensuring that underage drinking does not occur. It would be possible for one person to purchase alcohol and then share it to underage persons.

It is also worth further noting that all licensed functions on the Quomps have had to shut down drinking and music at 10:00PM.

Please confirm receipt of this communication.

Regards

Ref. Application 186175

Dear BCP Licensing Team,

RE: Macemade Ltd / The Boathouse Application to Vary Premises License

While the Boathouse has been permitted to make off-premises alcohol sales during Covid-19 restrictions the community has suffered from a number of unacceptable behaviours on Christchurch Quay and The Quomps.

We strongly believe alcohol is the catalyst for the vast majority of the unacceptable occurrences and we strongly object to the above application being granted on the following grounds:

There are already ample alternative establishments for the consumption of alcohol nearby within the town without this unnecessary addition.

We feel that The Quomps shouldn't be turned into an extended pub garden for The Boathouse which would be left totally without supervision unlike a pub. The Quomps is a conservation area and public space and is not for someone to use to run an alcohol outlet from seven days a week.

The Quomps is a Designated Public Space, within a conservation area and confirmed Green Belt, which is enjoyed by all members of the community. It is usually a relatively quiet, peaceful and safe place to be and enjoy. However, our experience of the off-premises alcohol sales allowed under Covid-19 restrictions has made The Quomps a worrying, frightening and anxious place to live.

BCP's own website states "The large grass area is known as The Quomps and is perfect for a variety of activities including picnicking, relaxing, sports and games. We ensure the unique character and heritage of the Quay is maintained in harmony with the facilities and leisure opportunities available."

This application breaches Policy ENV 3 of "Local Plan for the Christchurch area" which states a proposal for development for or associated with an activity which creates noise, to the environment will not be permitted if the health, safety or amenities of the users or occupants of nearby land will be materially harmed or put at risk.

The Christchurch Conservation Area Appraisal & Management Plan also states for The Quomps "This combination of natural setting and vibrant river frontage form some of the most significant elements of this part of the conservation area. This area is particularly sensitive to change, in terms of both built and natural resources."

The following incidents have occurred on Christchurch Quay and The Quomps since offpremises

alcohol sales have been permitted:

Prevention of Crime & Disorder

- The public seating shelter on the Quay had its glass windows smashed. The police attended and investigated this incident.
- This same shelter, which is used by members of the community, especially the elderly, disabled and families has also repeatedly been graffitied.
- One of the public seating benches was pulled from its mountings and dragged across The Quomps.
- A Beryl bike was thrown into the River Stour.
- Two or three shopping trolleys were thrown into the River Stour.

Prevention of Public Nuisance

- Excessive noise especially in the evening and night
- Large groups gathered on The Quomps until the early hours of the morning.
- Loud voices, shouting, swearing.
- Loud music sound systems.
- Drunkenness and disorderly antisocial behaviour
- The Police were notified of all the above.
- There has been rowdy and disorderly behaviour on The Quomps.
- There has been swearing, abuse and intimidation of innocent passers-by.
- Large quantities of rubbish have been discarded on The Quomps, which has been picked up by a local resident on a daily basis.
- Drug taking and substance abuse - a large quantity of nitrous oxide canisters and balloons have been discarded.
- After the public toilets on The Quomps closed in the evening, people were urinating and defecating on The Quomps. This is especially concerning as young children frequently play on the grass on The Quomps in the daytime.

3

- There is nothing to prevent hoarding drinks before closing time for consumption into the night.
- There is no Landlord responsible for maintaining good order
- There is no Landlord responsible for ejecting drunk or badly behaved people.
- There is no Landlord responsible for clearing The Quomps and sending people home at closing time.

Public safety

- Rocket type fireworks have been launched from The Quomps in the direction of houses surrounding The Quomps.
- For all of those aspects where there would normally be a pub landlord responsible for ensuring compliance on their premises, who does responsibility pass to if the Council allows this to take place on The Quomps? Presumably liability for all aspects passes to the Council?

The Protection of Children from Harm

- After the public toilets on The Quomps closed in the evening, people were urinating and defecating on The Quomps. This is especially concerning as young children frequently play on the grass on The Quomps in the daytime.
- There is no landlord monitoring behaviour of drunk and disorderly persons where there may be young children present.
- There is no pub Landlord responsible for ensuring that underage drinking does not occur. It would be possible for one person to purchase alcohol and then share it to underage persons.

During Covid-19 lockdown restrictions we were exceptionally patient and tolerant and refrained from complaining and reporting these issues when we would otherwise have done so. However, we are not prepared to tolerate similar disruptions in the future after the Covid-19 restrictions have been lifted. Therefore, it is imperative that this application to vary Premises Licence by removing condition 2.10, to allow Off-Sales of alcohol on a permanent basis is rejected outright without exceptions.

Yours faithfully,

Re: Boat House "application" ^{OFF} SALES

Reasons for Representation.

Please, give information under the relevant Licensing Objective.

(Please note you are not required to complete all the boxes unless you feel it is relevant.)

The Prevention of Crime and Disorder:

A lot of criminal activity, which increases year on year; due to alcohol.

The Prevention of Public Nuisance:

By preventing this licence, this will help reduce anti social behaviour.

Public Safety: A lot of alcohol induced incidents requiring intervention from police.

The Protection of Children from Harm: dangerous litter, particularly glass & bottles where children & dogs play!

I do not wish my details to be include in the Public Documents for the following reasons:

I declare that the information I have provided is true and correct.

I wish to object to the application for a grant of off-sales of alcohol as a Variation of Premises Licence for the following reasons :

The area surrounding the Boathouse known as The Quomps is a quiet family area and it is recognised that the off-sales of alcohol in such an area will see an increase in anti-social behaviour which leads to crime and disorder. We are experiencing an increase in criminal behaviour which will be confirmed by local police who regularly attend drunken behaviour as a result of individuals bringing alcohol into the area. Incidents relating to alcohol abuse will only increase if off-sales are permitted.

There is no recognised landlord on the premises permanently.

There is a childrens' play area on the Quomps and there have been occasions for broken beer glasses and bottles to be strewn around this area. I have on several occasions cleared this area to save injury to children.

The public toilets close early on the Quomps and residents have witnessed out-of-control youths urinating and defecating in gardens. Both shelters on the Quomps have been badly damaged causing a public nuisance to those who daily use these facilities.

I WISH THAT MY PERSONAL DETAILS ARE KEEP OFF AND ARE NOT INCLUDED IN THE PUBLIC DOCUMENTS RELATING TO THIS APPLICATION.

I AM A VERY CLOSE NEIGHBOUR OF THE APPLICANT.

Reference: Application 186175 The Boathouse, 9 Quay Road, Christchurch, BH231BU.
Application to Vary Premises Licence. Remove condition 2.10 to allow Off Sales of alcohol on a permanent basis Monday to Sunday until 23:00.

Dear Sir,

The Quomps recreation ground is central to the Christchurch community, providing a very necessary area of peace and quiet, removed from the noise and congestion in the rest of the town. It is an area for families to relax and children to chase a ball, feed ducks and watch the river.

During the pandemic the Boathouse extended its seating onto the recreation ground and to keep the area safe we, the residents, have had to remove a considerable amount of broken glass and bottle tops that get trodden into the grass particularly between the Boathouse and the Bandstand.

Any encouragement for the sort of behaviour that detracts from the essential purpose of a community recreation area is to be utterly opposed. It is a community area and not for private profit. It is possible that the application for Off Sales would be less attractive if it resulted in litigation for feet and paws cut and infected by broken glass in what is meant to be a safe communal area.

Yours sincerely,

Reasons for Representation. Please, give information under the relevant Licensing Objective. (Please note you are not required to complete all the boxes unless you feel it is relevant.)
The Prevention of Crime and Disorder: Sale of alcohol will encourage large groups of adults not families which is what this area is intended to be, for conservation area, of peace and quiet.
The Prevention of Public Nuisance: Increase amount of litter (cans & bottles) as well as takeaway food containers which even now are discarded randomly in our private gardens or on my wall or over it.
Public Safety: Increase sale of alcohol increase fighting which has happened in the past, which is surely a matter of public safety.
The Protection of Children from Harm: The Boat house's own Pitch & Put area to encourage all ages into the area. Also family picnics & on the Quomps there are events which are hosted often in the summer. Surely this will encourage people to stay longer & drink more.
I do not wish my details to be included in the Public Documents for the following reasons:

I declare that the information I have provided is true and correct.

Dear Licensing Team

Re: Application 185363 – Application for the Boathouse Premises Licence Variation to be Continued once Covid-19 Restrictions are Lifted

I can understand the reasons why BCP have endorsed the 'off sale' of Alcohol from the Boathouse Restaurant, on a temporary basis, during the Coronavirus pandemic. However, now that premises are now fully open I can see no reason why the business owners of the Boathouse should seek to make this a permanent change.

I wish to object to this "Minor Variation" on the following grounds: -

1. Taking advantage of these unusual times the Boathouse has taken the opportunity to convert the outside area of their property into an additional trading area with two caravans providing hot drinks and food. A sensible option when "takeaway" was the only option allowed under government Covid restrictions. I understand that these are now going to be replaced, on a permanent basis, with an "Airstream" diner/caravan. A grass area has been paved over and outdoor seating installed. Whilst I understand the business basis for these changes, if they become permanent it effectively enlarges the size of the business that the Boathouse operates. As a result of reducing their garden space, to increase business, the area outside their boundary becomes a spill over area for their patrons and that area is The Quomps. **The Quomps is a Designated Public Space within the Christchurch Conservation Area.** It adds a unique character to the Town and is enjoyed peacefully during the day by families and groups of friends. Boathouse customers spilling onto the Quomps drinking alcohol are not consistent with that character.
2. It seems inappropriate that a permanent fixture like the Boathouse is seeking to sell alcohol until 11 p.m. on every day of the week when the 'occasional events' on The Quomps have to close at 10 p.m.
3. When the temporary license was approved, the impact on those living by The Quomps would have been unknown. However, with the benefit of many months of experience we can now see that there has been a major impact. This can be observed in the following areas, all exacerbated by excessive consumption of alcohol:-

- a. **Public Safety.** The Quomps can now be a threatening place as the evening progresses. Large groups of people play loud music and throw bottles and cans of drink around. Fireworks have been let off at inappropriate times when people are trying to sleep. There is little or no BCP supervision of the area to prevent such behaviours. People do not feel safe to walk their dogs across The Quomps in the evening.
- b. **Crime Prevention.** The Shelter on the Town Quay has been vandalised and sprayed with graffiti and the number of such incidents has increased since the Boathouse has exercised these temporary licensing permissions.
- c. **Public Nuisance.** The amount of alcohol related litter has greatly increased on the Quomps although the Boathouse staff do clear it each morning after they open for business. Once the Quomps Public conveniences are locked for the evening, and the Boathouse closes, a number of people resort to urinating on the grass or around the closed conveniences. Some congregate around the lighted area outside the conveniences drinking, playing music, shouting and often kicking footballs against our perimeter walls until the early hours of the morning.

When the pubs in town were closed, under Covid legislation, the Boathouse was able to open and sell alcohol. The Quomps then became a magnet for people wishing to congregate, drink and socialise. Although the pubs in the town are now open and numbers have dropped there still appear to be far more groups congregating on The Quomps than there were pre-Covid.

I urge you not to approve this permanent change so that we can hopefully restore The Quomps to the amenity it was pre-Covid.

The Town Council considered the above application at a meeting of its Full Council held on the 22 June 2021. I can confirm the following:

Licensing Application

Members were asked to consider the application listed below and that the following comments be forwarded to Bournemouth, Christchurch and Poole Council:

Application: [186175](#) The Boathouse, 9 Quay Road, Christchurch. BH23 1BU

Application to Vary Premises Licence. Remove condition 2.10 to allow Off Sales of alcohol on a permanent basis Monday to Sunday until 23:00.

A resident spoken in objection to this application raising concerns for antisocial behaviour, a copy of which appears at appendix 'F' to these minutes in the minute book.

The Town Clerk informed Members that the Quomps is a public space, the premise were only able to do so much, and that once people walk off the premise, then the control stops and any antisocial behaviour becomes a Police matter.

Members objected to the application as the public left the Boat House premises and drank alcohol on the quay causing antisocial behaviour, noise, and left rubbish which included broken bottles near the children's play area.

A Member felt that the Council should write to the Police reporting the antisocial behaviour.

Cllr Tarling proposed a motion that the Council raise objection due to the off-sales application having an impact upon crime and disorder on the quayside contributing to anti-social drinking and the impact upon residents' amenity thereby causing concerns with public nuisance. Cllr Tarling also expressed dissatisfaction due to there being no consultation with the Town Council on land that they manage, and that a letter should be sent to the Police reporting the antisocial behaviour on behalf of the Town Council. Cllr Jones seconded this proposal.

RESOLVED that that the Council raise objection due to the application having the clear potential to cause noise related concerns late at night and thereby public nuisance to residents due to off-sales drinking in extremely close proximity to residential premises and the associated litter such as bottles and glass; as well as crime and disorder as a result of off-sales drinking at the quayside which could cause gatherings contributing to drinking-related crime and delegate to the Town Clerk to write on behalf of the Town Council to report antisocial behaviour to Dorset Police.

Voting: unanimous

Cllr Tarling declared a non-pecuniary interest in this item as he knew the resident who spoke in objection to this application socially, but this was not a close social relationship which could create any appearance of bias and remained present.

Can I ask please that this representation is placed on your file and considered when the Licensing Authority comes to make its decision.

Best,

Dan.



Daniel Lucas LLb(Hons). DipLaw. FSLCC.

Town Clerk
Christchurch Town Council

Phone: 01202 022 479

Email: townclerk@christchurch-tc.gov.uk

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Old Town Hall, 30 High Street
Christchurch. BH231AY

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